

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

May 18, 2017

Attendees

Margaret Churnetski, AC Member, Resident
Karen Martin, AC Member, Resident
Rick Martin, AC Member, Resident
Jack Moore, AC Member, Town Supervisor
Peter Minotti, AC Member, Planning Board Chair
Chris Martin, AC Member, Director Engineering and Planning
Rick Page, Town Board, Councilman
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. The draft Future Land Use map was discussed, and members were shown how it differs from the version in the 2003 Comprehensive Plan. The importance of the map was noted because it will become a legal basis for future proposed changes in zoning that might be considered by the Town or at the request of a developer or property owner.
2. EDR discussed potential changes in the zoning ordinance that may relieve some of the pressure for development south of the Thruway and redirect it to areas that have already been developed but may be ready for redevelopment. The AC discussed several existing zoning districts and how they play a role in the development of multiple dwelling projects that have been an issue in the community.
3. The AC reviewed the existing zoning map and contents of the sections of the zoning ordinance for the Industrial and Industrial/Limited Commercial District; the Commercial B-1 and B-2 Districts; and the Residential R-2-15 District. Each district allows multiple dwellings upon approval of a special permit by the Town Board. Most multiple dwelling projects recently have been developed or proposed under the Industrial District. This sometimes requires a zone change from residential to industrial. There is concern that there is insufficient land zoned industrial for industrial purposes because it is being used for multiple dwellings.
4. The AC discussed overlay districts and how they differ from underlying zoning districts. Overlays could be established for any number of reasons. Typically, they serve to protect important community assets, including natural and/or cultural resources. However, overlays can be used



as an economic development tool for redevelopment as a means for incentivizing reinvestment. This is more typical outside of New York State, but it has been used in NY.

5. The overlays would be established with specific boundaries that are mapped on the zoning map and discussed in the ordinance under their own Article or Section like other zoning districts. As an alternative, the overlays could be considered as a floating zone, much like a Planned Unit Development (PUD). Under this alternative a mixed-use overlay becomes mapped on the official zoning map once an applicant utilizes the overlay process to develop a specific project. This alternative, however, is not the preferred way since the developer has more control over where mixed-use is developed as opposed to the community and the areas affected may be individual properties rather than contiguous properties that can be developed by others.
6. Next meeting tentatively scheduled for June 8th, 2017.