

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

March 30, 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
Janet Zinck, Town Board, Councilwoman
Rick Page, Town Board, Councilman
Scott Adair, Town Board, Councilman
Janet Glocker, Resident, Citizens Action Group for SW Quadrant
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. Meeting began with a review of meeting minutes from March 9, 2017. This was followed by discussion of possible short-term actions that could be implemented by the Town with regard to addressing multiple dwelling concerns.
2. The committee picked up the discussion on special permit criteria that began at the last meeting. Members felt that the criteria for approval of a special permit needs to be beefed-up to provide the Town Board with more direction and a stronger basis for approving a permit or denying one if the criteria is not met. Although the discussion was centered on multiple dwellings because of recent concerns expressed by the community, the additional criteria would be applied to all types of projects seeking special permit approval.
3. If multiple dwellings are allowed in the Industrial District as they are now, there needs to be more stringent controls over location, size, density, etc. to avoid or limit impacts from very large-scale projects on the community.
4. EDR asked if the committee felt the community could benefit from developing its own list of SEQRA Type 1 actions as allowed under State law. Some communities have done this. This list could include, but limited to, large multiple dwelling projects that exceed certain size thresholds. Such projects would be a Type 1 SEQRA action requiring a Full Environmental Assessment Form



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and an Environmental Impact Statement to address all significant impacts and identify mitigation. The committee was not sure that a local list was necessary because the Town already follows SEQRA requirements, including reviews of applicant SEQRA documents.

5. Existing zoning districts and the existing zoning map were discussed in detail, noting where multiple dwellings are allowed through a special permit. Recent projects and approvals were discussed in the area along East River Road. This area is receiving the most development interest for multiple dwelling projects. RIT student housing is contributing to high recent demand.
6. Any changes being considered that significantly affect zoning regulations or zoning districts will need to be consistent with the Town's Comprehensive Plan and the 2003 Generalized Land Use Plan. The Land Use Plan dates back to at least 2003 or earlier and should be updated to better reflect changes in land use and development patterns during the past 20 years. A new Future Land Use Plan should identify preferred land use types and locations. The Plan should include the Town Center area along Calkins Road, that has been discussed as a future mixed-use area.
7. The committee continues to discuss the possibility of establishing some means to encourage mixed-use development in Henrietta. This was first suggested in the 2003 Comprehensive Plan and then in the 2011 Update. Several options may exist to do this including establishing a mixed-use district(s), neighborhood mixed-use districts, or development/redevelopment overlays. Redevelopment overlays could help address vacant and underutilized properties, such as several shopping centers in the Town, where retailers have left the area. The committee is also discussing if a multiple dwelling district would be beneficial. No decisions have been made and the group will continue discussing options based on research of other areas.
8. The next meeting is tentatively scheduled for April 27, 2017.