

Town of Henrietta

Multiple Dwelling Zoning Analysis

Advisory Committee Meeting

– Wednesday April 4, 2018 at 7:00 pm

Agenda

<i>Item No.</i>	<i>Discussion</i>	<i>Required Action</i>	<i>Status</i>
1. Zoning Recommendations			
a.	Discuss Moratorium regarding R-2-15	Town Board vote on 3/28/18	To be completed
b.	Remove multifamily dwelling land use from Industrial Zoning District	AC discussed	AC agreed
c.	All Mixed Use Overlay Districts are optional	AC discussed	AC agreed
d.	"Mixed Use" must include at least 2 allowed uses with a minimum of 20% per use per parcel or per building?	TBD	Ongoing discussion on percentages
e.	Mixed Use Overlay District – Redevelopment Corridor	AC discussed parcels must be contiguous	AC agreed Allow adjacent land owners to join MU – drop 5-acre minimum
	- Proposed location	No changes in boundaries	AC agreed proposed location is good
	- Density – units per acre	Considering 8 du/acre max	AC tentatively agreed
	- Project development standards	TBD	
f.	Mixed Use Overlay District – Redevelopment Area	Same as MURC	Same as MURC
	-Proposed location	Extended boundaries west and south	AC discussed boundaries to include parcels closer to RIT
	-Density – units per acre	Considering 12 du/acre max	AC tentatively agreed
	- Project development standards	TBD	
g.	Mixed Use Overlay District – Employment Center	Same as MURC	Same as MURC
	-Proposed location	Extended boundaries west	Considering including small existing residential parcels
	-Density – units per acre	Considering 4 du/acre max	AC tentatively agreed
	- Project development standards	TBD	

h.	Draft criteria for decisions on zone changes	AC to review and agree to contents	Draft provided on 3/28/18 for AC review and comment
i.	Design Guidelines Manual – for mixed-use overlays, multiple dwellings and other possible applications	Determine standards vs. guidelines and to what they apply	Ongoing discussion on contents of manual – may begin with guidelines applicable to multiple dwellings
j.	Comprehensive Plan Update and Future Land Use Plan Review	TBD	Discuss AC Review Comments
k.	Zoning Ordinance Section Recommendations	TBD	Discuss AC Review Comments
2. SEQR Process			
a.	EDR collaborates with Town to schedule SEQR GEIS process and identify substantive content	TBD	Ongoing discussion
b.	Defining the Action: TB accepts for adoption Comp Plan Update with future land use plan and zoning recommendations	TBD	Ongoing discussion
3. Public Outreach			
a.	First public meeting (TB meeting) schedule <ul style="list-style-type: none"> - PowerPoint presentation & display boards - Public Review Draft CP & Zoning recommendations - Notice <ul style="list-style-type: none"> o Draft notice & distribution o Venue reservation o Media – news release 	TBD	Identify tentative dates
b.	Outreach to property owners & neighbors	TBD	Identify stakeholders
c.	Post materials on Town website	TBD	
4. Next Steps			