

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

April 27, 2017

Attendees

Margaret Churnetski, 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
Janet Zinck, Town Board, Councilwoman
Craig Robert Moffitt, Resident
Sandy Hansen Alvarez, Resident
Joe O'Donnell, Architect
John Benjamin, Veterans Project
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. Guest speakers briefly summarized a potential development project being considered conceptually on property east of East River Road, south of RIT, that would be designed and built exclusively for veterans. The project could contain a variety of housing options and other uses, possibly some retail or community space that would be open to the public. This would not be a gated community. A concept drawing was shown that outlined some site design features including houses, streets, and non-residential buildings. The project would be solar. As a mixed-use project, however, there is no allowance in the zoning code for this type of project, other than a PUD or seeking a variety of variances. The project is only conceptual and could not advance under the current moratorium.
2. The committee continued its review of a draft update to the 2003 Generalized Land Use Plan and discussed how the updated version could be prepared to reflect preferred land uses and locations. As a generalized plan the map should not be interpreted as being specific to parcel boundaries, but rather looked at as general areas. The plan is not the same, nor should it be interpreted in the same way, as the Town's zoning map.
3. The committee also discussed where a potential redevelopment overlay district as discussed at the March meeting could be located. The purpose of the district would be to encourage redevelopment and re-investment in suitable properties that could become mixed-use projects,



possibly and preferably including multiple dwelling component and other housing choices. The East Henrietta Road commercial corridor is one candidate location for redevelopment since there are a number of underutilized commercial properties that could benefit from reinvestment in order to avoid the spread of vacancies and ultimately blight. A possible second location is the area around Marketplace Mall where a number of retailers have closed and left the area. This area may also be ready for redevelopment for mixed-use instead of just single commercial uses.

4. The committee also discussed possible zoning changes that may be needed to implement a new land use plan involving mixed-use development. Changes may be needed to the Industrial, Commercial and Residential districts to accommodate mixed-use redevelopment. As discussed at previous meetings a mixed-use overlay district(s) would need to be established with possible incentives to encourage developers to build mixed-use projects.
5. The next meeting will be in May and a date will need to be confirmed.