

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

March 14, 2018

Attendees

Margaret Churnetski, 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
Don Young, Town Board Attorney
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. EDR began the meeting with a review of the revised draft boundaries of the three mixed-use overlay areas. No changes have been made to the East Henrietta Road Redevelopment Corridor Overlay as agreed to at the February 28, 2018 AC meeting.
2. The Redevelopment Area Overlay boundaries have been revised per the recommendations of the AC at its last meeting to include areas immediately east of the RIT campus along John Street and north of Bailey Road to include existing apartment complexes. The overlay has also been extended slightly northeastward near Scutti Boulevard to include the former Gander Mountain property that may provide some redevelopment opportunity.
3. The Employment Center Overlay has also been extended to include parcels west of East River Road and existing industrial parcels south of RIT. The AC discussed the possibility of including several small existing residential parcels into the overlay. These parcels are south of Bailey Road south of RIT, along Lehigh Station Road, and East River Road. No decision has been made pending more information from the Town assessor on including these parcels in the overlay district since this is optional.
4. There was considerable discussion about alternative ways to manage density of multiple dwelling projects. EDR provided a handout of example development scenarios for discussion. The AC also reviewed density data collected by the Town on previously approved multiple dwelling projects. For example, Erie Station Village (R-2-15 District) was developed in three stages with a density that ranged between 4.5 to 6.3-bedroom units per acre. The East River



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Road Development (Industrial District) is being developed on three parcels with a range of 1.4, 2.3 and 3.4-bedroom units per acre. The Town Center Apartments, North and South (R-2-15 District) are in the range of 7.1 and 7.2-bedroom units per acre, respectively.

5. With regard to multiple dwellings there was general agreement for identifying density by dwelling units per acre. For example, the low-density range might be between 1 to 5 units per acre. A medium range might be 6 to 10 units per acre. A high range might be 11 to 15 units per acre. The majority of existing multiple dwelling projects fall within these ranges. Some older multiple dwelling projects, including some student housing projects, developed years ago during the 1960s and 1970s have densities that fall between 20 and 30 units per acre.
6. In the Employment Center Overlay the density should be less than the Town's other two redevelopment overlays to be consistent with the character of the area. A density of around 4 to 5 dwelling units per acre was discussed as a possibility for a maximum density since many recent projects have been approved in the area within a similar range.
7. Higher densities of around 8 dwelling units per acre may be more appropriate in the East Henrietta Road Corridor overlay. It was noted that recent development of the Town Center Apartments was in this range.
8. In the Redevelopment Area the density could be higher around 12 dwelling units per acre since roadways and public infrastructure should be able to handle the higher density because these areas are now mostly dense commercial (B-1 and B-2 District) uses.
9. The AC noted that sometimes multiple dwelling projects, especially some recently approved projects can appear to be denser than they are because one does not readily see the open space areas associated with these projects. Thus, the buildings are interpreted as dense because they contain large numbers of dwelling units, sometimes perceived as being in contrast to the neighborhood. This results from the number of units allowed per building and is not reflected by unit per acre densities. This issue needs more discussion and may require some type of limit on units per building or some other building or site design approach.
10. Criteria is needed to guide Town decisions regarding approval or denial on zone change applications.
11. The next AC meeting should discuss what types of standards that can be developed and what can be considered as guidelines to deal with the issues of density, community character and other related topics like building design, building placement, and scale.
12. The AC discussed the Park Point mixed-use development (former RIT College Town) in terms of for how the project breaks down into its residential and non-residential components. Based on the Engineering Department's estimates the total of the project's three phases includes: 77.5 % multiple dwelling (apartments), 13.0 % commercial (mixed-use buildings), and 9.5 % civic space (outdoor central plaza). In general terms this is a ratio of approximately 80 % residential to 20 % non-residential. This perspective will help as the AC considers a desirable percentage breakdown of mixed-use components.
13. Next AC meeting tentatively set for March 28, 2018 at 4:30pm.