

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

February 28, 2018

Attendees

Margaret Churnetski, AC Member, Resident
Karen Martin, AC Member, Resident
Rick Martin, AC Member, Resident
Steve Schultz, AC Member, Town Supervisor
Peter Minotti, AC Member, Planning Board Chair
Chris Martin, AC Member, Director Engineering and Planning
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
Eric Black, Zoning Board Attorney
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. The Town is considering a partial lifting of the moratorium for areas zoned R-2-15, B-1 and B-2. The amending of the moratorium would require a public hearing scheduled for 7 pm on March 14th, 2018. The moratorium on new development of multiple dwellings in the Industrial zone will extend to the end of the year December 31, 2018.
2. With regard to mixed-use redevelopment, the AC agreed that the mixed-use option should be optional for all three proposed overlay districts. An applicant could develop a project according to the underlying zoning district or optionally according to the mixed-use requirements of the overlay district.
3. There should be no acreage requirement to amend the boundaries of a mixed-use overlay. Previously there was some discussion of a five-acre minimum that might require multiple property owners to agree to requesting an amendment to be included in the overlay. The AC prefers that a property that is contiguous to the existing overlay district could be added into the district, but the parcels to be incorporated into the overlay need to be contiguous to the district as it exists at that time.



4. The AC reviewed the most recent map of the boundaries of the three proposed mixed-use overlay districts. The AC agreed with the draft boundaries of the East Henrietta Road Corridor Overlay District. EDR will modify the Redevelopment Area boundaries by extending them to the west towards RIT and to the south to Bailey Road to include existing apartment complexes. The extension to the west should include the Park Point property because it is an example of a previously developed mixed-use project.
5. The Engineering Department will check its information on the Park Point project to estimate the percentages of the mixed-use components including how much is residential, commercial and civic/open space. These percentages will give the AC some perspective on the mix of uses and what is realistic. This information will be discussed at the next AC meeting.
6. The zoning process needs to define criteria by which zone changes will be considered for approval by the Town. There needs to be some type of guidance provided to the Town so it can adequately react to requests for a zone change (for example, to the underlying base zoning district where the mixed-use overlays also exist).
7. The School Board should weigh in on the mixed-use districts to identify any issues they might see with regard to the adequacy of existing schools or the potential need for new schools in developing areas north of the Thruway.
8. The AC agreed that mixed-use development in all three proposed overlay districts should be optional. We need to define and use certain terminology in the zoning recommendations for clarity such as “base zone plus” for the overlays, “additional uses”, and “optional” instead of voluntary. We’ll also need to define mixed-use so there is no confusion about what is being proposed, recommended or approved.
9. Next AC meeting tentatively set for March 14, 2018 at 4:30pm.