

# Town of Henrietta, NY

## Multiple Dwelling Zoning Analysis

### Notes of AC Meeting

### February 16, 2018

#### Attendees

Karen Martin, AC Member, Resident  
Rick Martin, AC Member, Resident  
Ken Hann, Resident/homeowner  
Steve Schultz, AC Member, Town Supervisor  
Peter Minotti, AC Member, Planning Board Chair  
Chris Martin, AC Member, Director Engineering and Planning  
Alexa Joannette, Civil Engineering Intern  
Rick Page, AC Member, Town Board, Councilman  
Scott Adair, AC Member, Town Board, Councilman  
Robert Barley, AC Member, Town Board, Councilman  
Mike Stafford, AC Member, Town Board, Councilman  
Don Young, Town Board Attorney  
Jane Rice, EDR, Project Consultant  
Walt Kalina, EDR, Project Consultant

#### Meeting Summary

1. EDR began the meeting with a summary of the purpose of the project to address land use and environmental impact issues during the moratorium on multiple dwelling units. EDR provided a summary of the AC meeting process and recent discussions to bring the new Town Board members up to date on recommendations and accomplishments by the group.
2. The AC reviewed the most recent map of the boundaries of the three proposed mixed-use overlay districts and EDR provided a summary of the purpose and intent of each of the overlay districts. The AC reviewed the draft boundaries of the three mixed-use overlay areas. The AC agreed upon the draft boundaries of the East Henrietta Road Corridor Overlay District but suggested that EDR take a look at the possibility of extending the boundaries of the two other overlay districts. The AC recommends that no mixed-use overlays extend south of the Thruway with the intent to keep development interest directed north of the Thruway. We also need to be consistent with the recommendations of the draft Farmland Protection Plan.
3. The AC reviewed areas that currently allow multiple dwellings by special permit in the Industrial Zone, the B-1 and B-2 Commercial Zones, and the R-2-15 Residential Zones. It was agreed after considerable discussion at this and previous meetings that the AC should recommend that



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multiple dwellings would no longer be allowed in the Industrial Zone. The Industrial Zone should be focused on industrial uses. In the past multiple dwellings were used as a buffer between residential and industrial uses and that is why they were allowed in the industrial zone. This has resulted in industrially zoned parcels being used up for non-industrial uses.

4. The Town is considering a partial lifting of the moratorium for areas zoned R-2-15, B-1 and B-2. Amending the moratorium would require a public hearing tentatively scheduled for March 14<sup>th</sup>, 2018. SEQRA is not required for the moratorium or amendments to it. March 28, 2018 is an alternative date for a public hearing.
5. Next AC meeting tentatively set for February 28, 2018 at 4:30pm.