

Comprehensive Land Use Plan

Town of Henrietta, NY



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Table of Contents

Chapter 1: Issues Summary	1-1
Opportunities And Strengths	1-1
Challenges	1-1
Chapter 2.1: Land Use And Public Policy	2.1-1
A. Introduction.....	2.1-1
B. Land Use	2.1-1
Total Acreage	2.1-1
Residential.....	2.1-2
Vacant.....	2.1-3
Commercial And Retail.....	2.1-3
Community Facilities	2.1-3
Agricultural	2.1-4
Entertainment/Park.....	2.1-4
Industrial.....	2.1-4
Public Service.....	2.1-5
Other.....	2.1-5
C. Land Use Regulations	2.1-5
Zoning.....	2.1-5
Residential Districts	2.1-6
Planned Unit Development District	2.1-7
Commercial Districts.....	2.1-7
Planned Commercial District	2.1-8
Industrial/Limited Commercial Districts.....	2.1-8
Industrial District.....	2.1-8
Other Land Use Regulations.....	2.1-8
Subdivision Regulations.....	2.1-8
Site Plan Review	2.1-8
Historic Sites	2.1-9
Communication Towers	2.1-9
D. Land Use And Zoning Analysis.....	2.1-9
Special Permits And Other Specialized Zoning Techniques	2.1-9
Vacant Lands And Build Out Analysis.....	2.1-10
Residential Development Potential	2.1-10
Commercial And Industrial Development Potential	2.1-11
Recent And Proposed Developments	2.1-12
Public Policy	2.1-13
Previous Comprehensive Land Use Plan	2.1-13
Monroe County Agricultural And Farmland Protection Plan	2.1-13

Chapter 2.2: Socioeconomic Conditions	2.2-1
A. Population Characteristics And Trends	2.2-1
Total Population	2.2-1
Housing	2.2-2
Total Units	2.2-2
Housing Values.....	2.2-3
Affordable Housing	2.2-3
Condition Of Housing.....	2.2-3
Proposed Housing Developments	2.2-3
Student Housing.....	2.2-4
Age And Race	2.2-4
Income And Poverty	2.2-5
Worker Characteristics.....	2.2-5
Occupation	2.2-5
Industry	2.2-6
Journey To Work	2.2-6
B. Economic Conditions	2.2-8
Factors Affecting The Business Environment	2.2-8
Transportation Access	2.2-8
Infrastructure.....	2.2-8
Employment	2.2-9
Industry Sectors	2.2-9
Major Employers	2.2-10
Retail Market.....	2.2-11
Opportunities And Assets	2.2-12
Population	2.2-12
Economic	2.2-12
Tax And Utility Rates	2.2-12
Transportation.....	2.2-12
Rochester Institute Of Technology (Rit)	2.2-12
Quality Of Life/Amenities	2.2-12
Challenges.....	2.2-13
Town Center	2.2-13
Affordable Housing	2.2-13
Vacant And Underutilized Properties	2.2-13
Growth Management	2.2-13
Regional Setting	2.2-13
Chapter 2.3: Community Facilities And Recreation.....	2.3-1
A. Rush-Henrietta Central School District.....	2.3-1
Enrollment.....	2.3-1
Facilities	2.3-2
Community Programs And Outreach.....	2.3-3
Identified Needs/Capital Plans	2.3-3
B. Fire And Emergency Services	2.3-3
Henrietta Fire District	2.3-3
Staff And Facilities	2.3-3
Henrietta Volunteer Ambulance Service.....	2.3-5

Staff And Facilities.....	2.3-5
Identified Needs	2.3-6
C. Health Care	2.3-6
D. Police Protection	2.3-7
Monroe County Sheriff’s Department	2.3-7
Staff And Facilities.....	2.3-7
E. Solid Waste	2.3-8
F. Library Facilities.....	2.3-9
Henrietta Public Library	2.3-9
G. Recreation	2.3-9
Youth And Recreation Department	2.3-9
Staff And Facilities.....	2.3-10
Programs And Activities	2.3-10
Issues And Needs	2.3-10
Henrietta Senior Center	2.3-10
Staff And Facilities.....	2.3-10
Programs And Activities	2.3-10
Issues And Needs	2.3-11
H. Parks	2.3-11
Introduction	2.3-11
Definition Of Publicly Accessible Open Space.....	2.3-11
Functions Of Open Space	2.3-12
Inventory Of Existing Resources.....	2.3-12
National Standards Used In Park Planning.....	2.3-13
Neighborhood Park	2.3-14
Community Park	2.3-15
Facility Planning Standards	2.3-15
Adequacy Of Open Space Resources	2.3-15
Quantitative Analysis	2.3-15
Opportunities	2.3-17
Possible Deficiencies And Enhancements.....	2.3-17
Facility Distribution	2.3-17
Facility Standard	2.3-20
Adequacy By Type Of Activity.....	2.3-20
Conditions Of Parks	2.3-20
Public Access To The Waterfront	2.3-21
Chapter 2.4: Cultural Resources And Visual Character	2.4-1
A. Cultural Resources.....	2.4-1
Introduction	2.4-1
State And National Register Of Historic Places	2.4-1
B. State And National Register Standards.....	2.4-2
Criteria For Evaluation	2.4-2
Criteria Considerations	2.4-2
Benefits Of S/Nr Listing.....	2.4-3
Recognition That A Property Is Of Significance To The Nation, State Or Community.....	2.4-3
Eligibility For Certain Federal Tax Benefits	2.4-3
Consideration In Planning For Public Projects	2.4-3

Town of Henrietta Comprehensive Plan

Qualifications For Federal, State, And Private Preservation Grants When Funding Is Available.....	2.4-3
C. Background History	2.4-4
Designated Historic And Archaeological Resources	2.4-4
Historic Properties/Listings	2.4-4
Henrietta Historic Site Committee	2.4-4
Other Historic Activities.....	2.4-5
Historic Districts	2.4-6
Historic Site Ordinance	2.4-7
D. Visual Character.....	2.4-7
Positive Visual Features.....	2.4-7
Community Facilities.....	2.4-8
Views And Vistas	2.4-9
Negative Visual Features	2.4-9
Commercial And Industrial Areas	2.4-9
Other Visual Features.....	2.4-11
Gateways.....	2.4-11
Chapter 2.5: Agriculture	2.5-1
A. Introduction	2.5-1
B. Agricultural Policy	2.5-1
New York State.....	2.5-1
Monroe County	2.5-2
Greenspace Initiative	2.5-2
Monroe County Agricultural And Farmland Protection Board	2.5-2
C. Agricultural Inventory	2.5-3
Monroe County	2.5-3
Monroe County Agricultural Survey	2.5-4
Soil Characteristics	2.5-4
Southeast Agricultural District #4.....	2.5-5
Town Of Henrietta	2.5-5
Active Agricultural Uses	2.5-5
Agriculture And Public Infrastructure	2.5-6
Environmental.....	2.5-7
Water Resources	2.5-7
Wetlands	2.5-7
D. Benefits Of Agriculture.....	2.5-8
Economic	2.5-8
Open Space, Scenic, And Cultural Resources.....	2.5-8
Chapter 2.6: Natural Resources.....	2.6-1
A. Introduction	2.6-1
B. Geology	2.6-1
Topography/Drainage	2.6-2
Soils.....	2.6-2
C. Water Resources.....	2.6-4
Groundwater.....	2.6-4
Major Watersheds	2.6-4

Flood Zones.....	2.6-5
Potential Sources Of Pollution	2.6-5
Potentially Contaminated Sites	2.6-6
Wetlands	2.6-6
D. Climate And Air Resources	2.6-10
Climate.....	2.6-10
Air Quality	2.6-10
E. Vegetation.....	2.6-10
Rare And Significant Vegetation.....	2.6-10
Street Trees.....	2.6-10
F. Wildlife	2.6-10
Chapter 2.7: Transportation And Infrastructure	2.7-1
A. Transportation.....	2.7-1
Road Network.....	2.7-1
Traffic Volumes	2.7-1
Roadway Maintenance And Improvements	2.7-3
Accidents.....	2.7-3
Sidewalks.....	2.7-4
Trails.....	2.7-4
Current Trails	2.7-4
Planned Trails.....	2.7-4
Parking.....	2.7-5
Rail.....	2.7-5
Freight	2.7-5
Passenger.....	2.7-5
Air.....	2.7-5
Greater Rochester International Airport (Gria)	2.7-5
Public Transportation.....	2.7-6
B. Infrastructure.....	2.7-6
Sewer System	2.7-6
Storm/Drainage	2.7-6
Sanitary.....	2.7-6
Water	2.7-6
C. Utilities	2.7-7
Electricity.....	2.7-7
Natural Gas.....	2.7-7
Telephone	2.7-7
Cable.....	2.7-7
Internet.....	2.7-7
Chapter 3: Community Goals And Objectives	3-1
A. Introduction.....	3-1
B. Land Use Goals.....	3-1
C. Economic Development Goals	3-3
D. Housing Goals.....	3-4
E. Parks, Recreation, And Land Preservation Goals	3-6
F. Cultural Resource Goals	3-8
G. Visual Character Goals	3-8

Town of Henrietta Comprehensive Plan

H. Environmental Goals..... 3-9

I. Public Infrastructure And Community Facility Goals..... 3-10

Chapter 4: Action Plan 4-1

A. Introduction 4-1

B. Land Use And Public Policy 4-1

 Introduction..... 4-1

 Recommendations To Manage New Development..... 4-2

 Recommendations To Enhance Town Character 4-8

 Recommendations To Minimize Conflicts Between Land Uses..... 4-9

C. Parks, Recreation, And Land Conservation Plan 4-10

 Introduction..... 4-10

 Recommendations To Develop Linkages 4-10

 Recommendations For Public Access To The Genesee River 4-11

 Open Space Preservation Recommendations..... 4-11

 Recommendations To Meet The Recreational Needs Of All Residents 4-12

D. Economic Plan..... 4-14

 Introduction..... 4-14

 Recommendations To Preserve And Strengthen The Town Economy 4-14

 Recommendations To Develop Agri-Tourism..... 4-15

E. Housing Plan 4-16

 Introduction..... 4-16

 Recommendations For Residential Land 4-17

 Recommendations For Residential Policy 4-17

F. Historic Resources And Cultural Activities Plan 4-18

 Recommendations For Historic Preservation..... 4-18

 Recommendations For Cultural Activities..... 4-19

 Recommendations To Promote Cultural And Entertainment Uses..... 4-20

G. Natural Resource Protection Plan..... 4-20

 Recommendations For Preserving Natural Features..... 4-20

 Recommendations For Natural Resource Policy 4-22

H. Agricultural Plan 4-24

 Introduction..... 4-24

 Recommendations For Agricultural Land..... 4-24

 Recommendations For Town-Wide Agricultural Policy 4-25

I. Transportation Plan 4-28

 Introduction..... 4-28

 Recommendations To Establish Transportation Planning As A Specific Technical Area
 Within Municipal Government 4-28

 Vehicular System Recommendations 4-29

 Site Access And Circulation Recommendations For Major Commercial Arterials... 4-30

 Pedestrian, Bicycle, And Trail Recommendations..... 4-31

J. Municipal Utilities And Community Services Plan 4-32

 General Recommendations 4-32

 Municipal Utilities Recommendations..... 4-33

Chapter 5: Implementation Plan 5-1

A. Introduction 5-1

B. Monitoring Program.....	5-1
C. Funding Sources.....	5-1
Chapter 6: State Environmental Quality Review	6-1

List of Tables

2.1-1	Town Of Henrietta Generalized Land Use, 2001	1-2
2.1-2	Town Of Henrietta Summary Of Zoning Designations	1-6
2.1-3	Estimate Of Maximum Residential Development Potential	1-11
2.1-4	Estimate Of Maximum Commercial And Industrial Development Potential.....	1-12
2.2-1	Population Trends, 1970 - 2010	
	Town Of Henrietta, Monroe County, And New York State.....	2-2
2.2-2	Town Of Henrietta	
	Population By Age, 1970-2000	2-5
2.2-3	Employed Persons By Occupation	
	Town Of Henrietta, Monroe County, And New York State.....	2-6
2.2-4	Occupation By Industry	
	Town Of Henrietta, Monroe County, And New York State.....	2-7
2.2-5	Monroe County Non-Agricultural Employment Trends, 1990 To 2000.....	2-9
2.2-6	Henrietta Employment	2-10
2.2-7	Major Employer In Monroe County, 2001	2-11
2.3-1	School District Enrollment, 1950 To 2000	3-1
2.3-2	School District Facilities	3-2
2.3-3	Henrietta Fire Department Equipment	3-5
2.3-4	Hospitals In The Henrietta-Rochester Area	3-6
2.3-5	Offense Report Summary, 1997-2001.....	3-8
2.3-6	Parks And Recreational Facilities In The Town Of Henrietta	3-13
2.3-7	Facility/Activity Planning Standards.....	3-16
2.3-8	Recommended Acres Of Parkland	3-17
2.3-9	Town Of Henrietta Facility Needs Based On Year-Round Assessment	3-18
2.3-10	Parks, Recreation And Community Facilities In Henrietta	3-19
2.4-1	Historic Resources In The Town Of Henrietta.....	4-5
2.4-2	Henrietta Historic Site Districts	4-6
2.5-1	Trends In Farmland, Monroe County, 1982 To 1997	5-4
2.5-2	Monroe County Agricultural Districts, 1999	5-5
2.6-1	Soil And Slope Characteristics.....	6-3
2.6-2	Class I Wetlands Characteristics	
	New York State Department Of Conservation.....	6-7
2.6-3	Class II Wetlands Characteristics	
	New York State Department Of Conservation.....	6-8
2.6-4	Class III Wetlands Characteritics	
	New York State Department Of Conservation.....	6-9
2.7-1	Traffic Volume On New York State Routes, Town Of Henrietta	7-2
5-1	Implementation Matrix.....	5-2
5-2	Potential Funding Sources for Comprehensive Plan Implementation.....	5-9

List of Figures

		<u>Following Page</u>
1-1	Issues Summary	1-1
2.1-1	Existing Land Use.....	2.1-1
2.1-2	Riverton	2.1-1
2.1-3	Market Place Mall.....	2.1-2
2.1-4	RIT Campus.....	2.1-3
2.1-5	Existing Zoning.....	2.1-5
2.2-1	Population Trends Town of Henrietta.....	2.2-1
2.2-2	Population Trends Monroe County.....	2.2-1
2.3-1	Community Facilities, Parks & Recreation	2.3-3
2.3-2	Henrietta Fire District Station #1 West side of East Henrietta Road south of Lehigh Station Road.....	2.3-3
2.3-3	Henrietta Town Library, South side of Calkins Road.....	2.3-8
2.3-4	Tinker Nature Park/Hanson Nature Center, Calkins Road	2.3-19
2.4-1	Scenic landscape in the southern half of Henrietta	2.4-6
2.4-2	Tinker Homestead, Calkins Road, Tinker Nature Preserve	2.4-7
2.4-3	Henrietta Town Hall, Calkins Road.....	2.4-7
2.4-4	Henrietta horse farm	2.4-8
2.4-5	South Town Plaza parking lot.....	2.4-8
2.4-6	South Town Plaza Sign.....	2.4-9
2.4-7	Example of a green buffer.....	2.4-9
2.4-8	A vacant restaurant on E. Henrietta Road.....	2.4-9
2.4-9	Henrietta gateway signage	2.4-10
2.5-1	Generalized Soils	2.5-4
2.5-2	Agriculture Districts	2.5-5
2.5-3	Active farm in Henrietta, on Martin Road	2.5-5
2.6-1	Water Resources	2.6-4
2.6-2	View of the Genesee River from Chili, looking southeast	2.6-4
2.7-1	Transportation.....	2.7-1
2.7-3	John Street Trail.....	2.7-3
4-1	Generalized Land Use Plan.....	4-1

The update of the Comprehensive Land Use Plan has identified a number of opportunities and challenges for the Town of Henrietta. Figure 1-1 provides an illustration of the range of important issues currently facing the community.

OPPORTUNITIES AND STRENGTHS

The Town has many assets that offer significant opportunities for community enhancement and growth. These include the following:

Commercial and Industrial Hub: Henrietta is a location of choice for expanding commercial businesses and high tech industries, resulting in a well-diversified local economy.

Adaptive Reuse and Redevelopment Sites: There are a number of sites in the Town, including a few older commercial parcels, the former Rochester Gas and Electric Corp., and the Corning Plant, that are prime candidates for adaptive reuse and redevelopment. In addition, there are plenty of vacant commercial properties that could accommodate the demand for increased retail development.

Recreational and Environmental Resources: The Erie Canal and Genesee River run through the Town, providing residents with an array of waterfront-related recreational opportunity, as well as adding to the scenic quality of the Township. In addition, the Town contains the Monroe County Fairgrounds, a community park, the Tinker Nature Preserve and Hansen Nature Center. The abandoned Lehigh Valley Railroad Bed is being proposed as part of a regional rails-to-trails program.

Access: The Town of Henrietta is considered to be the “crossroads of the county” because it contains the crossroads of two interstate highways, I-90 and I-390, as well as other major state routes and freight railroad access.

Agricultural and Rural Lands: The approximately 16-square-miles of undeveloped land, much of which is agricultural land or open space, provide a scenic, economic, and historic asset to the Township. In addition, they provide the opportunity to develop agri-tourism enterprises in the Town.

CHALLENGES

There are some challenges, or potential limitation/needs; the Town will need to overcome. These include the following:

Town Center: The Town lacks a traditional, walkable, mixed-use “town center,” or focal point and community gathering spot.

Open Space: Results of the Town-wide residents survey indicated that residents strongly favor open-space preservation policies. The community also voiced the need to protect farmlands, environmentally-sensitive lands, scenic lands, and properties containing historic sites, and other places of importance.

Town of Henrietta Comprehensive Land Use Plan

Corridor Management: The proliferation of strip commercial development in the Town has raised concerns among residents that include traffic congestion, safety, and negative visual impacts. The increasingly congested streets along these commercial areas have made it difficult for traffic and pedestrians to coexist.

Diverse Housing Opportunities: Henrietta needs to ensure that a broad mix of housing opportunities is available for its increasing population, especially for senior citizens, and that new housing is accessible to community facilities.

Lack of Pedestrian and Bicycle Facilities: Residential and commercial areas lack proper access by those who wish to walk or bicycle to their destination.

Vacant Commercial Properties: Recognize the fiscal implications of development patterns and encourage the adaptive reuse of unused or underutilized sites to attract new or expanded businesses.

Opportunities

- HIGHWAY ACCESS**
- I-90/I-390
 - Major State Routes
 - Freight Railroad Access

- INFRASTRUCTURE**
- Town-owned
 - Fiber Optics

- ECONOMIC**
- Low Taxes
 - Major Employers
 - Retail Hub
 - Commercial Properties Available

- RECREATION**
- Tinker Nature Park/ Hansen Nature Center
 - Lehigh Valley Railroad Bed
 - Monroe County Fairgrounds
 - Henrietta Town Park

- GENESEE RIVER**
- Trail and Boat Access
 - Fishing
 - Wildlife Habitat
 - Scenic

- UNDEVELOPED LANDS**
- Farm and Horse Stables
 - Scenic
 - Historic
 - Agricultural District
 - Agri-Tourism

City of Rochester

Town of Brighton

Erie Canal

COMPREHENSIVE LAND USE PLAN

Issues Summary
Figure 1-1

Town of Pittsford

Challenges

- STRIP DEVELOPMENT**
- Traffic
 - Safety
 - Commercial Space

- CIRCULATION**
- Sidewalks
 - Bicycle Lanes
 - Traffic Volumes

- COMMUNITY CHARACTER**
- Desire for Town Center
 - Desire for Balanced Growth

- VISUAL CHARACTER**
- Cellular Tower
 - Vacant Storefronts/ Plazas

HOUSING

Legend

- Town Boundary
- Stream
- Railroad

Town of Chili

Genesee River

Shore Dr

Bailey Road

Lehigh Station Road

Brooks Road

Farrell Road

Scottsville-W Henrietta Road

Moore Road

E River Road

Telephone Road

Martin Road

W Henrietta Road

Summit Point Dr

Erie Station Road

Middle Road 6

Town of Rush

Jefferson Road
Marketplace Dr
Hylan Dr

Summer Sky Dr
Calkins Road

Lehigh Station Road

E Henrietta Road

Williams Road

Systems Road

Jefferson Road
Castle Road

Calkins Road

Pinnacle Road 0

Fox Chapel Road

Tobin Road

Pinnacle Road

Wardell Road

Winton Road

Town of Mendon

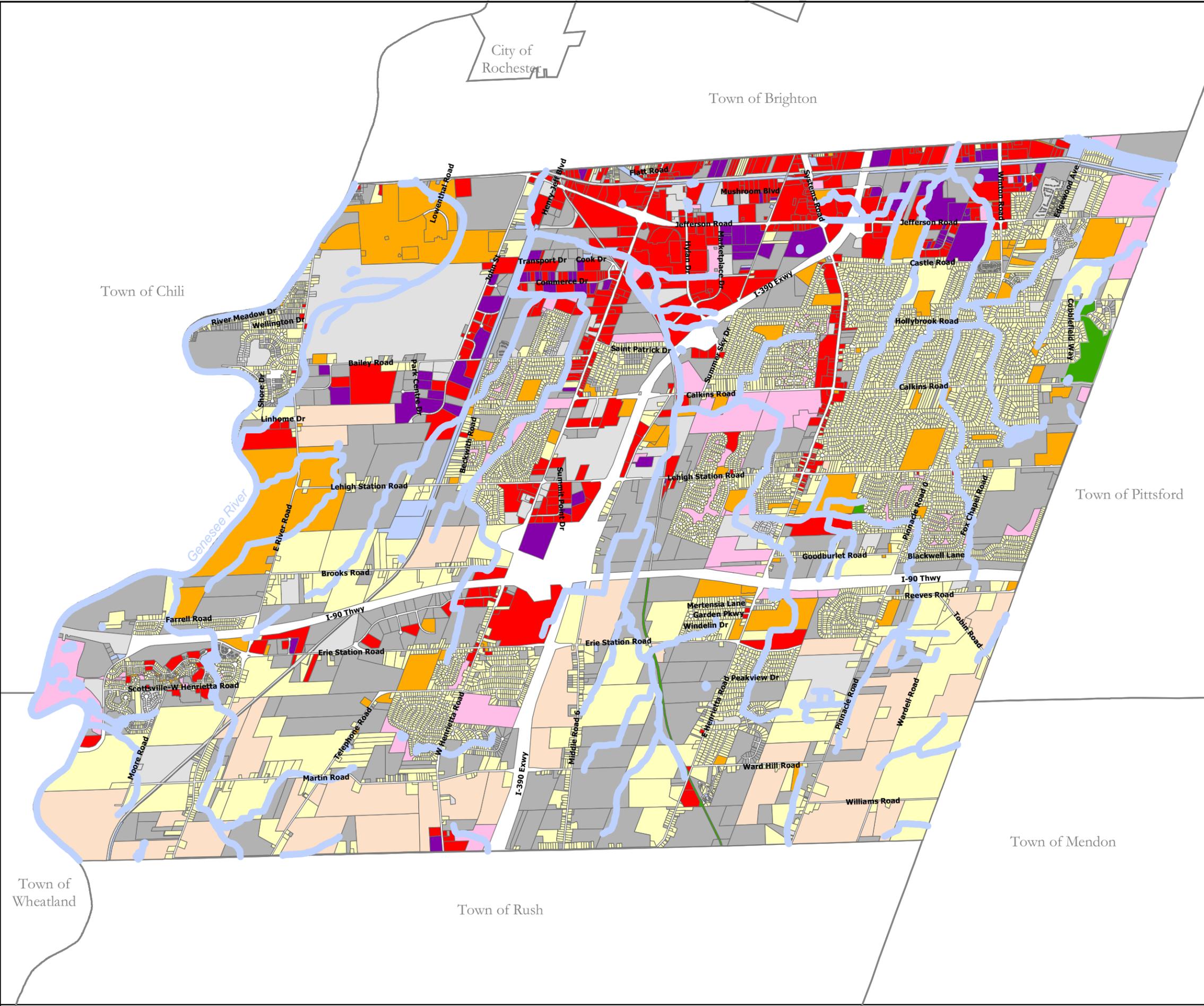
Town of Wheatland



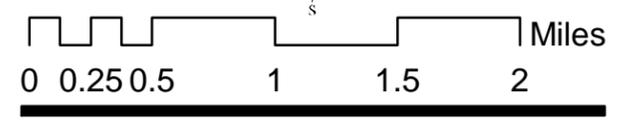
Town of Henrietta

COMPREHENSIVE LAND USE PLAN UPDATE

Existing Land Use
Figure 2.1-1



- Town Boundaries
- Streams
- Land Use**
- Agriculture
- Residential
- Vacant Land
- Commercial
- Recreational & Entertainment
- Community Services
- Industrial
- Public Service
- Wild, Conservation Lands & Public Parks
- Unclassified

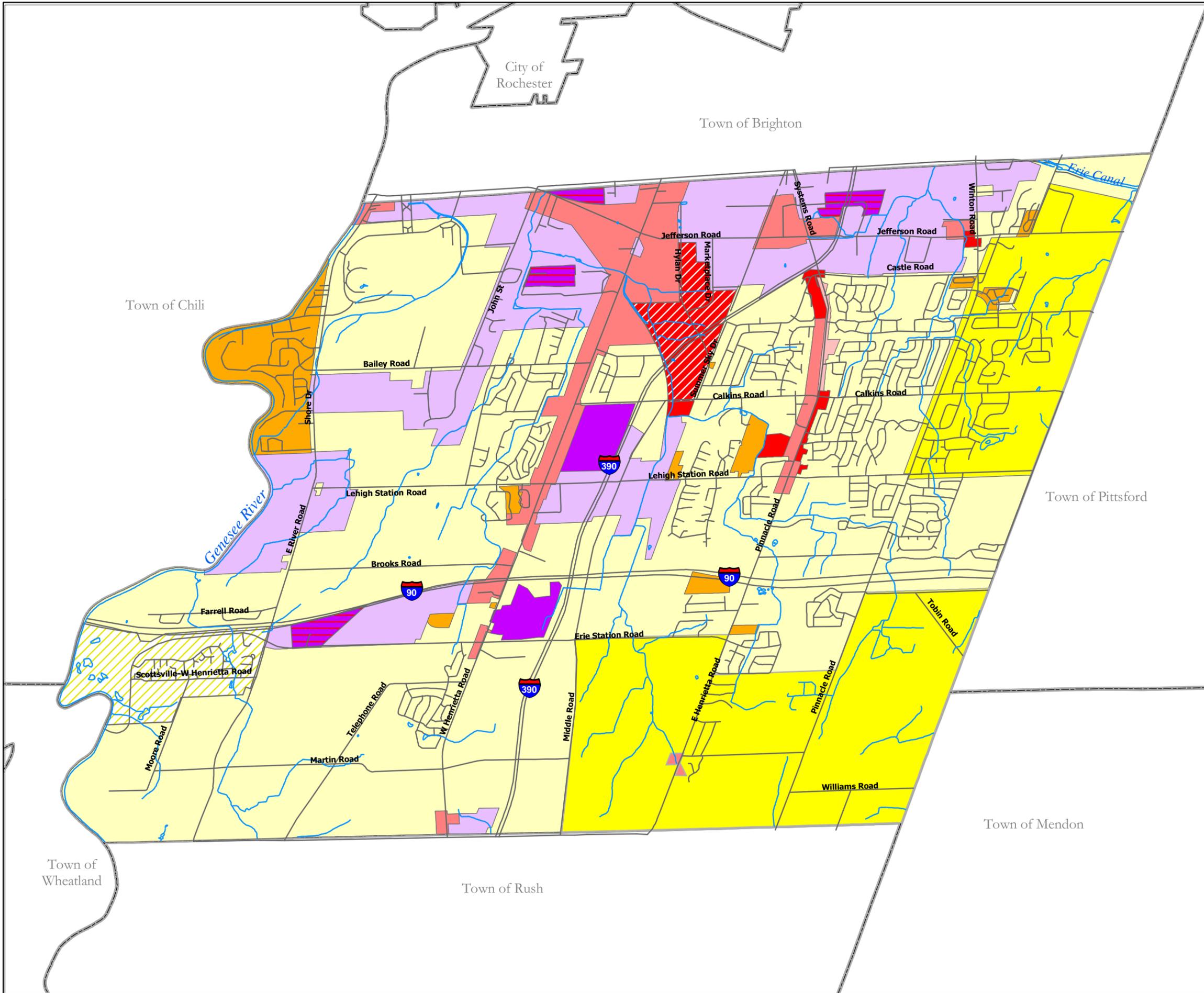


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Town of Henrietta

COMPREHENSIVE LAND USE PLAN

Existing Zoning
Figure 2.1-5

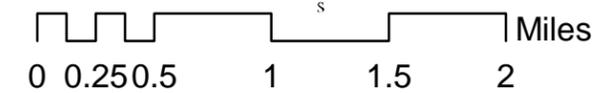


Legend

- Town Boundaries
- Streams

Zoning

- Residential R-1-15
- Residential R-1-20
- Residential R-2-15
- Planned Unit Development
- Commercial (With Specifics)
- Commercial B-1
- Commercial B-2
- Planned Commercial District
- Industrial Limited Commercial
- Industrial
- Industrial With Specifics



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April 2003

A. INTRODUCTION

The Town of Henrietta is a suburban and rural Town in Western New York State. Commercial growth along major transportation corridors has resulted in Henrietta becoming a hub of retail activity for the Rochester Metropolitan Area, and has left Town leaders with the need to control the growth and confine it to specific areas in order to maintain the community's suburban and rural character. The Town's tax rate is also a priority of leaders and residents, and the commercial and industrial developments help the Town maintain the low taxes. Maintenance of Henrietta's agriculture industry also helps keep the tax rate low. An overall goal of Henrietta residents is maintaining their quality of life.

The manner in which property is used is one of the primary concerns in the development of this Comprehensive Land Use Plan. It is a goal of the town leaders and residents to balance Henrietta's remaining rural and agricultural areas prevalent in the southern half of the Town with the economic growth and commercial development seen in the northern half of the Town. The northern half of the Town is largely built out, but contains vacant commercial and industrial properties. The southern half of the Town is primarily residential and agricultural, with few commercial or industrial uses.

B. LAND USE

The majority of Henrietta's rural land is concentrated in the southern portion of the Town, south of the I-90. There are few commercial or industrial uses in this portion of the Town. The northern portion of the Town contains a high proportion of commercial uses. Residential uses are located throughout the entire Town.

TOTAL ACREAGE

The Town of Henrietta has a total land area of approximately 23,119 acres, or 36 square miles. Approximately 57 percent of the acreage is developed land, or land developed for residential, commercial, industrial, or institutional uses. As shown in Table 2.1-1, below, approximately 28 percent of the area, or about 6,439 acres, is estimated to be in residential use. Commercial office, retail, and service uses that serve the residential areas cover about 2,283 acres, or 10 percent of the total acreage. Industrial uses make up two percent of the Town land area. Community service uses—such as schools, churches, and government facilities—make up about seven percent of the total acreage. An estimated 938 acres is occupied by parks and open space areas. An estimated 6,027 acres, or 26 percent of the land area, is vacant land. Of the total land area, 1,603 acres of land is unclassified by the Monroe County Geographic Information System. Based on field checks and Town land use information, it is estimated that roughly 60 percent, or 960 acres, of the unclassified land is in agricultural use or is rural open space. Henrietta's current land use is depicted in Figure 2.1-1.

Town of Henrietta Comprehensive Land Use Plan

**Table 2.1-1
Town of Henrietta
Generalized Land Use, 2001**

Type	Acres	Percent of Total Acreage (%)
Residential	6,439.51	28%
Vacant Land	6,027.42	26%
Commercial	2,279.50	10%
Unclassified	1,603.00	7%
Community Facilities	1,511.61	7%
Agriculture	987.07	4%
Entertainment/Park	898.11	4%
Industrial	472.29	2%
Public Service	450.97	2%
Wild and Forested	39.82	0%
Other-Right-of-Ways	2,417.40	10%
Total Acreage	23,126.70	100%

Sources: Monroe County, 2001

RESIDENTIAL

Residential dwellings are the most prevalent land use in the Town. According to 2000 U.S. Census data, there were 13,243 housing units in the Town. Residential development in the Town is generally of similar densities (two or three units per acre), with exceptions found in the Town’s higher density Planned Unit Development (PUD) District (see Figure 2.1-2, below), and in apartment buildings and multi-family dwellings found mainly along the western boundary of the Town and scattered throughout the Town.

Figure 2.1-2
Riverton



VACANT

There are some existing vacant parcels and buildings in the Town which present development and redevelopment opportunities for industrial, commercial, housing, and recreational uses. The amount of vacant land in the Town of Henrietta is estimated at roughly 6,027 acres. As seen in Figure 2.1-1, large vacant industrial parcels are located primarily in the northwest portion of the Town along West Henrietta Road with pockets of smaller commercial vacancies in the northeast and north-central areas. Undeveloped lands, as well as low-density residential and agricultural lands, are also located in the southern portion of Henrietta. Chronic vacancies are scattered throughout the Town, particularly around Jefferson Road, west of Winton, and at the western end of the Jefferson Road commercial corridor north of Bailey.

COMMERCIAL AND RETAIL

A growing portion of the Town is being used for commercial retail. Of the 2,282 acres of commercial land, 27 percent, or 613 acres, are used for retail purposes. Retail uses are most prominent in the northern portion of the Town, particularly around the I-390 interchanges of Exit 13 (Hylan Drive) and Exit 14 (Rt. 15A/252) and at the intersection of West Henrietta Road and Jefferson Road, also known as the "Miracle Mile." Retailers located in this area are primarily large national shopping and restaurant chains. Included in this area is the Marketplace Mall (Figure 2.1-3, below), the 1.1 million square foot regional shopping center located at the Hylan Drive exit off the I-390.

Figure 2.1-3
Market Place Mall



COMMUNITY FACILITIES

Nestled among the single-family residential and commercial sections of the Town are pockets of institutional uses such as schools, government facilities, and churches. Many of the institutional uses are located on or near Calkins Road, including the Town offices, the Town Park (Veteran's Memorial Park) and the Town Library. The expansive Rush-Henrietta School District properties are found throughout the Town as well. Parks include Tinker Nature Park, Veteran's Memorial Park, Kenwick Park, and Belmanor Park. These facilities are described in detail in Chapter 2.2, "Community Facilities and Recreation." Other outdoor open spaces include school-owned ballfields and designated neighborhood greenbelts, which are found in many of Henrietta's subdivisions.

Town of Henrietta Comprehensive Land Use Plan

The Rochester Institute of Technology (RIT) is also located in Henrietta. RIT lands are primarily located in the northwest quadrant of the Town, adjacent to the Genesee River to the West, and the Town of Brighton to the North. The RIT campus includes educational facilities, student housing, and research facilities. A portion of the RIT campus is shown in Figure 2.1-4, below.

Figure 2.1-4
RIT Campus



AGRICULTURAL

Including the unclassified land, approximately ten percent of the land in Henrietta is currently in agricultural use. Agricultural uses in the Town are primarily located south of I-90, or the southern half of the Town. Town officials and residents have expressed their desire to maintain the rural character of the southern portion of Henrietta, especially around the agricultural lands.

The Town's Agricultural District is located along the southwest and southeast boundary of the Town. Agricultural activity in the Town is mainly centered around field crops, but also include livestock and horses, greenhouses and nurseries, and truck crops. Agriculture in Henrietta is described in further detail in Chapter 2.5, "Agriculture."

ENTERTAINMENT/PARK

Approximately four percent of Town land is used for entertainment/park uses. These uses include Town-owned parklands, bowling alleys, golf courses, and community service organizations. These uses are located throughout primarily the northern half of the Town. There is one 90-acre park in the southeast quadrant of Henrietta, on Martin Road. In addition, the Riverton Golf Course is located in the southwest quadrant. The Town owns several community park facilities, including the Tinker Nature Park and Veteran's Memorial Park, both of which contain active and passive recreational facilities.

INDUSTRIAL

The Livonia, Avon & Lakeville rail right-of-way runs north-south through the western half of the Town. The CSX rail right-of-way runs east-west through the Town, and is located roughly 1,000-feet south of the Henrietta-Brighton boundary. Both lines are active for freight transport. Industrial lands are primarily located in the northern half of the Town. Schlegal Systems (48.5

acres), Xerox Corporation (36.8 acres), and Kodak are the largest active industrial use in Henrietta.

PUBLIC SERVICE

Public service uses, including land owned by Rochester Gas and Electric and other utility companies, comprise two percent of Henrietta's total land area. Public utility uses include railroad and electric facilities, including Rochester Gas and Electric substations.

OTHER

An estimated 2,417 acres of land is dedicated to Town, State, and Federal owned right-of-ways. The bulk of these lands consist of I-90, I-390, and their associated interchanges.

Approximately 1,100 acres of Henrietta's unclassified land are vacant agricultural lands, located mainly in the southern portion of the Town. These areas are described in further detail in Chapter 2.5, "Agriculture."

C. LAND USE REGULATIONS

ZONING

The zoning law is Chapter 295 of the Code of the Town of Henrietta. The purposes of the zoning law are to promote the health, safety, and general welfare of the community by regulating and restricting dimensions and uses in accordance with §7-700 of New York State Town Law.

Zoning regulates the uses allowed in the various districts, as well as the intensity and dimensional requirements of those uses. Current zoning provides for the development of the Town as a predominantly suburban residential community with a limited amount of supporting commercial and industrial facilities. There are 11 zoning districts, including three residential districts (R-1-20, R-1-15, and R-2-15), three Commercial Districts (B-1, B-2, B-2 with Specifics), two Industrial Districts (I and I with Specifics), one Planned Unit Development District (PUD), one Planned Commercial Development District (PCD), and an Industrial/Limited Commercial District (I/LCD). The Town zoning also includes supplemental development provisions, including regulations for parking and special permit uses.

The Town's 11 zoning districts are mapped in Figure 2.1-5, and described in Table 2.1-2, below:

Table 2.1-2
Town of Henrietta
Summary of Zoning Designations

District	Title/General Use	District Size (Acres)	Minimum Lot Size (Square Feet)	Maximum Lot Building Coverage (%)
R-1-20	Residential	4,427.33	20,000	30%
R-1-15	Residential	11,920.53	15,000	30%
R-2-15	Residential	644.76	15,000 (two-family units); 12,000 (single-family units)	30%; 25%
B-1	Commercial	1,081.85	--	--
B-2	Commercial	100.88	--	50%
B-2	Commercial (with specifics)	30.66	00	00
I	Industrial	3,166.79	--	--
I	Industrial (with specifics)	247.21	--	--
PUD	Planned Unit Development	600.19	150 acres	--
PCD	Planned Commercial Development	320.88	--	30%
ILC	Industrial/Limited Commercial	181.85	--	--
Sources: Code of the Town of Henrietta, Chapter 295, Zoning				

RESIDENTIAL DISTRICTS

The mapped residential districts include the R-1-15 and R-1-20 (Single-Family Residential), and R-2-15 (Multi-Family Residential) Districts. The residential districts delineate minimum lot size requirements for dwelling units. The R-1 Districts are the predominate zoning districts in the Town, with the lower density residential (R-1-20) located furthest from the commercial and industrial districts, and the higher density residential areas (R-2-15) located closest to the commercial and industrial districts. Reflecting the fact that Henrietta is a suburban/rural Town with large lots, the average mapped lot size for a single-family residence is approximately 15,250 square feet, and the mode average lot size is 14,800 square feet. Residential densities range from R-1, which permits new single-family homes on a minimum lot size of 15,000 square feet in the R-1-15 District, and 20,000 square feet in the R-1-20 District, to R-2, which permits new single family homes on a minimum lot size of 12,000 square feet and two family homes on

a minimum of 15,000 square feet per unit. Multiple dwelling developments require 2,000 square feet of land for each unit erected and require a special permit.

Uses permitted in R-1 Districts include single-family dwellings; farms, greenhouses, plant nurseries, and agricultural operations; public parks, playgrounds, and recreational areas; home occupations; private garages; churches, schools, and other service institutions; golf courses; and child care centers, day care centers, nursery schools, and preschools. Uses permitted in the R-2 Districts include all uses permitted in R-1, and two-family dwellings, nursing homes, and apartment houses.

PLANNED UNIT DEVELOPMENT DISTRICT

The Town has one PUD, Riverton, which is located on the southwest portion of the Town, adjacent to the Genesee River just south of I-90 and Erie Station Road. Riverton was designed to achieve a number of objectives, including a maximum choice in housing types, lot sizes, and available community facilities; more suitable open space and recreational areas; preservation of trees, natural topography, and geologic features and prevention of soil erosion; and the creative and efficient use of land that will result in lower housing costs.

Henrietta requires that applicants for PUD zoning designation have at least 150 contiguous acres of land. The PUD is considered a “floating zone,” meaning that criteria for the zoning district is defined in the ordinance, but not used for a particular location until enacted for a specific project. Floating zones are used to anticipate certain types of uses and to provide flexibility in their location based on the specific elements of the proposed project.

Uses permitted in the PUD include any variety of residential uses; accessory commercial, service or other or nonresidential uses; and customary accessory or associated uses, such as private garages, storage spaces, recreational and community activities, and churches and schools.

COMMERCIAL DISTRICTS

The Commercial Districts (B-1 and B-2) are located primarily along the Jefferson Road, West Henrietta Road, and East Henrietta Road corridors. The B-1 Districts allow for retail; personal service shops; banks, theaters, offices, office buildings, and undertakers’ establishments; banking, confectionary, dressmaking, laundry, and tailoring shops; plumbing and heating appliance and electrical stores; residences; aircraft dealers; animal hospitals; wholesale houses; storage and warehouse; and sales of boats and marine supplies. Uses allowed with a special permit in the B-1 District include poolrooms and billiard rooms; motels, hotels, motor courts, restaurants, and bowling alleys; dry-cleaning establishments; outdoor or drive-in theaters; fruit and vegetable stands, hot dog stands, ice cream stands, and other roadside stands or fast-foot restaurants; and private heliports. The B-2 Districts allow all residential uses that are permitted in R-1-15 as well as banks, medical centers, office buildings, and professional buildings.

Maximum building square footage and building lot coverage is specified for structures in the B-2 District, as well as requirements for buffer zones. Structures in the B-2 District that abut property in the Residential Districts must contain a 50-foot buffer zone. The Planning Board is responsible for applying the conditions on the buffer zone, some of which may include landscaping, berms, fences, or other barriers. The property owner is responsible for maintaining the buffer zone.

Properties in both the B-1 and B-2 Districts are required to include a 20-foot-wide landscaped mall along the entire frontage of the property adjacent to the highway. The zoning law also

Town of Henrietta Comprehensive Land Use Plan

provides provisions for building height, front yard depth, side yard depth, and rear yard depth in the commercial zones.

PLANNED COMMERCIAL DISTRICT

There is one Planned Commercial District (PCD) mapped in the Town. The PCD surrounds the intersection of I-390 and Hylan Drive. The PCD is intended to provide for shopping or office centers designed to handle large traffic volumes, and is designed to prevent detrimental impacts to adjoining zoning districts, primarily residential. Uses permitted in the PCD include shopping centers, retail or department stores, personal services, business and professional offices, commercial business schools, restaurants and bars, hotels and motels, indoor recreation facilities, religious, community centers, indoor theaters, radio and television studios, enclosed accessory uses, and parking. Additional uses are allowed with a special permit, and include public garages, gasoline filling stations, poolrooms and billiard rooms, outdoor or drive-in theaters, roadside stands, and private heliports.

INDUSTRIAL/LIMITED COMMERCIAL DISTRICTS

There are four small Industrial/Limited Commercial Districts (I/LCD) mapped in Henrietta. The first I/LCD is in the southwest portion of the Town, just south of the I-90 east of East River Road. The second I/LCD is located in the northeast portion of the Town, on each side of the I-390 just north of Jefferson Road. The third and fourth I/LCD are located in the northwest portion of the Town just east of the Livonia, Avon & Lakeville rail line. Uses permitted in the I/LCD include miniature golf courses, restaurants, adult use establishments, car washes, automobile repair shops, cold storage/warehousing, veterinarian medicine practices, trucking companies, and some industrial uses.

INDUSTRIAL DISTRICT

Industrial (I) Districts are mapped primarily in the north half of Henrietta, with some small exceptions found in the southwest portion of the Town. Industrial uses involving assembly, processing, fabrication, and some manufacturing is permitted. Laboratories, scientific research facilities, and experimental and development centers are also allowed. Multiple dwelling units are allowed by special permit.

OTHER LAND USE REGULATIONS

SUBDIVISION REGULATIONS

The Town Board adopted Henrietta's Subdivision of Land Ordinance (Chapter 107) in 1982. The law empowers the Town Planning Board to review and approve or disapprove proposed subdivisions in the Town. The subdivision law requires that the proposed subdivision be consistent with the comprehensive land use plan and also requires the preservation of natural and historic features to the extent practicable.

SITE PLAN REVIEW

In 1998, the Town Board adopted the Site Plan Review Law. This law authorizes the Town's Planning Board to review, approve or disapprove site plans for land uses within the Town. With the exception of one-family or two-family dwelling units, no building permits are issued before going through the site plan review process and without approval from the Planning Board.

HISTORIC SITES

In 2001, the Town Board amended the zoning ordinance to include provisions for protecting sites of historic significance. The purpose of this ordinance is to safeguard the Town's historic, aesthetic, and cultural heritage; stabilize and improve property values; foster civic pride; protect and enhance the Town's attractions to tourists and visitors; strengthen the economy of the Town; and to promote the use of historic sites and landmarks for the education, pleasure and welfare of the Town residents. The section includes provisions for a Historic Site Committee, a procedure for historic site designation, standards for designation of historic sites or preservation districts, and procedures for alterations or modifications to or within a historic site and demolition of a historic site. To date, 11 historic districts have been established by the Town Board from the Historic Site Committee, and two properties are listed on the State and National Register. Three additional districts are currently before the Town Board for official designation. In addition, there are two designated State and National Register historic sites in henrietta. For a detailed description of historic sites in Henrietta, see Chapter 2.4, "Cultural Resources and Visual Character."

COMMUNICATION TOWERS

In 1997, the Town Board adopted a series of regulations governing the appearance and location of communication towers in Henrietta, in response to the increasing demand for wireless communication transmitting facilities and the need for the services these facilities provide. The law outlines guidelines for which the Town Board can apply to approve collocated antennas, (use of existing towers, buildings or other structures for placement of antennas) or new towers. The law requires the Town Board to apply a range of criteria to the approval of new towers that include height, location, special permit, aesthetics, traffic and access, and removal of obsolete/unused facilities. Sharing of existing towers and structures are given preferential treatment over single use structures.

D. LAND USE AND ZONING ANALYSIS

SPECIAL PERMITS AND OTHER SPECIALIZED ZONING TECHNIQUES

There are a number of uses that are permitted by special permit. Each zoning district identifies the uses permitted with a special use permit. Special use permits are subject to regulations in Article XII of Henrietta's zoning law and may be obtained from the Town Board when the necessity for certain specific uses is recognized. To obtain a special permit, the applicant must comply with specific standards that are applicable to individual special uses.

It is appropriate to designate special permit uses when there is need for the use to meet additional criteria to ensure compatibility between the special permit use and principal permitted uses in the district. Special permit uses, as a result of special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to their operation or installation, have a greater potential to create adverse environmental impacts that could affect the use of nearby properties. The special permit conditions are designed to mitigate potential adverse impacts. Special permit uses can be allowed in all or specified zoning districts and can be permanent or require periodic renewal.

VACANT LANDS AND BUILD OUT ANALYSIS

The build-out component of the planning process considers the Town's growth potential by calculating the maximum possible theoretical development that can occur within the Town under current zoning. The analysis utilizes the Town's physical constraints to development and current land uses to arrive at the remaining buildable area for the Town. Maximum land use densities are projected under current zoning district regulations to provide an order of magnitude estimate of commercial/industrial floor area and/or additional housing units that could be developed within the Town. The build-out analysis can be a useful tool to consider the long-term implications of current land use policy regulations. It is important to note that the theoretical build-out estimates provided in Tables 2.1-3 and 2.1-4 are not based on a market analysis or land development trends, nor are they intended to serve as development projections for the future.

An estimated 5,125 acres of land in the Town of Henrietta are vacant. Maximum development potential for commercial and industrial uses was estimated by establishing a Floor-Area Ratio (FAR) equal to the maximum allowable building coverage multiplied by the allowable number of floors. For residential uses, the total area was divided by the minimum lot area per unit to yield a maximum number of units.

RESIDENTIAL DEVELOPMENT POTENTIAL

Table 2.1-3, below, estimates the maximum residential development potential for the Town of Henrietta. For development in the R-1-15 and R-1-20 zones, it was assumed that the practical developable density would be between 70 and 80 percent of the maximum theoretical density allowable under the existing zoning, depending on the presence of wetlands and floodplains, as well as general deficiencies of specific parcels, and the need for roads and stormwater infrastructure. In the R-2-15 and PUD zones, it was assumed that the practical developable density would be between 30 and 50 percent, due to the presence of more serious environmental constraints, in addition to general deficiencies of specific parcels. These development density ranges were determined based on the vacant lands shown in Figure 2.1-1, the environmental features of these lands (see Chapter 2.6, Environmental Features), and experience in similar communities.

In total, 4,125 acres of vacant land exists between the four residential-zoned districts. This acreage could theoretically generate between 6,675 and 7,865 new housing units. If an average of 2.6 persons per unit is assumed (based on the U.S. Census Bureau, 2000), there is potential for Henrietta to increase its 2000 population of 39,028 residents by between 44 percent (17,355 residents) and 52 percent (20,450 residents).

**Table 2.1-3
Estimate of Maximum Residential Development Potential**

	R-1-15	R-1-20	R-2-15	PUD	Total Residential
Vacant Land (Square Feet)	114,780,600	47,440,800	10,454,400	7,405,200	179,685,000
Vacant Land (Acres)	2,635	1,080	240	170	4,125
Maximum Building Coverage (% of Lot)	30%	30%	30%	30% ⁽¹⁾	--
Number of Allowable Floors	2	2	2	2	--
Floor Area Ratio (FAR)	--	--	--	--	--
Minimum Lot Area per Unit (sf)	20,000	15,000	12,000 ⁽²⁾	150 acres	--
Maximum Theoretical Density (# of units)	5,740	3,160	870	615	10,385
Maximum Developable Density (# of units) ⁽³⁾	4,020-4,590	2,210-2,530	260-435	185-310	6,675-7,865
Notes:	Includes districts with over 20 acres of vacant parcels ⁽¹⁾ in a PUD, 30% of the total number of dwelling units constructed must be single family homes. ⁽²⁾ Dimensional requirements for single-family homes. ⁽³⁾ Assumes that as a result of environmental constraints and site design inefficiencies, actual developable density will be 70 to 80 percent of theoretical density in the R-1 zones. As a result of more substantial environmental constraints (e.g., wetlands and flood plains) in the R-2 and PUD zones, it is assumed that actual developable density in these zoning districts will be a maximum of roughly 30 to 50 percent of the theoretical density.				
Sources:	AKRF, Inc. And Monroe County Department of Environment an Planning, GIS Data, 2001				

COMMERCIAL AND INDUSTRIAL DEVELOPMENT POTENTIAL

Table 2.1-4, below, estimates the maximum commercial and industrial development potential for the Town of Henrietta. It was assumed that the practical development density in the three Commercial zones (Commercial, B-1; Commercial, B-2; and Commercial with Specifics, C), would be between 70 and 80 percent of the maximum theoretical density allowable under the existing zoning, depending on the presence of wetlands and floodplains, as well as general deficiencies of specific parcels. Practical developable density in the I/ILC and PCD zones was lower due to the presence of more serious environmental constraints.

In total, 1,000 acres of commercial and industrial vacant land is available in Henrietta. If this land were to be fully developed, even after accounting for the substantial environmental limitations of the land, roughly 27.7 million to 33.3 million square feet of space could be generated. Of that space, over half of this new development would be industrial. The current regulations could allow the amount of industrial space in the Town to almost double from the current 20.6 million square feet to between 30.0 million and 40.8 million square feet.

Table 2.1-4
Estimate of Maximum Commercial and Industrial Development Potential

	B	C	I/ILC	PCD	Total Commercial/Industrial
Vacant Land (Square Feet)	5,009,400	3,702,600	33,105,600	1,742,400	43,560,000
Vacant Land (Acres)	115	85	760	40	1,000
Maximum Building Coverage (% of Lot)	50%	50%	50%	30%	--
Number of Allowable Floors	3.5	3.5	3.5	3.5	--
Floor Area Ratio (FAR)	1.75	1.75	1.75	1.05	--
Maximum Theoretical Density (# of units)	8,766,450	6,479,550	57,934,800	1,829,520	75,010,320
Maximum Developable Density (# of units) (1)	6,136,515 – 7,013,160	4,535,685 – 5,183,640	14,483,700 – 20,277,180	548,856 – 914,760	25,704,756 – 33,388,740

Notes: Includes districts with over 20 acres of vacant parcels.
 (1) Assumes that as a result of environmental constraints and site design inefficiencies, actual developable density will be 70 to 80 percent of theoretical density in the B zones. As a result of more substantial environmental constraints (e.g., wetlands and flood plains) in the I/ILC and PCD zones, it is assumed that actual developable density in these zoning districts will be a maximum of 25 to 35 percent of the theoretical density in the I/ILC zone and 30-50 percent of the theoretical density in the PCD zone.

Sources: AKRF, Inc. And Monroe County Department of Environment an Planning, GIS Data, 2001

RECENT AND PROPOSED DEVELOPMENTS

The majority of development in Henrietta since 1990 has been commercial, as the majority of residential development in the Town occurred between 1960 and 1980. During 2001, the Town Board instituted a Town-wide moratorium on rezoning of residential land to commercial or industrial use to provide an opportunity to review existing land use and make recommendations. At present, a number of proposed residential, commercial, and industrial developments are under review. A mixed-use housing development, Erie Station Village, is proposed in the southwest quadrant of the Town near the hamlet of Erie Station Road and West Henrietta Road.

PUBLIC POLICY

PREVIOUS COMPREHENSIVE LAND USE PLAN

The Town of Henrietta updated the last Comprehensive Land Use Plan in 1997. The Town updates the Comprehensive Land Use Plan every five years. The 1997 Plan outlined goals and policies for development in each zoning district, and strategies to preserve open space, especially in the southern portion of the Town.

Town of Henrietta Land Use Survey

In 2001, the Town distributed a Land Use Survey to residents. Of the total surveys distributed, 22 percent were returned. Preservation of Henrietta's open spaces, expansion of the park system, and requiring new developments to meet design standards were identified as the most important land use goals of Town residents. An additional goal was the maintenance of the low tax rate enjoyed by residents. Concerns expressed by residents include empty buildings, traffic and development, property code enforcement, and the need for more sidewalks.

MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION PLAN

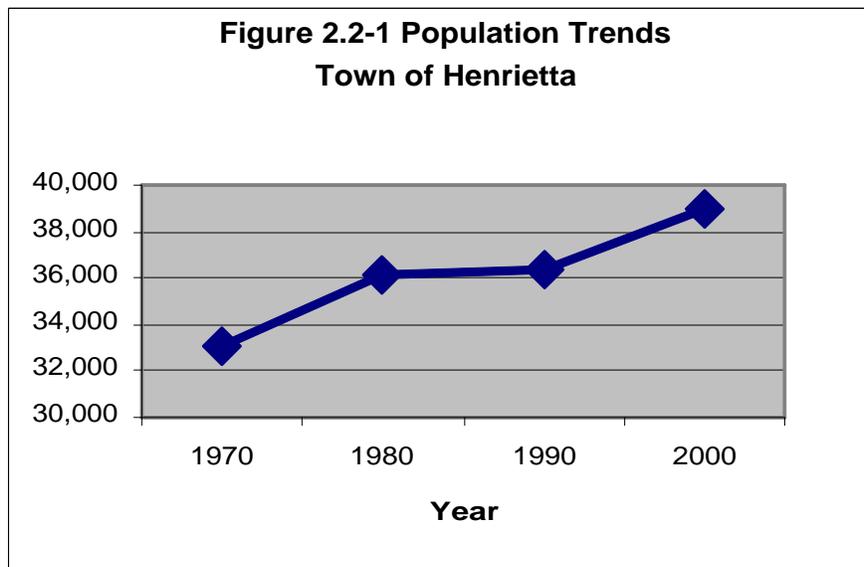
In 1999, Monroe County passed the Agricultural and Farmland Protection Plan to address the declining agricultural industry in Monroe County. Goals of the Plan are to preserve farmland and to promote the agriculture industry. Some of the recommendations included in the Plan include the continued promotion and renewal of agricultural districts; enrollment of new farmland into agricultural districts at times of renewal; target lands with Class I and Class II soils for protection; evaluation of policies related to water, sewer, and highway development in rural and agricultural areas, promotion of agricultural awareness and design features which improve compatibility between farm and proposed non-farm development; encourage the use of farmland protection techniques such as purchase of development rights, conservation easements, cluster development, and comprehensive plans promoting agriculture; and maintaining and improving the economic viability of farming in Monroe County. This Plan is discussed in further detail in Chapter 2.5, "Agriculture."

A. POPULATION CHARACTERISTICS AND TRENDS

TOTAL POPULATION

Over the past few decades, the population of the Town of Henrietta has increased. According to the U.S. Census, there were 39,028 residents in the Town of Henrietta in 2000. This represents a seven percent increase in population since 1990, more than double the three percent Monroe County growth rate for that period. The population was stable between 1980 and 1990, with an increase of only 242 residents (0.7 percent). Population increased more substantially between 1970 and 1980 by nine percent. In comparison, Monroe County population has been on the rise since 1980, with a two percent increase between 1980 and 1990, and a three percent increase between 1990 and 2000. Figures 2.2-1 and 2.2-2, below, depicts the population trends between 1970 and 2000 in the Town of Henrietta and Monroe County.

Population in New York State since 1970 has fluctuated, decreasing slightly between 1970 and 1980, and increasing steadily after 1980. The population of New York State increased by five percent between 1990 and 2000, which is slightly lower than the rate of population growth in the Town of Henrietta (seven percent), and slightly higher than the rate of growth in all of Monroe County (three percent) between 1990 and 2000 (see Table 2.2-1, below).



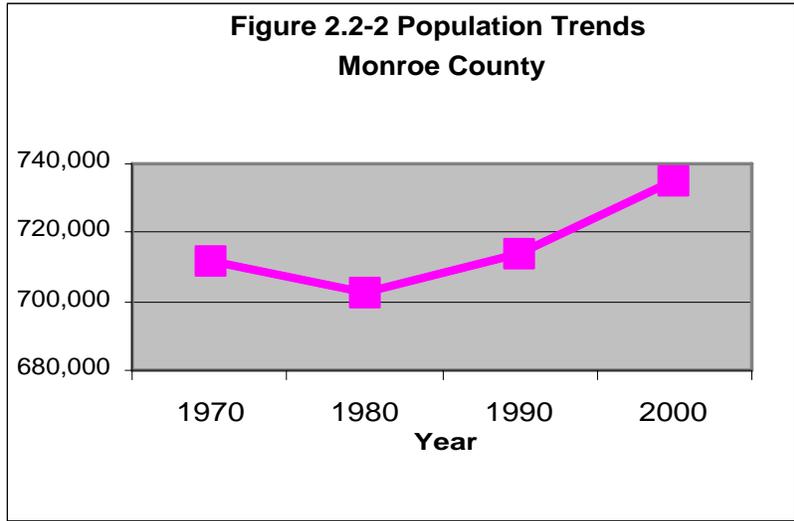


Table 2.2-1
Population Trends, 1970 - 2010
Town of Henrietta, Monroe County, and New York State

	1970	1980	1990	2000	Percent Change (1990-2000)	2010* Projected
Town of Henrietta	33,017	36,134	36,376	39,028	7%	41,873
Monroe County	711,917	702,238	713,968	735,343	3%	757,358
New York State	18,236,967	17,558,072	17,990,455	18,976,457	5%	19,925,279

Notes: *2010 projected figures based on percent change from 1990-2000

Sources: U.S. Census Bureau, 2000

HOUSING

TOTAL UNITS

There were 13,243 housing units in the Town of Henrietta in 2000. The housing vacancy rate in the Town is low, with only 397 (three percent) units vacant. The Town's vacancy rate is lower than that of Monroe County (six percent) and New York State (eight percent). Occupied housing units included 8,829 (69 percent) owner-occupied units and 3,550 (28 percent) renter-occupied units. In comparison, a lower percentage of countywide housing units (60 percent) were owner-occupied. Of the 13,243 housing units in Henrietta, 76 percent were single-family units, higher than the percentage of single-family units county-wide (69 percent). This reflects the suburban nature of the Town. Still, the Town offers a mix of housing opportunities, including townhouses, apartments, and condominiums. Roughly 16 percent of the housing units in Henrietta were in structures containing between two and four units, 7.7 percent were in

structures containing between five and 19 units, and 4.5 percent were in structures containing 20 or more units.

Henrietta experienced a 12 percent increase in the number of housing units between 1990 and 2000, adding 1,607 units for a total of 13,243. This is higher than the County and the State, which experienced an increase in housing stock by 8.6 percent and 6.8 percent, respectively. Reflecting Henrietta's development around the interchanges of the I-90 and I-390 and, subsequently, high-technology firms, the majority (64.3 percent) of Henrietta's housing was built between 1960 and 1990. This housing stock in Henrietta is substantially newer than that of the County and the State, both of which experienced the majority of housing development before 1960 (50 percent and 59.5 percent, respectively).

There were 12,823 households in Henrietta in 2000. In addition, roughly one fifth (20 percent) of all households included an individual aged 65 and over. In 2000, 17.9 percent of all householders were 65 years and over (2,293 individuals). This is an increase of five percent since 1990. The average household size in Henrietta in 2000 was 2.6 persons per unit. This is comparable to household size in New York State (2.61 persons per unit) but higher than in Monroe County as a whole (2.47 persons per unit).

HOUSING VALUES

The median housing value in Henrietta was slightly lower than in the County and considerably lower than in New York State. The median value for an owner-occupied home in Henrietta was \$96,300, 2.5 percent lower than the median value in the County (\$98,700) and 35 percent lower than the median value in the State (\$148,700). The median gross contract rent in the Town was \$697 per month, which is comparable to the median gross rent in the County (\$612 per month) and in the State (\$672 per month).

AFFORDABLE HOUSING

Within the Town, 18.4 percent of homeowners paid 30 percent or more of their household income to costs associated with home ownership. However, 39 percent of renters in Henrietta contributed 30 percent or more of their household income to rental costs. This suggests that the rental housing market is not meeting the needs of lower income residents. Monroe County and New York State as a whole are facing similar issues, as 40 percent of Monroe County and New York State residents are applying more than 30 percent of their household income to rental costs.

CONDITION OF HOUSING

Housing in Henrietta is predominantly in good to very good condition. Since the majority of housing in the Town was built after 1960, deterioration has not become a major issue. Also, since the vacancy rate is low, there have not been substantial problems with abandoned homes in the Town.

PROPOSED HOUSING DEVELOPMENTS

A mixed-use housing development is proposed near the hamlet of Erie Station Road and West Henrietta Road. The development, known as Erie Station Village, would offer a mix of housing units and neighborhood services.

STUDENT HOUSING

The Rochester Institute of Technology (RIT) is located in the Town of Henrietta, and provides a mix of housing options to students, including dormitory, townhouses, and apartments. Though most of the units are inhabited by undergraduate students, a portion of the townhouses and apartments are reserved for graduate students and married students.

The housing is primarily located near the campus, in the northwest quadrant of the Town near the Chili and Brighton boundaries. There are 1,706 rooms in the residence halls for 3,105 students. In addition, 1,006 campus university-owned apartments house 3,000 students. Finally, the RIT Inn and Conference Center houses 330 students in 170 rooms.

RIT provides shuttle bus service from all the campus housing to the campus. The housing is also equipped with a wide range of recreational activities, and many other amenities. Recent trends indicate that more student housing will be needed in the future.

AGE AND RACE

The median age of residents of the Town of Henrietta is 29.8 years according to the U.S. Census. The Town's population is substantially younger than that of New York State (35.9 years) and of Monroe County (36.1 years). About 84.3 percent of the total population of the Town is white, which is higher than that of the County (79.1 percent) and quite a bit higher than that of the State (70.0 percent).

The population in the Town of Henrietta has aged since 1970. In 1970, the median age of Henrietta residents was 21.6 years. In 2000, the median age in Henrietta was 29.8 years, an increase of 8.2 years since 1970.

Table 2.2-2, below, depicts the change in age as a percentage of total population between 1970 and 2000. The largest portion of Henrietta's population, the 20 to 34-year-old prime working age group, has declined between 1990 and 2000, and the smallest age groups, which include the senior citizen population, have increased steadily since 1970.

The number of Henrietta residents aged 75 and over has increased by 110 percent every ten years since 1970. The second oldest group, 64 to 74 years of age, has increased by 97 percent every ten years since 1970. Conversely, the number of Henrietta residents in the youngest age group (under nine years old) has declined by 16 percent every ten years since 1970. These changes in the overall ages of residents in Henrietta have ramifications on housing demand (as discussed below) and other factors such as community facilities and transportation (as discussed in Chapter 2.3 and Chapter 2.7, respectively), and general municipal service delivery.

**Table 2.2-2
Town of Henrietta
Population by Age, 1970-2000**

Age Group	1970	1980	1990	2000	Average Decennial Rate of Growth 1970-2000
Under 9	8,074	4,584	4,404	4,202	-16%
10 to 19	7,410	8,124	5,917	7,138	-1%
20 to 34	8,247	12,134	12,321	10,791	10%
35 to 54	7,230	7,720	8,333	10,205	14%
55 to 64	1,162	2,288	2,891	3,075	55%
65 to 74	572	844	1,769	2,228	97%
75 and Over	322	440	741	1,389	110%

Sources: U.S. Census Bureau, 2000

INCOME AND POVERTY

Henrietta residents' median household income is high when compared to the County and State. In 1999, the median household income of Town residents was \$51,081, higher than Monroe County residents (\$44,891) and New York State residents (\$43,393). Roughly nine percent of individuals in the Town have incomes below the poverty level. This is a slightly lower proportion than Monroe County (11.2 percent) and New York State (14.6 percent).

WORKER CHARACTERISTICS

OCCUPATION

In 2000, 20,161 Henrietta residents (52 percent) aged 16 years and older were employed. White collar fields (including management and professional; and sales and office occupations) comprised 68.7 percent of the workforce. This is somewhat higher than employment in white collar fields in Monroe County (66.2 percent) and New York State (63.8 percent). In contrast, blue collar occupation groups (including construction, extraction, and maintenance; and production, transportation, and material moving) accounted for 17.4 percent of Henrietta's workers, slightly less than employment in blue collar fields in Monroe County (19.6 percent) and New York State (19.3 percent). Henrietta's service workers included 13.9 percent of its workforce, compared to 14.1 percent in Monroe County and 16.6 percent in New York State. Table 2.2-3, below, details employment by occupation in the Town of Henrietta, Monroe County, and New York State.

Table 2.2-3
Employed Persons by Occupation
Town of Henrietta, Monroe County, and New York State

Occupation	Town of Henrietta		Monroe County	New York State
	Number	Percent		
<i>Employed Persons 16 years and over</i>	20,161	100.00%	100.0%	100.0%
Management, professional, and related occupations	7,775	38.6	40.0	36.7
Service occupations	2,809	13.9	14.1	16.6
Sales and office occupations	6,075	30.1	26.2	27.1
Farming, fishing, and forestry occupations	8	0.0	0.1	0.3
Construction, extraction, and maintenance occupations	1,245	6.2	5.9	7.6
Production, transportation, and material moving occupations	2,249	11.2	13.7	11.7
Sources: U.S. Census Bureau, 2000				

INDUSTRY

Among industry types, educational, health, and social services employed the highest number of workers residing in the Town with 25.4 percent. The high proportion of employment in this industry is nearly identical to the proportion of employment in the County (25.3 percent) and the State (24.3 percent). Manufacturing employs 16.7 percent of the Town’s workforce, which is a lower proportion than the County (21.2 percent) and a higher proportion than the State (10.0 percent). Table 2.2-4, below, presents the composition of Henrietta’s workforce. Of the 20,161 employed residents, 85.3 percent worked in the private sector, 11.1 percent worked in the public sector, and 3.3 percent were self-employed.

JOURNEY TO WORK

Workers in Henrietta are very reliant on their automobiles to get to their place of employment. There were 19,765 Henrietta residents that commuted to work in 2000 (98 percent of the total workforce). Of this amount, 16,000 (81 percent) drove alone and 1,673 (8.5 percent) carpooled. Thus, 89.5 percent of Henrietta’s workforce relies on motor vehicles to get to work. Similarly, 82 percent of Monroe County commuters drove alone, and 8.4 percent carpooled. These figures are much higher than in New York State as a whole, where 56 percent of the workforce drove alone, and 9.2 percent carpooled, for a total of only 65.2 percent reliant on the motor vehicle. In addition, 1,243 (6.3 percent) of Henrietta’s workers walked, 382 worked at home, 294 used public transportation, and 173 used other means to commute to work.

Table 2.2-4
Occupation by Industry
Town of Henrietta, Monroe County, and New York State

Industry	Town of Henrietta		Monroe County	New York State
	Number	Percent		
<i>Employed persons 16 years of age and over</i>	20,161	100.0%	100.0%	100.0%
Agriculture, forestry, fishing and hunting, and mining	58	0.3	0.3	0.6
Construction	594	2.9	3.7	5.2
Manufacturing	3,359	16.7	21.2	10.0
Wholesale Trade	727	3.6	3.2	3.4
Retail Trade	2,798	13.9	11.2	10.5
Transportation and warehousing, and utilities	719	3.6	3.3	5.5
Information	733	3.6	3.1	4.1
Finance, insurance, real estate, and rental and leasing	714	3.5	4.9	8.8
Professional, scientific, management, administrative, and waste management services	2,213	11.0	9.9	10.1
Educational, health and social services	5,128	25.4	25.3	24.3
Arts, entertainment, recreation, accommodation and food services	1,794	8.9	6.8	7.3
Other services (except public administration)	825	4.1	4.3	5.1
Public administration	499	2.5	2.8	5.2

Sources: U.S. Census Bureau, 2000 U.S. Census

B. ECONOMIC CONDITIONS

FACTORS AFFECTING THE BUSINESS ENVIRONMENT

TRANSPORTATION ACCESS

Henrietta's connection to the Region and to the rest of New York State is the primary reason it has developed the way it has geographically and economically. The transportation system is one of Henrietta's most important assets from an economic development aspect. (for a complete description of the transportation system, see Chapter 2.7, "Transportation and Infrastructure.")

The Town of Henrietta contains the junction of two Interstate Highway Systems - the I-90 and the I-390. The I-90 runs east-west almost through the center of the Town, and the I-390 runs north-south through the center of the Town. The two systems merge in the Town center, dividing it into four quadrants. The I-90 has one interchange in the Town, Exit 46, which connects to the I-390. The I-390, which is 81 miles in length and connects Monroe County with Livingston and Steuben Counties, has four interchanges in the Town, Exit 12 (I-90), Exit 12A (NYR 253/Lehigh Station Road) Exit 13 (Hylan Drive Mall), and Exit 14 (NYR 15A/NYR 252). State routes in the Town include NYR 252, which connects the Town to neighboring Towns of Chili and Pittsford, and NYR 253, which connects the Town to Scottsville via Riverton and West Henrietta.

The Town is well connected by two freight railroad systems. An active Livonia, Avon & Lakeville rail line passes north-south through the Town. The CSX line runs east-west through the northern portion of the Town, roughly 1000-feet south of the Henrietta-Brighton boundary.

Henrietta residents also have good access to passenger rail. An Amtrak station is located in Rochester, 13 miles away from Henrietta. Henrietta residents that use the Rochester station have access to Amtrak's Empire Service (New York City to Niagara Falls), Lake Shore Limited (Boston to Chicago) and Maple Leaf Service (New York City to Toronto).

Henrietta is also well connected by air travel. the Greater Rochester International Airport (GRIA) primarily services Monroe County and is located eight miles northeast of Henrietta. the GRIA handles about 220 flights per day with service to 19 cities, and services about 2.5 million passengers annually. Henrietta residents can access the GRIA from Exit 18 off of the I-390 North.

INFRASTRUCTURE

In the summer of 2002, the Town signed a 40-year lease with Monroe County for operation of and upgrades to the Town water system. The County plans to invest \$5 million in capital improvements to the system over the next five years. It is expected that Henrietta residents will pay less for water, since the cost of operating the system will be spread across Monroe County. There are plans to extend the water line on Martin Road to Middle Road west to the I-390 with 12-inch pipe. All upgrades to the water system will be made using 12-inch pipe, ensuring excess capacity for future growth.

EMPLOYMENT

INDUSTRY SECTORS

As described in Table 2.2-5, below, non-agricultural employment in Monroe County experienced a four percent increase between 1990 and 2000. This is compared to a five percent increase in New York State employment over this period. The most notable change in employment was the substantial drop in manufacturing. The manufacturing sector lost almost a quarter of its employment base, countered by a large increase in employment in the services sector. In 2000, manufacturing has been replaced by services as the dominant employer in the County. Employment in the services sector experienced a 31 percent increase in employment, or 31,173 jobs, between 1990 and 2000.

The transportation and public utility sector experienced a large amount of growth between 1990 and 2000. Transportation and public utilities increased employment by 3,052, or 24 percent.

Table 2.2-5
Monroe County Non-Agricultural Employment Trends, 1990 to 2000

Sector	1990 Employment	2000 Employment	Percent Change (1990 – 2000)
Manufacturing	112,840	88,323	-22%
Construction	14,412	13,470	-7%
Transportation and Public Utilities	12,480	15,522	24%
Wholesale and Retail Trade	81,009	83,960	4%
Finance, Insurance, and Real Estate	19,873	17,634	-11%
Services	100,14	131,318	31%
Other Private Industries	2,550	2,853	12%
Public Sector	41,266	46,519	13%
Total	384,575	399,599	4%
Sources: New York State Department of Labor, 2002			

An estimated 40,420 people are employed in Henrietta. The largest percentage of people are employed in Henrietta’s retail and wholesale trade sector (37 percent), followed by services (27 percent). A detailed description of employment in Henrietta is in Table 2.2-6, below.

**Table 2.2-6
Henrietta Employment**

Industry	Town of Henrietta	
	Number	Percent
Total Employment	40,428	100%
Agriculture	246	1%
Manufacturing	5,605	14%
Construction	1,098	3%
Transportation and Public Utilities	2,840	7%
Wholesale and Retail Trade	14,918	37%
Fire, Insurance and Real Estate	2,262	6%
Services	11,042	27%
Other Private Industries	257	1%
Public Sector	2,160	5%
Sources: Claritas Inc., 2001		

MAJOR EMPLOYERS

As illustrated in Table 2.2-7, below, Henrietta is the location of several major employers. Xerox Corp. is Henrietta’s largest private employer with over 2,500 employees. Xerox Corp. is also Monroe County’s second largest employer. RIT follows, with 2,291 employees. RIT is also the tenth largest employer in Monroe County. Employment in Henrietta accounts for about 11 percent of total employment in Monroe County.

**Table 2.2-7
Major Employer in Monroe County, 2001**

	Name	Location	Business Type	Number of Employees
1.	Eastman Kodak	Rochester*	Manufacturing, marketing, and research and development	24,600
2.	Xerox Corp.	Henrietta*	Design, development, and manufacturing	13,750
3.	University of Rochester/Strong Memorial Hospital	Rochester*	Education, research and health care	11,860
4.	ViaHealth	Rochester*	Health care	5,759
5.	Wegmans Foods Markets	Rochester*	Supermarket	5,395
6.	Delphi Energy and Engine	Rochester	Design, development, and manufacturing	3,200
7.	Frontier Corporation	Rochester*	Telecommunications	2,878
8.	Unity Health System	Rochester*	Manufacturing	2,457
9.	Bausch & Lomb	Rochester*	Manufacturing	2,300
10.	Rochester Institute of Technology	Henrietta*	Education	2,291
			Total	74,490
Notes: *Denotes location of corporate headquarters, but has offices in Henrietta.				
Sources: Monroe County Book of Lists				

RETAIL MARKET

Henrietta has become a hub of retail activity for the Rochester Metropolitan area. Much of the retail activity occurs in the northern half of the Town, at the interchanges along the I-390, and the intersections of Jefferson Road and West Henrietta Road. the retail sector provides a total of 14,918 jobs in Henrietta, and employment for Henrietta residents, as well as residents of neighboring Towns including Brighton, Chili, Rush, Mendon, Pittsford, and Wheatland.

in 2001, there was over 26,000,000 square feet of commercial retail space in Henrietta, much of which was developed in the 1980s and 1990s. There are several large, regional malls located in the I-190/Jefferson Road area. There are commercial vacancies throughout this retail area. It is the policy of the Town Board to encourage new businesses to consider existing vacant sites before submitting plans to build new sites for commercial establishments.

OPPORTUNITIES AND ASSETS

POPULATION

Henrietta's population has grown steadily since 1970. Population projections show future increases as well, providing Henrietta's businesses with a customer and employee base. Household income levels of the Town's population (as well as for surrounding Towns) are above average compared to the remainder of the state, ensuring future support for the retail sector.

ECONOMIC

Henrietta is a commercial and industrial hub for Monroe County, and has become the location of choice for corporate headquarters, expanding commercial businesses and high tech industries. This has resulted in a well diversified, stable economy. As discussed above, Henrietta's growing population supports this economy.

TAX AND UTILITY RATES

Low tax rates are a major asset for residents in the Town of Henrietta. If maintained, Henrietta will likely continue the trend of increasing residential and commercial growth. However, this must be balanced with the maintenance of quality of life.

TRANSPORTATION

Known as the "Crossroads of the County," the connectivity Henrietta has to Central New York and New York State as a whole ensures Henrietta's position as a center for commerce and industry. Henrietta's transportation system has resulted in high visibility for commercial and industrial businesses, and makes Henrietta an attractive place to conduct business.

ROCHESTER INSTITUTE OF TECHNOLOGY (RIT)

Enrollment at RIT's exceeds 14,600 students, many of whom live on campus. RIT's co-op program matches over 1,300 employers with 2,500 students. Many co-op employers hire the co-op students upon graduation from RIT. The student body of RIT is a valuable resource for the Town, making it a more attractive place for large high-tech companies to locate and do business. the presence of RIT also ensures a base of employment (university jobs, spin-off jobs, etc.) and a base of commercial retail activity for the Town.

QUALITY OF LIFE/AMENITIES

A primary concern in the siting of corporate headquarters is the quality of life in a community. Environmentally-sensitive lands, scenic areas, properties containing historic sites, and other places of importance favorably contribute to the quality of life for Town residents and businesses alike. Town initiatives such as the Tinker Nature Preserve are proactive policies that contribute to the quality of life and regional recreational opportunities which bring in visitors and associated spending from outside the Town and Monroe County.

CHALLENGES

TOWN CENTER

Despite the proliferation of commercial and industrial activity, Henrietta lacks a “Town Center” or focal point for residents. This may be perceived as a shortcoming by some corporations looking to locate to Henrietta or expand their employment base in Henrietta.

AFFORDABLE HOUSING

in order to maintain Henrietta’s growing and aging population, a broad mix of housing types and housing opportunities need to exist. It is especially important that affordable housing exists for senior citizens, who comprise a growing segment of Henrietta’s population. This housing should be accessible to community facilities and public transportation.

VACANT AND UNDERUTILIZED PROPERTIES

Vacant and underutilized properties in the Town present an eyesore to the surrounding community. Though the Town encourages re-use of these sites, the attributes of them are often not what new businesses need.

GROWTH MANAGEMENT

As discussed in Chapter 2.1, “Land Use and Public Policy,” Henrietta is experiencing conflicting pressures. Businesses and industries want to grow and expand in Henrietta, and residents want to maintain their quality of life, yet keep their taxes low. The balancing of these priorities is a major focus of this Plan, as are defining growth management strategies on achieving this balance.

REGIONAL SETTING

The Town of Henrietta lies within Monroe County, located on the south shore of Lake Ontario, in the Finger Lakes Region of Upstate New York. Monroe County is comprised of 19 towns, 10 villages and the City of Rochester, the third largest city in the state, with a combined population of approximately 750,000 residents and a land area of 663 square miles. The Town of Henrietta has grown to become the fourth largest town in Monroe County with a population of 39,028 residents. This represents a seven percent increase in population since 1990, more than double the three percent Monroe County growth rate for that period. Henrietta has a total land area of approximately 23,119 acres, or 36 square miles and is ideally situated with easy access to the New York State Thruway and Interstate 390. Jefferson Road and East and West Henrietta Roads also serve to link Henrietta with neighboring towns. Henrietta has become the "Crossroads of Monroe County," serving as a major center of shopping and employment activities in Monroe County.

Henrietta is accessible through the Greater Rochester International Airport, Amtrak and CSX, the New York State Thruway, and the New York State Erie Canal. It is located within 400 miles of major metropolitan areas such as New York City, Buffalo, Toronto, Boston, Philadelphia, and Cleveland. Though situated near major metropolitan centers, the Town has been able to retain its community identity and the traditions balancing suburban, industrial, commercial, and educational uses with rural character and a beautiful parks system. Agriculture, for instance, still plays an important role in the Town of Henrietta's economy and in shaping the Town's rural

Town of Henrietta Comprehensive Plan

character, and is a major industry for both the Town and the County. Among non-agriculture industry types, educational, health, and social services employed the highest number of workers residing in the Town with 25.4 percent. The high proportion of employment in this industry is nearly identical to the proportion of employment in the County (25.3 percent) and the State (24.3 percent). Manufacturing employs 16.7 percent of the Town's workforce, which is a lower proportion than the County (21.2 percent) and a higher proportion than the State (10.0 percent). As a result of balancing types of land use and fostering a diverse employment base, Henrietta has been fortunate to have one of the lowest property tax rates in the County of Monroe, while its residents and businesses still enjoy a wide range of quality services and facilities.

A. RUSH-HENRIETTA CENTRAL SCHOOL DISTRICT

The Town of Henrietta is part of the Rush-Henrietta Central School District, whose headquarters are located 2034 Lehigh Station Road in Henrietta. In addition to the Town of Henrietta, the Rush-Henrietta School District also services residents from Rush, West Brighton, and Pittsford. The majority of enrolled students reside in Henrietta.

ENROLLMENT

The District encompasses 64 square miles in area, and serves 46,000 residents. District enrollment in 2000 for kindergarten through 12th grade is 6,100 pupils, and for 2002 is 5,888 students. The facilities' combined capacity is roughly 7,500 students. This indicates that overall, enrollment is at 79 percent of capacity.

The Rush-Henrietta Central School District currently operates ten school - six elementary schools, two middle schools, one ninth grade school, and one high school. Other school facilities that were used in the 1970s and 1980s were closed and mothballed or reused due to declining enrollment. All school buildings were built in the 1950s and 1960s.

As shown in Table 2.3-1, below, enrollment throughout the system has fluctuated since 1950. Enrollment for the last five years, however, has been steady. Enrollment for 2002 is at 5,888, indicating a slight decrease from 2000. Enrollment peaked in 1970 with 10,500 students, about 43 percent more students than in 2002. School officials project overall enrollment to be steady for the next five years, assuming residential growth in the District remains steady. There are some areas that officials are watching for residential growth, however, and have made plans to address this growth should the new residences have school age children.

**Table 2.3-1
School District Enrollment, 1950 to 2000**

Year	Enrollment
1950	1,000
1960	4,000
1970	10,500
1980	8,000
1990	5,400
2000	6,100
Sources: Rush-Henrietta Central School District	

Town of Henrietta Comprehensive Land Use Plan

FACILITIES

The District consists of ten schools. Table 2.3-2, below, describes each school, as well as 2002 enrollment, and a description of the status of the school capacity.

**Table 2.3-2
School District Facilities**

School	Enrollment	Capacity
<i>Kindergarten through 5th Grade*</i>		
Crane Elementary	527	Below Capacity
Fyle Elementary	512	Below Capacity
Leary Elementary	510	Below Capacity
Sherman Elementary	482	Below Capacity
Winslow Elementary	588	Below Capacity
Subtotal	2,619	
<i>6th through 8th Grade</i>		
Burger Middle	577	At Capacity
Roth Middle	866	At Capacity
Subtotal	1,443	
<i>9th Grade</i>		
Ninth Grade Academy	476	Below Capacity
Subtotal	476	
<i>10th through 12th Grade</i>		
Rush-Henrietta Senior High School	1,350	Below Capacity
Subtotal	1,350	
Total	5,888	
<p>Notes: *All elementary schools have a capacity of approximately 600+ students, however, district officials feel that this number is unrealistically high due to rising per student space needs.</p> <p>Sources: Rush-Henrietta School District</p>		

Elementary schools in the Rush-Henrietta Central School District are currently below capacity. In the past, these schools have adequately handled over 600 students each. Sherman Elementary and Leary Elementary, however, serve students in a growing residential area of the Town, so District officials are closely watching enrollment trends at these schools. The Instructional

Space Committee, which examines enrollment trends and space needs for the District, recommend that the former Vollmer School should be reopened if elementary school enrollment increases, or if the District decided to go to full-day kindergarten.

Roth Middle School and Burger Middle School are both at capacity, and residential growth in the District will jeopardize enrollment at one or both of these schools. District officials are particularly concerned about the impact growth in Winter Gardens, Ashbrooke, and Riverton Meadows will have on Burger Middle School, as children in these neighborhoods will attend this school. The proposed Faber development off of East Henrietta Road south of the I-90 will affect enrollment at Roth Middle School. If residential development results in significant middle school growth, the Instructional Space Committee recommends the addition of a wing on the south side of the Burger School, and a better balance of middle school enrollment between Burger and Roth. Both the High School and the Ninth Grade Academy have room for additional enrollment.

COMMUNITY PROGRAMS AND OUTREACH

The District is heavily involved in coordinating programs and outreach to the members of the community. Examples include Parents Teachers Students Associations at all school buildings, adult involvement in performing arts, music and sports booster clubs, school and district committees, adult education courses, budget advisory committee, student asset building initiative, and the Education Foundation.

The District has created partnerships with private sector organizations to enhance student learning. The Teenager Employment Partnership is a program that partners the School District with the Chamber of Commerce, and assists teenage students in finding employment. Project Lead the Way is a pre-engineering program with the Rochester Institute of Technology. The Career Co-Op/Shadowing Program allows teenagers to shadow local employers.

IDENTIFIED NEEDS/CAPITAL PLANS

The District is constructing a new Transportation and Operations Center. The Center will be located at the corner of Lehigh Station and Middle Road. If a need for additional space arises, some administrative offices could be moved to the new Center. The Center will ensure capacity for students' long term transportation needs. Over 92 percent of students in the Rush-Henrietta Central School District take the bus to school.

B. FIRE AND EMERGENCY SERVICES

HENRIETTA FIRE DISTRICT

STAFF AND FACILITIES

The Henrietta Fire District (HFD) provides fire protection and emergency medical service to the Town of Henrietta. The HFD is a special tax district and is funded solely by the residents of the Town. Because it is financially self sufficient, it supports both volunteers and full time employees. Currently, 30 employees and 80 volunteers comprise the HFD, which operates from six fire stations throughout the Town (see Figure 2.3-1). Five of the six stations are staffed by volunteers. Fire Station #4, located at 850 Bailey Road, is the newly constructed headquarters of the HFD and the only station staffed on a full time basis by paid employees. Fire Station #6 is the District's training facility. Station #2 is located near the I-90 and responds to emergencies

Town of Henrietta Comprehensive Land Use Plan

on the Thruway. Fire Station #1, located on East Henrietta Road near Lehigh Station Road, is pictured in Figure 2.3-2, below.



Figure 2.3-2

Henrietta Fire District Station #1

West side of East Henrietta Road
south of Lehigh Station Road

In 2001, the HFD responded to 3,127 calls. The calls were mainly in response to automatic building alarms and emergency medical service. The HFD does provide first response and some emergency medical service, but does not provide transport service. The HFD works closely with the Henrietta Volunteer Ambulance Service on medical-related calls. Employees of the HFD are all certified as Emergency Medical Technicians (EMT). About 20 of the volunteers are certified as either an EMT or a CFR (Certified First Responder).

Services and Equipment

In addition to a variety of cars and pick-up trucks, the HFD owns 14 pieces of major fire fighting equipment and rescue equipment. The major equipment is described in Table 2.3-3. In addition, both volunteer and paid members of the HFD are currently training for a special operations unit. The training includes trench, rope, and water rescue. New York State certification is expected in 2003.

According to Battalion Chief Jim Comstock, all areas of the Town can be served by the existing amount of fire equipment and staffing. No problems exist with the road infrastructure, fire hydrants, or existing fire department buildings. The largest problem faced by the HFD is traffic congestion at certain intersections, primarily on East Henrietta Road, West Henrietta Road, Jefferson Drive and Hylan Drive. The District is also impeded by the lack of water in the southern half of town, and relies on mutual aid from surrounding towns.

Of the six fire stations, two are located in the northeast quadrant, two in the northwest quadrant, and two in the southwest quadrant. Currently, no fire stations are located in the southeast quadrant of the Town.

**Table 2.3-3
Henrietta Fire Department Equipment**

Truck #	Station #	Type	Year	Gallons Per Minute (GPM)	Size of Tank (Gallons)	Other
612	1	Pumper	1989	1,000	750	
613	1	Pumper	1977	1,000	750	
622	2	Pumper	1991	1,000	1,250	
623	2	Pumper	1977	1,000	750	
628	2	Rescue Truck	1988			Contains rescue equipment
632	3	Telesquirt	1987	1,000	400	Includes a 50-foot ladder
638	3	Rescue Truck	1988			Contains rescue equipment
640	4	Ladder Truck	1988	1,250	250	Includes a 100-foot ladder
642	4	Pumper	1989	1,000	750	
643	4	Pumper	1977	1,000	750	
646	4	Pumper	1997	1,250	1,000	
652	5	Telesquirt	1994	1,250	400	Includes a 55-foot ladder
658	5	Rescue Truck	1995			Contains rescue equipment
662	6	Telesquirt	1987	1,000	450	Includes a 50-foot ladder

Sources: Henrietta Fire District, July 2002

HENRIETTA VOLUNTEER AMBULANCE SERVICE

STAFF AND FACILITIES

The Henrietta Volunteer Ambulance Service (HVAS) is the primary emergency medical service provider (EMS) for the Town of Henrietta. The HVAS employs a full time crew of 30 EMS providers to supplement 70 volunteers.

The HVAS responds to roughly 4,600 calls per year in the Town. The HVAS occasionally partners with EMS providers in neighboring towns as part of the mutual aid agreement. The average response time within the Town is under five minutes. The HVAS also works closely

Town of Henrietta Comprehensive Land Use Plan

with the Henrietta Fire District, which assists with medical-related calls. Services provided by HVAS to the community include free blood pressure screening, non-emergency transports, and loans of crutches, wheelchairs, walkers, and canes to Town residents. HVAS also provides training to its volunteers at no cost. The HVAS is funded through charges received from a special district tax that encompasses the Town of Henrietta, and additional funding is received through third party billing.

Services and Equipment

The HVAS has four ambulances equipped with EMS equipment. They also have two fly cars, which are used to carry additional equipment. The HVAS is equipped to provide both first response and basic and advanced life support services. Ambulance transport service is provided to the four major hospitals in the City of Rochester (see Section C, “Health Care,” below).

IDENTIFIED NEEDS

The HVAS has outgrown its current location, which they have occupied since 1962. The HVAS is currently working with the Town on a capital campaign to raise funds to expand the facility at the current location. The facility needs additional office space for the employees, and it is not compliant with Americans with Disabilities guidelines.

C. HEALTH CARE

Henrietta residents have access to six major hospitals in Rochester, all located between four and fifteen miles from Henrietta. The hospitals are described in Table 2.3-4, below:

**Table 2.3-4
Hospitals in the Henrietta-Rochester Area**

Name	Location	# of Certified Beds	Description/Specialties
Highland Hospital	1000 South Avenue, Rochester, NY 14620	254	Teaching Facility; Dialysis, audiology, nuclear medicine, physical therapy, social work, radiology, ambulatory surgery, cystoscopy, primary medical care
Park Ridge Hospital	1555 Long Pond Road, Rochester, NY 14626	73	Dialysis, physical therapy, brain injury, eye and dental, psychiatric, social work
Rochester General	1425 Portland Avenue, Rochester, NY 14621	528	Teaching Facility; New York State’s fourth largest cardiac center; area-wide trauma center; Region’s only neurobehavioral rehabilitation unit
Genesee St. Campus	89 Genesee Street, Rochester, NY 14642	n/a	Psychiatry, neurology, podiatry, family medicine, eye and dental, community outreach, child care, veterans’ affairs outreach office
Strong Memorial Hospital	610 Elmwood Avenue, Rochester, NY 14642	750	Teaching facility; Affiliated with the University of Rochester Medical School
Monroe Community Hospital	435 East Henrietta Road, Rochester, NY 14620	39	Audiology, occupational therapy, physical therapy, social work, dental, physical rehabilitation, primary medical care
Sources: New York State Department of Health			

D. POLICE PROTECTION

Henrietta receives police protection from the Monroe County Sheriff's Department. Monroe County is divided into three protection zones, and Henrietta is located in Zone B, along with the townships of Honeoye Falls, Brighton, Rush, Mendon, Scottsville, and Wheatland. The Zone B substation is at 245 Summit Point Drive in Henrietta, which is located roughly at the intersection of West Henrietta Road and Lehigh Station Road.

MONROE COUNTY SHERIFF'S DEPARTMENT

The Monroe County Sheriff's Department is headquartered in Rochester, NY. Officers are dispatched via the Monroe County Emergency Communications Department, which is a county-wide 911 service. The Sheriff's Department provides protection in all Monroe County Townships. The City of Rochester, the largest municipality in Monroe County, provides city-wide police protection to Rochester residents. Some individual towns in Monroe County also have local police forces.

STAFF AND FACILITIES

There are 67 police officers assigned to Zone B, as well as 32 police cars. Generally, one-person patrols are used, except in special circumstances such as training. As it is a county-wide Sheriff's Department, Zone B often works with Zones A and C to provide county-wide public safety service.

Zone B has a full time Crime Prevention/Community Services Deputy that is responsible for all aspects of community involvement and education programs. Some of the programs administered by the Crime Prevention/Community Services Deputy include D.A.R.E., neighborhood watch, and the Senior Citizens' Police Academy. Classes administered by the Crime Prevention Deputy include drivers' education, babysitting, law classes in the schools; bio-terrorism information to farmers; and the nationally recognized FAIR program, which offers bartenders and bar/restaurant owners classes on alcohol awareness and DWI prevention.

The Zone B substation contains two temporary detention cells that are used for those under arrest during processing. Longer-term detention facilities are located at the main Sheriff Headquarters in the City of Rochester.

The largest proportion of crime in Henrietta is larceny. In 2001, there were 1,590 instances of larceny, which accounted for 45 percent of total crime in Henrietta. A summary of the major crimes committed in Henrietta is detailed below in Table 2.3-5

**Table 2.3-5
Offense Report Summary, 1997-2001**

Type	1997	1998	1999	2000	2001
Total Offenses	4,144	3,912	3,532	3,638	3,549
Larceny	2,023	1,810	1,639	1,723	1,590
Criminal Mischief	454	388	335	429	448
Offense Against Family	363	346	369	378	358
Misdemeanor Assault	51	55	173	195	157
Forgery/Counterfeit	107	105	73	81	138
Burglary	127	118	124	141	119
Stolen Vehicle	66	84	108	80	119
DWI	115	124	95	87	104
Fraud	221	211	172	99	97
Sources: Monroe County Sheriff's Office B Zone					

Certain areas of the Town have a higher rate of crime than others. The Sheriff's Department frequently responds to calls along the Jefferson Road Corridor. Jefferson Road experiences a higher rate of criminal activity and traffic problems than the remainder of the Town. The Sheriff's Department attributes this to the high concentration of commercial activity, which results in high traffic volumes. The Market Place Mall, which is located on Jefferson Road but not included in the Jefferson Road Corridor, also is an area where many calls to the Sheriff's Department originate. Finally, calls are received from Riverton and some of the apartment complexes in the northern portion of the Town regarding criminal mischief and domestic disputes. The southern portion of the Town, which is predominantly rural in nature, has not been an area of concern for the Sheriff's Department at this point. The Sheriff's Department does not formally track response time because they are confident that they consistently respond to calls in an efficient manner, and response time is not an issue for them.

The Sheriff's Department has a very good relationship with the Town of Henrietta and the Rush-Henrietta School District. Negotiations are currently underway between the School District, the HVAS, and the Sheriff's Department for use of the School District's new transportation center, which is currently under construction. The HVAS and the Sheriff's Department would use the transportation facility for refueling and washing their vehicles.

E. SOLID WASTE

The Town of Henrietta privately contracts with four solid waste removal companies. All companies are responsible for removing refuse from commercial and residential properties in the Town. The four companies - Lilac Disposal, Upstate Disposal, Youngblood, and Waste Management - are responsible for waste removal services including residential trash pick-up, commercial trash pick-up, recycling, and roll-offs.

F. LIBRARY FACILITIES

HENRIETTA PUBLIC LIBRARY

The Henrietta Public Library is located on Calkins Road in Henrietta, within the municipal complex that includes the Town Hall, Department of Public Works, Veteran's Memorial Park, and the Henrietta Senior Center. The Henrietta Public Library services the Town of Henrietta, but is part of a county-wide system that includes 37 libraries. Monroe County residents have access to the entire County-wide card catalog over the LIBRA (Library Information Bridge for the Rochester Area) internet system, as well as access to a variety of online databases. The Town Library is pictured in Figure 2.3-3, below.

Figure 2.3-3

Henrietta Town Library,
South side of Calkins Road



The Henrietta Public Library has over 100,000 volumes that include books, periodicals, newspapers books on tape, books on CD, music CDs, music tapes, videos, DVDs, and large print books. Special collections include children, young adult, adult, business, college and career, and local history.

The library facility is approximately 20,000-square-foot and contains one meeting room with a divider. The Director of the Henrietta Public Library, Patricia Bernhard, cited the need for additional space as a main concern. There is also a need to update the meeting room. The library and the meeting room are heavily used. In 2001, the library received 223,000 visits. This figure includes attendance at one of the many programs the library offers. Programs include story time for children, summer programs, evening programs, librarian visits to schools, adult and family programs, book clubs and discussions, and self help, health, and craft workshops.

G. RECREATION

YOUTH AND RECREATION DEPARTMENT

The Town's Youth and Recreation Department is responsible for programming and overseeing recreational activities for Town residents of all ages. Though youth, families, and at-risk populations are the primary targets, programs are available for every age group.

Town of Henrietta Comprehensive Land Use Plan

STAFF AND FACILITIES

The Department has a one million dollar budget and employs a staff of five full time employees, and additional office support staff. The Department also employs over 200 seasonal employees. At the present time, the Department does not have a free standing recreational facility, and operates programs from various locations throughout the Town including the Town Hall, Town Park, the Rush-Henrietta School District facilities, and from a building that is leased from a private company.

PROGRAMS AND ACTIVITIES

The Department publishes a seasonal guide to youth and recreational activities throughout the Town. Specific activities include sports, drama, dance, gymnastics, day trips, and holiday events. Most programs require a nominal fee for residents, and a slightly higher fee for non-residents.

ISSUES AND NEEDS

All programs and activities offered by the Recreation Department are very successful and fill up as soon as they are advertised. A number of programs have waiting lists. The Department would like to offer additional programs to accommodate demand, but have run into a shortage of space.

HENRIETTA SENIOR CENTER

The Henrietta Senior Center (HSC) is located at 515 Calkins Road near the Town Hall and library. The HSC is administered by the Town of Henrietta Department of Recreation. The HSC is also a Monroe County nutrition site and serves lunch daily to Monroe County seniors over 65 years. However, all other HSC activities are reserved for Town residents over 60 years of age. The HSC is funded primarily by the Town, but nutrition services are funded by Monroe County.

STAFF AND FACILITIES

The HSC facility consists of one large room and one smaller room and a kitchen. The facility also includes an outdoor area that consists of a gazebo, pond, and bocce course. The HSC draws roughly 100 seniors per day for various activities. The fitness classes usually have about 60 seniors in attendance. The HSC is open Monday through Friday, from 9:00am to 3:00pm, and is open occasionally on nights and weekends to accommodate special programs, and employs one full-time and six part-time employees.

PROGRAMS AND ACTIVITIES

Activities programmed for HSC patrons include aerobic and yoga classes, arthritis classes, crafts, card games, day trips, bingo, and volunteer projects. Past and present volunteer projects include helping unwed mothers, assisting at soup kitchens, and making sleeping bags for the homeless. Through a partnership between the Rush-Henrietta School District and HSC, seniors serve as mentors to students. Through a partnership between the Monroe County Sheriff's Office and HSC, seniors have been able to participate in the Senior Citizen's Police Academy, which is a program designed to give seniors an understanding of law enforcement, and to teach them about how to care for themselves and what resources are available to them in case of an emergency. This program, according to the director of HSC and the Monroe County Sheriff's Office, has been extremely successful.

The HSC has access to three vans, owned by the Town, and provides transportation services to seniors in Henrietta. Transportation is provided Monday, Tuesday, Wednesday, and Friday between homes and the Center, and also between homes and other places such as banks, grocery store, and doctors' offices. The van service transports an average of 12 to 15 people per day.

The Recreation Department has a concert series every other Friday evening during the summer. Concerts are held in the gazebo at the HSC. The concerts are free of charge and open to the public, and usually draw about 150 people

The Recreation Department also coordinates activities for developmentally-disabled adults who reside in the Town of Henrietta. The Adult Socialization Recreation (ASR) Program includes such activities as a Bocce league, day trips, and a fitness program every Tuesday evening. The program currently has about 25 members.

ISSUES AND NEEDS

The HSC offers a full variety of activities and serves a high volume of seniors each day. As discussed in Chapter 2.2, "Socioeconomic Conditions," the number of Henrietta residents over 60 years of age has increased substantially since 1960. Shelly Gorino, Director of HSC, cited the need for additional space as a primary concern. Given the increasing amount of programs, and increasing volume of Henrietta residents over 60 years of age, the amount of space available at HSC is expected to be of growing importance to the Town. There is also a concern that there is not enough space for the summer concert series, and the HSC officials would like to have the concerts in an area that could accommodate more people.

H. PARKS

INTRODUCTION

Residents, workers, tourists, and other visitors to the Town of Henrietta are served by a variety of parks and recreational facilities. The following analysis provides an inventory of existing parks and recreational facilities that serve Town residents and assesses the adequacy of existing facilities to serve the population.

The evaluation of Henrietta's park and recreational facilities included the following elements:

- ! A summary of the type and quantity of existing parkland,
- ! National standards used in park planning,
- ! An estimate of recreational demands,
- ! A summary of the condition of the facilities available to the community, and
- ! A general identification of deficiencies and possible enhancements to the park system.

DEFINITION OF PUBLICLY ACCESSIBLE OPEN SPACE

"Public open space" is land that has been specifically dedicated or reserved for active or passive recreational use, or for conservation purposes. No such restrictions have been placed on "undeveloped" or "vacant" land, and it can be assumed that all or part of this land will eventually be developed for some other use.

Designated open spaces in Henrietta fall into the following categories: Town-owned parks and recreational facilities; recreational facilities located on school property; land with limited public

Town of Henrietta Comprehensive Land Use Plan

access owned or leased by private or not-for-profit entities; and state parks located within the Town.

FUNCTIONS OF OPEN SPACE

Open space serves many different purposes in the Town. It provides recreational opportunities for residents, provides public access to waterfronts, protects wildlife habitats, preserves important scenic features and a visually pleasing landscape, and serves to maintain critical environmental resources, such as stream corridors.

Recreational resources in Henrietta include such active use facilities as Veteran's Memorial Park, and such passive use facilities such as Tinker Nature Park.

The factors provided by the National Recreation and Park Association (NRPA) help to define each type of parkland and include typical site criteria for each type of parkland. This information was used to help examine the adequacy of the supply of Henrietta's public recreational facilities. In addition, the study used NRPA population-based standards to determine the amount of neighborhood and community parkland potentially required in Henrietta.

INVENTORY OF EXISTING RESOURCES

An inventory of existing public and private recreational facilities within the Town was conducted. Existing facilities included:

- ! All parks and open space that are currently owned and operated by the Town;
- ! Privately-owned open spaces maintained, leased, or programmed for public use;
- ! Publicly-owned facilities that are not owned or leased by the Town but are used by residents either free of charge or on a fee basis.

There are more than 800 acres of Town land dedicated to recreational use in the Town of Henrietta. Facilities consist of passive open space, recreational facilities, and parks. Neither New York State nor Monroe County own recreational land in the Town. Town-owned lands dedicated to recreational purposes are described in Table 2.3-6, and the locations are illustrated in Figure 2.3-1.

**Table 2.3-6
Parks and Recreational Facilities in the Town of Henrietta**

Name	Ownership	Acreage	Type	Features
<i>Designated Parkland</i>				
Belmanor	Town	1	Neighborhood	Playground (1)
Kenwick	Town	4	Neighborhood	Playground (1); Softball (1)
Winton/Pinnacle Road	Town	3.5	Neighborhood	Trails (.25-mile)
Erie Canal Park (Planned)	Town	3	Neighborhood	N/A
Riverton	Town	10.7	Neighborhood	Tot Lots (4)
Andrews Park (under construction)	Town	32	Community	Nature Trail (.75-mile)
Tinker Nature Park	Town	68	Community	Bocce (2); Playground (1); Volleyball (1); Trail (2-miles); Nature Center and Museum; Amphitheater; Pavilion (1)
Martin Road Park	Town	80	Community	Playground (1); Trail (1.5-mile); Pavilion (1); Soccer (3); Volleyball (2); Tennis (2); Basketball (2); Softball (1); Lodge (1)
Veteran's Memorial Park	Town	90	Community	Bocce (2); Cabins (2); Pavilions (3); Volleyball (2); Softball (4); Football (1); Golf Pitches (2); Soccer (6); Ice Rink (1); Basketball (2); Tennis (2); Trails (.5-mile); Band Shell (1)
Rush-Henrietta Athletic Association	Town	42	Community	Baseball and softball diamonds
	Subtotal	334.2		
<i>Other Town-Owned Land</i>				
Designated Open Spaces	Town	447.3	Open Space	N/A
Riverton Golf Course	Public	100	Recreational	9-Hole Golf Course
	Subtotal	547.3		
	Total	878.5		
Sources: AKRF, Inc., July 2002				

NATIONAL STANDARDS USED IN PARK PLANNING

Planning organizations have formulated open space standards to guide decision-makers in determining how much open space is needed or desirable in an area. The standards are based on the type of open space provided (e.g., community or neighborhood, active or passive), the size of the population to be served, and distance from the open space. A standard measure of access to

Town of Henrietta Comprehensive Land Use Plan

open space is provided by the ratio of available open space acreage per 1,000 residents. As discussed above, open space serves many different purposes. These standards apply to the amount of open space for recreational purposes. Passive open space or preservation of site-specific features or natural resources cannot be similarly quantified and these decisions must be based on a site-specific evaluation. In order to evaluate the existing park and recreational facilities, national standards were used to project the probable demand for park facilities. For purposes of this study, the NRPA general parkland acreage standards were used. This study addresses the adequacy of neighborhood parks and community parks which serve the Town of Henrietta residents.

The factors provided by NRPA that help to define each type of parkland and include typical site criteria for each type of parkland are listed below. This information was used to help examine the adequacy of the supply of Henrietta's public recreational facilities. In addition, the study used NRPA population-based standards to determine the amount of neighborhood and community parkland potentially required in Henrietta.

NEIGHBORHOOD PARK

- ! Generally 2-20 acres in size
- ! Serves people within a one-half mile radius, with 1.7 acres minimum available per 1,000 persons
- ! Preferably located near an elementary school or near the center of a population concentration
- ! Typical facilities are for unsupervised sports, play equipment, multi-use areas, turf area, tree plantings, some passive area, and minimal allocations for auto parking. With a summer playground program, a small shelter is desirable.

May include the following types of facilities:

Ballfields

- ! Examples include softball or little league field only; bleachers, team benches, backstop and fences.

Tot Lots

- ! Generally less than one acre in size,
- ! Usual facilities include play apparatus for small children only; benches, sand area, small wading or spray pool, landscaped areas, and shaded areas for supervising parents,
- ! May include alternate facilities such as quiet game areas, multipurpose court, or other features.

School Recreational Facilities

- ! May be considered a neighborhood park, yet access is limited and serves most of the people within the community through normal school activities,
- ! Usual facilities include children's playground areas, multi-purpose courts, school athletic playing fields, off-street parking and related uses.

COMMUNITY PARK

- ! Generally 50-100 acres, or more, in size. May be considerably smaller if the park contains a unique attribute (e.g. lake waterfront location.)
- ! Serves the whole community, but most desirably located within a three mile radius, with seven acres minimum available per 1,000 persons.
- ! Location depends on availability of appropriate sites. However, community parks should be located as close to the population centers as possible.
- ! Usual facilities include active athletic areas similar to playing fields, with at least half of the area left more natural in character, with picnicking, hiking, camping, archery, golf, fishing, boating, ice skating and water sports, if appropriate, included.
- ! Interior roadways with area parking are required.
- ! Shelters, swimming pools, and quiet areas are desirable.

FACILITY PLANNING STANDARDS

In addition to the general parklands acreage standards, the NRPA, the New York Statewide Comprehensive Outdoor Recreation Plan (SCORP) standards, and specific sport federation standards were used to establish the number of units of functional activity (e.g., baseball fields and tennis courts), which on average, should be provided within the Town park system.

The types of activities include a broad range of outdoor facility types, including baseball, softball, volleyball, skiing, nature trails, areas for picnicking, tennis courts, playground equipment, ice skating, swimming pools, fishing, basketball, football, soccer fields, archery, golf, and horseshoes. The recommended standards for each activity are listed in Table 2.3-7, below. The planning standard identified in the column with "Average/1,000" represents the combined average ratio per 1,000 Town residents. These ratios were selected as the basis for this analysis because the park facilities are shared by residents of the combined community.

ADEQUACY OF OPEN SPACE RESOURCES

QUANTITATIVE ANALYSIS

General Parkland Criteria

This section addresses the adequacy of general types of parkland - neighborhood parks and community parks. The Town owns 334-acres of neighborhood and community parkland which serve the residents of the Town of Henrietta.

In 2000, the permanent year-round population of the Town of Henrietta was 39,028. According to the NRPA standards, the facilities in the Town of Henrietta falls short of the national guidelines for the availability of total recreational space. The shortfall is found in the amount of neighborhood parkland available to residents. Including planned parks, there is 22-acres of neighborhood parkland in Henrietta. The Town also owns 447 acres of open space, which are interspersed among the various housing developments in the Town.

**Table 2.3-7
Facility/Activity Planning Standards**

Facility	NRPA Standard/1,000	NYS Comprehensive Recreation Plan/1,000	Average/1,000
Tennis	.5 courts	.5 courts	.5 courts
Volleyball	.2 courts		.2 courts
Basketball	.2 courts	1 court	.2 courts
Baseball	.2 fields		.2 fields
Softball	.2 fields		.2 fields
Football	.05 fields	3 acres	.05 fields
Soccer	.1 fields		.1 fields
Ice Skating/Hockey	.01 rinks	.4 rinks	.05 rinks
Field Hockey	.05 fields		.05 fields
400-Meter Track	.05 tracks		.05 tracks
Swimming Pool	.05 pools		.05 pools
Trails (bike, walk, x-country, horse)	.25-.5 miles		.25-.5 miles
Picnic Shelters	.5 shelters		.5 shelters
Picnic Tables	8 tables		8 tables
Rollerblading/Skating	.05 rinks		.05 rinks
Toddler Playground	.1 acres	1.0 acres	.5 acres
Sources: National Recreation and Parks Association			

Total Acreage.

According to the NRPA standards, the Town of Henrietta should have roughly 340 acres of combined neighborhood and community parkland based on its 2000 population of 39,028 residents. Based on the NRPA standards, the Town should have about 273 acres of community parkland, and 66 acres of neighborhood parkland (see Table 2.3-8).

**Table 2.3-8
Recommended Acres of Parkland**

Park Type	National Standard (Acres/1,000 Persons)*	National Standard Applied to Village/Town Population in 2000**	Existing in Town	Existing and Planned in Town
Neighborhood Park or Playground	1.7	66.3	19.2	22.2
Community Park	7.0	273.1	248.0	280.0
Total	6.5-10.0	339.4	173.7	289.2
Sources: *National Recreation and Parks Association Standards **U.S. Census Bureau – 2000 Census of Population, Permanent year-round of the Town of Henrietta				

Application of the standards indicates that the Town has roughly 19 acres of neighborhood parkland. As discussed above, these local parks are defined as being 20 acres or less in size, and are typically active-use facilities in or near residential neighborhoods and contain activities such as playgrounds and basketball courts that are heavily used by children. Included in this inventory are the one-acre Belmanor Park and the four-acre Kenwick Park, as well as the facilities located in Riverton totaling 10.7 acres and the proposed park that will be developed south of the Erie Canal. An additional neighborhood park at the intersection of Winton and Pinnacle Roads is being constructed, and will be 3.5 acres. This will increase the amount of Town-owned neighborhood parkland to 22.2 acres.

The community parks in the Town of Henrietta total 248 acres, which fall slightly short of the recommended amount of 273 acres. Included in this are the Tinker Nature Park (68 acres), Veteran’s Memorial Park (90 acres), and the Rush-Henrietta Athletic Association (42 acres). Two community parks are currently under construction at Wildbriar Road and at Martin Road. These parks will increase the amount of Town-owned community parkland to 280 acres, which is in line with recommended standards.

OPPORTUNITIES

POSSIBLE DEFICIENCIES AND ENHANCEMENTS

Subdivisions in the Town currently contain open areas totaling 447 acres, and are meant for passive recreation. These areas, in some cases, are not well defined and consequently underutilized by residents.

FACILITY DISTRIBUTION

The geographic distribution of the Town’s park system is another major planning consideration. The locations of the Town facilities were examined to determine whether there are areas of the community not adequately served by the existing neighborhood parklands or playgrounds. NRPA recommends that each neighborhood park serve a surrounding area of approximately 0.5-mile radius in a village or urban setting. For purposes of this study, given the generally low density in certain areas of the Town and higher auto ownership rates of the Town compared to

Town of Henrietta Comprehensive Land Use Plan

many more urbanized areas included in the national standards, the recommended service area for neighborhood parks was extended to a 1.0-mile radius.

Most residences in the Town are within a 1.0-mile radius of a community or neighborhood park. The exception is found in the residential area in the northwest portion of the Town. A small amount of open space is located in that area, but these residents are located roughly 1.75-miles from the nearest active recreation facility.

Table 2.3-9
Town of Henrietta Facility Needs Based on Year-Round Assessment

Activity	Existing Town-Owned Facilities	Existing and Planned Facilities	Facilities Needed
Tennis	2 Courts	4 Courts	19.5 Courts
Volleyball	3 Courts	5 Courts	8 Courts
Basketball (Outdoor)	2 Courts	4 Courts	8 Courts
Baseball (Little League, T-Ball, Minor League)	0 Fields	0 Fields	8 Fields
Softball	5 Fields	6 Fields	8 Fields
Soccer	6 Fields	9 Fields	4 Fields
Football	1 Field	1 Field	2 Fields
Ice Skating	1 Rink	1 Rink	2 Rinks
Field Hockey	0 Fields	0 Fields	2 Fields
400-Meter Running	0 Tracks	0 Tracks	2 Tracks
Swimming	0 Pools	0 Pools	2 Pools
Trails (Biking, Walking, X-Country Skiing)	2.75 Miles	8.9 Miles	9.7 – 19.5 Miles
Rollerblading/In-Line Skating	0 Rinks	0 Rinks	2 Rinks
Toddler Playground	7.7 Acres	8.7 Acres	19.5 Acres
Picnic Shelters	6 Shelters	6 Shelters	19.5 Shelters
Picnic Tables	60 Tables	110 Tables	312 Tables
Fishing	1 Pond	2 Ponds	No Applicable Standard
Boating	0	0	No Applicable Standard

Sources: AKRF Inc., July 2002

Table 2.3-10, below, corresponds to Figure 2.3-1, which is located at the end of this Chapter. Figure 2.3-1 maps the location of Henrietta’s community and recreational facilities. As shown on the map, parks and community service facilities are spread throughout the Town, with the majority located in the northeast quadrant of the Town, which is also the area of the largest residential concentration.

**Table 2.3-10
Parks, Recreation and Community Facilities in Henrietta**

Map ID#	Name
1	Rochester Institute of Technology
2	Fire Station #5
3	Fire Station #3
4	Fire Station #4 (Headquarters)
5	Henrietta Volunteer Ambulance Service
6	Crane Elementary School
7	Fyle Elementary School
8	Henrietta Municipal Complex – Town Hall, Senior Center, Library, Park
9	Winslow Elementary School
10	Fire Station #1
11	Ninth Grade Academy
12	Monroe County Sheriff’s Department
13	Sherman Elementary School
14	Rush-Henrietta Senior High School
15	Riverton Golf Course
16	Fire Station #6
17	Burger Middle School
18	Fire Station #2
19	Roth Middle School
20	Tinker Nature Park/Hansen Nature Center
Sources: AKRF Inc., 2002	

Town of Henrietta Comprehensive Land Use Plan

FACILITY STANDARD

Table 2.3-9, above, compares the facilities recommended by the park planning standards (based on the analysis above) and the actual facilities currently provided by the Town. As the table indicates, based solely on the quantitative park standards, Henrietta's parks and recreation infrastructure falls short of the national guidelines in some respects, and current usage patterns indicate that additional facilities may be needed. It should be noted that school facilities, which are not included in this analysis because of the limited availability, contain many of the recreational facilities described in Table 2.3-9.

Areas in which the Town falls short include tennis courts, volleyball courts, basketball courts, baseball fields, softball fields, football fields, ice skating rinks, field hockey fields, running track, swimming pools, trails, rollerblading/in-line skating rinks, toddler playgrounds, and picnic facilities including shelters and tables. The Town exceeds standards for soccer fields, and the Town also has designated areas in which to fish. Boating facilities are not available in the Town, but residents can travel a short distance to the neighboring Towns of Wheatland or Chili to launch their boat.

ADEQUACY BY TYPE OF ACTIVITY

CONDITIONS OF PARKS

Tinker Nature Park

Tinker Nature Park is located along the eastern boundary of Henrietta, just south of Bailey Road. The 68-acre facility contains both active and passive recreation areas. The east side of the park is the active area, and contains two bocce courts, one playground, and one sand volleyball court. Other features of the park are a 0.5-mile fitness trail, 1.5-mile multi-use trail, a one-acre bass pond, 11-acres of wetlands, an educational pavilion for classes and picnics, and an amphitheater. The park contains a cobblestone house (see Figure 2.3-4, below) which was built in 1830, and is now used for a museum. The park also contains a 4,400-square-foot nature center which houses a collection of taxidermy mounts and two classrooms. The nature center is operated by two full time employees and is open every day except Monday. The park is open every day from dawn until dusk. The park is in excellent condition, and is very well used by the Town residents, and residents of adjacent towns.

Figure 2.3-4

Tinker Nature Park/ Hanson Nature
Center, Calkins Road



Veteran's Memorial Park

Veteran's Memorial Park is located in the center of the Town on Calkins Road. The 90-acre facility contains the majority of recreational facilities that are owned by the Town. Town facilities include two bocce courts, four softball diamonds, two golf pitching greens, six soccer fields, two basketball courts, two sand volleyball courts, two tennis courts, one football field, an ice skating rink, a 0.5-mile fitness trail, two rental cabins, and three pavilions. The park also contains a band shell which is rarely used because of its close proximity to the roadway. Because there is such a high number of other activities in the park, the band shell can not be moved to another location in the park. According to Town officials, the Park has maximized its space and is operating at full capacity. The Park is very well maintained and highly used by Town residents.

Belmanor

Belmanor is a one-acre facility that contains a small playground. Belmanor is located off of Jefferson Road between Edgewood Drive and Winton Roads. Belmanor services residents in the northeast portion of the Town.

Kenwick Park

Kenwick Park is a four acre facility located off of Bailey Road in the northeast portion of the Town. Kenwick contains a softball diamond and a playground.

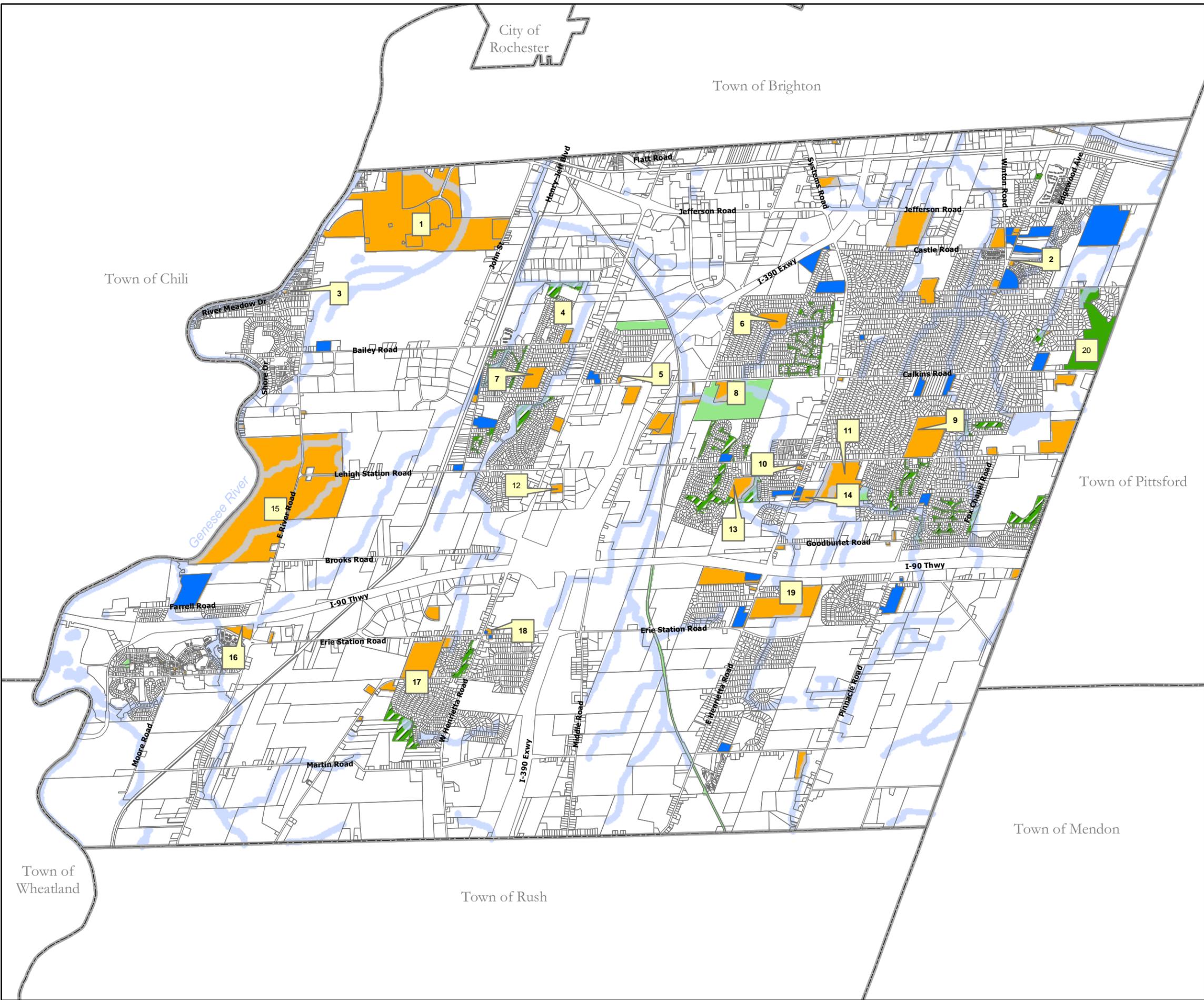
PUBLIC ACCESS TO THE WATERFRONT

The western boundary of the Town is the Genesee River. Neither the Town nor the County own any land along the River, with the exception of the 100-acre Riverton Golf Course. There are limited areas along the River in the Town for the public to access the River because of the 25-foot land elevation. Public access to the River by Town residents can be obtained in the adjacent Towns of Wheatland and Chili.

Town of Henrietta

COMPREHENSIVE LAND USE PLAN UPDATE

Community Facilities, Parks & Recreation
Figure 2.3-1



Legend

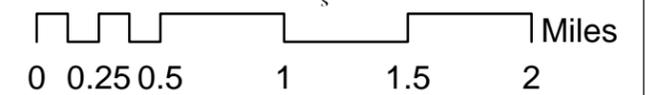
- Town Boundaries
- Streams

Park Type

- Parks
- Green Belts

Land Use

- Community Services
- Religious Institutions
- Wild, Conservation Lands and Public Parks
- 1 Number Referenced on Table 2.3-10



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December 2002

A. CULTURAL RESOURCES**INTRODUCTION**

Historic preservation has become a substantial force of social, economic and aesthetic benefit to communities in New York State and across the nation. Many communities have recognized the importance of preserving the historic character of their communities and have made efforts to preserve and protect individual structures and the historically or architecturally significant neighborhoods in which they exist. The historic resources in the Town of Henrietta include cobblestone homes, historic properties and buildings, and churches.

Becoming knowledgeable about its historic and archaeological resources helps a community to identify and understand the economic, geographic, environmental, social, and cultural forces that shaped its development. It also helps communities to recognize and preserve these important cultural resources.

This section describes the wide range of properties in the Town that are of potentially historic value, and should be considered for listing on the State or National Historic Register of Historic Places (S/NR). This information can be used should demolition, alteration, or adjacent new construction be proposed in these areas and for projects using state or federal funds. State and National Register properties affected would require review by the State Historic Preservation Office (SHPO). In addition, listed properties could be eligible for grant funding from State sources or for Federal Rehabilitation Tax Credits. Other uses for this information could include identification of educational, community identity, aesthetic regulations, tourism, and recreational opportunities.

STATE AND NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed on the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior. The New York State Register was authorized by the New York State Historic Preservation Act of 1980. The same eligibility criteria are used for both the State and National Registers. In New York, the State Register is administered by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) acting as the State Historic Preservation Office (SHPO).

B. STATE AND NATIONAL REGISTER STANDARDS

Properties listed on the State and National Registers must meet established standards of eligibility published by the NPS. The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all people who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

CRITERIA FOR EVALUATION

The quality of significance in American History, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association are among the qualities used as criteria for evaluation. Other criteria includes:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history;
- B. That are associated with the lives of persons significant in or past;
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do not meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historic importance;
- B. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
- D. A cemetery that derives its primary importance from graves of persons or transcendent importance, from age, from distinctive design features, or from association with historic events;
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

- F. A property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own exceptional significance;
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

BENEFITS OF S/NR LISTING

Listing on the State and National Registers can result in several benefits for historic properties. The benefits are described below:

RECOGNITION THAT A PROPERTY IS OF SIGNIFICANCE TO THE NATION, STATE OR COMMUNITY

This is the primary benefit of S/NR listing. Such recognition can be used as an education, promotion, and fund-raising tool.

ELIGIBILITY FOR CERTAIN FEDERAL TAX BENEFITS

Property owners are eligible for an investment tax credit for the certified rehabilitation of income-producing certified historic structures. This would apply to any commercial properties that are designated.

CONSIDERATION IN PLANNING FOR PUBLIC PROJECTS

This is meant to protect historic resources from impact by projects involving State and/or Federal agencies or State and/or Federal funds. This does not limit private property owners in any way. The owner is free to maintain, manage, or dispose of their private property as they choose provided that no State or Federal funds are involved. Once a property is listed on the S/NR, any action involving state or federal funds near the listed property triggers a review process (e.g., a roadway project). The OPRHP reviews projects that have the potential to impact historic resources. OPRHP determines if the proposed project has no effect or an adverse effect on the historic resource. The review process is one that frequently occurs, as federal and state projects often have the potential to impact historic resources.

The OPRHP's determination of effect is very much influenced by examining the important features of the historic resource. The impact on the elements identified in the S/NR nomination as the important features of the site is considered in the evaluation of effect. If a proposed project included removal of all evidence of these features, the OPRHP may determine such a removal to be an adverse impact to the historic resource. However, if a proposed project did not significantly impact the important features of the historic resource, the OPRHP would make a finding of no effect and the project could move forward. Therefore, the argument of significance and the features called out as contributing elements in the nomination are very important.

QUALIFICATIONS FOR FEDERAL, STATE, AND PRIVATE PRESERVATION GRANTS WHEN FUNDING IS AVAILABLE

Various funds are available, many specifically for the preservation of standing structures. However, listing does not immediately qualify a site for federal funds. The amount of federal funds available are usually limited in both dollar amounts and the type of projects eligible for funds. Many of the grants are earmarked for the rehabilitation or restoration of National

Register-listed properties. Other eligible projects include survey work, the development of preservation plans, and the development of public outreach materials.

New York State has several funds which provide grants toward the acquisition, restoration, preservation, rehabilitation, protection, and improvement of historic buildings, structures, sites, and objects. The Environmental Protection Act/Environmental Protection Fund and the Clear Water/Clean Air Bond Act both provide matching grants for up to 50 percent of project costs.

National, statewide, and local preservation organizations also have preservation grant programs. The National Trust for Historic Preservation grant programs includes the Johanna Favrot Fund for Historic Preservation which funds activities such as producing marketing and communications materials, sponsoring conferences and implementing educational programs.

C. BACKGROUND HISTORY

DESIGNATED HISTORIC AND ARCHAEOLOGICAL RESOURCES

Table 2.4-1 lists designated historic resources in the Town.

HISTORIC PROPERTIES/LISTINGS

Two properties in Henrietta are currently listed on the National Register of Historic Places. The Blackwell House, located at 1099 Pinnacle Road, is the childhood home of Antoinette Louisa Brown Blackwell. Blackwell was born in Henrietta in 1825 and went on to become the first ordained minister in the United States, as well as a well-known suffragette and author. The Tinker Farmhouse, located at 1585 Calkins Road, is one of Henrietta's 14 remaining cobblestone buildings and was built around 1830. The Farmhouse is now preserved in the environs of the surrounding Tinker Nature Preserve and Hansen Nature Center.

Several of Henrietta's historic cobblestone buildings are still standing. According to the Henrietta Town Historian, settlers first began using cobblestone architecture in the 1820s using the stones, gravel, and sand deposits from glaciers. Henrietta is thought to have a high concentration of such structures, and about 14 remain standing. It is also believed that a cobblestone school was once located in Henrietta, likely on Lehigh Station Road near Pinnacle Road. Many of these cobblestone structures are listed on the NYS Building Structure Inventory, which means that survey forms have been filed with SHPO to determine eligibility for preservation.

HENRIETTA HISTORIC SITE COMMITTEE

Henrietta's Historic Site Committee was founded in 1966 by Henrietta's Town Historian. Membership in this organization is at about 50 people who meet monthly. Meetings usually feature keynote speakers who educate committee members on topics of either local or general historical importance.

The Committee's main responsibilities include surveying possible historic properties for inclusion in Town historic districts, and obtaining custom-designed plaques for these properties.

**Table 2.4-1
Historic Resources in The Town of Henrietta**

Map Ref. #	Name	Address	Classification
1.	Blackwell House	1099 Pinnacle Road	National Register
2.	Tinker Farmhouse (Cobblestone)	1585 Calkins Road	National Register
3.	Otis-Hempleman Fieldstone House	282 Castle Road	NYS Building Structure Inventory
4.	Brinstool-Smith Cobblestone House	5015 E. River Road	NYS Building Structure Inventory
5.	Ballard-Gruschow House	830 Telephone Road	NYS Building Structure Inventory
6.	Cobblestone House	633 Telephone Road	NYS Building Structure Inventory
7.	Longfellow-Vollmer House*	6637 W. Henrietta Road	NYS Building Structure Inventory
8.	Post-Vogel Cobblestone House	5582 W. Henrietta Road	NYS Building Structure Inventory
9.	Wagon House- Carriage House	5393 W. Henrietta Road	NYS Building Structure Inventory
10.	Fenner-Miler Fieldstone House	5121 W. Henrietta Road	NYS Building Structure Inventory
11.	Brainard-Halpin Cobblestone House	4495 W. Henrietta Road	NYS Building Structure Inventory
12.	Tobin-Matthews Cobblestone House	255 Tobin Road	NYS Building Structure Inventory
13.	Hanks-Lovejoy Cobblestone House	2205 Lehigh Station Road	NYS Building Structure Inventory
14.	Cobblestone Garage	Pinnacle & Calkins Road	NYS Building Structure Inventory
Notes: *No longer standing as a result of a snow storm in the 1990s.			
Sources: Monroe County Department of Planning, 1980			

OTHER HISTORIC ACTIVITIES

Other historic organizations in Henrietta include the Henrietta Historical Society, Friends of the Tinker Homestead Museum, and the Antoinette Brown Blackwell Committee. The Town Historian has always had a prominent role in promoting Henrietta's history, and prior actions have included publishing "Henrietta Heritage" and establishing a Local History section at the Town Library.

Town of Henrietta Comprehensive Land Use Plan

HISTORIC DISTRICTS

There were 11 historic districts designated by Town Board of Henrietta between 1979 and 1988. The 11 Districts, as well as three additional proposed districts, are described in Table 2.4-2, below.

**Table 2.4-2
Henrietta Historic Site Districts**

#	Name	Location	# of Sites	Year Established
1	West Henrietta Hamlet	West Henrietta Road and Erie Station Road	4	1980
2	East Henrietta Hamlet	East Henrietta Road and Lehigh Station Road	17	1980
3	Cobblestone District	West Henrietta Road, Pinnacle Road, Lehigh Station Road, Tobin Road, Telephone Road, Castle Road, Calkins Road, East River Road	11	1981
4	Pioneer District	Pinnacle Road, Calkins Road, Lehigh Station Road	16	1983
5	Indian District	Jefferson Road and Edgewood Avenue	4	1985
6	Children's District	Stone Road and Castle Road	6	1985
7	Summer Sky Drive District	Summer Sky Drive	1	1985
8	Genesee Valley District	East River Road	9	1985
9	Mortimer District	Brighton-Henrietta Town Line Road	2	1988
10	Early Settlers District	Brooks Road	5	1988
11	Railroad District	Lehigh Station Road and Erie Station Road	5	1988
12	Proposed District*	East Henrietta Road from Calkins Road to Rush-Henrietta Town Line Road	N/A	N/A
13	Proposed District*	N/A	N/A	N/A
14	Proposed District*	N/A	N/A	N/A

Notes: *The proposed districts were scheduled for designation by the Town Board in December, 2002.

Sources: Henrietta Historic Site Committee and the Henrietta Town Historian, 2002

HISTORIC SITE ORDINANCE

In 2001, the Town Board amended the zoning ordinance to include provisions for protecting sites of historic significance (Section 272). The purpose of this ordinance is to safeguard the Town's historic, aesthetic, and cultural heritage; stabilize and improve property values; foster civic pride; protect and enhance the Town's attractions to tourists and visitors; strengthen the economy of the Town; and to promote the use of historic sites and landmarks for the education, pleasure and welfare of the Town residents. The section includes provisions for a Historic Site Committee, a procedure for historic site designation, standards for designation of historic sites or preservation districts, and procedures for alterations or modifications to or within a historic site and demolition of a historic site.

Per the Historic Site Ordinance, the Town Board adheres to the following procedure when naming a historic district:

- The Historic Site Committee identifies a section of Town and conducts a survey (including a photo survey) of properties thought to be built before 1900;
- When the survey is complete, a list is compiled and the owners and tax numbers for the properties are identified;
- The proposed list is sent to the Town Board, a public hearing is requested, and the property owners are notified;
- A public information meeting is held prior to the public hearing;
- The committee contacts the property owners to see if they are willing to accept the designation. The names of those who agree to it are given to the Town Board;
- The Town Board designates those properties an Historic Site to those owners who have given their approval.

D. VISUAL CHARACTER

POSITIVE VISUAL FEATURES

NATURAL FEATURES

The Town of Henrietta possess several outstanding natural scenic features, the most striking being the pastoral lands in the southern half of Town. Other natural features which give the community its unique picturesque appearance include the wetlands and wooded areas, the historic cobblestone structures, the Tinker Nature Preserve, and the rolling hills (see Figures 2.4-1).

Figure 2.4-1

Scenic landscape in the southern half of Henrietta.



Town of Henrietta Comprehensive Land Use Plan

Tinker Nature Park

Tinker Nature Park and the Hansen Nature Center is a unique Town resource consisting of 68 acres of former agricultural land. The Park complex contains a 1.2 mile hiking trail, a 1.5 mile nature trail, a Special Needs Trail, and various interactive wildlife opportunities. The park also contains various recreational activities and picnic facilities. The Tinker Homestead - a S/NR listed property - is also located on the premises (see Figure 2.4-2, below). Tinker Nature Park is an important cultural, visual, and recreational resource for Town residents.

Figure 2.4-2

Tinker Homestead, Calkins Road,
Tinker Nature Preserve



COMMUNITY FACILITIES

Many of the community facilities in Henrietta are newly constructed, and are in good condition. These features add a positive visual element to the Town and are indicative of the Town's commitment in the such facilities. As seen in Figures 2.4-3, Town-owned facilities such as the Town Hall are new-looking, well landscaped, and well maintained by the Town of Henrietta.

Figure 2.4-3

Henrietta Town Hall, Calkins Road



Chapter 2.4: Cultural Resources and Visual Character

VIEWS AND VISTAS

Rural Landscapes

Scenic rural and agricultural landscapes characterize most of the southern half of the Town of Henrietta. The rolling hills of the Town are covered by a number of agricultural uses, providing a visual mosaic of farms, cropland, and barns. (see Figure 2.4-4, below).

Figure 2.4-4
Henrietta horse farm



NEGATIVE VISUAL FEATURES

COMMERCIAL AND INDUSTRIAL AREAS

Some of the commercial retail areas on or around West Henrietta Road present a series of negative visual features including heavy traffic, under-landscaped parking areas, and out-of-date signage. As seen in Figures 2.4-5 and 2.4-6, South Town Plaza is an example of such an area. This Plaza sharply contrasts with newer developments that feature wide green buffer areas between the street and parking area, and landscaping features such as trees and shrubs, as seen in Figures 2.5-7.

Figure 2.4-5
South Town Plaza parking lot



Town of Henrietta Comprehensive Land Use Plan

Figure 2.4-6
South Town Plaza Sign



Figure 2.4-7
Example of a green buffer



There are scattered commercial plazas in Henrietta that are either vacant or underutilized. As seen in Figures 2.4-8, these properties are eyesores that the Town should continue to work to remedy, possibly by encouraging reuse.

Figure 2.4-8
A vacant restaurant on
E. Henrietta Road.



OTHER VISUAL FEATURES

GATEWAYS

The Town of Henrietta generally has an attractive and efficient system of signage that helps direct people to the Town's public facilities and gateway signage. An example of the Town's gateway signage is shown in Figure 2.4-9.

Figure 2.4-9
Henrietta gateway signage



A. INTRODUCTION

Agriculture plays an important role in the Town of Henrietta's economy and in shaping the Town's character. Farmland is a virtually unreplaceable natural resource and agriculture is a major industry in Monroe County, employing nearly 4,000 people and generating direct sales of \$47 million. Based on the results of the Town-wide community survey in 2001 and further emphasized in Chapter 3, "Goals and Objectives," agricultural preservation is very important to residents. When asked in the 2001 Henrietta Land Use Survey, administered by the Town of Henrietta, "how important is it to you to protect or enhance prime farmland," fully 82 percent of respondents rated this objective as "important."

B. AGRICULTURAL POLICY**NEW YORK STATE**

New York State has enacted strong legislation in the last three decades to protect agriculture, the State's single-largest industry. The 1971 Agricultural Districts Law, discussed above, provides the basis for the State's agricultural and farmland protection efforts by creating agricultural districts and associated protections and benefits. The 1992 Agricultural Protection Act strengthened farmers' right to farm, required increased scrutiny of the impacts of public projects on agriculture, and provided the framework for the development of county agricultural and farmland protection strategies. In 1994, New York State started to provide funding for counties to develop agricultural and farmland protection plans. Approval of such plans enables counties and municipalities to apply for Federal and State funding of farmland development rights in the form of easements. The 1996 Farm Preservation Act created a refundable income tax credit for school taxes paid by farmers. Also in 1996, the State established a matching grants program for farmland protection implementation projects.

Location in an Agricultural District provides farmers with the protection of New York State's right-to-farm legislation. The legislation is designed to protect the farmers, farm activity, and agricultural land against encroachment by residential development. The legislation recognizes the economic and sociological value of agriculture to local communities. It stipulates that farmers have the right to engage in generally accepted agricultural practices and requires all purchase and sales contracts for residential properties in Agricultural Districts to include a disclosure notice. The notice serves to advise potential home buyers of what to expect from normal farm activities such as the operation of machinery, application of pesticides and fertilizers, and to limit conflicts between agricultural and residential uses, and to reduce the number and effects of nuisance lawsuits brought by non-agricultural neighbors against farm operations.

Under the 1971 New York State Agricultural Districts Law, agricultural districts provide certain benefits and protections to farming uses. The law allows for an agricultural exemption for active

Town of Henrietta Comprehensive Land Use Plan

agricultural operations. In addition, public utility taxes are based only on the ½-acre of the farm which is devoted to housing. Also, municipalities may not pass laws which have the effect of inhibiting farming practices and public agencies must notify the Department of Agriculture and Markets before they proceed with condemnation proceedings to purchase agricultural lands.

In addition, if public dollars are to be spent for utilities, housing, and commercial and industrial facilities within an agricultural district, a Notice of Intent must be filed with the New York State Department of Agriculture and Markets and the Monroe County Agricultural and Farmland Protection Board. The report must show how any potential loss or effects on farmland will be mitigated. The Monroe County Agricultural and Farmland Protection Board, comprised of 11 members, plays an important role in reviewing and recommending the agricultural districts for re-certification, comments on Notices of Intent, and deals with a multitude of agricultural issues that need resolving. Agricultural Districts are required to be re-certified by Monroe County and the New York State Department of Agriculture and Markets every eight years. The Agricultural District in which Henrietta falls was last reviewed in 1999.

MONROE COUNTY

GREENSPACE INITIATIVE

Monroe County launched the Greenspace Initiative in September 2001 using \$2 million set aside for open space preservation under the County's Tobacco Securitization Plan. The program provides matching grants to towns and land trusts for open space preservation. In the first round of the program, Monroe County approved 12 projects totaling \$1.5 million in Greenspace funding. The Towns of Pittsford, Penfield, and Mendon all have implemented (or are in the process of implementing) a Purchase of Development Rights (PDR) program, which is described in detail, below.

Purchase of Development Rights

A PDR is a farmland preservation tool that provides permanent protection for important farmland resources. A PDR is a voluntary agreement between a landowner and a municipality or land trust. Under a PDR, a landowner agrees to a permanent "conservation easement" that will prohibit specified types of building or development of the property. In exchange for the development rights, the landowner receives compensation for the "development value" of the property. The landowner retains ownership over the property and can sell the property. The easement is permanent and applies to the property even after it is sold.

A Conservation Easement is a deed restriction in which a landowner permanently restricts the future development of real property for the purpose of preserving or maintaining the scenic, open, historic, agricultural, or natural condition, character, significance, or amenities of that property. Under the Farmland Protection Program, agricultural conservation easements must be held by a public body or a qualified conservation organization such as a land trust, which has the authority to acquire interests in real property.

MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION BOARD

The Monroe County Agricultural and Farmland Protection Board (AFPB) consists of 11 members (including farmers, agri-business representative, land preservation board representative, county legislature, cooperative extension agent, county planning director, county real property tax services representative, and the chairperson of the county soil and water

conservation district), appointed by the Monroe County Legislature, who advises and issues expert opinions on county farmland protection and profitability issues.

Monroe County Agricultural and Farmland Protection Plan

The Monroe County Agriculture and Farmland Protection Plan was developed by the Monroe County Agriculture and Farmland Protection Board, and adopted by the Monroe County Legislature in 1999. Goals of the Plan are to preserve farmland and promote the agriculture industry. The Plan also provided a history of agriculture in the County; an inventory of past agricultural planning efforts in the County; trends and characteristics of the local agriculture industry; municipal, State, and Federal regulations related to agriculture land use; financial assistance and economic development programs that serve the needs of agriculture; and a survey of farmland owners to determine their attitudes regarding farmland protection policies.

Southeastern Agricultural District #4, 1999 Agriculture District Review

As required by Article 25AA of New York State's Agriculture and Markets Law, Agricultural Districts must be reviewed every eight, ten, or 12 years. In Monroe County, Agricultural Districts are reviewed every eight years. Monroe County has five Agricultural Districts. Much of the land in the southern portion of Henrietta (south of the I-90) is located in the Southeastern Agricultural District #4, which was originally created in 1975.

The Review findings indicate that some of Henrietta's large agricultural parcels have been purchased and developed by the Town for parkland. The Review also mentions that Henrietta's zoning does not conform to the agricultural district. The agricultural district in the southwest and southeast portions of Henrietta is zoned large-lot (three- to five-acre) residential; part of the district is zoned commercial. Agriculture is not listed as a permitted use in the commercial zoning district, but neither is it prohibited. The commercial zoning in the district will not be changed since the land is not currently agricultural nor is it likely to become agricultural.

C. AGRICULTURAL INVENTORY

MONROE COUNTY

The agriculture industry and related businesses in Monroe County contribute over \$125 million to the County's economy. Agricultural products produced in Monroe County include corn, hay, wheat, vegetables, dry beans, orchards, and dairy cows. Despite the total economic benefit countywide, the number of farms and the amount of farmland in Monroe County has been declining since the 1980s. Despite these trends, between 1982 and 1997 total gross sales have increased by 11 percent. This suggests that the remaining farms have increased production and tend to be more intensive and diversified, and that farms near areas of large populations produce more in response to the size of the population. Table 2.5-1, below, illustrates the trends in farming between 1982 and 1997.

Table 2.5-1
Trends in Farmland, Monroe County, 1982 to 1997

Farm Status	1982	1987	1992	1997	% Change (1982 – 1997)
Full-Time Farms (>\$50,000 Gross Sales)	172	164	148	139	-19%
Small/Part-Time Farms(< \$50,000 Gross Sales)	628	518	363	341	-46%
Total Farmland Acreage	150,258	134,508	110,150	103,097	-31%
Total Gross Sales (\$ Millions)	\$43.4	\$43.5	\$42.5	\$48.0	11%
Sources: Cornell Cooperative Extension, U.S. Agriculture Census 1997					

MONROE COUNTY AGRICULTURAL SURVEY

The County conducted a survey of 1,400 farmers in 1997 resulting in a 25 percent rate of response of which 80 percent were farmers. The main findings of the survey include the following:

- Local and state governments can best support agriculture by tax incentives, right to farm laws, equitable zoning, and more realistic property assessment and environmental regulations;
- Over 85 percent of the respondents indicated a need to preserve and protect farmland; and
- Over 90 percent of the respondents indicated that the general public is unaware of both the economic and environmental benefits of agriculture.

SOIL CHARACTERISTICS

According to the 1973 *Monroe County Soil Survey*, there are two general soil associations in the Town. The Ontario-Hilton association includes the greater part of the Town and is dominated by soils formed in glacial till. This association is deep, well drained to moderately well drained and medium-textured to moderately fine textured subsoil. Drumlins are a prominent feature with this association and the slope ranges from steep to very steep. In general, these soils do not inhibit development although there are areas where steep slopes and slow to moderately-slow permeability of the substratum can be limitations, contingent upon use.

The Schoharie-Odessa-Cayuga association occupies most of the northeastern portion of Henrietta and is dominated by clayey lake-laid deposits. This association is deep, well drained to somewhat poorly drained and has a fine to moderately-fine textured subsoil. These soils are generally level to gently sloping, although there are some steep slopes along streams. Seasonal wetness and slow permeability are limiting factors for development. In particular, the more clayey areas have properties that may restrict development.

Generalized soils in the Town of Henrietta are depicted in Figure 2.5-1.

SOUTHEAST AGRICULTURAL DISTRICT #4

The Town of Henrietta is located in Monroe County’s Southeastern Agricultural District #4, which was created in 1975. As described in Table 2.5-2, below, and depicted in Figure 2.5-2, the District contains 31,984 acres, which is shared between Henrietta and the surrounding Towns of Mendon, Perinton, Pittsford, and Rush. Roughly 4,352 acres, or 14 percent of the total acreage of the Southeastern District, is located in Henrietta. The majority of the total acreage of the Southeastern District is located southeast of Henrietta in the Town of Mendon.

**Table 2.5-2
Monroe County Agricultural Districts, 1999**

Name	Location	Total Acreage	Creation Date	Last Update
Midwestern #1	Towns (partial) of Sweden, Odgen, and Riga	15,754	1973	1997
Southwestern #2	Towns of Chili, Wheatland, and Riga (partial)	35,794	1974	1998
Northeastern #3	Towns of Penfield and Webster	8,361	1975	1999
Southeastern #4	Towns of Henrietta, Mendon, Perinton, Pittsford, and Rush	31,984	1975	1999
Northwestern #5	Towns of Hamlin, Clarkson, Parma, Greece, Odgen (partial), and Sweden (partial)	37,386	1976	2000
Sources: Monroe County Department of Planning, 2002				

The District Review notes that some of the land in Henrietta has been developed since the District was last renewed in 1994. One 70-acre farm in the District was purchased by the Town and converted into the Tinker Nature Park. The Town has bought other agricultural parcels to be used for parks and open space, including the 80-acre Martin Road Park. The Review also notes that the Southeast District in the southwest and southeast portion fo the Town are zoned large-lot residential, and a portion zoned commercial. Agriculture is not listed as a permitted use in the commercial district, but neither is it prohibited. The commercial zone in the District is not currently in agricultural use.

TOWN OF HENRIETTA

ACTIVE AGRICULTURAL USES

As shown in Figure 2.5-1, active agricultural uses are located throughout primarily in the southern part of Town, south of the I-90. As discussed above in Chapter 2.1, “Land Use and Public Policy,” Town land use data for 2000 indicates that a total of 2,245 acres of land is the Town of Henrietta is currently in agricultural use (down 36 percent from 3,518 acres in 1997). One explanation for the decrease is that the Town has purchased nearly 200 acres of agricultural land for parks and open space uses. Currently, active farming uses represent about 11 percent

Town of Henrietta Comprehensive Land Use Plan

of the total land area in Henrietta. Most of this land is located in one of the Agricultural Districts.

The Town's zoning districts are shown in Figure 2.1-2 and discussed in Chapter 2.1. The parcels that are contained within the Monroe County Southeast Agricultural District are zoned primarily Residential (R-1-15 and R-1-20). The existing zoning does not discourage residential development. Principal permitted ("as of right") uses permitted in both districts include single-family dwellings; farms, greenhouses, plant nurseries, and agricultural operations; public parks, playgrounds, and recreational areas; home occupations; private garages; churches, schools, and other service institutions; golf courses; and child care centers, day care centers, nursery schools, and preschools. The minimum lot size in R-1-15 is 15,000 square feet, and in R-1-20 is 20,000 square feet. The zoning law does not specify prohibited uses or special permit uses for the R-1-15 and R-1-20 districts, which means that uses not specified as "permitted" are not allowed. The Town of Henrietta has no specific zoning, land use regulations, or other legislation designed to preserve agriculture and agricultural lands. Land values in the Town's agricultural district are generally based on the residential land derived from the zoning instead of the agricultural land value. This policy can lead to higher land costs which can limit the ability of farmers from purchasing additional land necessary for their operations.

According to the 1999 Agricultural District Review for Monroe County, there were 17 active farms in Henrietta (see Figure 2.5-3, below) totaling 909 acres. These farms were mainly producing field crops. There were also 20 parcels classified as "agricultural vacant land," totaling 1,088 acres. These vacant agricultural parcels may be used for crop rotation, or are simply sitting vacant.

Figure 2.5-3
Active farm in Henrietta,
on Martin Road.



AGRICULTURE AND PUBLIC INFRASTRUCTURE

In Henrietta, only the northern half of Town is served by sewer (see Chapter 2.7, "Transportation and Infrastructure"). The only sewer available in the southern half of Town is located along main roads. Thus, very little of the Henrietta portion of the Southeast Agricultural District is served by public sewer. Currently, most of the residences and other developments in the southern half of Henrietta use individual septic systems. The lack of public sewers has a

restraining effect on development pressures and helps to limit the conversion of agricultural land to urbanized uses.

The southern part of the Town is served by public water, but experiences slightly weaker pressure than the northern half of Town because it is located at a higher elevation. There is a water storage tank located on Middle Road near Martin Road, which is located less than one mile north of the Town's southern border with the Town of Rush.

ENVIRONMENTAL

WATER RESOURCES

As illustrated in Figure 2.6-1, and discussed in Chapter 2.6 "Natural Resources," there are several major watersheds a variety of surface water resources encompassed within the Town of Henrietta including the Genesee River, Red Creek, and Allen Creek, the Erie Canal, floodplain area, and wetlands. All streams are assigned classifications for best uses and standards of quality and purity by the New York State Department of Environmental Conservation (NYSDEC) Water Pollution Control Board. Classifications are based on water quality at the time of sampling, as well as recommended best usage, which is determined by natural conditions and past, current, and desired uses of the water-bordering lands. Class A and AA are suitable for drinking water; Class B is suitable for primary contact recreation, such as swimming; Class C is suitable for fish propagation; and Class D is suitable for secondary contact recreation, such as boating. A Class D designation does not necessarily imply that the waters are polluted. These are waters that may not have been sampled or are extremely small or intermittent and, therefore, unsuitable for fish propagation.

The Genesee River is the primary watercourse that runs through Monroe County. The River originates in northern Pennsylvania and runs north along the western border of the Town of Henrietta, eventually terminating at Lake Ontario. The portions of the Genesee River that run through Henrietta are rated as Class B, suitable for primary contact recreation, such as swimming. There several branches of Red Creek and Allen Creek that originate in the Town of Henrietta. The branches of Allen Creek run to the northwest, emptying into the Irondequoit Creek and eventually into the Irondequoit Bay and Lake Ontario and are also rated Class B streams. The branches of Red Creek are rated as Class C, suitable for fish propagation, and converge to the northwest before the Creek empties into the Erie Canal and then into the Genesee River. A small portion of the Erie Canal runs across the northeastern corner of the Town and is rated as a Class B stream.

WETLANDS

As depicted in Figure 2.6-1, there are numerous wetlands scattered throughout the Town of Henrietta including three NYSDEC Class I wetlands that are situated along Red Creek, near the I-390 crossing in northern Henrietta. Class I wetlands provide the most critical of the state's wetland benefits, reduction of which is acceptable only in the most unusual circumstances. A permit to alter such wetlands shall be issued only if it is determined that the proposed activity satisfies a compelling economic or social need that clearly and substantially outweighs the loss of or detriment to the benefits(s) of the Class I wetland. Table 2.6-2 describes the characteristics of Class I wetlands.

In addition, there are a number of Class II wetlands in the Town including a notably large Class II wetland associated with the western branch of Red Creek in southwest Henrietta, a few smaller ones associated with one of Red Creek's eastern branches in the south-central Henrietta

and a couple in northeastern Henrietta that are associated with Allen Creek. Class II wetlands provide wetland benefits, the loss of which is acceptable only in very limited circumstances. A permit may be issued by the NYSDEC only if it is determined that the proposed activity satisfies an economic or social need that clearly outweighs the loss of or detriment to the benefits of the Class II wetland. Table 2.6-3 describes the characteristics of Class II wetlands.

There are also several Class III wetlands in Henrietta which mostly lie along the Genesee River and in the northwestern portion of the town. Class III wetlands supply wetland benefits, the loss of which is acceptable only after the exercise of caution and discernment. A permit may be issued by the NYSDEC only if it is determined that the proposed activity satisfies an economic or social need that outweighs the loss of or detriment to the benefits of the Class III wetland. Table 2.6-4 describes the characteristics of Class III wetlands.

D. BENEFITS OF AGRICULTURE

ECONOMIC

According to the Monroe County Agricultural and Farmland Protection Plan (1999), the County's total farmland acreage includes approximately 111,654 acres, and these lands generate approximately \$41.5 million in sales. Because of the multiplier effect agriculture has by supporting suppliers, construction trades, and related industries throughout the region, the result is a total economic impact to the County of roughly \$128 million, an impact of more than three times its gross farm production value. Agricultural-related employment in Monroe County is roughly 3,000 full-time employees, and an additional 1,000 part-time and seasonal workers.

In 1992, there were 511 active farms in Monroe County. The number of farms has decreased steadily since 1910, when there were 5,971 active farms. Similarly, the number of acres of farmland has declined since 1910. In 1992, there were 110,150 acres of farmland in Monroe County. The average size of farms has gone increased over the years. In 1992, the average farm size was 216 acres, an increase of nearly ten percent since 1987.

The growing presence of population and industry in Monroe County also has an economic impact on the agricultural industry. County-wide increased demand for agricultural products may have prompted technological and scientific changes in agriculture which encourage further investments in land, labor, and capital. Agricultural preservation also presents opportunities for agri-tourism, which is discussed in detail in Chapter 4, "Action Plan."

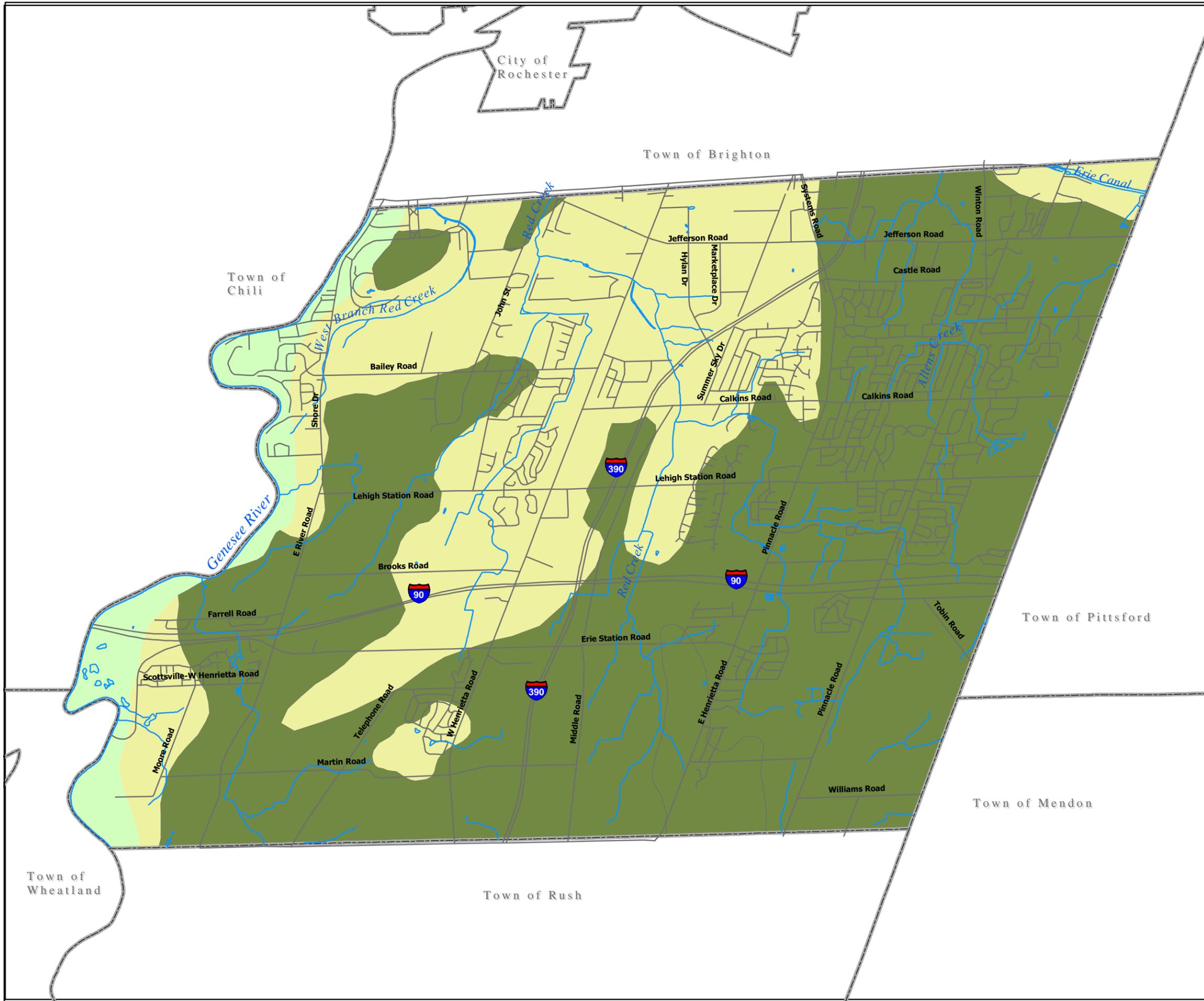
OPEN SPACE, SCENIC, AND CULTURAL RESOURCES

Farmland consists of crop land, pastureland, and non-tillable land such as woodland and wetlands. Agricultural lands and adjoining buffered wooded areas constitute areas of private open space, providing a visual resource to the community and important wildlife habitat. As shown in the photographs of farming landscapes in Chapter 2.4, "Cultural Resources and Visual Character," the Town of Henrietta's wooded areas, barns, and scenic landscapes contribute significantly to the Town's unique pastoral character. Preservation of this rural landscape is very important to community residents. According to the 2001 survey of Town residents, 85 percent of the total respondents indicated that the protection or enhancement of farmland in the Town was important to them. Many of the farm homesteads, barns, and silos may also have been identified by Henrietta's Historic Site Committee as potential historic resources.

Town of Henrietta

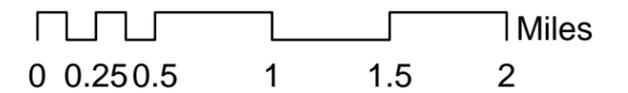
COMPREHENSIVE LAND USE PLAN

Generalized Soils
Figure 2.5-1



Legend

-  Town Boundary
-  Streams
-  Roads
- Soil Material**
-  Canandaigua-Niagara-Eel Association
-  Schoharie-Odessa-Cayuga Association
-  Ontario-Hilton Association

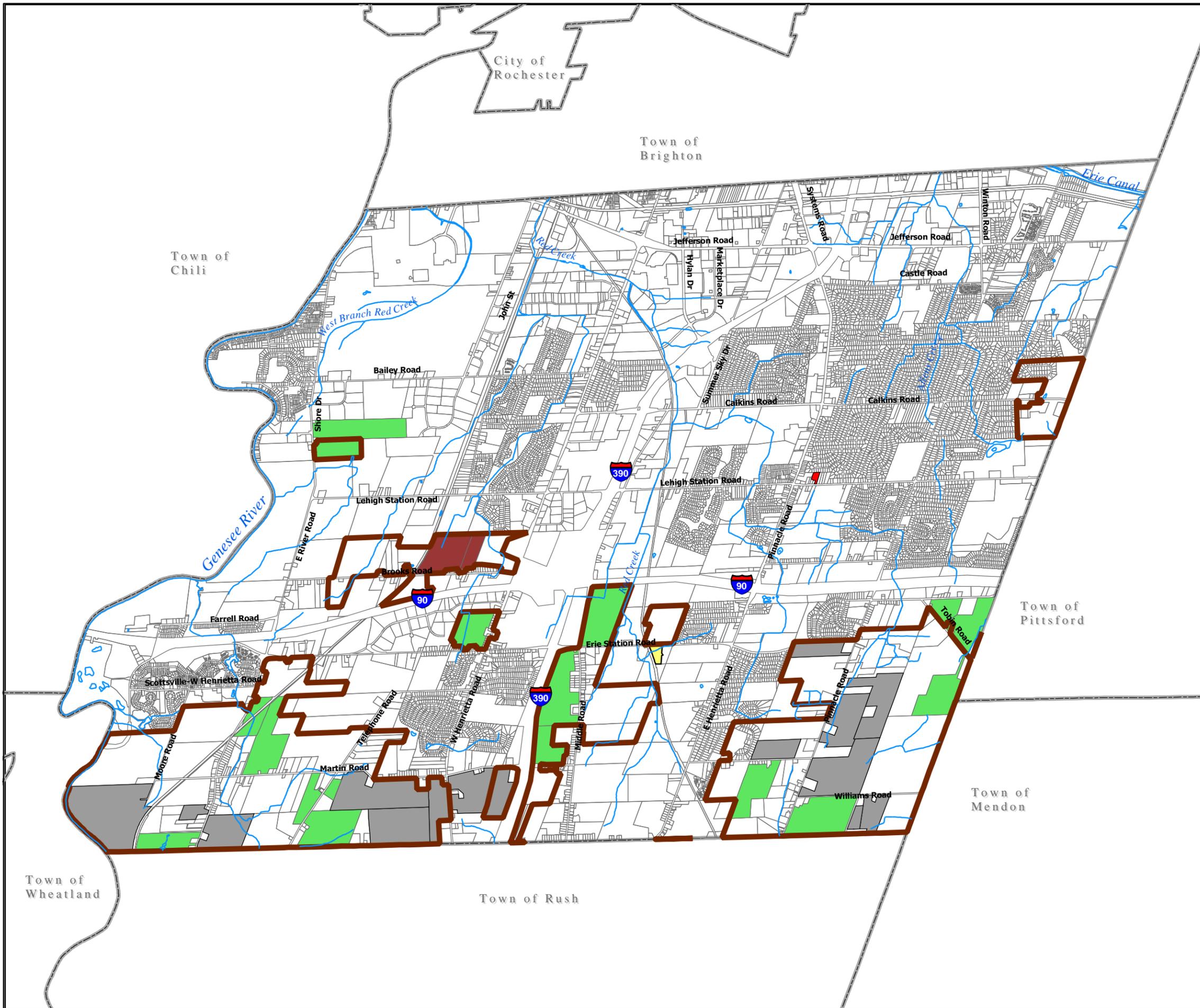


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New York Buffalo Long Island Westchester Maryland
April 2003

Town of Henrietta

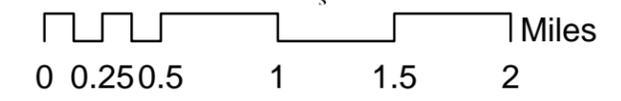
COMPREHENSIVE LAND USE PLAN

Agriculture Districts
Figure 2.5-2



Legend

- Town Boundary
- Agricultural District
- Streams
- Property Use**
- Agricultural Vacant Land (Productive)
- Other Livestock-Donkeys, Etc.
- Horse Farms
- Field Crops
- Nursery and Greenhouse



Environmental & Planning Consultants
 New York Buffalo Long Island Westchester Maryland
 April 2003

A. INTRODUCTION

Natural resources are important elements in defining the character and quality of life in a community. Natural resources can also be affected by development activities, for example, through the loss of critical conservation areas such as wetlands and wildlife habitat, and such adverse effects as the on- and off-site pollution of natural resources, including groundwater or soils, or erosion of steep slope/loose soils areas. Natural resources and features—including topography, soils, water, and native plants and animals—need to be identified so that planning for future growth ensures their protection. Development must be planned in a way that the Town of Henrietta maintains its water quality, keep soils free from contamination, preserves the important groundwater recharge and flood mitigation functions of wetlands, and continue to provide a habitat for native wildlife.

B. GEOLOGY

Geology encompasses the bedrock geology of the region as well as the surficial geology, composed of soils and glacial deposits. The bedrock in Henrietta was formed during the Silurian period over 350 million years ago. The northern portion of Town is underlain by the Vernon Formation which includes shale and dolostone. The bedrock in southern Henrietta is comprised of the Camillus and Syracuse formations, which includes shale, dolostone, gypsum, and salt. In general, bedrock in this area of New York State is not a limiting factor for development.

Remnants of postglacial Lake Dana include red clay deposits in the Town of Henrietta. In addition, remnants from Lake Scottsville, which was the post-glacial lake that succeeded Lake Dana, are the silty deposits that extend along the Genesee River. Interspersed with these remnants of glacial lakes are other glacial deposits that include drumlins (low, smooth, elongated oval hill, mound, or ridge of compact glacial till - the longer axis is parallel to the path of the glacier and commonly has a blunt nose pointing in the direction from which the ice approached), moraines (an accumulation of earth, stones, and other debris deposited by a glacier), eskers (narrow winding ridge or mound of stratified gravelly and sandy drift that was deposited by a subglacial stream), and kames (short ridge, hill or hillock of stratified glacial drift). Till deposits are the dominant form of sedimentation (the deposition at or near the earth's surface of material derived from pre-existing rock, biogenic processes, or chemical processes) in the Town. Glacial till of variable textures (e.g., clay, silt-clay, boulderclay) may cause instability on steep slopes. In addition, the surficial geology of the Town includes lacustrine silt and clay that was deposited in proglacial lakes (a lake formed just beyond the frontal margin of an advancing or retreating glacier, generally in direct contact with the ice), which potentially can create land instability. The lacustrine silt and clay is located predominantly in the northwestern portion of Henrietta. The lacustrine, silt and clay and the till deposits are relatively impermeable. There is an area of kame deposits in the southeastern portion of the Town. More recent deposits are generally

confined the floodplain within the Genesee River Valley, and are composed of fine sand to gravel and are overlain by silt and subject to frequent flooding.

TOPOGRAPHY/DRAINAGE

The lowest elevation in Monroe County is 246 feet above sea level on Lake Ontario. The lake plain, which is just south of the Lake, is approximately 400 feet and, south of the lake plain, the maximum elevation in the County reaches about 900 feet in some areas that have drumlin relief. Henrietta elevations vary but are generally between 525 and 675 feet.

Monroe County lies within the Great Lakes drainage basin. The County contains several major watersheds, most of which have a branching system. The Genesee River is the most prominent stream in the County and flows from the south to north, meandering through a relatively level valley about one to two miles wide until it passes a series of falls in the center of Rochester, where the valley narrows to a gorge. There are a few branches of Red Creek in Henrietta which converge in the northwestern portion of the Town and flow into the Genesee River north of Henrietta, eventually draining into Lake Ontario. Allen Creek originates in the northeastern portion of Town and flows northeast into Irondequoit Creek, which drains into the Irondequoit Bay and Lake Ontario.

SOILS

Soils are formed by the interaction of time, climate, parent materials, topography, and plant and animal life. The formation of soils is a continuing process, and it generally takes several thousand years for significant changes to occur under natural conditions. However, human intervention through clearing land or filling can cause noticeable changes in soil characteristics within a span of years.

The most common characteristics used in describing soils are depth, permeability, drainage, and available water capacity. Descriptions of depth such as deep and very deep refer to the distance from the ground surface to other soil types or rock which would restrict or change water movement. Depth is important to water- and nutrient-supply capacity, downward movement of water, and root penetration. The depth and kind of material have an important effect on how a soil behaves when used for roads and structures. Permeability is the ease at which water passes through a soil. Drainage classes reflect the hydraulic conductivity and water holding capacity of soils. In a high permeability well-drained soil, the water moves quickly and can act as a recharge for groundwater. In low permeability poorly drained soils, the water moves slowly and can cause flooding and increased runoff. Available water capacity is the amount of water that a soil can hold within the zone accessible to the roots of trees and vegetation. See Table 2.6-1 for a description of soil limitations.

Another important factor that affects the engineering properties of soils is slope. Steep slopes are generally those with slopes of 25 percent or more. Slope influences the retention and movement of water, transfer of heat, movement of soil material, rate and amount of runoff, potential for soil slippage and accelerated erosion, ease with which machinery can be used, soil-water state, and other functions. Together, slope and soil characteristics affect development capacity. For example, severe limitations are associated with steep, rocky, and shallow depth to bedrock soils. These lands are generally unsuitable for development because of the high potential for structural failures and erosion and drainage problems. Moderate limitations involve shallow depth to bedrock on rolling land where soils are stony and permeability is slow, indicating limitations on

septic development. The best slope and soil conditions to support density are soils that are deep to very deep and moderately well drained to well drained and slopes of 0 to 8 percent.

**Table 2.6-1
Soil and Slope Characteristics**

Constraints	Characteristics	Concerns
Critical limitation	Slopes greater than 25 percent Soil less than six inches Soils very poorly drained	Erosion Septic Foundation Failure
Severe limitation	Slopes 15 to 23 percent Soils less than 24 inches Soils poorly drained Low permeability Boulders and rocks	Erosion Septic
Moderate limitation	Slopes 8 to 15 percent Soils moderately well drained Soils greater than 24 inches	Erosion
Slight limitations	Slopes 0 to 8 percent Soils well drained	No unusual concerns
Others	Standing or intermittent water	See Wetlands section
Sources: AKRF Inc.		

While soils conditions can be a constraint to development, depending on factors such as wetness, frost action, stones, etc., there are also many engineering/construction techniques to overcome these constraints.

There are two general soil associations in the Town. The Ontario-Hilton association includes the greater part of the Town and is dominated by soils formed in glacial till. This association is deep, well drained to moderately well drained and medium-textured to moderately fine textured subsoil. Drumlins are a prominent feature with this association and the slope ranges from steep to very steep. In general, these soils do not inhibit development although there are areas where steep slopes and slow to moderately-slow permeability of the substratum can be limitations, contingent upon use.

The Schoharie-Odessa-Cayuga association occupies most of the northeastern portion of Henrietta and is dominated by clayey lake-laid deposits. This association is deep, well drained to somewhat poorly drained and has a fine to moderately-fine textured subsoil. These soils are generally level to gently sloping, although there are some steep slopes along streams. Seasonal wetness and slow permeability are limiting factors for development. In particular, the more clayey areas have properties that may restrict development.

C. WATER RESOURCES

GROUNDWATER

Groundwater is a moving stream that flows following the contours of the land. Most groundwater originates as rainwater which seeps downward through soils until it reaches the saturation zone from which wells and springs are fed. As described in Chapter 2.7, "Transportation and Infrastructure," most Town residents are supplied water from the Monroe County Water Authority.

Groundwater aquifers are porous water-bearing geologic formations capable of yielding an appreciable supply of water. The geologic formations generally consist of unconsolidated deposits such as sand and gravel or bedrock, which in the Town consists of shale, dolostone, gypsum, and salt. Aquifers are similar to lake basins and river channels that contain surface water.

An unconfined aquifer is one in which the water table (the upper surface of groundwater) defines the upper limit, whereas a confined aquifer is sealed above and below by impermeable material. There is an unconfined aquifer, potentially yielding more than 100 gallons of water per minute, located in southwest Henrietta (NYSDEC 2002).

MAJOR WATERSHEDS

As illustrated in Figure 2.6-1, there are several major watersheds within the Town of Henrietta including the Genesee River, Red Creek, and Allen Creek. All streams are assigned classifications for best uses and standards of quality and purity by the New York State Department of Environmental Conservation (NYSDEC) Water Pollution Control Board. Classifications are based on water quality at the time of sampling, as well as recommended best usage, which is determined by natural conditions and past, current, and desired uses of the water-bordering lands. Class A and AA are suitable for drinking water; Class B is suitable for primary contact recreation, such as swimming; Class C is suitable for fish propagation; and Class D is suitable for secondary contact recreation, such as boating. A Class D designation does not necessarily imply that the waters are polluted. These are waters that may not have been sampled or are extremely small or intermittent and, therefore, unsuitable for fish propagation.

The Genesee River, depicted below in Figure 2.6-2, is the primary watercourse that runs through Monroe County. The River originates in northern Pennsylvania and runs north along the western border of the Town of Henrietta, eventually terminating at Lake Ontario. The portions of the Genesee River that run through Henrietta are rated as Class B, suitable for primary contact recreation, such as swimming. There several branches of Red Creek and Allen Creek that originates in the Town of Henrietta. The branches of Allen Creek run to the northwest, emptying into the Irondequoit Creek and eventually into the Irondequoit Bay and Lake Ontario and are also rated Class B streams. The branches of Red Creek are rated as Class C, suitable for fish propagation, and converge to the northwest before the Creek empties into the Erie Canal and then into the Genesee River. A small portion of the Erie Canal runs across the northeastern corner of the Town and is rated as a Class B stream.

Fish species identified as having viable populations within the Town include walleye, small and large-mouth bass, northern pike, panfish, channel catfish, bluegill, carp, minnow and various species of suckers.

Figure 2.6-2

View of the Genesee River from Chili, looking southeast



FLOOD ZONES

Under the National Flood Insurance Program (NFIP), the Federal Emergency Management Agency (FEMA) is required to develop flood risk data to use in both insurance rating and floodplain management necessary to purchase federally-backed flood insurance. The data are developed through Flood Insurance Studies for individual municipalities. Special flood hazard areas are subject to inundation by the 100-year flood, which is a flood having a 1 percent or greater probability of being equaled or exceeded during any given year. The 100-year flood is the national standard on which the floodplain management and insurance requirements of the NFIP are used.

Per the Town's FIRM, Henrietta's floodplain is predominantly located in the northwestern corner of the Town and goes along the Genesee River as well as several branches that comprise Red Creek (See Figure 2.7-1 "Natural Resources Map).

POTENTIAL SOURCES OF POLLUTION

Surface water and groundwater are subject to contamination from specific point sources and non-point sources of pollution.

Points Sources

A point source is defined as a discharge from a discrete identifiable location, such as a pipe. Point sources of water pollution are controlled by the government through permitting programs, such as the National Pollutant Discharge and Elimination System (NPDES) and its state counterpart, the SPDES.

According to the United States Environmental Protection Agency's (EPA) Permit Compliance System (PCS), there are four facilities in the Town that have water pollution permits including the Interstate Travel Plaza located at 1000 Jefferson Road, Ruby-Gordon, Inc. located at 3737 W. Henrietta Road, the Sugar Creek Store located at 5124 East River Road, and the Syracuse Supply Company at 275 Marketplace Drive. These facilities are regulated by the EPA, which maintains records on companies with pollution permits through the PCS. The Interstate Travel Plaza is the only facility to be recorded as non-compliant, which it was in 13 out of 13 possible quarter-years.

Non-Point Sources

Non-point source pollution originates from diffuse sources and enters water at non-specific locations through precipitation, runoff, and shallow subsurface flow. Sediment from erosion, pesticides, fertilizers, oil, grease, and de-icing salts from roadways; septic systems; animal waste; dumped motor oil and household chemicals; storm water runoff; and discharges from boats and marinas are examples of non-point source pollution. Polluted water bodies can be easily identified by offensive odors, an abundance of aquatic vegetation, and fish kills.

Sediments released into waterbodies through erosion threatens both plant and animal life by reducing the amount of light and by smothering. They can also decrease the capacity of reservoirs. Sedimentation is a particular problem near construction sites. Nutrients, such as phosphates and nitrates from wastewater and fertilizers, promote the growth of algae, which crowds out other aquatic plants preferred by wildlife. Decaying sewage and aquatic plants use up oxygen, depriving fish and other animals of oxygen. The accelerated decay causes lakes to fill in much more rapidly than they would under natural conditions and results in an unpleasant odor. Another water contaminant, salt, enters waterbodies through the runoff of salts used to treat icy roadways in winter. High concentrations of salt make a waterbody unsuitable to be an emergency water supply. Pathogens, disease-producing contaminants such as bacteria, viruses, and parasites, enter waterbodies from septic systems and animal manure from farms.

POTENTIALLY CONTAMINATED SITES

The EPA maintains records of on hazardous waste sites, site inspections, preliminary assessments and remedial status on its Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). According to CERCLIS, the Henrietta Town Dump, located at 1233 Lehigh Station Road, and the John Street site, located at 326 John Street, are both listed as potential sites that may have to be cleaned up under Superfund legislation (neither site is currently on the EPA's national Priority List).

WETLANDS

Wetlands are transition areas between uplands and aquatic environments. Freshwater wetlands are a valuable natural resource for the Town. The important functions of wetlands include flood mitigation, groundwater recharge (the movement of surface water down through the soil to the underlying groundwater system or aquifer), wildlife habitat, biospheric stability (the biosphere is the thin layer of air, water, and soil that encircles the globe and supports all life), erosion control, pollution filtration, open space, and areas for recreation and education.

Wetlands are protected by State and Federal laws, which require any person wishing to conduct an activity in a wetland or regulated adjacent area to obtain a permit from the issuing authority.

Wetlands are categorized as lacustrine (lakes), palustrine (marshes, swamps, and bogs), or riverine (rivers and streams). Where the water table is near or at the surface of the land or where the land is covered with shallow water, there is a predominance of wetland vegetation, and the substrate is predominantly saturated wetland hydric soils. Characteristic soils, vegetation, and hydrology distinguish wetlands from upland areas.

Soils that are poorly and very poorly drained are considered to be hydric (wetland) soils. These are divided into two types: alluvial and upland wetlands. Alluvial soils are deposited by stream sedimentation and flooded on a regular basis. The soils are wet by virtue of their low-lying positions along streams. Upland wetlands are soils subject to flooding and ponding because of

their low-lying position in the landscape. In general, the soils are nearly level (0 to 2 percent slopes), very deep, poorly drained, and have a high water capacity.

Wetland plants, or hydrophytes, have morphological and physiological adaptations that enable them to survive inundation and/or saturated soil conditions. In New York State, a wetland is specifically identified by the presence of hydrophytic vegetation. The method used by the Federal government is based on the presence of hydrophytes, hydrology, and hydric soils.

As depicted in Figure 2.6-1, there are numerous wetlands scattered throughout the Town of Henrietta including three NYSDEC Class I wetlands that are situated along Red Creek, near the I-390 crossing in northern Henrietta. Class I wetlands provide the most critical of the state's wetland benefits, reduction of which is acceptable only in the most unusual circumstances. A permit to alter such wetlands shall be issued only if it is determined that the proposed activity satisfies a compelling economic or social need that clearly and substantially outweighs the loss of or detriment to the benefits(s) of the Class I wetland. Table 2.6-2, below, describes the characteristics of Class I wetlands.

Table 2.6-2
Class I Wetlands Characteristics
New York State Department of Conservation

<i>A wetland shall be a Class I wetland if it has any of the following seven enumerated characteristics:</i>	
Ecological associations	It is classic kettlehole bog
Special features	<p style="text-align: center;">It is resident habitat of an endangered or threatened plant species</p> <p style="text-align: center;">It contains an endangered or threatened plant species</p> <p style="text-align: center;">It supports an animal species in abundance or diversity unusual for the state or for the major region of the state in which it is found</p>
Hydrological and pollution control features	<p style="text-align: center;">It is tributary to a body of water which could subject a substantially-developed area to significant damage from flooding or from additional flooding should the wetland be modified, filled or drained</p> <p style="text-align: center;">It is adjacent or contiguous to a reservoir or other body of water that is used primarily for public water supply, or it is hydraulically connected to an aquifer which is used for public water supply</p>
Other	It contains four or more of the enumerated Class II characteristics. The department may, however, determine that some of the characteristics are duplicative of each other, therefore do not indicate enhanced benefits, and so do not warrant Class I classification
<p>Sources: New York State Department of Conservation; Division of Fish, Wildlife and Marine Resources; Compilation of Codes; Rules and Regulations of the State of New York (NYCRR); Part 664, Freshwater Wetlands Maps and Classification</p>	

Town of Henrietta Comprehensive Land Use Plan

There are also several Class III wetlands in Henrietta which mostly lie along the Genesee River and in the northwestern portion of the town. Class III wetlands supply wetland benefits, the loss of which is acceptable only after the exercise of caution and discernment. A permit may be issued by the NYSDEC only if it is determined that the proposed activity satisfies an economic or social need that outweighs the loss of or detriment to the benefits of the Class III wetland. Table 2.6-3 and Table 2.6-4, below, describes the characteristics of Class II and III wetlands.

Table 2.6-3
Class II Wetlands Characteristics
New York State Department of Conservation

<i>A wetland shall be a Class II wetland if it has any of the following seventeen enumerated characteristics:</i>	
Coverture	It is an emergent marsh in which purple loosestrife and/or reed (phragmites) constitutes less than two-thirds of the coverture
Ecological Association	It contains two or more wetland structural groups It is contiguous to a tidal wetland It is associated with permanent open water outside the wetland It is adjacent or contiguous to streams classified C(t) or higher under Article 15 of the Environmental Conservation Law
Special features	It is traditional migration habitat of an endangered or threatened animal species It is resident habitat of an animal species vulnerable in the state It contains a plant species vulnerable in the state It supports an animal species in abundance or diversity unusual for the county in which it is found It has demonstrable archaeological or paleontological significance as a wetland It contains, is part of, owes its existence to, or is ecologically associated with, an unusual geological feature which is an excellent representation of its type
Sources: New York State Department of Conservation; Division of Fish, Wildlife and Marine Resources; Compilation of Codes, Rules and Regulations of the State of New York (NYCRR); Part 664, Freshwater Wetlands Maps and Classification	

Table 2.6-4
Class III Wetlands Characteristics
New York State Department of Conservation

<i>A wetland shall be a Class III wetland if it has any of the following fifteen enumerated characteristics:</i>	
Covertypes	<p>It is a deciduous swamp</p> <p>It is a shrub swamp</p> <p>It consists of floating and/or submergent vegetation</p> <p>It consists of wetland open water</p>
Ecological Associations	It contains an island with an area or height above the wetland adequate to provide one or more of the benefits described in section
Special features	<p>It has a total alkalinity of at least 50 parts per million</p> <p>It is adjacent to fertile upland</p> <p>It is resident habitat of an animal species vulnerable in the major region of the state in which it is found, or it is traditional migration habitat of an animal species vulnerable in the state or in the major region of the state in which it is found</p> <p>It contains a plant species vulnerable in the major region of the station in which it is found</p>
Hydrological and pollution control features	It is part of a surface water system with permanent open water and it receives significant pollution of a type amenable to amelioration by wetlands
Distribution and location	<p>It is visible from an interstate highway, a parkway, a designated scenic highway, or a passenger railroad and serves a valuable aesthetic or open space function</p> <p>It is one of the three largest wetlands of the same covertypes within a town</p> <p>It is in a town in which wetland acreage is less than one percent of the total acreage</p> <p>It is on publicly owned land that is open to the public</p>
<p>Sources: New York State Department of Conservation; Division of Fish, Wildlife and Marine Resources; Compilation of Codes, Rules and Regulations of the State of New York (NYCRR), Part 664, Freshwater Wetlands Maps and Classification</p>	

D. CLIMATE AND AIR RESOURCES

CLIMATE

The climate in Monroe County is described as humid-continental, being governed primarily by air masses and weather systems developing within the North American continent. In addition, the atmospheric moisture from the south and southwest flows into the region, causing humidity.

The summers are moderately warm with daily high temperatures in July averaging 83 degrees Fahrenheit, while winters are relatively long and cold with average lows in January of only 18 degrees. Annual precipitation is normally around 30 inches. Snow fall is heavy in Monroe County, due particularly to “lake effect” precipitation which occurs before the greater portion of Lake Ontario freezes. The intensity of snowfall decreases later in the winter once most of the Lake is frozen. Annual snow accumulation in the region is about 80 inches. Snow coverage is maintained generally from early December to the middle of March each year. High winds often accompany snowfall creating blowing snow and snowdrifts.

AIR QUALITY

The air quality in Monroe County, including the Town of Henrietta, is within attainment levels for all criteria pollutants. However, the County and Town are regulated as if they were below attainment for ozone pollutants since they are considered an Ozone Transportation Region (i.e., emissions from the region will reach the eastern downstate region of New York State which includes areas that are not in attainment with ambient air quality standards. (NYSDEC Division of Air Resources, 2002).

E. VEGETATION

RARE AND SIGNIFICANT VEGETATION

The presence of rare or significant vegetation has not been identified in the Town of Henrietta by the NYSDEC. However, the NYSDEC data relate only to known occurrences of rare or significant vegetation based on data assembled in its files. A comprehensive survey for plant occurrences in the Town has not been conducted by the NYSDEC.

STREET TREES

No comprehensive inventory of trees on the Town of Henrietta rights-of-way has been completed to date. Street tree inventories typically identify the number of trees by species, size, condition, and location.

F. WILDLIFE

The management of terrestrial and aquatic habitats for vegetation and wildlife is necessary to provide mitigation from the direct adverse impacts of development. As wildlife populations increase and habitat areas decrease, wildlife management becomes increasingly difficult and of the utmost importance.

The NYSDEC practices wildlife management throughout the state. NYSDEC regulates the various hunting seasons, stocks waterbodies with fish, and monitors fish populations.

Stream corridors, woodlots, wetlands, and adjacent lands provide habitat for a large number of wildlife species. Birds, insects, reptiles, amphibians, fish, and mammals are included in the wildlife community. The wetlands located in the Town are a particularly important habitat. The forests and wetlands have two distinct bird communities: permanent residents and seasonal visitors. Pheasants, eagles, and wild turkey are among the bird species found in Henrietta. Mammals found in and around the Town range in size from tiny rodents to larger animals including white-tailed deer. Most species are nocturnal and are thus rarely observed.

New York State defines endangered animals as native species in imminent danger of extirpation or extinction in New York or any species listed as endangered by the U.S. Department of the Interior. Unprotected species, according to the State may be taken at any time without a limit, although a license to take may be required. The presence of rare or endangered wildlife has not been identified in the Town of Henrietta by the NYSDEC. However, the NYSDEC data relate only to known occurrences of rare animals or significant wildlife habitats based on data assembled in its files. A comprehensive survey for animal occurrences in the Town has not been conducted by the NYSDEC.

Town of Henrietta

COMPREHENSIVE LAND USE PLAN UPDATE

Water Resources
Figure 2.6-1

Legend

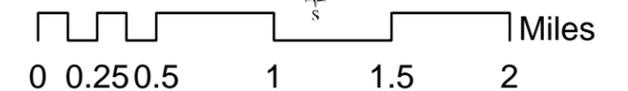
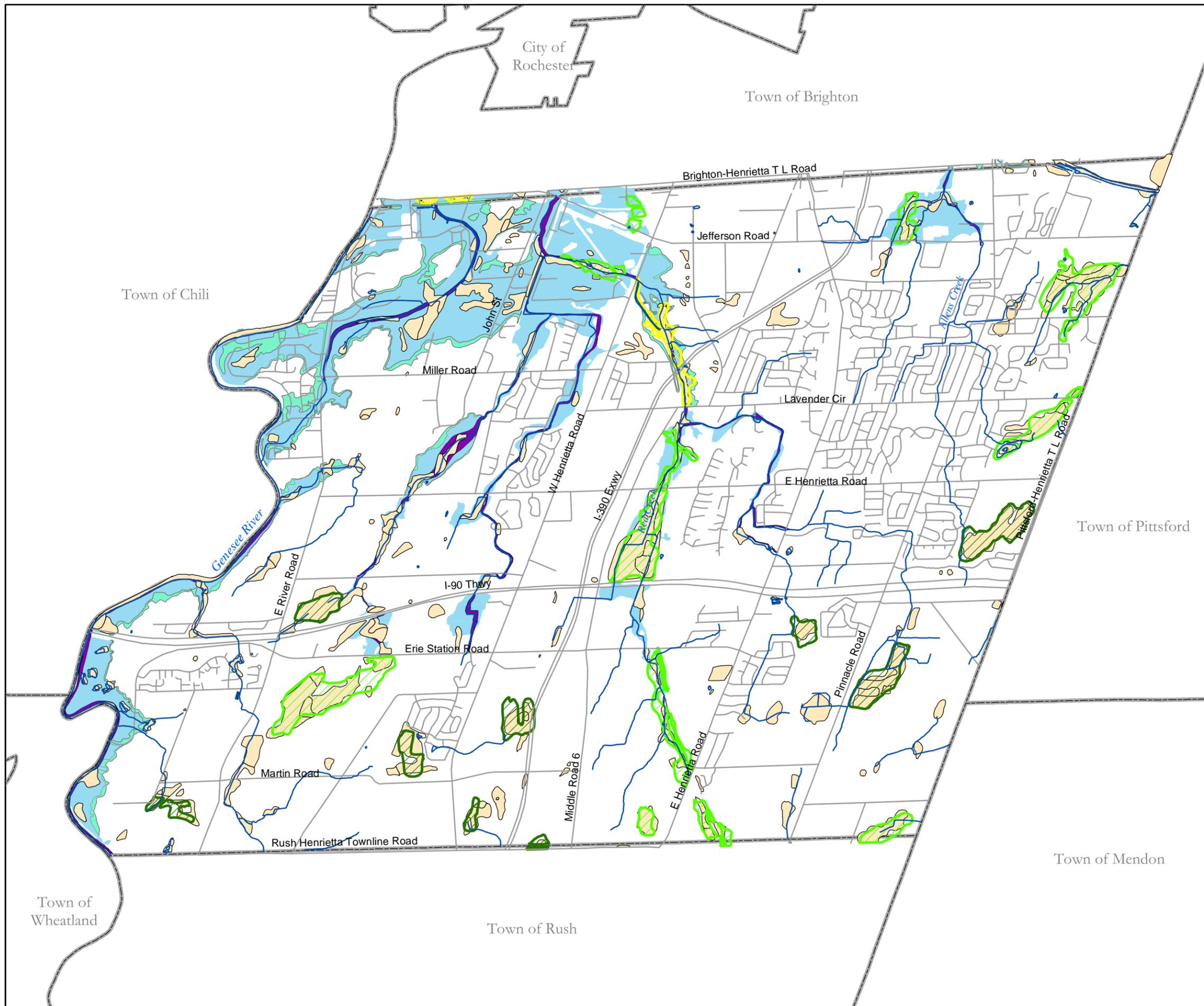
- Town Boundary
- Streams
- Roads

Wetlands

- Class 1
- Class 2
- Class 3
- Federal Wetlands

Flood Plain

- 100 year flood zone
- 500 year flood zone
- Floodway



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A. TRANSPORTATION**ROAD NETWORK**

The Town of Henrietta is well-connected to Interstate, State, and local transportation systems. As shown on Figure 2.7-1, the New York State Thruway (I-90) and Genesee Expressway (I-390) both run through the center of Henrietta dissecting the Town into four quarters. The I-90 runs east-west through the middle of the Town, linking Henrietta to the different regions of New York State (NYS) from Albany to Dunkirk and beyond to New England and the Midwest. In addition, the I-390 runs north-south through the center of the Town connecting South-Central NYS to Henrietta and the Rochester region. I-90 Exit 46 is located at the I-390 in the center of the Town. In addition, there are four interchanges for the I-390 in Henrietta including exits at Lehigh Station Road (Exit 12A), I-90 (Exit 12B), Hylan Drive Mall (Exit 13), and State Route 252 (Exit 14).

There are also four NYS-owned arterial highways that run through the Town, providing fast transport to the areas within Henrietta and neighboring communities. Route 252 (Jefferson Road) runs east-west from the Town of Chili to the west, running through the northern portion of Henrietta, and terminating in the Village of Pittsford to the east. Route 253 (Lehigh Station Road) runs east-west from the Village of Scottsville to the west, running through the middle of the Town, and terminating in the Town of Pittsford to the east. In addition, Routes 15 (West Henrietta Road) and 15A (East Henrietta Road) both travel north-south from southern NYS, through the Town of Henrietta, and each terminating in the City of Rochester to the north. Route 15 runs along the western side of the I-390 in Henrietta, and Route 15A runs along the eastern side of I-390.

The county routes in Henrietta generally serve as collector routes that connect the major arterials (state routes) to the local residential roads.

TRAFFIC VOLUMES

There are several busy roads in the Town of Henrietta, especially the state roads. Table 2.7-1 outlines the traffic volumes for the four state routes that pass through Henrietta (Routes 15, 15A, 252 and 253). Traffic is particularly heavy on the road segments surrounding the intersections of the state arterials. The busiest state road segment is on Route 252, from Route 15 to Hylan Road, with has an Average Annual Daily Traffic (AADT) count of over just 35,000 vehicles.

Table 2.7-1
Traffic Volume on New York State Routes, Town of Henrietta

Roadway	Segment	Average Annual Daily Traffic (AADT)/Year		Segment Length (miles)
15	I-390 to Martin Rd.	5,377	2000	1.3
15	Martin Rd. to start 253 Overlap	5,261	1998	1.1
15	Start 253 Overlap to End 253 Overlap	16,835	2000	1.4
15	End 253 Overlap to Calkins Rd.	12,909	2000	0.7
15	Calkins Road to Route 252	20,550	1998	1.5
15	Route 252 to Town Line Rd. (CR 67)	28,921	1996	0.5
15A	Town Line Rd. (CR 67) to Route 253	6,353	1999	3.1
15A	Route 253 to Calkins Rd.	16,424	1998	0.7
15A	Calkins Rd. to I-390	19,644	1996	1.1
15A	I-390 to Route 252	21,467	1998	0.2
15A	Route 252 to Town Line Rd. (CR 85)	27,062	1997	0.7
252	John St. to Route 15	23,906	2000	0.9
252	Route 15 to Hylan Rd.	35,323	2000	0.3
252	Hylan Rd. to Clay Rd. (CR 96)	30,211	2000	0.6
252	Clay Rd. to Route 15A	34,404	2000	0.4
252	Route 15A to I-390	34,329	1996	0.2
252	I-390 to Saginaw Dr.	31,470	1997	0.6
252	Saginaw Dr. to Winton Rd. (CR 98)	25,431	1998	0.6
252	Winton Rd. (CR 98) to Edgewood Ave. (CR 102)	19,791	1996	0.5
252	Edgewood Ave. (CR 102) to Route 65	19,933	1998	1.6
253	East River Rd. to Route 15 Overlap	5,962	1998	1.8
253	Start Route 15 Overlap to End Route 15 Overlap	16,835	2000	1.4
253	End Route 15 Overlap to I-390	20,735	2000	0.5
253	I-390 to Middle Rd. (CR 88)	10,029	1997	0.1
253	Middle Rd. (CR 88) to Route 15A	7,947	1995	1.4
253	Route 15A to Pinnacle Rd. (CR 92)	8,842	1998	1.0
253	Pinnacle Rd. (CR 92) to Route 65)	2,306	1997	1.9

Sources: New York State Department of Transportation 2000 Traffic Volume Report

ROADWAY MAINTENANCE AND IMPROVEMENTS

State Roads

Presently, the NYS Department of Transportation (NYSDOT) is reconstructing the Route 15 and 253 intersection. Reconstruction of Route 15 will be from Route 253 to the south to Calkins Road to the north. In addition, Route 253 is being reconstructed from Route 15 to the west to the I-390 to the east.

In addition to this current work, there are several state highway projects planned over the next five years that were included in the Genesee Transportation Council's 2001-2006 Transportation Improvement Plan (TIP), including:

- *Route 252, Stage 1* - Route 252, from Route 15A to Edgewood Avenue, is planned to be rehabilitated.
- *Route 252, Stage 2* - Route 252, between the Ballantyne Road Bridge and the Rochester Institute of Technology (RIT), is planned to be widened and reconstructed.
- *Route 252, Stage 3* - Route 252, from RIT to Clay Road, is planned to be widened and reconstructed.
- *Route 15A* - Route 15A, from Jarley Road in northern Henrietta to the south to Crittenden Road in the Town of Brighton to the north, is planned to be reconstructed.

County Roads

The Monroe County Department of Transportation's road maintenance program is based on road condition (road score), significance (traffic volume), and the amount of funding available (county budget). Each county road is evaluated and given a road score from 1 to 10 that reflects its condition. In addition, the traffic volume on the road is considered in determining its priority for road maintenance.

Town Roads

The Town Highway Department is responsible for maintaining approximately 113 miles of roadway in the Town. Although there is no formal maintenance plan for the Town's roadways, the department has an informal 10-year roadway rotation repaving and preventative maintenance plan. Since traffic on the Town roads generally is not high enough for the roads to deteriorate quickly, complete road reconstruction is normally not necessary. In recent years, the Town highway maintenance budget has been \$500,000. This has included approximately \$115,000 in New York State Consolidated Highway Improvement Program (CHIPS) and \$385,000 in Town funds.

ACCIDENTS

Roadway safety is an important issue since there are several high speed roadways in the Town, in addition to the high traffic volumes on major roads. According to the Town Highway Department, two notable accident-prone intersections are East Henrietta Road (State Route 15) and Jefferson Road (State Route 252), and Winton Road South and Jefferson Road.

Town of Henrietta Comprehensive Land Use Plan

SIDEWALKS

Most roads in the Town of Henrietta do not have sidewalks. However, there was a period during the 1970s when several residential subdivisions were required to include sidewalks. Though sidewalks are no longer required, there have been recent discussions and a general consensus to require sidewalks on collector roads in the future, but to maintain the current policy of not mandating walkways on residential streets.

Although the Town Highway Department is responsible for maintaining the sidewalks, the Town Drainage Department has been undertaking the work. In general, the few sidewalks in the Town are in good condition.

TRAILS

Currently, there is no overall trail system in Henrietta and only a limited amount of recreational trails. However, there are plans underway to substantially enhance the Town and regional trail systems, which will provide residents with excellent recreational opportunities.

CURRENT TRAILS

- *Tinker Nature Park Trails* - The Tinker Nature Park includes a 1.2 mile bike/hike trail and a .5 mile nature/educational trail. Both trails loop inside the park.
- *John Street Trail* - There is an approximately 1.3 mile trail along John Street just east of the RIT campus (see Figure 2.7-2, below). The trail is maintained by RIT and connects Bailey Road and Jefferson Road. In addition, there is a planned trail - the Lehigh Valley Multi-Use Trail - that would eventually link the John Street Trail with the Genesee Riverway Trail and the City of Rochester.



Figure 2.7-2
John Street Trail

PLANNED TRAILS

- *Lehigh Valley Railroad Trail* - A nearly 4-mile trail that will go along the former rail right-of-way from Erie Station Road in Henrietta to the north, past the Henrietta/ Rush townline and eventually linking to another planned trail - the Lehigh Valley Linear Trail - that will run east-west through the Towns of Rush and Mendon. The Lehigh Valley Linear Trail will

link with the Genesee Valley Greenway, which connects to Letchworth State Park and larger trail systems such as the Finger Lakes Trail.

- *Martin Park Trail* - The Town is currently developing Martin Park which is located off Middle Road in southern Henrietta. The park is expected to be completed in 2004 and will include a 1 to 1.5 mile loop trail.

PARKING

There are no municipal parking lots in the Town of Henrietta, other than the lots at the Town Hall and public parks. In general, adequate parking is provided by surface parking lots adjacent to their corresponding establishments. Though parking is allowed on most streets within the Town, it is seldom used or needed. In residential areas, on-street parking is allowed except during the late night hours throughout the winter season, when unimpeded streets are necessary for snow plowing.

RAIL

FREIGHT

The Town is serviced by two rail lines including the Livonia, Avon & Lakeville Railroad (LALR) and CSX Transportation. CSX is a Class-1 railroad that runs east-west through the northern portion of the Town of Henrietta. LALR is a short-line railroad that has a primary rail line that runs north-south from the Hamlet of Lakeville in Livingston County to the south, up through the western portion of Henrietta, eventually terminating at the CSX tracks in the northern portion of the Town. In addition, LALR has a spur that runs north-south in the Town, east of its main line, from about Lehigh Station Road to the south and also terminating at the CSX tracks. LALR connects to several Class-1 lines including CSX, Norfolk Southern, Canadian Pacific and Rochester & Southern Railroad. Active LALR customers in Henrietta include High Point Mills, J. MacKenzie Ltd. and Matthews & Fields. Industrial areas with access to the LALR include Commerce Drive Industrial Park, Thruway Industrial Park, and sites adjacent to the tracks off Jefferson Road (Route 252) and Lehigh Station Road (Route 253). LALR is actively seeking additional customers to service.

PASSENGER

The Rochester Amtrak Station, located 13 miles east of the Town, is the closest passenger rail service facility. The station is part of Amtrak's Empire Corridor that runs through New York State, connecting New York City to the east, Niagara Falls to the west, and numerous stops in-between.

AIR

GREATER ROCHESTER INTERNATIONAL AIRPORT (GRIA)

The GRIA features a modern two-story terminal, an enclosed parking garage, and a two-level roadway with separate avenues for arrivals and departures. It is a medium hub airport which handles approximately 220 flights per day to 19 cities (22 airports), serves more than 2.5 million passengers annually, and houses the operations of 16 air transportation providers. The GRIA provides air transportation services to cities in the northeast and to major hubs in the

midwest. In addition, it serves as an important economic component of the air transportation network connecting western New York to other parts of the nation and the world.

PUBLIC TRANSPORTATION

Public transportation in Henrietta is provided by the Rochester-Genesee Regional Transportation Authority (RGRTA), which services Monroe, Genesee, Wyoming, Wayne and Livingston counties. Several bus routes connect the Town to the City of Rochester and other points throughout the region. The system includes several park and ride facilities, an employer support program (including price reductions for employees of participating employers), college service (serving the colleges and universities in the area), and special event shuttles.

B. INFRASTRUCTURE

SEWER SYSTEM

STORM/DRAINAGE

The Town has a comprehensive drainage system that includes underground storm sewers, as well as open culverts and other surface measures. Overall the drainage system works well but there are a few areas that are susceptible to flooding during storm events including the Suburban Heights and Wedgewood residential areas and the Commerce Drive Industrial Park area.

Improvement Plans

The Town has been working on flushing different parts of the system to clean and remove sediment and debris. In addition, erosion control efforts have taken place throughout the Town.

SANITARY

Though there are several properties in the Town that rely on septic systems, most of the Town is serviced by sanitary sewers. Sewage is pumped to the two county wastewater treatment plants, the Frank E. VanLare Plant in the City of Rochester and the Northwest Plant in the Town of Greece. There are no significant infill and infiltration issues currently in the Town.

Improvement Plans

The Town is undergoing several sliplining projects to preserve existing pipes as well as design work for future upgrades. In addition, the Town has acquired equipment that will allow them to flush, clean and video the different areas in the sewer system in order to determine which areas currently require work and to better plan for future repair needs.

WATER

In the summer of 2002, the Town of Henrietta leased its water system to the Monroe County Water Authority (MCWA) for the next 40 years. As part of the agreement the MCWA will invest \$5 million in upgrades over the next five years. According to the Town DPW, approximately 95 to 98 percent of the residences in the Town are covered by the water district.

The Town buys its water from the City of Rochester which feeds it through conduits from the City and the MCWA to the Town. In addition, the MCWA owns a water storage tank located on Middle Street near Martin Road in the Town. The Town's water source is Lake Ontario and most of its water is treated at the Hemlock Water Treatment Plant in the City of Rochester. The

northwestern corner of the Town is treated at the Shoremont Water Treatment Plant which is located in the Town of Greece.

There are no major water pressure problems in the Town. However, the portions of the Town that are located in the higher elevation areas tend to have slightly weaker pressure. Over the years the Town has cross-connected water pipes in many of these areas to increase the pressure.

Improvement Plans

The MCWA is replacing older cast iron pipes with ductile iron pipes, which are more resistant to corrosion. In addition, the Town has started a policy of replacing its old pipe - which is usually 8 or 10 inch in diameter - with 12-inch pipe to increase its capacity for potential need in the future. Most of the expansion of the water system in Henrietta is a result of new residential developments.

C. UTILITIES

ELECTRICITY

Rochester Electric and Gas Corporation provides electricity for residences, businesses and others in the Town.

NATURAL GAS

Rochester Gas and Electric Corporation provides gas service for residences, businesses, and others in the Town.

TELEPHONE

Primary telephone service within the Town of Henrietta is provided by Frontier.

CABLE

Cable service for the Town of Henrietta is provided by Time Warner Cable.

INTERNET

High-speed internet access is available in Henrietta through Time Warner's Road Runner service, High Speed America Online, and Lightning Link.

A. INTRODUCTION

The goals and objectives are the foundation of the Comprehensive Land Use Plan, indicating the intentions of the Town of Henrietta for its future. The goals and objectives are organized by headings that match the inventory and policy areas of the Comprehensive Land Use Plan. Each area is presented with statements of goals and then a listing of possible objectives that support achievement of the stated goal.

Goals and objectives represent consensus guide posts, not rigid dictates for future policy. More important, applying individual goals to specific future cases may result in inconsistencies. Over time, the Town will likely need to balance diverse objectives, and decide which goal takes precedence in a particular situation or whether a compromise is possible.

Budgetary considerations will also affect decision-making. Certain recommendations (e.g., Town acquisition of property) carry with them financial costs that will have to be weighed against project benefits and compared to the Town's fiscal and budgetary capabilities. Fiscal realities may restrict, delay, or eliminate an objective at certain times in the future.

Outside agencies and communities will also affect implementation of Comprehensive Land Use Plan objectives. For example, there is no assurance that the State can be successfully persuaded to serve local needs for any given recommendation in the Comprehensive Land Use Plan. Objectives that require inter-governmental cooperation and coordination will rely on the effectiveness of institutional cooperation.

The policy and decision-making that flow from the goals and objectives is a dynamic process. While the community goals and objectives are intended to guide policy making for the Town of Henrietta over the next five to 10 years, they are not meant to "bind the hands" of the Town leadership. It is suggested, however, that the goals and objectives statements be re-evaluated when future community planning decisions may be in conflict with these statements. If needed, goals and objectives statements may be modified if conflict arises through a comprehensive plan amendment at that time.

B. LAND USE GOALS**GOAL B1: DIRECT AND MANAGE NEW DEVELOPMENT.***OBJECTIVES*

- Identify appropriate areas in the Town to receive future commercial, residential, industrial, and/or institutional growth.

Town of Henrietta Comprehensive Land Use Plan

- Encourage land use patterns that steer development to existing developed areas where adequate infrastructure exists, and away from environmentally sensitive, scenic, or agricultural lands.
- Determine desirable reuse options for existing vacant developed commercial/industrial sites based on factors including site location and size, building configuration, infrastructure capacity, and compatibility with adjacent land uses.
- Provide incentives for the preferred redevelopment of existing vacant commercial/industrial space.
- Ensure that the designated growth are zoned appropriately to promote the desired land use patterns. Clearly delineate commercial and industrial zones and prohibit the extension of strip development in undeveloped areas/corridors. Consider using special permits, incentive zoning, and/or overlay zoning to accomplish the desired goals.
- In infrastructure planning, recognize the connection between extension of roads, water, and sewer and land development. Extend infrastructure where growth is desired and restrict infrastructure extensions in designated preservation areas.
- Review regulations pertaining to the width of parking spaces.

GOAL B2: PRESERVE IMPORTANT AGRICULTURAL LAND USES AND UNDEVELOPED RURAL LANDS.

OBJECTIVES:

- Identify areas in the Town—which because of the presence of wetlands, steep slopes, flood plains, scenic rural landscapes, forested lands, historic resources, or agricultural value—should be targeted for preservation. Prioritize the list based on land characteristics and development pressures.
- Continue to pursue grant and technical assistance programs offered by the federal, state, and county governments to assist the Town in protecting rural and agricultural areas.
- Continue to work jointly with adjoining communities for the preservation of important places that extend beyond municipal borders.
- Use zoning, subdivision regulations, and other legal techniques to preserve and encourage the expansion of agricultural uses.
- Support the continuation of New York State agricultural districts in the Town.

GOAL B3: ENHANCE TOWN IDENTITY AND SPIRIT BY CREATING FOCAL POINTS/CENTRAL MEETING PLACES.

OBJECTIVES:

- Investigate the possibility of creating a “Henrietta Town Center” area. The designated area should be anchored by public facilities and should be close to existing residential areas.
- Encourage Town Center development with a mixed-use/village concept zoning district, including commercial, residential, community facility, entertainment, and recreational land uses in close proximity. This would allow for linkages between the uses and a dynamic opportunity for a Town focal point.

- Make transportation and circulation improvements (e.g., traffic calming measures, sidewalks) in the Town Center district that create a walkable environment.
- Make the Town Center the location for an expanded roster of community events such as parades and festivals.
- When new or expanded community facilities are required, preference should be given to locations in the Town Center district.
- Identify hamlet areas in the Town.
- Create special hamlet zoning districts to allow for mixed-use/hamlet style development patterns.

GOAL B4: MINIMIZE CONFLICTS BETWEEN COMPETING LAND USES.

OBJECTIVES

- Protect residential neighborhoods from intensive land uses.
- Protect farms from nuisance complaints by residents.
- Use special permits to promote compatibility among uses.
- Enhance training and awareness of State Environmental Quality Review Act (SEQRA) procedures for municipal officials to ensure that project review minimizes and mitigates land use impacts.
- Regulate cellular towers, and other visually obtrusive land uses to minimize their impacts.

GOAL B5: MAINTAIN AN EFFECTIVE, EFFICIENT, AND UP-TO-DATE PLANNING AND LAND USE DEVELOPMENT PROCESS.

OBJECTIVES

- Review and revise zoning, site plan, subdivision, design, and construction standards for development of land, and other land use regulations on a regular basis.
- Continue a high level of enforcement of environmental, building code, zoning, and other regulations.
- Conduct a review of the Comprehensive Land Use Plan on a regular basis (every five years).

C. ECONOMIC DEVELOPMENT GOALS

GOAL C1: PRESERVE AND STRENGTHEN A DIVERSIFIED ECONOMY FOR THE TOWN OF HENRIETTA.

OBJECTIVES

- Continue to ensure that adequate infrastructure and municipal services are available to meet business and industry needs.
- Identify specific business/industry types that the Town would like to attract.

Town of Henrietta Comprehensive Land Use Plan

- Capitalize on the Town’s locational assets: proximity to Interstate and State highways; proximity to the City of Rochester; availability of rail freight lines; and central location in the region.
- Actively promote the use of available land and underutilized buildings in existing developed areas.
- Build on the presence of Rochester Institute of Technology (RIT) as an economic development asset. Enhance coordination with RIT.
- Re-affirm the area’s pre-eminence as a retail hub by continually upgrading the commercial areas of the Town, to prevent decline of these areas and the movement of retailers to greenfields.
- Protect and build on the conglomeration of high-tech, biological, pharmaceutical, and other desirable “clean” industry by creating a business-friendly environment, preserving the Town’s high quality of life, and by making infrastructure improvements to commercial areas.

GOAL C2: KEEP TAXES LOW IN THE TOWN.

OBJECTIVES:

- Provide continued opportunities for new investment and economic activity in the Town by designating sufficient land for non-residential development.
- In conjunction with the Monroe County Industrial Development Agency, continue to provide incentives for companies to stay, expand, or locate in Henrietta.
- Promote a diversified economic base that is not too dependent on any one sector, industry, or company.
- Fully evaluate the fiscal implications of turning municipal utilities over to the County.
- Recognize the fiscal implications of haphazard, and “leapfrog” development patterns are inefficient and costly in terms of the required infrastructure development. Infrastructure planning should consider the cost-effectiveness and growth inducing aspects of the proposed extensive of public utilities and roads.
- Recognize in land use planning that open, undeveloped lands and agricultural lands generate very little or no demand on municipal services and therefore municipal costs.
- Encourage the adaptive reuse of unused or underutilized commercial and industrial sites to attract new or expanded industries or businesses.

D. HOUSING GOALS

GOAL D1: PROMOTE DIVERSE HOUSING OPPORTUNITIES FOR ALL RESIDENTS OF THE TOWN OF HENRIETTA.

OBJECTIVES

- Increase the availability and quality of housing for seniors and physically-challenged persons.
- Use federal and state housing programs for the provision of affordable rental and home ownership units for Town residents.

- Through the zoning law, encourage where appropriate infill housing, accessory units, apartments above commercial uses, two- or multi-family housing, and other privately-built, moderately-priced housing options for seniors who are downsizing and want to remain in the community, young families, and other residents.
- Facilitate the development of new housing/medical facility combined projects, including assisted living complexes, continuing care retirement communities, etc.
- Encourage diversity in type and cost of new residential development.

GOAL D2: PROTECT EXISTING RESIDENTIAL AREAS IN THE TOWN.

OBJECTIVES

- Ensure residential areas buffered from incompatible uses
- Review zoning for existing residential areas to ensure that standards for residential development meet Plan goals.
- Maintain residential areas through code enforcement, deed restrictions, and a high level of community services (e.g., emergency services).
- Review the zoning law to ensure that proper land development occurs in and around existing residential areas.

GOAL D3: DETERMINE THE AREAS WHERE RESIDENTIAL GROWTH SHOULD OCCUR AND DIRECT THAT GROWTH APPROPRIATELY.

OBJECTIVES:

- Encourage residential development to occur within or adjacent to the established residential areas in order to ensure adequate services and facilities and/or to minimize service extensions.
- Promote quality design and construction of new housing units and neighborhoods.
- Ensure that new housing developments are compatible with the scale and architecture of the Town.
- Encourage preservation/conservation subdivisions which protect the natural, scenic, and historic resources on the project site.

GOAL D4: ENCOURAGE THE REHABILITATION OF EXISTING SUBSTANDARD HOUSING.

OBJECTIVES:

- Identify areas of substandard housing.
- Encourage rehabilitation of existing housing. Pursue state or federal grants and loan programs to improve areas of substandard housing within the Town and to renovate suitable vacant structures into needed housing facilities.
- Adopt enhanced local laws for property maintenance and providing for the repair or removal of unsafe buildings and structures. Substantial fines and assessment for Town costs should be incorporated into the law.
- Work in cooperation with the Rochester Institute of Technology (RIT) to ensure that off-site campus housing meets Town standards.

E. PARKS, RECREATION, AND LAND PRESERVATION GOALS

GOAL E1: IMPROVE RECREATIONAL FACILITIES IN THE TOWN OF HENRIETTA AND ENSURE THAT THEY ARE ACCESSIBLE AND MEET THE DIVERSE RECREATIONAL NEEDS OF ALL RESIDENTS

OBJECTIVES

- Budget (through a CIP), prioritize, and implement a recreation plan based on comprehensive plan recommendations, to address specific needs and opportunities for passive and active recreation facilities.
- Make improvements to existing Town parks and recreation facilities to meet identified needs.
- Increase the use of all the Town's recreational facilities through promotion of multi-use and multi-seasonal activities, including winter sports such cross-country skiing or a winter festival.
- Link recreational facilities with trails.
- Address specific deficiencies in the recreational facilities available to residents of all ages.
- Make provisions for bicycles.
- Enhance cooperation and coordination with the school district and other governmental entities to improve and expand recreational programming available to Town residents.
- Establish standards (see Goal E2, below) to ensure that recreational areas provided in new subdivisions meets the needs of residents.
- Review the inventory of surplus or unused Town-owned land for its recreational value and to determine whether it can be utilized to meet recreational needs.

GOAL E2: PRESERVE RURAL, UNDEVELOPED LAND THAT PROTECTS CULTURAL, SCENIC, AND NATURAL FEATURES AND HELPS TO MAINTAIN THE TOWN'S CHARACTER.

OBJECTIVES

- Identify scenic vistas and landscapes that are important to the community and its character. Prioritize the list of properties in an overall land protection inventory.
- Review supply of Town-owned land for potential open space. Investigate opportunities for the exchange of Town-owned developable land for property that is identified by the community as important land to preserve.
- Consider zoning public parks, recreation and wooded/green space lands " zoning districts, potentially to include all existing large parks and other publicly held vacant land
- Designate specific land conservation areas and zone in a way that minimizes land consumption and guides the pattern of development.
- Revise subdivision regulations to contain guidelines to ensure that parks and dedicated natural areas in new subdivisions provide active recreational resources for residents, fit in with an overall plan for linked natural areas, are accessible to residents, and/or

preserve important natural features on-site (i.e., do not permit the open space to be on an inaccessible and isolated portion of the site).

- Continue to pursue programs which use purchase of development rights (PDRs) as a tool to preserve open space.
- Encourage and facilitate conservation easements that maintain public access to the Erie Canal and Genesee River.
- Acquire additional park land for active and passive open space.
- Expand relationships with not-for-profit land trusts and other environmental groups to protect important open spaces or natural features.
- The Town should consider obtaining or purchasing options or rights of refusal on key privately-owned development parcels.

GOAL E3: DEVELOP LINKAGES, WHERE POSSIBLE, AMONG THE TOWN'S RECREATIONAL AND OPEN SPACE RESOURCES, COMMUNITY FACILITIES, RESIDENTIAL NEIGHBORHOODS, AND RECREATIONAL OPPORTUNITIES IN ADJOINING MUNICIPALITIES.

OBJECTIVES

- Continue the Town's role, as a charter member of the Genesee Region Trails Coalition, in developing a regional greenway trail system.
- Develop a plan for a Erie Canal and the Genesee River "greenway," which would provide a continuous system of parks, trails, and bridges along the length of the water courses and links between them.
- Consider zoning changes along the Erie Canal and the Genesee River which specifically provide incentives for the development of a publicly-accessible trail along the water courses.
- Where lacking, add easements, trails, and/or sidewalks to connect residential neighborhoods with recreational facilities.
- Develop signage along the Erie Canal and the Genesee River to direct boaters and fishermen to public access points.

GOAL E4: PROMOTE WATER-DEPENDENT AND WATER-ENHANCED RECREATIONAL USES ALONG THE GENESEE RIVER AND THE ERIE CANAL. CAPITALIZE ON RECREATIONAL USE OF THE CANAL AND THE RIVER AS A TOURIST DESTINATION AND RECREATIONAL AND SCENIC AMENITIES FOR RESIDENTS, WHILE PROTECTING THESE SENSITIVE ENVIRONMENTS.

OBJECTIVES

- Encourage the location of new recreational facilities and parkland in areas fronting on, or with views to, the Genesee River and the Erie Canal, where they will contribute to the preservation of open space, historic sites or unique natural resources.
- Recognize the Town-owned land as a unique and irreplaceable historic, scenic, and recreational resource and develop a plan for its development as a park.

- Consider zoning revisions which would provide incentives for any new private development along the Genesee River and the Erie Canal to provide public access to these important resources.
- Encourage nature trails, designated fishing areas, and enhanced boating access points and linkages between them.
- Support village acquisition of critical public access points along the Genesee River.
- Take advantage of state, federal, and county funding for planning and construction of waterfront recreational facilities along the Erie Canal.

F. CULTURAL RESOURCE GOALS

GOAL F1: PROMOTE THE HISTORIC AND CULTURAL HERITAGE OF THE TOWN OF HENRIETTA THROUGH THE PRESERVATION OF HISTORICALLY SIGNIFICANT FEATURES.

OBJECTIVES

- Survey potential historic and archaeological resources to determine if they meet State and National Register (S/NR) criteria. Nominate eligible resources to the S/NR program.
- Encourage and support, where appropriate, the preservation and adaptive reuse of historic properties throughout the Town of Henrietta.
- Utilize the SEQRA process and work with the State Historic Preservation Officer (SHPO) to fully review and mitigate any adverse impacts resulting from any proposed developments that occur within or substantially contiguous to any historic resources.
- Encourage educational programs to promote awareness of local historic and cultural resources.

G. VISUAL CHARACTER GOALS

GOAL G1: MAINTAIN AND ENHANCE THE RURAL VISUAL CHARACTER OF THE TOWN OF HENRIETTA.

OBJECTIVES

- Identify views, vistas, and scenic landscapes that are important to the community, and promote and protect them.
- Require the design of new subdivisions to blend in with the surrounding rural landscape.
- Use attractive signage to highlight gateways, historic features, and information points in the Town.
- Develop new or revised site plan review guidelines that would encourage traditional development patterns.

GOAL G2: CONTINUE TO IMPROVE THE APPEARANCE OF ALL EXISTING COMMERCIAL AREAS IN THE TOWN.

OBJECTIVES

- Improve the appearances of existing buildings through enhanced landscaping and site plan standards when renovations and/or expansions are proposed.

- Upgrade roadways to minimize traffic congestion, improve safety, and improve access to commercial areas.
- Discourage further strip commercial development and encourage new types of commercial design (e.g., town center design).
- Encourage the adaptive reuse of unused or underutilized commercial and industrial sites to attract new or expanded industries or businesses.
- Provide incentives to developers to redevelop existing vacant commercial or industrial areas and buildings.
- Re-evaluate and enhance design criteria for commercial and industrial development.
- Evaluate effectiveness of the Town's sign regulations.

GOAL G3: IMPROVE AND STRENGTHEN CHARACTER AND VISUAL QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS INCLUDING THE HAMLET AREAS.

OBJECTIVES

- Establish guidelines for "infill" development within already existing areas that result in development that is compatible with surrounding environs.
- Regulate the keeping of commercial vehicles, boats, campers, and unlicensed vehicles on residential property.
- Provide general design guidelines for new subdivisions.
- Consider adopting enhanced property maintenance and unsafe buildings codes.
- Establish and encourage traditional hamlet concepts, mixed-use districts, combining residential and commercial uses with unified design guidelines.

H. ENVIRONMENTAL GOALS

GOAL H1: PRESERVE AND ENHANCE THE WATER QUALITY AND HABITAT VALUE OF THE GENESEE RIVER AND ITS TRIBUTARIES, FEEDER STREAMS, TREES AND OTHER VEGETATION.

OBJECTIVES

- Consider regulations to protect water quality along the Genesee River and its tributaries, such as a shoreline overlay zone.
- Promote local officials training in the use of SEQRA to assess environmental impacts.
- Make development of land adjoining Genesee River a Town-designated "Type 1" action under SEQRA, which will require a more complete review of environmental impacts.
- To encourage and, where appropriate, require dedication of environmentally-sensitive lands in new developments in the Town.

GOAL H2: PROMOTE THE QUALITY AND INTEGRITY OF NATURAL ECOSYSTEMS AND AREAS OF BIOLOGICAL DIVERSITY.

OBJECTIVES

- Work with the County, the State, local environmental groups, and/or local universities and colleges to document critical habitat areas and other important natural ecosystems in the Town.
- Work in partnership with neighboring communities to protect natural systems that extend beyond Town borders.
- Identify resource protection areas on the Comprehensive Land Use Plan and provide for their protection.

GOAL H3: WORK TOWARD THE REMEDIATION AND REUSE OF ENVIRONMENTALLY CONTAMINATED SITES OR “BROWNFIELDS.”

OBJECTIVES

- Coordinate and participate in discussions with New York State, Monroe County, and the County Industrial Development Agency, and private owners to encourage the clean up of environmentally contaminated properties.
- Review municipally-owned properties for potential contamination, and apply for State funds for environmental audits and remediation, if applicable.

I. PUBLIC INFRASTRUCTURE AND COMMUNITY FACILITY GOALS

GOAL I1: PROMOTE THE MAINTENANCE, ENHANCEMENT, AND DEVELOPMENT OF MUNICIPAL UTILITIES THAT MEET THE NEEDS OF AS MANY PEOPLE AS PRACTICABLE IN THE MOST COST-EFFECTIVE MANNER.

OBJECTIVES

- Maintain, enhance, or, when necessary, replace, the Town’s water and sewer systems.
- Develop and regularly update the Town-wide Capital Improvement Program, or CIP, to plan for and prioritize capital expenditures.
- Evaluate the advantages and disadvantages of merging the Town water system into the County system.

GOAL J2: PROVIDE ADEQUATE COMMUNITY SERVICES AND FACILITIES THAT MEET THE NEEDS OF ALL RESIDENTS IN AN EFFICIENT AND COST-EFFECTIVE MANNER.

OBJECTIVES

- Actively work with other jurisdictions to maximize the joint use of community facilities— including school, park, recreation, and public safety systems—to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- Coordinate, consolidate and centralize Town governmental facilities and services and functions where possible.

- Through site plan and SEQRA review, ensure that adequate municipal services will be available for new developments and require mitigation of any potential adverse impacts.
- Review the Town code to ensure that important social services such as child and elder care and assisted-living facilities are permitted by zoning and other local land use regulations.
- Publicize Town regulations and services via the Town of Henrietta Internet web site.
- Ensure continuous, reciprocal dialogue between Town residents and the Town government.

J. TRANSPORTATION GOALS

GOAL J1: MAINTAIN AND ENHANCE THE EXISTING ROADWAY NETWORK AND IMPROVE TRAFFIC FLOWS AND SAFETY IN THE TOWN.

OBJECTIVES

- Improve the safety of intersections with high accident rates.
- Implement an overall roadway improvement plan (through a Town-wide CIP) which identifies and prioritizes streets needing repair and/or replacement.
- Work closely with the New York State Department of Transportation (NYSDOT) to ensure that the plans address local traffic flow and safety concerns.

GOAL J2: PROVIDE A “PEDESTRIAN-FRIENDLY” ATMOSPHERE IN THE TOWN.

OBJECTIVES

- Provide sufficient and safe pedestrian crosswalks across major intersections, and provide curb cuts for pedestrians where needed.
- Improve and increase the linkages from parks, schools, and other community facilities to downtown.
- Use traffic calming methods to slow vehicular traffic in sensitive areas, and make drivers alert to pedestrians in the downtown area.
- Require sidewalks in new subdivisions and commercial developments to promote pedestrian use and safety.
- Use landscaping and street trees to enhance the streetscape, calm vehicular traffic, and attract pedestrians.

GOAL J3: ENHANCE THE APPEARANCE OF THE ROADWAYS IN THE TOWN.

OBJECTIVES

- Roadway improvements, especially on the New York State and County roadways entering the Town, should include street trees, landscaping, and “gateway” signage where appropriate to enhance the visual characteristics of the roadway.
- Reduce unnecessary or duplicate roadway signage and upgrade existing roadway signage.

GOAL J4: ENSURE ACCESS TO COMMERCIAL CENTERS BY NEARBY RESIDENTS.

OBJECTIVES

- Adhere to bicycle and pedestrian-friendly design guidelines.
- Minimize the number of vehicular access points from commercial areas to the roadways.
- Mandate adequate sidewalks in all new developments, and work with owners of older

A. INTRODUCTION

The following action plan recommendations are the substance of the Comprehensive Land Use Plan and provide the Town with a set of guidelines and ideas that, if pursued, will help the community manage growth and change, preserve important natural and cultural resources, and provide direction in the future. Action plan formulation began by examining the results of the inventory in light of the goals and objectives identified initially and assessing the planning techniques available to the Town. The action plan recommendations represent a comprehensive guide from which the Town can make reasoned and consistent decisions regarding land use controls and other planning initiatives.

The Town should adopt this Comprehensive Land Use Plan to guide future development and preservation in the community to ensure that the Town policies are compatible, and to help the communities qualify for public grants. As described in detail in Chapter 5, “Implementation Plan,” the Town should update its Zoning Law and Zoning Map, and Site Plan and Subdivision Regulations to reflect the changes outlined in the Comprehensive Land Use Plan. An update of land use regulations is important to ensure all future land use decisions are made in conformance with this Plan. Implementation of other recommendations will require allocating resources in the capital or operating budgets, coordination with other agencies, and other follow-up activities. As recommended by New York State, the Comprehensive Land Use Plan should be reviewed every five years to ensure that it continues to reflect current conditions. The Town should continue to enhance enforcement of land use, environmental, building code, and other regulations to fully realize Plan goals.

B. LAND USE AND PUBLIC POLICY**INTRODUCTION**

Future land use and development is a primary concern in the development of this Comprehensive Land Use Plan Update. It is a goal of Town leaders and residents to reinforce the existing development pattern with Henrietta’s remaining rural and agricultural lands prevalent in the southern half of the Town and the commercial development largely in the northern half of the Town (See Figure 4-1, “Generalized Land Use Plan”). The build-out analysis presented in Chapter 2.1, “Land Use and Public Policy,” indicates that Henrietta’s current zoning permits a substantial amount of residential and commercial growth throughout the Town. The recommendations below fine tune the current land use pattern and direct the bulk of future growth to those areas that are best suited to accommodate the future development. Other areas of the Town have been targeted for conservation and more limited development.

RECOMMENDATIONS TO MANAGE NEW DEVELOPMENT

ACTION: MAINTAIN THE TOWN'S RESIDENTIAL CHARACTER AND PATTERN OF DENSITY

The northern portion of Henrietta, north of the I-90, is in general a mature suburban area with the basic land use pattern well established. The central most northern section of the Town, leading from the I-90/I-390 interchange to the Town of Brighton line, functions as a regional retail center for the surrounding Monroe County region. Sewer and water and more intensive road infrastructure is available to serve this level of development. South of the I-90, the land use pattern is quite distinct from the north. This area is predominantly rural and low density residential, with farming landscapes and pockets of more intensive land use. Much of the area falls into designated Agricultural Districts and there is no public sewer and water. This Plan supports and contains strategies to reinforce this basic pattern. Thus, higher commercial and residential densities are focused in already built-up areas and in hamlet centers. As discussed below, a Town Center is proposed to create a central focus, meeting place, and walkable mixed-use traditional "Main Street" center.

To this end, undeveloped land in the Town should be evaluated for appropriate future land uses that are consistent with this policy. Such undeveloped land may include remaining open areas to be protected or developed at rural densities, land suitable for residential or commercial development, and sites suitable for permitting additional density and a mix of land uses.

ACTION: REQUIRE SUSTAINABLE UNIVERSITY-RELATED DEVELOPMENT

The Rochester Institute of Technology (RIT) seeks to expand its traditional university facilities as well as university-related business and technology research park development. Much of the undeveloped land owned by RIT, south of its main campus, is environmentally sensitive and adjoins residential and rural lands. Some of this land is eligible for Empire Zone designation, which brings with it financial incentives for corporations who locate within the zone. At the same time, there are a number of large underutilized commercial sites in the developed portion of the Town.

The Plan's land use recommendations are based on promoting a sustainable development pattern in the Town. This is predicated on the continued use and reuse of existing developed areas and the preservation of environmentally sensitive lands (i.e., wetlands, floodplains, river front lands) and agricultural districts. New development should not "leap frog" over open lands, but instead should be concentrated near existing centers.

With regard to university lands, the Plan recommends the following approach:

- New university-related development should first consider infill development sites located in existing developed areas, which contain large amounts of underutilized lands between buildings.
- New university-related business development should first consider "grey fields," or empty or underutilized commercial properties in the Town.
- Any new university-related development that is proposed in undeveloped lands, particularly in the Bailey Road area south of the main campus, should be required to follow sustainable development practices based on the environmental constraints of the

site. It is recommended that any such development be required to be an "eco-industrial park." Eco-industrial parks are based on the following concepts:

- Clustering development on the least sensitive portions of the site,
- Preserving large amounts of open space, preferably with public access,
- Mixed-use,
- On-site usage of alternative energy and green technology systems,
- Walkability within, as well as to and from, the site,
- Bike paths,
- Parks and squares, and
- On-site reuse of waste materials, water recycling, etc.

ACTION: DEVELOP A HENRIETTA TOWN CENTER

The Town should evaluate the feasibility of retrofitting the existing Town Hall/Library/Park/Senior Center/Public Works campus on Calkins Road and the adjoining Monroe County Fairgrounds, and additional adjoining sites, into a new, mixed-use "Henrietta Town Center." The area already contains the following critical components of a traditional town center:

- Central municipal offices
- Park
- Community services (e.g., library)
- Adjoining residential neighborhoods
- Retail
- Public transit (e.g., buses)

Redesign and integration of the different land uses, which are currently located in close proximity to each other but isolated and segregated by roadways, parking lots, and driveways, needs to be done to develop a walkable, traditional central place for Town residents. Developing and retrofitting the area as a Town Center could include the following components:

Proposed Land Uses

- Develop additional mixed-use features on the Monroe County Fairgrounds site, should it become available for redevelopment. Potential uses include senior housing, townhouse development, and mixed-use buildings (residential apartments above retail stores or professional offices).
- Larger commercial uses may be accommodated in the Town Center's "Center Street" shopping district. The larger retail use should be as close as practical to the eastern portion of the Town Center district to blend in with higher density commercial development nearby.

Town of Henrietta Comprehensive Land Use Plan

- Places for community gathering, such as a community center, a cultural or performing arts center, a skating rink/reflecting pool, an art museum or gallery.
- Additional town, school district, and other public community facilities should be located in the Town Center whenever practicable.
- Provide a small-scale retail area for restaurants, small-scale shops, and other typical pedestrian-oriented downtown uses.
- Encourage the U.S. Postal Service to site a post office satellite location in the Town Center.

Improvements to Enhance Walkability and Bicycle and Transit Access

- A landscaped median in the center of Calkins Road between East Henrietta Road and the new Center Street intersection. . This would "calm" traffic in the area and signal the drivers' entry into a pedestrian-oriented neighborhood. It would also facilitate safe access to the Town Center at this busy location from the opposite side of Calkins Road, by providing a midway point for pedestrians to wait. The median would also soften the appearance and enhance the visual character of the area.
- Develop sidewalks to connect all land uses within and adjacent to the Town Center. Sidewalks should line both sides of all streets in the Town Center.
- Dedicated pedestrian-only time should be provided on demand at the traffic signal at the existing Town Hall entrance and at other signalized intersections that may lead into the Town Center.
- Designated loops or pullovers at key locations within the Town Center for public transportation services.
- Connect the Town Center with the Lehigh Valley Trail.
- Create a bike lane along Calkins Road that will connect RIT and other areas with the Town Center.

Town Center Design Principles

- Development should reflect traditional village-scale and downtown design. This includes buildings built up to the sidewalk line, small footprints or the breaking down of larger building masses visually into smaller "units", frequently-spaced window and door openings (no blank boxes fronting the street), two- to three-story development, mixed-use, parking taking a secondary location (i.e., in back and rear of buildings).
- To fit in with the scale of a village-style development pattern, larger masses of "big box"-style retailers must be broken down and articulated in a way that gives the visual impression of a smaller structure. A contextual design with a facade that has window and doorway openings, roof line detailing and variation, corner treatments to create the impression of a building edge and/or a veneer of shallow retail units along much of the frontage is required. The facade must give the impression of a two-story building, typical of a "Main Street" setting. The building must be built up to the sidewalk line of the new central street, with parking to the rear and sides.
- Landscaping/islands should be provided in all parking areas.

- All streets should be lined with trees and have a green buffer between the street and the sidewalk.
- Flags, banners, and signage designating the area the "Henrietta Town Center"

Development of the Town Center would foster community pride, loyalty, and quality of life. It would leave a legacy for future generations, who would benefit from belonging to a town with an enriched sense of identity. Special events should be held frequently, throughout the year, and on a regular basis. This is one of the fastest ways to foster community spirit and identification with the area as the Town Center.

ACTION: PROMOTE A SUSTAINABLE LAND USE PATTERN BASED ON THE CAPACITY OF THE LAND

The paragraphs that follow detail some of the concepts behind the "Generalized Land Use Plan" for the Town. This section indicates the general land use categories and relative development densities (i.e., low, moderate, high) that are recommended. The land use groups are generally presented in order of intensity, starting with the most restrictive (i.e., Parks).

Parks, Greenways, and Conservation Lands

The Plan recommends a system of publicly-accessible parks, nature preserves and conservation lands, and greenways to preserve river and stream corridors and link the various open spaces and provide pedestrian alternatives to vehicular access in a highly auto-oriented environment. As shown in the Land Use Plan, "green" areas are recommended along the Genesee River, streams, on public parks and nature preserves, along the Lehigh Valley Trail, and adjacent to the I-90 right-of-way. Public boat launches are proposed at several alternate locations along the Genesee River on larger parcels in the southern and central section of the Town.

Agriculture/Rural Residential

The A/RR land use pattern include agriculture (including horse stables), single-family dwellings, community facilities and parks, and a very narrow range of agriculture-related commercial uses (e.g., farm stands, bed and breakfasts). It is recommended that in these areas, the Town should require subdivisions to follow rural design guidelines, provide a wide buffer area between the proposed residential use and farming uses, and minimize potential impacts on agriculture. To help slow the conversion of agricultural land to residential land, the number of subdivisions, as well as the number of lots allowed in each subdivision, would be limited in addition to the frequency a parcel would be permitted to be subdivided. The Town should also allow flexibility in the adaptive reuse of farm structures in Agricultural/Rural Residential areas.

Resource Conservation/Residential

Resource Conservation/Residential lands are located in areas adjacent to Agricultural Districts and in environmentally sensitive areas (e.g., characterized by wetlands, proximity to creeks or the River). Town zoning and policies should protect the natural and scenic resources of these areas. Conservation design residential development would be allowed at low densities, with the development focused in a way that minimizes impacts to the environment. The Resource Conservation/Residential lands are also intended to serve as a buffer between Agricultural/Rural Residential areas and more intensive development, predominantly to the north.

Town of Henrietta Comprehensive Land Use Plan

Resource Conservation/Limited Use

A pattern of “campus”-style development, including traditional university academic and housing facilities at the Rochester Institute of Technology (RIT). This area also includes lands in and around the nearby Kodak property off River Road in the northwestern portion of the Town. Office, research and development, and high performance (i.e., low environmental impacts) light assembly and high tech light industrial uses would be allowed. It is recommended that a detailed list of allowable uses be included in the zoning of the area

Low Density Residential

Low density residential areas, consisting of one-family homes on suburban-sized lots, should be maintained between the commercial areas and agricultural and rural density residential areas.

Moderate Density Residential

Existing areas of moderate density residential development, characterized by townhouses, duplexes, patio homes, and smaller lot one-family homes should continue to be allowed where currently developed near the RIT campus. Any additional development in this area adjacent to the river should be designed to provide public access and public view corridors to the river.

Hamlet Areas

The Hamlets of East Henrietta and West Henrietta should be maintained, expanded, and enhanced. The hamlets are intended to provide for a variety of pedestrian-friendly mix of activities and services with a village atmosphere that will provide a comfortable gathering place where residents and visitors may come together. A hamlet overlay district is recommended to serve as an overlay to the lot, bulk, and use requirements of underlying zoning districts. The Hamlet Overlay District would include the following components/goals: walkability; mixed use (commercial-residential) areas; a diversity in neighborhood services accessible to the residents and visitors within easy walking distance; and a variety of housing choices for people of all age groups, family sizes, and income levels

Highway Interchange Commercial

The Town’s location at the interchange of I-90 and I-390 creates a highway interchange area that is highly attractive to commercial developers. This presents a economic asset to the Town. Land use patterns in the area should take advantage of this key location, while at the same time providing design guidelines to encourage the highest possible quality of development and compatibility with adjoining other uses.

Commercial Core

The Town’s commercial center, which serves as a retailing hub for the region, should be maintained and enhanced in the north central section of the Town in the Jefferson Road area and adjoining sections of East and West Henrietta Road. The Town, through zoning and incentives, should promote the upgrading and renovation, and reuse of buildings to keep the area viable and prevent obsolescence (see commercial district improvement and corridor management strategies, below).

Commercial-Industrial Performance Zone

The John Street corridor is characterized by high technology, light industrial, and research and development facilities. These uses are important for the economic and tax base of the Town, and

should be maintained and encouraged. However, given the area's location near homes, as well as university academic areas and dormitories, the zoning should insure that the development will not have negative environmental effects on these nearby sensitive land uses. A system of well-defined use groups and special permit criteria should be put into place to ensure compatibility.

ACTION: DEVELOP PROTECTIVE ZONING FOR WATERCOURSES

The Plan recommends protecting the Genesee River and other stream corridor areas including their banks, wetlands and vegetation, through creation of a "Shoreline Protection Overlay District." The Shoreline Protection Overlay District is recommended on top of base zoning Districts along the full extent of Genesee River and the major stream corridors to protect sensitive natural resources along water courses and water bodies. Any activity proposed in this District which would alter the vegetation or land form or disturb any area with those corridors should be carefully reviewed to ensure that environmental quality is not significantly compromised. A buffer zone extending 50 to 100 feet from the edge of the stream bed would be established, in which little or no disturbance of vegetation could occur. The Shoreline Protection District would contain special restrictions for new development in Federal Emergency Management Agency (FEMA)-mapped floodplain zones.

ACTION: ENHANCE EXISTING COMMERCIAL AREAS

The majority of the Town's retail development is highway-oriented commercial development along major roadway corridors. The vitality of these corridors is undermined by a variety of factors. First, much of the commercial development is comprised of retail uses located on small lots with numerous curb cuts. As some of the older shopping plazas and strips become obsolete, they have languished in comparison with newer developments. At the same time, the corridors themselves have become increasingly congested with local and regional traffic.

The Plan recognizes that commercial investment in the Town is desirable to enhance the Town's balance of taxable real property and to maintain and upgrade the appearance of existing commercial areas. The Town's location at the confluence of two major interstates is an economic asset that must be properly managed so that marketability and property values are maintained over time.

The Plan aims to enhance the quality and variety of new commercial development in existing commercial areas, thereby improving them. The focus is to encourage new or renovated commercial development in and adjacent to existing commercial areas that offers improved aesthetics, an ability to mitigate traffic problems, and provide other infrastructure improvements. As described below, and throughout the Plan, many policies are recommended to provide the tools needed to further this goal, including control of curb cuts, improved signage, architectural review, concept committees, density bonus provisions, and preventing the creation of new commercial strips.

A highway overlay zone is recommended along the major corridors in the Town to promote orderly and attractive development in the area. It is recommended that the overlay District be mapped over entire length of the East Henrietta Road, West Henrietta Road, Jefferson Road, and Hylan Drive corridors in the northern half of the Town as an overlay to the underlying zoning Districts. The Districts would specify design guidelines for building layout and design, signs, landscaping, driveways and curb cuts, circulation and access, parking, etc.

Town of Henrietta Comprehensive Land Use Plan

Senior Housing Zone.

Create a floating senior citizen development zone with a minimum lot size of ten acres in which integrated health care, residential, recreational, and commercial uses for elderly persons would be allowed, and in which a specific percentage of units would be required to be affordable to persons of low or moderate income. Specific criteria to determine appropriateness of proposed sites would be established. These would include parcel size (e.g., 10-acre minimum), direct access to a county or state road, availability of on-site sewer and water, etc.

ACTION: PERMIT USE OF RESIDENTIAL DENSITY BONUSES FOR ACHIEVING SPECIFICALLY DEFINED GOALS

The Town Board should consider the use of density bonuses for identified benefits to the community. In general, these would fall into four basic areas:

1. Increasing affordable and handicapped housing opportunities;
2. Provision of major infrastructure improvements;
3. Provision of Townwide recreational or open space facilities; and
4. Preservation of historic structures.

RECOMMENDATIONS TO ENHANCE TOWN CHARACTER

ACTION: ADOPT DESIGN GUIDELINES

The Town should revise and augment the site plan standards, subdivision regulations, and zoning, and provide consistent enforcement to ensure that new development is of high quality. The design guidelines outlined in the "Urban Design Plan" will provide guidance for local boards to shape the appearance and character of its built environment in a way that is compatible with its existing development patterns. The guidelines would not stipulate required architectural styles, but would focus on lot layout and design, overall excessive similarity or dissimilarity in the design of subdivision housing, quality and durable materials, etc.

ACTION: CONSIDER ZONING CHANGES THAT PROMOTE PUBLIC ACCESS TO THE RIVERFRONT

The Genesee River is a unique and limited resource in the Town that merits careful planning in terms of permitted uses and additional standards for new development along its banks. It is recommended that the Town foster a balance of land uses, recognize the beneficial use of limited river corridor resources, increase public activity, and reduce the isolation of the area. The Town should consider establish a long-term goal of continuous public access along the entire length of its Riverfront.

Stand-alone residential along the River creates a private, closed community. This conflicts with goals to provide public access to the River. The Town should consider creating incentive zoning along the River to obtain higher density or additional uses. An applicant would have to include public amenities such as a riverfront trail on the site. It should also create special design guidelines for the river area. These would require providing view corridors to the River, adequate landscaping, and building heights stepped down to the River. The riverside zoning should also create a hierarchy of principal and special permit uses, including criteria for special uses.

ACTION: ENCOURAGE AND REGULATE HOME OCCUPATIONS

The Town and the Town should encourage home occupations which have minimal impact on residential areas, with restrictions on traffic, parking, number of employees, maximum square footage as a proportion of the dwelling, signage, expansion of existing facilities, and noise, and other factors. The home occupations should be compatible with existing neighborhood character. It is recommended that home occupations be a special permit use, with a threshold established which would allow businesses that are de minimus to operate without needing to go through the special permit process.

RECOMMENDATIONS TO MINIMIZE CONFLICTS BETWEEN LAND USES

ACTION: REGULATE DRIVE-IN AND AUTO-RELATED USES

Pedestrian safety is a critical issue in the Town and zoning for appropriate land uses that cater to pedestrians is one of the most important solutions. Additional drive-in commercial and auto-related uses (e.g., gas stations, car washes, auto repair shops, and car dealers) should be strictly regulated, especially in the hamlets of East Henrietta Road and West Henrietta Road. These uses require multiple curb cuts which decrease pedestrian safety. This conflicts with goals of making the hamlets more walkable and pedestrian-friendly. The Town offers plenty of sites for these uses along auto-oriented commercial corridors.

Auto-oriented uses also contain negative visual elements—such as undefined parking, canopies, bright lights, and large, internally lit signs—all of which negatively affect the visual character.

For auto-related uses in all parts of the Town, regulations limiting lighting and canopies should be added. Curb cuts for these uses should be limited, and defined driveways required. These measures will help to protect community character and pedestrian safety throughout the Town.

ACTION: UTILIZE SPECIAL PERMITS

It is appropriate to designate special permit uses when there is need for the use to meet additional criteria to ensure compatibility between the special permit use and principal permitted uses in a District. Special permit uses, as a result of special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to their operation or installation, have a greater potential to create adverse environmental impacts that could affect the use of nearby properties. In addition, special permit uses may include uses that do not meet Comprehensive Plan goals to the extent that principal uses do.

The special permit conditions are designed to mitigate potential adverse impacts. As its name implies, a special permit use is a use that is expressly permitted by the zoning law. If the property owner meets the special permit conditions, the Town Board is obligated to approve the special permit application. Examples of recommended special permit uses include gas stations and repair shops, auto dealers and other vehicle-related businesses, drive-through facilities, multi-family housing, industrial uses, senior citizen complexes, major shopping centers, etc.

ACTION: ENHANCE LAND USE TRAINING FOR LOCAL OFFICIALS

The Town should send a minimum of one representative each year on a rotating basis to State Environmental Quality Review Act (SEQRA), Site Plan Review, Subdivision Review, and other land use training courses given by groups such as the New York Planning Federation, Genesee-Finger Lakes Regional Planning Council, the New York Council of Mayors, and State agencies.

Town of Henrietta Comprehensive Land Use Plan

Priority should be given to new board members and staff. Enhanced training and awareness of land use and environmental regulations will help to ensure that project review minimizes and mitigates land use impacts.

ACTION: CROSS-REFERENCE ALL RELATED LAND USE LAWS AND REGULATIONS

The Planning Board should cross reference all land use laws and regulations.

ACTION: MAKE LAND USE REGULATIONS CLEAR AND EASY TO USE

The Town should amend the zoning regulations to include clearer purpose and goal statements for each District and add illustrations or pictures where needed to clarify requirements.

ACTION: CREATE A TOWN WEB SITE

A page of the web site should include up-to-date and downloadable copies of the zoning and subdivision laws and other pertinent laws and regulations, as well as downloadable application forms.

C. PARKS, RECREATION, AND LAND CONSERVATION PLAN

INTRODUCTION

The provision of recreational facilities and services that meet the needs of all residents and the conservation of remaining open lands is a major component of the Comprehensive Land Use Plan. The Plan recommends enhancement and expansion of existing facilities, and the creation of new facilities especially along the Genesee River. In addition, linkages between the facilities, where possible, are also recommended.

RECOMMENDATIONS TO DEVELOP LINKAGES

The Town should develop linkages between the parks, schools and other community facilities, residential neighborhoods, and trail systems along the Genesee River and other areas. Specific components of the Plan include:

- Create a coordinated bikeway system along roadway shoulders and designated trails. Establish a bike path connecting major recreational, municipal, shopping, and school facilities with residential areas. The Town should provide bicycle parking at public parks, historic sites, and at other appropriate locations. The Town should lobby the State, the Monroe County DOT, and the Genesee Transportation Council (GTC) to include bikeways and bicycle parking when improvements are made to State or County routes and apply for State and Federal grants to enhance bicycle access.
- Continue to work with and support trail organizations to create a greenway trail along the Genesee River and the abandoned rail bed. Connections or trail spurs to adjoining residential neighborhoods, schools, and other appropriate areas should be incorporated in the planning.
- Support connections between the Genesee River Trail and the Finger Lakes Trail, the Erie Canal Tow Path, and the Lehigh Valley Trail

RECOMMENDATIONS FOR PUBLIC ACCESS TO THE GENESEE RIVER

The Town's location on the Genesee River presents a tremendous opportunity to enhance the recreational opportunities available to residents and visitors to the Town. The river is an exceptional scenic and recreational resource. The Town should work to provide additional public access to the Genesee River shoreline and promote water-oriented recreational activities.

Public access to the River in the Town is very limited as a result of the predominating residential uses which line the river front. Because much of the land along the river front is privately owned, achieving greater public access will be an incremental process.

State funds to increase public access to waterfront areas may be available to municipalities that participate in the State's coastal resources program. The Town should apply for these funds in conjunction with the recommended public access strategies outlined below.

ACTION: PROMOTE LAND USES WHICH PROVIDE PUBLIC ACCESS

The Town should promote water-dependent and water-enhanced recreational uses along the Genesee River, using the tools discussed under "Land Use Plan," including:

- Consider zoning revisions which would provide incentives for any new private residential development along the shoreline to provide public access to the water.
- Attach specific requirements for public access to any approvals for proposed rezonings, special permits, or variances along the river.
- Consider river front zoning changes that would favor water-dependent and water-enhanced uses, including recreational facilities.

ACTION: ACQUIRE CRITICAL PUBLIC ACCESS

In cases when public access is critical, the Town should take direct action to acquire such rights of access. This could include public acquisition of conservation easements along the waterfront to provide public access and preserve views or facilitate the efforts of land trusts to acquire such easements. Alternatively, it could include outright acquisition by the Town of critical public access points along the waterfront and other unique and critical environmental areas including The Genesee River and stream corridors, important wildlife habitats and scenic viewpoints.

OPEN SPACE PRESERVATION RECOMMENDATIONS

The Town should actively pursue the preservation of critical open spaces to preserve important environmental and scenic features such as its river front, stream corridors, wetlands, and remaining rural landscapes. Preservation can occur through a variety of tools from outright acquisition to conservation easements.

ACTION: USE INNOVATIVE LAND USE TOOLS

The Town should investigate, develop, and utilize innovative land use controls such as incentive and special permit zoning, parkland and/or recreation fee dedication and easement arrangements, cluster development, and purchase and/or transfer of development rights as a way to increase open space and recreation. Specifically, the Town should consider enacting an open space

Town of Henrietta Comprehensive Land Use Plan

protection easement law. An excellent example of such a law is found in the Town of Pittsford, New York.

ACTION: UTILIZE PUBLICLY-OWNED LANDS

The Town should try to meet current and future recreational needs through dedication of existing municipal land as park land. Review supply of Town-owned land for potential open space/recreational value. Investigate opportunities, if available, for the exchange of publicly-owned developable land for open space or recreational lands, particularly on the waterfront. Particular attention should be given to land adjacent or in close proximity to the river.

ACTION: ESTABLISH WORKING RELATIONSHIPS WITH LAND TRUSTS

The Town should invite the participation of land trusts to help obtain the preservation of valuable land. Land trusts may also play an important role in the acquisition of public access along stream corridors or conservation easements to protect other sensitive environmental or aesthetic features. Land trusts could also play the role of facilitator in negotiations with developers.

ACTION: ENCOURAGE QUALITY OPEN SPACE IN SUBDIVISIONS

Integrate new residential subdivisions into the overall open space system. Require or provide incentives to developers to develop trails linking recreational facilities in residential subdivisions with the larger trail system and/or to provide easements allowing the public to walk on trails through the property to access municipal resources. Require or provide incentives to developers of residential subdivisions to develop shared, on-site active recreational facilities such as pools, playgrounds, and ball fields. Revise cluster housing regulations to contain guidelines ensuring the recreational value and accessibility of open spaces to be located on the site. The Town should consider adopting subdivision law amendments which guide the type and location of parks and open spaces created when subdivisions occur.

When funds are contributed by developers in lieu of recreation facilities, the Town should use the funds solely for recreation land acquisition and/or the development of new or expanded recreation facilities. These funds should be placed in a segregated capital account and not be used for the maintenance of existing facilities. In addition, the payment in lieu of recreation fee should be reexamined on a periodic basis to ensure that they reflect the actual costs of acquiring and/or developing land for recreation purposes.

ACTION: PLAN FOR RECREATIONAL NEEDS IN THE CIP

Funding needs for municipal parks should be included in the Town's Capital Improvement Plan (CIP). Funding for upgrading of municipal park equipment and landscaping should be earmarked in the CIP. In addition, monies needed for the acquisition or development of new municipal parks should be included in the CIP.

RECOMMENDATIONS TO MEET THE RECREATIONAL NEEDS OF ALL RESIDENTS

Based on the results of the inventory and the identified goals and objectives for recreational facilities, the Comprehensive Land Use Plan identifies needed recreational improvements as well as options for expanding and upgrading existing facilities. The Town should develop a plan

for the park system in the community. Park design, parking, equipment, and linkages should be planned and funded.

An overall park signage, furniture, and amenities (e.g., lighting, fencing, benches, tables) program should be developed so that there is a standard, distinctive look to all recreational facilities signs and park furniture in the community.

ACTION: FORM AN OPEN SPACE COMMITTEE

Form an open space committee to discuss and set open space and recreational priorities for the Town. The committee could be designated as the lead agent to pursue Federal, State, and County grant funds available for parks development and open space protection.

ACTION: DEVELOP ADDITIONAL FACILITIES

Neighborhood Parks

Based on parks and recreation planning standards, there is an existing deficiency of smaller, neighborhood parks in the community. This type of facility typically includes playgrounds, basketball or multi-purpose courts, ring toss, shuffleboard, or game tables. Particular needs for neighborhood parks were identified in Chapter 2.3, "Community Facilities and Recreation." Additional neighborhood parks should be developed near residential subdivisions. These areas should be given priority in earmarking future sites for neighborhood park development. New, larger subdivisions in the Town should be required to provide recreational facilities for residents.

Improve Accessibility

Develop a plan to ensure all parks comply with the Americans with Disabilities Act (ADA). The Town should apply for State or County funding to bring facilities into ADA compliance.

ACTION: MEET THE NEEDS OF YOUTH

The Town is successful at programming events and activities for youth, and has the capacity to increase this function and make recreational activities more available and accessible if the proper space were available. Other ideas, which could be pursued by the Parks and Recreation Committee with the Town, the School District, local places of worship, and other groups include:

- Development of a youth center;
- Establishment of a smaller, less formal drop-in center (which could even be a storefront);
- Programming of special events targeted at youth, such as a teen bike race or series of races;
- "Rent a Kid" program, where local residents can hire youth to paint houses, babysit, mow the lawn, etc.;
- Involving youth in a local civic project (under adult supervision) such as building and maintaining walking/hiking trails, assisting in conducting a tree inventory; park clean-up days, etc.

Town of Henrietta Comprehensive Land Use Plan

ACTION: DEVELOP RECREATION PARTNERSHIPS

Appoint a liaison to work with adjoining Towns and municipalities to plan for recreational programs and facilities for Town residents.

ACTION: OTHER ENHANCEMENTS

Increase the use of all the Town's recreational facilities through promotion of multi-use and multi-seasonal activities, including winter sports such as ice skating and cross-country skiing.

D. ECONOMIC PLAN

INTRODUCTION

The Town of Henrietta possesses a number of resources making it a desirable place to do business. Low taxes, access to a diverse range of employment opportunities, and transportation access and among the positive features for working or locating a business in Henrietta. Growing economic sectors such as Services (retail, in particular), Transportation and Public Utilities, and other private and public industries result in intensified land needs in the Town. It is important for Henrietta to facilitate the growing of these sectors while minimizing the impact on the quality of life for residents.

RECOMMENDATIONS TO PRESERVE AND STRENGTHEN THE TOWN ECONOMY

ACTION: PROVIDE SUFFICIENT LAND FOR COMMERCIAL, INDUSTRIAL, AND RETAIL USES

As described in the "Land Use Plan," the Town should continue to plan for future needs for industrial, office, and research and development uses by considering appropriate sites, as set forth in the "Land Use Plan." Selected sites should be zoned appropriately and provide municipal services to attract desired industries and businesses.

ACTION: ATTRACT APPROPRIATE NEW INDUSTRY

Based on its assets including its labor force and quality of life, the Town, in conjunction with the County of Monroe Industrial Development Agency (COMIDA), should target specific business/industry types that it would like to attract. Appropriate industries include those that build on the region's existing assets and include agriculture-related enterprises, light manufacturing, and other environmentally friendly industries and industries which support the community's farming base and high technology niche. The Town and COMIDA should also work to attract small businesses that employ 50 to 100 workers; these businesses employ the majority of workers nationwide and grow within the community.

Seek Empire Zone Status

The Town should work with COMIDA to consider land for an Empire Zone (EZ). EZ status would offer financial incentives to businesses interested in developing on the site.

Promote IDA Funding

The Town should continue to work with COMIDA and private businesses to ensure that public financial incentives that are available are utilized by businesses in the community.

ACTION: MAINTAIN PRESENCE OF LARGE EMPLOYERS

A large percentage of workers in Henrietta are employed at one of the large employers in the community, such as Paychex, Kodak, Rochester Institute of Technology, or Xerox. It is crucial for the Town to work with these businesses to maintain and expand their presence by providing business-friendly land use regulations and adequate infrastructure. These businesses are critical as they not only provide many jobs, but they support the tax base, create spinoff businesses, bring in more residents, and support the overall local economy.

ACTION: ENCOURAGE SMALL, START-UP EMPLOYERS

The Town, in conjunction with COMIDA, should promote the Town as a location for small, start-up firms. This could be accomplished by providing an “incubator” facility, through special financial incentives targeted at the needs of small, growing firms, and by a positive regulatory atmosphere which minimizes “red tape,” surcharges, and taxes.

ACTION: CONTINUE TO ATTRACT HIGH-TECHNOLOGY FIRMS

As is the case nationally, Monroe County's economy has been shifting from manufacturing to a more service-based economy over the past few decades. While it is still important to maintain manufacturing jobs, the community should try to attract smaller firms that are in high technology industries. High-tech companies tend to locate in areas with a high quality of life, and may be attracted the low tax rate and scenic beauty of Henrietta.

ACTION: FOSTER INTER-AGENCY COOPERATION

There is a need to promote positive and regular communication among the municipal, regional, and business organizations active in and around the Town. The community should continue to cooperate and coordinate its economic development activities with these organizations—including the Genesee-Finger Lakes Regional Planning Council, COMIDA, the Chamber of Commerce, and the surrounding towns. Regularly scheduled quarterly meetings should be held with representatives of these groups to actively coordinate economic development initiatives.

ACTION: PROMOTE A POSITIVE BUSINESS CLIMATE

The Town should continue to ensure that adequate infrastructure and municipal services are available to meet business needs. In addition, the Town could actively pursue State and Federal funding sources to achieve mutual economic development goals (e.g., for tourism-related grants).

RECOMMENDATIONS TO DEVELOP AGRI-TOURISM

ACTION: DEVELOP AN AGRI-TOURISM STRATEGY

The Town of Henrietta has many beautiful farms and historic barns that distinguish its rural character. These assets represent excellent opportunities for agri-tourism. Examples of agri-tourism opportunities include scenic trails that connect to and run through farmland; farm tours

Town of Henrietta Comprehensive Land Use Plan

that educate visitors on farming and provide visitors with the chance to take part in farm activities; hay rides; and farmhouse bed and breakfast operations.

Agri-tourism has many benefits including:

- Provides farmers with additional revenue,
- Attracts customers to farms,
- Contributes to the stability of the agriculture industry,
- Increases the awareness and education of the public,
- Promotes agricultural products,
- Tourists spend money at local businesses, and
- Supports and develops cultural tourism opportunities.

Encourage Appropriate Tourist-Related Development and Events

The Town should ensure that zoning regulations allow the development of appropriately-scaled and located tourism-related facilities such as full-service restaurants and restaurants serving tour buses (especially overlooking the River), cafes and ice cream places, hotels, bed and breakfasts, farm stays, and spas, golf courses, and conference facilities.

The Town should sponsor– in cooperation with local cultural facilities – more evening events such as concerts and dance performances, group dance activities (e.g., square or contra dancing), outdoor film screenings, entertainers, and regular Thursday or Friday night "Evenings in the Park" events.

Encourage Public Activities on the Waterfront

There is the opportunity to develop additional inviting waterfront activities for more residents and tourists to enjoy.

Better Connect Waterfront Activities via a Nature Trail

There should be a trail that connects the Town's parkland with the Genesee River. Types of trails may include a nature trail or a multi-use recreation trail.

E. HOUSING PLAN

INTRODUCTION

According to 2000 U.S. Census data, the residential population of Henrietta has steadily grown since 1970. Between 1990 and 2000, Henrietta experienced a seven percent increase in residential population. In addition, Henrietta experienced a 12 percent increase in the total number of housing units between 1990 and 2000. Clearly there is a growing need for a diverse range of housing. The Census data also indicated that there may be an increasing need for senior housing. Henrietta's "75 and Over" population, as a proportion of total population, has been growing by roughly 110 percent every ten years since 1970. It is important that Henrietta's housing supply meet the diverse needs of all Town residents.

RECOMMENDATIONS FOR RESIDENTIAL LAND

ACTION: ALLOW ACCESSORY HOUSING UNITS (“IN-LAW UNITS”)

Accessory units provide affordable housing options for elderly family members, young adult family members, and others. The Town should allow the development and/or conversion of accessory housing units. An accessory housing law should specifically define accessory housing units and identify the zoning district(s) where accessory units would be allowed, occupancy (e.g., maximum occupancy of accessory unit and owner-occupancy requirements), size, exterior changes, and parking. An approval procedure should be created, including detection of illegal units, an amnesty period for property owners during which they would bring the units up to code, and enforcement and penalties.

RECOMMENDATIONS FOR RESIDENTIAL POLICY

ACTION: UTILIZE FLEXIBLE ZONING MECHANISMS TO ENHANCE HOUSING OPPORTUNITIES

- Permit the use of density bonuses to achieve specifically-identified benefits to the community. These benefits include increasing affordable, handicapped-accessible, continuing care retirement communities, or other senior housing opportunities; providing major infrastructure improvements of benefit to the community as a whole; providing public recreational and open space facilities; and preserving historic structures.
- Dimensional requirements (e.g., unit size, setbacks, parking requirements, etc.) in multi-family zones should be designed to ensure affordability.
- Investigate the possibility of allowing accessory housing units.
- Evaluate cluster housing provisions in the Town zoning and subdivision laws. The laws should be written to ensure that residential density in a cluster subdivision does not exceed the density that would be permitted with a traditional subdivision layout; is situated to minimize visual impacts; and reserved open space areas provide usable, accessible, and linked recreational land that meet the needs of residents.
- Investigate the possibility of allowing artist's live/work lofts in one of the hamlet areas or RIT area, and adaptive reuse of historic properties in the Town.

ACTION: CREATE HOUSING OPPORTUNITIES TO MEET NEEDS

Data from Chapter 2.2, “Socioeconomic Conditions,” indicated that the most pressing housing needs are for seniors. In addition, the data suggested there is a general lack of affordable housing in the community. The Town should consider establishing an ad hoc, temporary committee to identify specific housing needs and property maintenance issues in the community and establish responsibility for addressing the issues. The committee may include Town staff, members of Town Boards and/or Planning Boards, non-profit affordable and senior housing organizations, affordable and senior housing developers, and interested citizens. The committee would be responsible for identifying specific property maintenance issues and affordable and other unmet housing needs, as follows:

Town of Henrietta Comprehensive Land Use Plan

- Through interviews or surveys, estimate the demand for affordable housing in the Town. Similarly, estimate the real demand for market-rate and/or below market-rate housing among senior citizens. Interview major employers to establish any unmet housing needs which may affect economic development efforts.
- If substantial unmet demand for housing is indicated, create site criteria and evaluate potential sites for housing development. Criteria should include proximity to shopping and municipal services and facilities, parcel size and potential density, and contextual fit with the surrounding neighborhood.
- Evaluate Town-owned parcels for suitability for affordable or senior housing. Suitable parcels could be offered to experienced affordable housing developers.
- If employers indicate a need for other types of housing that fit in with the overall goals of the Comprehensive Land Use Plan, ensure that the zoning allows adequate area for this type of development.

ACTION: DEVELOP RESIDENTIAL DESIGN GUIDELINES

Consider the use of residential development guidelines for major subdivisions to promote housing that has minimal impacts on the landscape and environmental features and is of quality design. Residential design guidelines generally discourage both "excessive dissimilarity," or buildings that are strongly out of character with the surrounding existing neighborhood; and "excessive similarity" of architecture within the subdivision. The intention of such guidelines is not to dictate architectural style and layout, but rather to ensure that the development fits in contextually with the existing community. The design guidelines should also promote improvements to the traffic circulation system (e.g., use common entrances/parallel access roads for subdivisions off major roadways).

ACTION: ENSURE ADEQUATE PROPERTY MAINTENANCE

The Town should continue to enforce existing property maintenance laws and adopt the "Unsafe Buildings and Collapsed Structures" law that gives municipalities the authority to remove unsafe structures and receive compensation through the property tax and assessment system. Existing property maintenance codes should be revised to ensure that the fees are sufficient to be a deterrent and that time limits and compounding of penalties for unpaid fines are included.

F. HISTORIC RESOURCES AND CULTURAL ACTIVITIES PLAN

RECOMMENDATIONS FOR HISTORIC PRESERVATION

ACTION: CONTINUE TO PUBLICLY IDENTIFY HISTORIC RESOURCES

The Town, working with the Historic Site Committee and the Town Historian, should continue to identify historic properties through plaques on individual structures and signage within the Town and establishments of historic districts. Such identification will increase public awareness and appreciation for historic resources.

ACTION: PROVIDE EDUCATION AND INCENTIVES TO ENCOURAGE HISTORIC REHABILITATION

The Town should play an active role in ensuring the preservation of historic properties. Financial incentives should be made available to property owners to encourage historic rehabilitation and adaptive reuse of structures. In addition, the Town should institute an educational outreach program for owners of historic properties to inform them of the financial and economic benefits and the requirements of historic designation. Educational materials such as brochures on financial assistance and design guidelines, and copies of laws and regulations could be made available at Town Hall, from the Town and County Historians. The Town could sponsor an annual educational workshop to acquaint existing and new property owners with the requirements and benefits of historic designation. If possible, these information sessions should be conducted in one of the community's notable historic buildings. Walking tours, house tours (both guided and self-guided), and garden tours are also recommended as a means of educational outreach to the larger community and visitors. The continuation of educational programs by the Chamber of Commerce and the Tinker Nature Park should be encouraged.

ACTION: IDENTIFY ADDITIONAL RESOURCES

The community should continue to conduct cultural resource surveys of potential historic and archaeological resources to determine if they meet State and National Register (S/NR) criteria. The community should coordinate these efforts with the State Historic Preservation Office (SHPO) and seek possible State and Federal funding. Eligible resources should be nominated to the S/NR program and included in a local historic District, if appropriate. Notable historic and archaeological resources that are not on the S/NR include the following:

ACTION: DEVELOP INTERPRETATIVE PROGRAMS

Working with local historic organizations and qualified consultants, develop interpretative programs for the Erie Canal, the Genesee River, the Lehigh Valley Trail, historic hamlet areas, and individual historic properties including farmsteads.

ACTION: ANALYZE IMPACTS TO HISTORIC RESOURCES

The Town should fully utilize the SEQRA process and work with the SHPO to adequately review and mitigate any adverse impacts resulting from proposed developments that occur within or substantially contiguous to any historic site or District. Under SEQRA, adverse impacts to historic resources may be direct (e.g., demolishing a building) or indirect (e.g., changing the context of a historic site by building a non-compatible structure adjacent next door).

ACTION: PROMOTE THE ADAPTIVE REUSE OF KEY HISTORIC PROPERTIES

The community should develop a coordinated plan for the reuse/development of important historically significant vacant or underutilized buildings in the community. The town's zoning should be flexible enough to allow the reuse of farm structures such as barns for alternative uses.

RECOMMENDATIONS FOR CULTURAL ACTIVITIES

The Cultural Activities Plan is intended to increase the amount and types of cultural activities available to residents and visitors.

ACTION: RECOMMENDATIONS TO PROMOTE CULTURAL ACTIVITIES

Special Events

The Town should contribute staff and volunteer time and financial assistance to increase the number of local and regional cultural special events in the proposed Town Center. This could include events tied to the Lehigh Valley Trail. Also, a multi-use community cultural center for performing arts like concerts and art exhibits as well as a farmers market in the Town Center are recommended.

Historic Resources/Museums

The Town should continue its strong support of the Tinker Nature Center. Opportunities for other historic museums should first consider locations in the Town Center or in the Hamlets of East Henrietta or West Henrietta.

Agri-Tourism

The Town, through its zoning, should support agri-tourism by allowing roadside stands, bed and breakfasts, and other small-scale farm-related enterprises. The Town should consider sponsoring a “Polo Fest,” “Stable Days,” “Bridle Days” or other horse-related event.

RECOMMENDATIONS TO PROMOTE CULTURAL AND ENTERTAINMENT USES

The Town should actively encourage the development of appropriately-scaled entertainment uses such as theaters, cafes and restaurants, art galleries, and hotels.

G. NATURAL RESOURCE PROTECTION PLAN

RECOMMENDATIONS FOR PRESERVING NATURAL FEATURES

ACTION: PROTECT WATER RESOURCES

The Town's water resources, especially the Genesee River, should be given special consideration. There are a number of potential sources of pollution, including non-point sources such as lawn chemicals and roadway runoff, stormwater drainage, as well as point sources. New development on land adjacent to water resources should be subject to strict guidelines to ensure that it does not adversely affect water quality, as follows:

- Any new law should have separate Sub-Districts for undeveloped and developed areas, excluding the developed areas from building setback, from vegetative thinning, and land-use provisions that would not be reasonable in already built-up areas.
- "Conservation density design " (e.g., mandatory clustering combined with design guidelines and open space preservation) should be required for subdivisions along the shoreline.
- Use of pesticides or herbicides should be restricted in the entire river corridor area to prevent water contamination. The Town should continue to work with the County and State on ongoing efforts to establish limitations on the use of these chemicals. Studies have shown the need for natural vegetated buffers along water bodies to filter out pollution from pollution sources. In general, a minimum buffer of 50 feet, where the clearing of natural vegetation is restricted, is considered the minimum necessary to filter

out such contaminants. Such restrictions should be placed in undeveloped areas to protect water resources from further contamination. In areas without pre-existing natural vegetation (e.g., if the area was previously cleared), developers could be required to re-vegetate the 50-foot buffer strip).

As described above, stricter performance standards for lawn chemicals may be designated in river corridor and buffer areas. Successful implementation of these regulations will require ongoing enforcement, penalties for violation, and an educational program for property owners.

ACTION: COORDINATE ENVIRONMENTAL PROTECTION MEASURES

Neighboring communities have the potential to affect environmental resources in the Town. The water quality of the Genesee River, the community's sole source of drinking water, is dependent on managing activities in its watershed. A comprehensive strategy is needed to guarantee the preservation and enhancement of the coastal area and the Genesee River watershed. It is recommended that the Town take the waterfront plans of neighboring municipalities into account when preparing their waterfront plans.

ACTION: UTILIZE CONSERVATION EASEMENTS TO PROTECT NATURAL RESOURCES

Conservation easements can substitute for the public acquisition of environmentally sensitive features. When development is proposed on a parcel that contains features such as wetlands or wetland buffer areas, steep slopes, stream valleys, flood hazard areas, significant wildlife habitat, high erosion potential areas, groundwater recharge areas, etc. the donation or purchase of conservation easements should be actively pursued by the Town. A model of a municipal open space/conservation protection easement law for the Town to consider is the law enacted by the Town of Pittsford, New York. Alternatively, the Town could work in conjunction with a local non-profit land trust, such as the Genesee Land Trust, to preserve conservation values with permanent easements.

ACTION: SEEK RIGHTS OF FIRST REFUSAL

There are several large properties in the Town of Henrietta that, if developed or redeveloped, could have a tremendous impact on sensitive environmental resources, public access to the waterfront, and community character.

To prepare for the possibility that such property owners may decide to dispose of their lands in the future, it is recommended that the Town or a nonprofit land trust negotiate with selected owners for the initial option to purchase the property or an easement. A small amount is typically paid to acquire a right of first refusal option and the purchase price is negotiated at the time of sale. It may be possible for the Town to obtain a right of first refusal option without payment.

A right of first refusal would not obligate the Town or land trust in any way to purchase the property. However, the landowner would be required to notify the option holder that the property is up for sale and give the option holder a specified period of time (e.g., 10 to 90 days) to match any other offer. The right of first refusal would probably allow the Town to identify the prospective buyer at a very early stage and get some idea of what the buyer intends to do with the property. Thus, the Town and/or the land trust may be able to get assurances from the prospective buyer that the property would be developed in an environmentally sensitive way,

Town of Henrietta Comprehensive Land Use Plan

with public access, etc. In some municipalities, a right of first refusal has prompted the original owners or the new buyers to donate sensitive portions of the property.

Priority should be given to properties adjacent to Town parks, the Genesee River, and the Lehigh Valley Trail; scenic rural landscapes; areas characterized by drumlins; and State and Federal wetlands.

ACTION: EVALUATE POTENTIAL AQUIFERS

Groundwater aquifers are porous water-bearing geologic formations capable of yielding an appreciable supply of water. As identified in the base studies, there is an unconfined aquifer in the Town. The community should work with the County, the USDA/Natural Resources Conservation Service, the Department of Environmental Conservation, and the Cornell Cooperative Extension to identify and map potential aquifers and aquifer recharge areas in and around the area and evaluate their relative importance. If an important aquifer is identified, the Town should consider the benefits of adopting a local Aquifer Protection Law which includes land use and best management practices regulations to protect the aquifers or aquifer recharge areas.

ACTION: PRESERVE UNIQUE NATURAL AREAS AND WILDLIFE RESOURCES

The Town should actively work in conjunction with state and county agencies and nonprofit land preservation groups to protect unique natural and scenic areas such as parcels along Middle Road, drumlins, and other geologic formations. Protection could include public or nonprofit acquisition of conservation easements.

RECOMMENDATIONS FOR NATURAL RESOURCE POLICY

ACTION: ESTABLISH A LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

To establish a comprehensive strategy for the protection and improvement of the coastal area, the Town should prepare and adopt a Local Waterfront Revitalization Program (LWRP) pursuant to the Waterfront Revitalization and Coastal Resources Act of the State of New York.

The Town's location on the Genesee River makes it eligible to participate in the New York State Coastal Management Program. The Town's coastal zone includes the Genesee River, and adjoining lands.

An advantage of developing an LWRP is that once an LWRP is approved by the New York State Department of State, the Consistency provisions of the State's Coastal Management Program come into effect. Under the Consistency provisions, all governmental actions—whether federal, state, or local—must be consistent to the maximum extent practicable with the approved local waterfront program. There is also the possibility of funding assistance for projects established in the LWRP. Key responsibilities for the Town for participation in the coastal program include preparation of the LWRP and review of future projects for consistency with the LWRP. The Comprehensive Land Use Plan Update, including existing and proposed waterfront land use patterns and projects, would form the basis for development of the LWRP.

The Town may apply for federal grants to help offset the cost of preparing the LWRP through the Office of Ocean and Coastal Resource Management, which was created by the Coastal Zone Management Act of 1972. In addition, technical assistance is available from the State. Further

discussions of the merits of the coastal program are recommended between Town officials and the New York State Department of State, Division of Coastal Resources.

ACTION: ADOPT A LOCAL WETLANDS LAW

To provide protection for locally important wetland areas that do not fall within the definition of those protected by state and federal regulations, the Town should adopt a local Wetlands Protection Law. This will enable the Town to restrict development in these wetland areas and will provide the Town with enforcement authority.

ACTION: ADOPT A TREE PROTECTION LAW

The Town should consider adopting a law that protects trees from clear cutting and preserves these natural and visual resources to the maximum extent possible. The law should also require replanting when appropriate. This could either be enacted through a separate law or in coordination with a broad-based law protecting other natural features. The Genesee River Corridor and DEC wetlands should be targeted.

ACTION: CROSS-REFERENCE LOCAL, STATE AND FEDERAL REGULATIONS

It is important that appropriate sections of the Codes of the Town of Henrietta reference all applicable local, State, and Federal pollution control or performance standards regulating the discharge of pollutants from all potential sources of contamination.

ACTION: ADOPT A LOCAL SEQRA TYPE I LIST

Under the State Environmental Quality Review Act (SEQRA), municipalities can adopt their own list of "Type I" actions to supplement or more clearly specify those listed by SEQRA. Type I actions require a more complete review of environmental impacts, than "unlisted" actions. At a minimum, designation of a lead agency and submittal of a Full Environmental Assessment Form (EAF) is required. It is recommended that the Town make all development proposals for properties located within 500 feet of Genesee River and important subsidiary water resources including Red and Allen Creek and the Erie Canal, floodplains, important plant and wildlife habitat areas, and all wetlands, Type I actions under SEQRA.

ACTION: STRENGTHEN ENVIRONMENTAL REGULATIONS IN THE DENSITY PROVISIONS

The clustering provisions in Town Law can be used more effectively to protect land that is part of the community's recommended open space system. Land reserved as open space under the clustering regulations should be land that has been identified by the Town as meriting preservation because of sensitive environmental features or scenic views. Whenever possible, the designated open space should be comprised of large, significant parcels instead of fragmented parcels that are simply not wanted by the developer. The intent of this action is to ensure the protection of important environmental features when a cluster development is proposed by a developer.

ACTION: ENCOURAGE SEQRA TRAINING

The Town should send their Board and Planning Board members and other appropriate officials to SEQRA training programs sponsored by the New York State Planning Federation and other

groups. The Town should pay tuition and expenses and send officials on a rotating basis. This training will promote improved understanding and utilization of SEQRA to evaluate and address the impacts of activities on the environment.

H. AGRICULTURAL PLAN

INTRODUCTION

Maintaining farms and farmland sustains jobs and helps diversify a local economy, demonstrates an area's effectiveness in directing urban growth, ensures the availability of locally grown produce, and preserves rural ways of life, and protects scenic agricultural landscapes. This is true in the Town of Henrietta and the protection of agriculture and open space was emphasized by residents in the Town survey in 2001. The Town is faced with the challenge of balancing both commercial, industrial, and residential development with maintaining agriculture.

RECOMMENDATIONS FOR AGRICULTURAL LAND

ACTION: PRESERVE PRIME AGRICULTURAL LANDS

Preserve the most productive lands for agriculture and minimize residential development pressures on these lands. Open and agricultural land should be identified as prime agriculture lands (based on soils, location or size of parcel), wood lots, streams, ponds, old fields, wildlife habitat, wetlands and possible recreational areas (including waterways for boating and hills for skiing) and prioritized for preservation.

Preserve these priority sites through mechanisms such as donation of development rights and use of conservation easements to a land trust, purchasing the land to protect it from development, or other incentives, sliding scale zoning and mandatory clustering techniques to maintain the most productive lands for agriculture. The Town should consider reducing allowable density in high priority areas identified as overlay zones to preserve farmland.

The Town should implement new subdivision regulations and design standards that would require non-farm development to be located on lower quality soils and in places where there will be little interference with farming operations. Splitting of land into non-farm house lots should be limited. Where subdivision occurs, it should be limited to areas not on prime soils. Use of the building envelope technique defines specific actions that disturb the land (driveway, house, septic, well, lawn area) and encloses them in an "envelope". The planning board and/or the building inspector can be given authority to place this building envelope in the best location on the parcel to protect farmland, views, or environmentally sensitive area.

ACTION: DO NOT EXTEND SEWER AND WATER INTO PRIME AGRICULTURAL AREAS

Reduce growth in farming regions by concentrating water and sewer north of the I-90. Consider employing lateral restrictions when extending water lines through priority farming regions. By coordinating municipal infrastructure planning with farmland protection planning, the Town can take a fiscally prudent and strategic approach to land use issues.

ACTION: MAINTAIN A "CRITICAL MASS" OF FARMING USES TO ENSURE CONTINUED VIABILITY

The Proposed Land Use Plan maps the Agricultural District in the Town. Key agricultural lands that the community wants to protect including lands with active farming uses and high scenic values are included in the Agricultural District. In addition, agricultural uses should be allowed in virtually every zoning District. Zoning regulations should provide incentives for agricultural preservation, with farming designated as the primary land use. Residential development in the Agricultural District should be buffered from agricultural uses to avoid conflict between uses.

RECOMMENDATIONS FOR TOWN-WIDE AGRICULTURAL POLICY

ACTION: DEVELOP AGRICULTURE-FRIENDLY LAND USE PRACTICES

Develop local land use policies—reflecting the goals outlined in the comprehensive land use plan—that support local farmers and protect priority farmland. Work undertaken in the development of the comprehensive plan must not be wasted by failure to translate the plan into meaningful land use policies.

Implement land use policies that balance residential and commercial growth with farmland protection. Some low-cost strategies for achieving this goal include:

- Agricultural zoning that designates agriculture as the principal land use in agricultural Districts (see "Land Use Plan," above).
- Subdivision regulations that provide incentives for clustering development away from highly productive agricultural soils at a density that allows agriculture to be economically viable.
- Promote development patterns that focus infrastructure and growth in already developed areas and manage growth so that the development does not creep into priority farming regions.
- Create town-specific farmland prioritization criteria to identify priority-farming regions. Land use policies then should be developed to protect farmland within the designated areas. By focusing on priority-farming regions, the Town can take a fiscally responsible and strategic approach to securing its farmland use.
- Require buffers on new residential, commercial and industrial developments near farming operations. Buffers should be required on the new developments - not on the farm property - to allow farmers to take full advantage of their productive land.
- The Town Board should consider using its Municipal Home Rule authority to prohibit the Zoning Board of Appeals from granting use variances in Agricultural Districts.
- Allow reuse of existing farm structures, assuming that the application meets the building code requirements.
- Allow more flexible zoning to facilitate farmland protection.

ACTION: ENACT A "RIGHT-TO-FARM LAW" FOR THE TOWN OF HENRIETTA

This should clearly establish the policy of the Town to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other

Town of Henrietta Comprehensive Land Use Plan

agricultural products, and also for natural and ecological value. Among other things, the law should provide that property owners and residents of the Town of Henrietta should be aware that farmers have the right to undertake generally accepted agricultural practices and one should expect such conditions as a normal and necessary aspect of living in an agricultural area/rural community.

A Town right-to-farm law complements county and state right-to-farm protections by making a local statement of support for farmers and by providing additional protections for local farmers (such as the alternative dispute resolution clause or the real estate disclosure notice requirement for subdivision and building permit filings).

ACTION: CONSIDER PURCHASE OF DEVELOPMENT RIGHTS ("PDR") AND/OR TRANSFER OF DEVELOPMENT RIGHTS ("TDR") PROGRAMS

The Town should consider creating a purchase of agricultural conservation easement (PACE) program to prevent development on key and/or threatened farmlands. This program has been implemented by the Town of Marilla in Erie County. In this program, non-agricultural (e.g., residential and commercial) development rights are purchased from farmers. Transfer of development rights programs swap development rights on the parcel that is identified for preservation for development rights on another parcel in a more appropriate location. The Town should consider partnerships with land trusts to protect farmland through these and other measures.

Consider conducting a farmland protection demonstration project that purchases the development rights on productive farmland. Work with regional partners, such as the Genesee Land Trust, to submit an application to the New York State Farmland Protection Program or to the USDA's Farmland Protection Program for funding of a local project.

ACTION: APPLY FOR FARMLAND PRESERVATION GRANTS

The Town should regularly apply for and supply information to farmers regarding farmland preservation grants. New York State has farmland preservation funds that assist municipalities in establishing a purchase of development rights (PDR) program. Farmland preservation planning grants are available from the Rural New York Grant Program of the New York Planning Federation and other sources.

ACTION: RAISE COMMUNITY AWARENESS ABOUT AGRICULTURE

Raise awareness of state tax programs such as agricultural assessment, the Farmers' School Tax Credit and farm building exemptions. To do so, consider producing a Farmer's Bulletin to be distributed in the Town's newsletter or through the Town's web site. Also, consider utilizing agricultural assessment values for service Districts such as fire and ambulance. Other activities in which the Town and the agricultural community could collaborate include:

- To reduce accidents between farm vehicles and motorists, educate residents about slow moving farm vehicles. Institute traffic calming measures such as lowering and enforcing speed limits.
- Urge law enforcement officials to enforce trespassing to prevent damage to farmland, farm facilities and machinery.

- Town staff and volunteers should educate residents about modern agriculture by promoting farm tours, fairs and other agricultural events.

ACTION: CREATE AN AGRICULTURE-FRIENDLY BUSINESS ENVIRONMENT

The Town should authorize and encourage on-site commercial agricultural activities, such as farm stands, that enhance farm profitability. The Town should also promote agri-tourism businesses, including farm tours and other special activities. Working with the County and State, economic incentives should be provided for agricultural support businesses. Examples of economic incentives can include the following:

- To enhance market opportunities for local growers, explore opportunities for Town farmers' markets and agri-tourism events such as farm tours, trails, and festivals. Consider applying for a GROW New York grant to investigate the feasibility of such opportunities. Take a more active role in farm festivals, such as the strawberry festival, to promote and build support for local farms.
- Review sign regulations to insure adequate flexibility for on- and off- farm signs. Farmers often are dependent on signs to guide customers and service providers to their business.
- Create a supportive business environment for agriculture. Ensure that local infrastructure meet the needs of modern farms. Roads and bridges should support tractor-trailers and other large farm vehicles. Electricity supply should adequately service farm businesses. Drainage systems should enhance productive farmland.
- Adopt the New York State Agriculture and Markets Law definitions of "farm operation" and "crops, livestock, and livestock products" so that planning efforts and local policies recognize the importance of part-time farmers and the diversity of agriculture within the region.
- Encourage farmers outside the Agricultural District to participate in the Agricultural Districts Program from the New York State Department of Agriculture and Markets and to take advantage of reduced tax assessments.

ACTION: FOLLOW STATE AGRICULTURAL POLICIES

Ensure that the Town follows required procedures from State Agriculture and Markets Law 25AA, Section 305 and 305-a for zoning, subdivision and site plan reviews in and within 500 feet of an Agricultural District. This provision, commonly referred to as "Notice of Intent," recognizes that it is important to analyze the effect of proposed projects on agriculture and to avoid or minimize adverse farm impacts before public dollars are spent or land is acquired for projects. Section 305 includes a preliminary notice, a final notice and agricultural impact statement, and review by the county agriculture and farmland protection board. Section 305-a requires local planning and land use decision-making to recognize the policy and goals of the agricultural District's law and to avoid unreasonable restrictions or regulations on farm operations within agricultural Districts. It requires an agricultural data statement, notice to affected landowners, and an evaluation of the possible impacts of the proposed project so that local land use decisions are not at odds with policies of the Agricultural Districts Law.

I. TRANSPORTATION PLAN

INTRODUCTION

Transportation improvements proposed in the Comprehensive Land Use Plan are designed to alleviate traffic congestion in commercial corridors, visually enhance major thoroughfares in the community, and promote pedestrian safety. The recommendations are generic in nature and would be applied selectively by the Town as appropriate.

RECOMMENDATIONS TO ESTABLISH TRANSPORTATION PLANNING AS A SPECIFIC TECHNICAL AREA WITHIN MUNICIPAL GOVERNMENT

The Northern half of Henrietta is a largely built out, and any policy recommendations regarding traffic flow are based on the reality that there is limited opportunity for new roads or significant physical improvement projects. Rather, resources will have to be focused on maintenance and incremental improvements to the built network. Therefore, as indicated by the data in Inventory Chapters of this Plan, it is clear that managing and planning are critical to improving traffic conditions in the Town. The Town should consider hiring a transportation planner to coordinate the Actions that are described below.

ACTION: CONDUCT A TOWN-WIDE TRAFFIC AND TRANSPORTATION STUDY

The Town should conduct a town-wide traffic and transportation study to assess the traffic volumes, roadway levels-of-service (LOS), accidents, and other factors affecting circulation. The Town should then determine an appropriate level-of-service for all roadways to serve as a guideline for allowing or not allowing new developments. For example, if a large scale commercial project is proposed on a roadway with a LOS of C, and that roadway's target LOS is C, the commercial project would likely reduce the roadway's LOS to D. In that scenario, the Town should redirect that project to a different site with a road that has sufficient capacity.

ACTION: USE CAPITAL IMPROVEMENT PROGRAMMING FOR TOWN HIGHWAY PROJECTS

The Town should provide a comprehensive review of priority roadway projects and cost estimates, known and potential sources of funding, and coordination with the other Town departments (e.g., opportunities to tie in road projects to anticipated developments). The CIP should be reassessed and revised annually, according to Section 99-g of the New York State Municipal Law.

ACTION: ESTABLISH A CONTINUOUS MONITORING PROGRAM FOR TRAFFIC VOLUMES, OPERATING CONTUSIONS, AND ACCIDENT OCCURRENCE

A current and accessible database is an important tool that the Town can use to respond to proposed development plans and documenting needs to County and State officials. A monitoring program will require a baseline traffic study (as described above). A traffic volume counting program should be established to regularly monitor the Town's busiest streets (to supplement the traffic counts provided by NYSDOT on the state highways, which are not updated annually) at least once a year, as well as special counts in response to specific planning activities. For example, a special count could be conducted after a project is built to compare the actual traffic with the traffic generation projected in the EIS. Information from the Continuous Monitoring

Program, which would be made available to the Town Board and the Planning Board, would provide a rational basis for decision making.

ACTION: ENSURE THAT SITE PLANS ARE ASSESSED FOR OPTIMAL TRAFFIC CIRCULATION, BOTH INTERNALLY AND WITHIN THE TOWN

It is recommended that a comprehensive traffic planning checklist be developed for use in all projects that go through the site plan review process. For example, among the considerations of site review in commercial zones would be limiting multiple entrances and exits (e.g., using service roads whenever possible). The development of the checklist and coordination of various Town department, State agencies, and consultants should be an ongoing role in the transportation planning function as described in this Section.

ACTION: ESTABLISH TRANSPORTATION SYSTEMS MANAGEMENT (TSM) CRITERIA TO PLAN FOR MAINTAINING AND IMPROVING TRAFFIC CONDITIONS IN THE TOWN.

The Town should consider and implement a TSM with traffic reduction guidelines to be used for any contemplated large-scale commercial or institutional developments. The TSM could include incentives or requirements for car-pooling (often referred to as High Occupancy Vehicles, or HOVs), staggered work hours, and van transportation for local employees. Incentives could also be used for existing employees or approved projects to implement some of these initiatives. The TSM could be the mechanism to implement other traffic reduction techniques such as park-and-ride lots, HOV priority parking, etc.

TSM programs are relatively low cost and incremental in character, making it a program that is less costly and more feasible than policies requiring increased capital expenditure. However, it is also far less dramatic in the types of gains that can be achieved.

ACTION: ESTABLISH TRANSPORTATION IMPROVEMENT DISTRICTS TO ENHANCE THE SAFETY AND APPEARANCE OF MAJOR COMMERCIAL STRIPS

Because State and Federal highway funding for safety and aesthetic roadway improvements is competitive and difficult to obtain, an alternative is the establishment of a Transportation Improvement District (TID). A TID is a special assessment program where all property owners in an appropriate area - typically a commercial area - would participate in a special self-taxing district that would raise revenues by property taxes or development assessment fees. Funds raised would be applied solely toward improvements in the District, including such amenities as service roads, sidewalks, tree plantings and other landscaping, street lighting, more attractive signage, etc. The purpose of the TID is to improve the visual environment of the area, thereby making it a more attractive business location and, in turn, increasing property values.

VEHICULAR SYSTEM RECOMMENDATIONS

ACTION: WORK WITH MONROE COUNTY DOT, NYSDOT, AND GTC TO IMPROVE CRITICAL INTERSECTIONS

The Town should work with the local transportation agencies to evaluate alternative mechanisms to improve the safety of intersections on West Henrietta Road, East Henrietta Road, Jefferson Road, and Hylan Drive.

SITE ACCESS AND CIRCULATION RECOMMENDATIONS FOR MAJOR COMMERCIAL ARTERIALS

ACTION: RESTRICT THE NUMBER OF DRIVEWAYS PER LOT

In general, restrict each lot to a single point of access to the highway and establish special conditions for additional driveways.

ACTION: CONNECT PARKING LOTS AND CONSOLIDATE DRIVEWAYS

Connections between adjacent properties permit vehicles to circulate between uses without having to turn on and off the roadway unnecessarily. These connections improve highway safety, convenience to shoppers, and access for emergency and delivery vehicles. Shared driveways are encouraged, where feasible. "Outparcels" are separate lots along a major roadway which are located in front of the primary retail draw, which is often set far back from the street. Access to all outparcels should be provided through the access and circulation system of the principal retail center and not via separate driveways to the State roadway. Development sites under the same ownership or those consolidated for development should be treated as a single site and should provide a coordinated access management and circulation plan.

ACTION: REGULATE THE SPACING, LOCATION, AND DESIGN OF DRIVEWAYS

Place individual driveways along the highway as far apart as possible to reduce the potential for vehicular collisions by limiting and separating conflict points. Locate driveways to ensure adequate "sight distance," to enable drivers exiting the site to see oncoming traffic and to give drivers on the roadway enough time to react to vehicles leaving the site.

Provide entrance driveways with adequate depth or "throat length" to prevent vehicles from backing onto the roadway while waiting to proceed further into the site. This will diminish the possibility of rear-end collisions from through-traffic.

Require definable driveways for all new and redeveloped sites. Where excessive access already exists, install curbing to limit access to one or two locations when applications for expansion, redevelopment, or change of use are made.

ACTION: ENCOURAGE ACCESS RETROFITS

Existing developments should be required to retrofit driveways and make other improvements when applying for expansion or change of use. Required access improvements may include closing multiple driveways and constructing a driveway to an access road.

ACTION: LIMIT CORNER LOT ACCESS

Accidents at intersections typically occur three times more frequently than between intersections. For lots located at intersections with State or County routes, driveways and connections should be set back from the intersection to reduce the number of conflicts and provide more time and space for vehicles to turn or merge safely. Access to corner lots should be from the adjacent local road, and not from the major arterials. Access to corner parcels should be far enough from the intersection that vehicles using the driveway do not interfere with the function of the intersection. Driveways should be prohibited within the boundaries of an intersection turn or merge lanes. For existing developed properties that do not follow these

recommendations, consider limiting turns to and from the roadway to right turns in and/or out only.

ACTION: IMPROVE COORDINATION WITH NYSDOT AND MONROE COUNTY DOT

The Town should work closely with the Monroe County DOT and NYSDOT, particularly when it plans improvements to state roadways, in order to gain needed improvements to infrastructure and amenities. The Town should actively identify and make recommendations on a regular basis to the Monroe County DOT and NYSDOT for assistance in improving traffic flow and safety on all major routes through such means as changes in signal timing, dedicated turning lanes, lower speeds, pavers, and other traffic calming measures.

PEDESTRIAN, BICYCLE, AND TRAIL RECOMMENDATIONS

Convenient and safe non-motorized access between different land uses (e.g., commercial, residential, recreational, community facilities) is essential for the well-being of the community. This is especially true when connecting the residential areas to trails and other community facilities. The absence of an adequate and continuous sidewalk/trail system discourages pedestrian traffic, creates dangerous conditions for pedestrians, and deprives communities of places for people to casually interact with other people. It is recognized that the needs of pedestrians are as important as the needs of motorists. Specific recommendations include:

ACTION: EXTEND THE TRAIL SYSTEM

Provide pedestrian and bicycle connections between residential neighborhoods; the Genesee River, Erie Canal, and other recreation areas; commercial businesses; Rochester Institute of Technology; community facilities such as schools and municipal offices; and other uses (see "Open Space and Recreation Plan," above).

ACTION: IMPROVE THE SIDEWALK SYSTEM

Develop a sidewalk plan which will identify priority areas for sidewalk construction and rehabilitation, and create financing methods for their construction and maintenance. Components of the plan can include:

- New developments should be fully linked to the pedestrian system. Within new and retrofitted commercial development sites, pedestrian walkways should be provided directly from building entrances to the sidewalks along roadways. All new residential subdivisions should be required to have sidewalks and tie them in with the existing pedestrian system.
- Incorporate barrier-free circulation into walkway systems and provide handicapped access.

ACTION: IMPROVE THE BICYCLE SYSTEM

The following changes are recommended in the bicycle system:

- Encourage separate bicycle lanes along the State or County routes, where adequate right-of-way exists. Bicycle lanes should conform to applicable NYSDOT guidelines.

- Appropriate and adequate signage and markings should be provided to alert drivers and cyclists to the presence of the bicycle lane.
- Many communities are beginning to require a minimum amount of bicycle parking in addition to automobile parking. A priority should be placed on providing adequate bicycle parking in the public service, commercial, and recreation areas. The number of bicycle parking spaces should be decided based on the type of land use and activity proposed and the probability that bicycle activity will occur at a given location. Bicycle parking should be provided in a secure location, preferably visible from the street. Post signs indicating the location of bicycle parking facilities.

J. MUNICIPAL UTILITIES AND COMMUNITY SERVICES PLAN

GENERAL RECOMMENDATIONS

ACTION: IMPLEMENT CAPITAL IMPROVEMENT PROGRAMS (CIPS)

This action calls for a systematic approach to capital spending, including a prioritization of various capital projects. The Town of Henrietta faces many difficult decisions on a wide variety of worthy projects, including new and renovated recreational facilities and ongoing roadway improvements. Capital needs are often fragmented, originate from a wide variety of departments and committees, and serve a variety of potentially competing constituents. However, capital needs can be organized into five general areas for consideration: planning, design, and construction supervision; land acquisition; site improvements; construction; and furniture and equipment.

A CIP can provide a centralized and public process for systematically identifying all the capital projects needed by a community. Section 99-g of New York State General Municipal Law defines the initial and annual tasks associated in preparing and adopting a municipal CIP, which is defined as a plan of capital projects planned over a six-year period. The Supervisor is given responsibility for CIP preparation under Section 99-g for the Town. To the extent possible, elements identified in the Comprehensive Land Use Plan should be incorporated into the CIP (e.g., community facilities, utilities, roads, etc.). The cost of each capital project should be estimated.

CIP Advisory Committees could be established to assist in preparation of the CIP. The potential funding sources for each project would then be analyzed. At this point, the timing and sequencing of capital projects would be identified. The State regulations also require an estimate of the potential effect of proposed capital projects on the Town's operating budgets. The logical composition of the CIP Advisory Committees would include representatives from the Town Board, Planning Board, Director of Public Works, and other departments with capital needs.

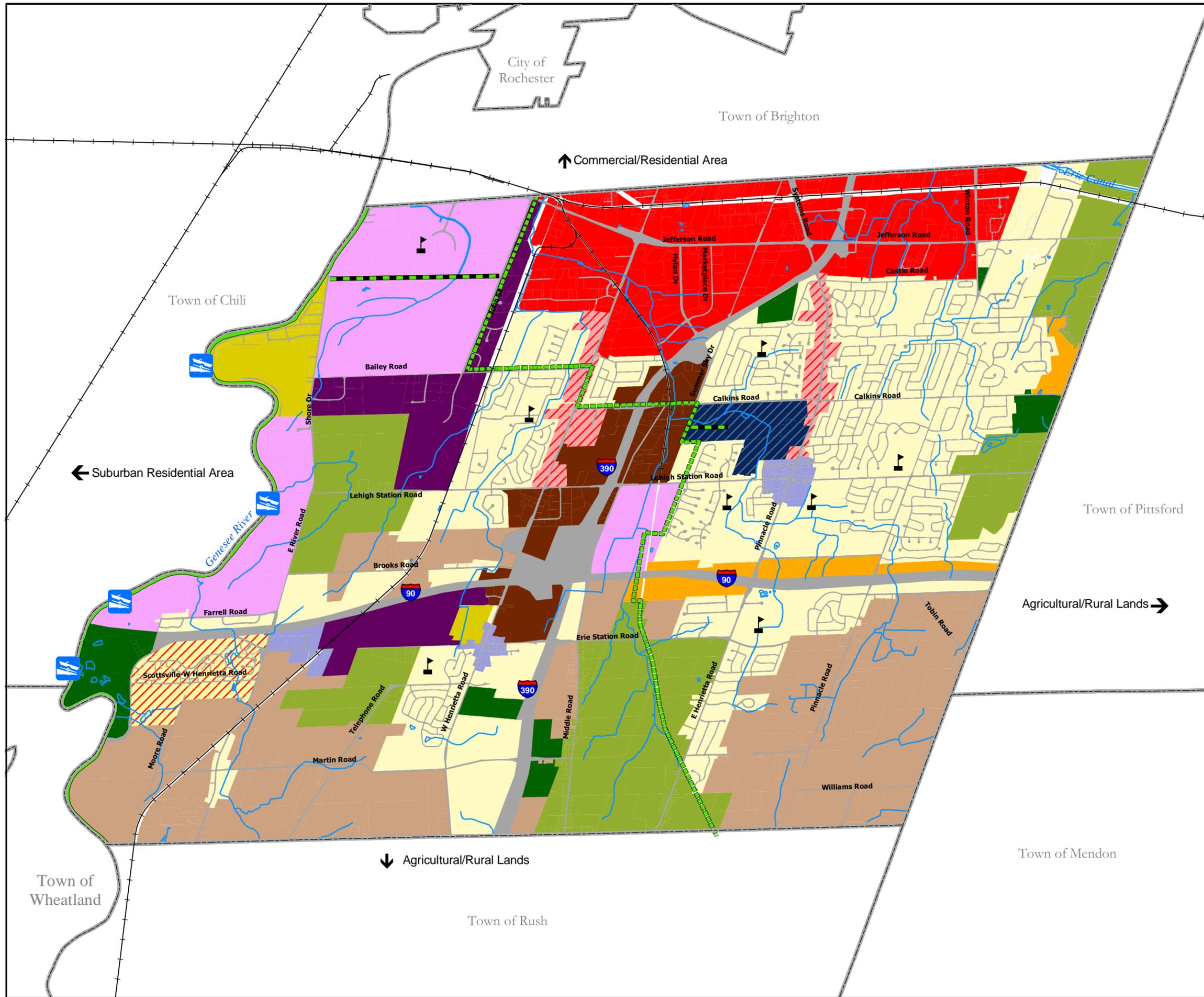
The CIPs for the Town would be reviewed and adopted by their respective boards, with the effect that the first year's identified program becomes the actual capital budget. After each CIP is established, an annual review would reexamine, update, and re-adopt the CIP. Each year, the first year of the revised plan would become the current capital budget.

Implementation of the CIP is intended to avoid unexpected costs and will help the Town to structure their utility and tax rate systems so that the municipal utilities are self-supporting with regard to operating and capital costs.

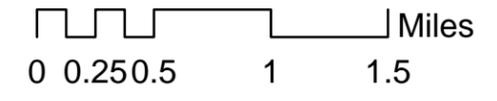
Town of Henrietta

COMPREHENSIVE LAND USE PLAN

Generalized Land Use Plan
Figure 4-1



- Legend**
- Town Boundary
 - Rail Road
 - Streams
 - Henrietta Town Center
 - Corridor Commercial District
 - Highway Interchange Commercial District
 - Commercial Core District
 - Commercial/ Industrial Performance Zone District
 - Resource Conservation-Residential
 - Resource Conservation-Limited Use
 - Agricultural Conservation District
 - Low Density Residential District
 - Moderate Density Residential District
 - Mixed Use District
 - Hamlet District
 - Existing Parkland
 - Proposed Parks and Recreational Areas
 - School Facilities
 - Public Access Point/ Boat Launch
 - Proposed Genesee River Trail
 - Proposed Lehigh Trail
 - Proposed Lehigh Trail Spurs



Environmental & Planning Consultants
New York Buffalo Long Island Westchester Maryland
April 2003

ACTION: EVALUATE IMPACTS OF NEW DEVELOPMENT

Under the State Environmental Quality Review Act (SEQRA), municipalities are required to review the potential impacts of proposed projects on municipal utilities and community facilities and services. Impacts on community services are most likely in the case of large-scale residential development. All types of development can add demand for municipal utilities. Identification of potential impacts can help the Town and the School District better plan for future needs. SEQRA also requires that when an adverse impact is identified, appropriate mitigation measures be developed. Because the Town and the School District serve residents and provide services (e.g., recreational, and educational) well beyond their boundaries, the Towns of Rush, Mendon, Pittsford, Brighton, Chili, and Wheatland should advise the Town and the School District of major proposed developments in the early stages of the planning and environmental review processes. The site plan review process should be used to ensure that on-site infrastructure improvements are adequate to meet the needs of the proposed developments and ensure that these developments do not adversely affect neighboring properties (e.g., stormwater drainage).

MUNICIPAL UTILITIES RECOMMENDATIONS

ACTION: IMPLEMENT INCENTIVES FOR VOLUNTEERS

Throughout growing towns in NYS, as the population continues to grow, housing prices rise, and the demographics of where and how people work changes, many volunteer fire departments and emergency service units face a problem attracting volunteers. Though the full-time paid staffs of the Henrietta Fire District and the Henrietta Volunteer Ambulance Service have been supported by strong volunteerism, both organizations have had a difficult time recruiting volunteers in recent years. The Town should consider providing amenities as incentives, including waivers of recreation and other municipal fees. A “volunteer of the year” award program, with a special youth volunteer of the year award is also recommended. These measures, which have been implemented in other communities, could be combined with an outreach and education program designed to attract volunteers.

ACTION: FACILITATE COMMUNICATION BETWEEN THE TOWN AND THE RUSH-HENRIETTA SCHOOL DISTRICT

The Town and the Rush-Henrietta Central School District share many concerns regarding residential population growth, traffic, recreational facilities, safety, tax revenues, and other issues. Communication and sharing of information should be enhanced between the School District and community. To accomplish this end, the Town Board should appoint an official liaison with the School District. As part of these reciprocal agreements, the School District should appoint a school board members to be the official liaisons with the Town Boards. The liaisons would be responsible for attending board meetings on a regular basis and routinely making reports to his or her own board concerning issues of mutual concern.

ACTION: ADOPT A TELECOMMUNICATIONS FACILITY LAW

The Town should adopt regulations to guide the appropriate siting and design of telecommunications facilities. The regulations should allow such uses in appropriate areas subject to special permit criteria designed to minimize impacts on scenic views and landscapes and residential areas; provide for the maintenance and removal of such facilities; establish minimal dimensional criteria; and address safety issues.

A. INTRODUCTION

This section of the Comprehensive Plan provides an overview of what it will take to implement Chapter 4, “Action Plan.” In addition, the actions have been prioritized in terms of the timing of implementation. The following implementation matrix (see Table 5-1) provides the framework for putting the Plan recommendations into effect in terms of the regulatory review process (e.g., zoning and other legislative actions), the capital investment plan, and regional coordination. The matrix identifies the recommendations in terms of action plan category, relative priority and timing considerations, and further description of required actions when appropriate.

B. MONITORING PROGRAM

It is recommended that the Town Board appoint a Comprehensive Plan Committee to oversee Comprehensive Plan implementation. The Committee should work with the Town Board, the Planning Board, and other municipal officials during Plan implementation. In addition, representatives from Monroe County, surrounding municipalities, and other interested agencies should be invited to participate in meetings when appropriate.

The Committee should consider putting review of the Plan implementation process on its calendar on a regular quarterly or biannual basis. Specific implementation responsibilities should be assigned to Committee members. The implementation matrix should be updated quarterly or biannually by adding a “status” column, in which “Completed,” “In Progress,” or “No Progress” is indicated. If “No Progress” is indicated, a reason should be provided and discussed.

C. FUNDING SOURCES

Funding is critical to the successful implementation of the Comprehensive Plan. Table 5-2 lists a number of potential public funding resources including federal, state, local, and non-profit funding sources. Table 5-2 also lists the programs which are particularly applicable to implementation of the Plan, as well as the purpose of and type of assistance available through the program.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Agricultural	Do not extend infrastructure into prime agricultural areas	Regional & Inter-agency Coordination	Short-term	Town Board, County, COMIDA, farmers	No infrastructure in Agriculture District. Coordinate municipal infrastructure planning with farmland protection planning.
Agricultural	Enact a "right-to-farm" law	Legislative & Regulatory	Short-term	Town Board	Review model law, SEQRA, adopt.
Agricultural	Preserve prime agricultural lands	Legislative & Regulatory; Regional & Inter-agency Coordination	Ongoing	Town Board, County, farmers	Identify and prioritize prime agricultural lands. Use conservation easements, and a PDR and/or TDR program
Agricultural	Maintain a "critical mass" of farming uses	Regional & Inter-agency Coordination	Ongoing	Town Board, County, farmers	Provide incentives for agricultural uses through zoning.
Agricultural	Apply for farmland preservation grants	Regional & Inter-agency Coordination	Ongoing	Town Board, grantwriter, NYS Department of Agriculture and Markets, land trusts, farmers	Develop farmland preservation priorities and apply for planning and PDR grants.
Agricultural	Follow state agricultural policies	Regional & Inter-agency Coordination	Ongoing	Town Board, Town Planning Board, farmers	Follow procedures from State Agriculture and Markets Law 25AA. Section 305 and 305-a for zoning, subdivision and site plan reviews in and within 500 feet of an agricultural district.
Agricultural	Raise community awareness about agriculture	Public Education	Mid-term	Town Board, County, farmers	As specified in the Action Plan.
Agricultural	Develop agriculture-friendly land use practices	Legislative	Mid-term	Town Board, County, farmers	Adopt new agricultural zoning regulations
Agricultural	Consider a PDR and/or TDR program	Regional & Inter-agency Coordination	Mid-term	Town Board, land trusts	Evaluate benefits to community.
Agricultural	Create an agriculture-friendly business environment	Regional & Inter-agency Coordination	Mid-term	Town Board, County, COMIDA, farmers	As specified in the Action Plan.
Community Facilities and Recreation	Develop additional facilities	Capital Investments	Short-term	Town and Planning Boards	As specified in the Action Plan.
Community Facilities and Recreation	Plan for recreational needs in CIP	Regional & Interagency Coordination	Short-term	Recreation Committee, Town and Planning Boards	Specify recreational funding needs in CIP.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Community Facilities and Recreation	Implement incentives for volunteers	Administrative & Procedural	Short-term	Town Board	Establish and provide budget for volunteers
Community Facilities and Recreation	Encourage quality open spaces in subdivisions	Legislative & Regulatory	Ongoing	Recreation Committee, Town and Planning Boards	Revise subdivision regulations and implement.
Community Facilities and Recreation	Acquire critical public access	Legislative & Regulatory	Ongoing	Town and Planning Boards	Work with land trusts and Recreation Committee to study the potential access points and necessary land acquisition; apply for funding.
Community Facilities and Recreation	Meet the needs of youth	Administrative & Procedural	Ongoing	Business Association, Chamber of Commerce, Monroe County, Planning Boards, Recreation Committee	Target family-oriented businesses and other youth activities in Town
Community Facilities and Recreation	Other enhancements	Capital Investments	Ongoing	Town and Planning Boards	As specified in the Action Plan.
Community Facilities and Recreation	Promote public access to Genesee River	Planning & Analysis	Mid-term	Town and Planning Boards, Recreation Committee, land trusts	Work with land trusts and Recreation Committee to study the potential access points and necessary land acquisition; apply for funding.
Community Facilities and Recreation	Use innovative land use tools	Planning & Analysis	Mid-term	Recreation Committee, Town and Planning Boards	Review and adopt open space protection law; SEQRA.
Community Facilities and Recreation	Utilize publicly-owned lands	Planning & Analysis	Mid-term	Recreation Committee, Town and Planning Boards	Develop utilization plan; dedicate land.
Community Facilities and Recreation	Develop recreational linkages	Regional & Interagency Coordination	Mid-term	Recreation Committee, Town and Planning Boards	As specified in the Action Plan.
Community Facilities and Recreation	Establish working relationships with land trusts	Regional & Interagency Coordination	Mid-term	Recreation Committee, Town and Planning Boards	Initiate contacts, invite land trust to make presentation at Town/Planning Board meeting.
Community Facilities and Recreation	Form an open space committee	Administrative & Procedural	Mid-term	Recreation Committee; Town and Planning Boards	Identify potential members, develop an agenda, appoint members.
Community Facilities and Recreation	Develop recreational partnerships	Administrative & Procedural	Mid-term	Recreation Committee; Town and Planning Boards; School District	Identify potential partners, develop an agenda, appoint members.
Economic	Provide sufficient land for commercial, industrial, and retail growth	Planning & Analysis	Short-term	Business Association, Chamber of Commerce, Monroe County, Town and Planning Boards	See Land Use and Zoning Plan; ensure appropriate municipal services are available.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Economic	Attract appropriate new industry	Regional & Interagency Coordination	Ongoing	Business Association, Chamber of Commerce, COMIDA	Identify target industries; zone appropriately; provide infrastructure; advertise economic development incentives.
Economic	Maintain presence of large employers	Regional & Interagency Coordination	Ongoing	Business Association, Chamber of Commerce, COMIDA	Maintain regular communications with large employers.
Economic	Continue to attract high-tech firms	Regional & Interagency Coordination	Ongoing	Business Association, Chamber of Commerce, COMIDA	Develop marketing scheme to attract companies.
Economic	Foster inter-agency cooperation	Regional & Interagency Coordination	Ongoing	Town and Planning Boards, Town of Henrietta, other neighboring municipalities, Business Association, Chamber of Commerce, COMIDA	Meet regularly to coordinate economic development initiatives.
Economic	Promote a positive business climate	Regional & Interagency Coordination	Ongoing	Town and Planning Boards, Business Association, Chamber of Commerce, COMIDA	Ensure adequate infrastructure and municipal services are available to meet the needs of businesses.
Economic	Encourage small, start-up employers	Planning & Analysis	Ongoing	Town and Planning Boards	
Economic	Develop a agri-tourism strategy	Planning & Analysis	Mid-term	Town and Planning Board, Business Association, Chamber of Commerce	As specified in the Action Plan.
Historic/ Cultural	Promote the adaptive reuse of key historic properties	Planning & Analysis	Short-term; Ongoing	Historian, Town Board	Develop and utilize flexible zoning for historic sites.
Historic/ Cultural	Continue to publicly identify historic resources	Planning & Analysis	Short-term	Town Board, Historic Site Committee	Conduct cultural resources inventory.
Historic/ Cultural	Provide education and incentives to encourage historic rehabilitation	Public Education	Ongoing	Historian, Town Board	Develop an educational outreach program for owners of historic properties.
Historic/ Cultural	Analyze impacts to historic resources	Planning & Analysis	Ongoing	Town Board, Planning Board, SHPO	Utilize SEQR to review impacts of proposed developments occurring within or substantially contiguous to any historic site or district.
Historic/ Cultural	Promote cultural activities	Planning & Analysis	Ongoing	Town Board, local groups, Chamber of Commerce	Develop cultural events and advertising. Ensure that zoning facilitates cultural/entertainment development.
Historic/ Cultural	Identify additional resources	Regional & Interagency Coordination	Mid-term	Historian, Town and Board	Conduct cultural resources inventory.
Historic/ Cultural	Develop interpretive programs	Planning & Analysis	Mid-term	Town Board, Historic Site Committee	As specified in the Action Plan.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Housing	Allow accessory housing units	Legislative & Regulatory	Short-term	Town and Planning Boards	Review model laws and evaluate.
Housing	Utilize flexible zoning mechanisms to enhance housing opportunities	Legislative & Regulatory	Short-term	Town and Planning Boards	Adopt regulations for accessory, senior, etc. housing.
Housing	Create housing opportunities to meet needs	Regional & Inter-agency Coordination	Short-term	Town and Planning Boards	Establish housing committee; work with housing agencies.
Housing	Ensure adequate property maintenance		Ongoing	Town Board	
Housing	Develop residential design guidelines	Revised or New Standards	Mid-term	Town and Planning Boards	Review model laws and evaluate.
Land Use	Establish new zoning districts (multiple districts and map revisions)	Legislative & Regulatory	Short-term	Town and Planning Boards	Draft and review law, SEQRA.
Land Use	Adopt design guidelines	Legislative & Regulatory	Short-term	Town and Planning Boards	Make appropriate changes in zoning law.
Land Use	Encourage and regulate home occupations	Legislative & Regulatory	Short-term	Town and Planning Boards	Make appropriate changes in zoning law.
Land Use	Restrict drive-in and auto-related uses	Legislative & Regulatory	Short-term	Town and Planning Boards	Include in new zoning law as specified in Action Plan
Land Use	Utilize special use permits	Legislative & Regulatory	Short-term	Town and Planning Boards	Make appropriate changes in zoning law.
Land Use	Place time limits on site plan, special permit and subdivision approvals	Legislative & Regulatory	Short-term	Town and Planning Boards	Make appropriate changes in zoning law.
Land Use	Make land use regulations clearer and easier to use	Legislative & Regulatory	Short-term	Town and Planning Boards	Ensure clarity in zoning rewrite.
Land Use	Require sustainable University-Related Development	Planning & Regulatory	Ongoing	Town and Planning Boards, Rochester Institute of Technology (RIT)	Make appropriate changes in zoning law.
Land Use	Develop a Town Center	Planning & Analysis; Capital Investments	Ongoing	Town and Planning Boards	As specified in the Action Plan.
Land Use	Maintain the Town's residential character and pattern of density	Planning & Analysis; Legislative & Regulatory	Ongoing	Town and Planning Boards	Make appropriate changes in zoning law.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Land Use	Permit use of residential density bonuses for achieving specifically defined goals	Legislative & Regulatory	Ongoing	Town and Planning Boards	Review model laws and evaluate.
Land Use	Improve the environment of existing commercial areas	Legislative & Regulatory	Ongoing	Town and Planning Boards	Make appropriate changes in zoning law.
Land Use	Establish density bonuses for commercial development	Legislative & Regulatory	Ongoing	Town and Planning Boards	As specified in the Action Plan.
Land Use	Consider zoning changes that promote public access to the Riverfront	Legislative & Regulatory	Ongoing	Town and Planning Boards	Make appropriate changes in zoning law.
Land Use	Enhance land use training for local officials	Administrative & Procedural	Ongoing	Planning and Town Boards, historian, other agency staff and board members	Establish program and training of appropriate officials and staff.
Land Use	Cross-reference all related land use laws and regulations	Administrative & Procedural	Ongoing	Town and planning boards	Review regulations.
Municipal Utilities	Implement incentives for volunteers	Planning & Analysis	Short-term; Ongoing	Town Board, NYS, and involved departments	Establish and provide budget for incentives.
Municipal Utilities	Implement Capital Improvement Plan	Legislative & Regulatory	Short-term	Town and planning boards, DPW	Establish CIP Advisory Committee; prepare CIP; Adoption by Town Board.
Municipal Utilities	Evaluate impacts of new development	Administrative & Procedural	Ongoing	Town and planning boards	Carefully evaluate potential impacts of proposed projects on municipal utilities and community facilities utilizing SEQRA.
Municipal Utilities	Facilitate communication between the Town and the Rush-Henrietta School District	Regional & Interagency Coordination	Ongoing	Town Board and School District	
Natural Resources	Seek rights of first refusal	Operating & Procedural Strategies	Short-term; Ongoing	Town Board	Identify properties with sensitive environmental features and associated property owners. Obtain options.
Natural Resources	Protect water resources	Legislative & Regulatory	Short-term	Town and Planning Boards	Review and adopt shoreline protection law.
Natural Resources	Cross-reference local state and federal regulations	Legislative & Regulatory	Short-term	Town and Planning Boards	Review regulations.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Natural Resources	Adopt a local SEQRA Type I List	Legislative & Regulatory	Short-term	Town and Planning Boards	Develop list and adopt.
Natural Resources	Strengthen environmental regulations in the density provisions	Legislative & Regulatory	Short-term	Town and Planning Boards	Develop open space plan; revise subdivision regulations.
Natural Resources	Encourage SEQRA training	Administrative & Procedural	Ongoing	Planning and Town Boards, historian, other agency staff and board members	Establish program and schedule for training of officials.
Natural Resources	Coordinate environmental protection measures	Administrative & Procedural	Ongoing	Town and Planning Boards; NYSDEC	
Natural Resources	Evaluate potential aquifers	Planning & Analysis	Mid-term	Town Board and Planning Boards, Monroe County, Cornell-Cooperative Extension, NYSDEC	Identify, map and evaluate significance of potential aquifers.
Natural Resources	Utilize conservation easements to protect natural resources	Administrative & Procedural	Mid-term	Town and Planning Boards, land trusts	Adopt local easement law; work with land trusts; evaluate a PDR and/or TDR program.
Natural Resources	Evaluate the potential of Genesee River as a greenway	Planning & Analysis	Mid-term	Town and Planning Boards, land trusts	Establish ad-hoc committee; evaluate potential to develop trails and other amenities; work with land trusts and property owners to acquire land rights.
Natural Resources	Adopt a tree protection law	Legislative	Mid-term	Town and Planning Boards	Draft law, SEQRA, adopt.
Natural Resources	Establish a Local Waterfront Revitalization Program (LWRP)	Planning & Analysis	Mid-term	Town and Planning Boards, New York State Department of State (NYSDOS)	Apply for LWRP funding through NYSDOS. Initiate process.
Natural Resources	Preserve unique natural areas and wildlife resources	Planning & Analysis	Long-term	Town Board, County, Environmental Groups	Identify and preserve unique natural and scenic areas.
Transportation	Conduct a town-wide traffic and transportation study	Planning & Analysis	Short-term	Town and Planning Boards, NYSDOT, Monroe County DOT, GTC	As specified in the Action Plan.
Transportation	Restrict number of driveways per lot	Planning & Analysis	Short-term	Town and Planning Boards	Make appropriate changes in zoning law
Transportation	Regulate spacing, location and design of driveways	Planning & Analysis	Short-term	Town and Planning Boards	Make appropriate changes in zoning law
Transportation	Limit corner lot access	Planning & Analysis	Short-term	Town and Planning Boards	Make appropriate changes in zoning law.

**Table 5-1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Transportation	Work with the DOT to improve critical intersections	Planning & Analysis	Ongoing	Town and Planning Boards, NYSDOT, Monroe County DOT	Initiate contact with NYSDOT.
Transportation	Use capital improvement programming for Town highway projects	Administrative & Procedural; Capital Investments	Ongoing	Town Board, Town Departments, MCDOT, NYSDOT, GTC	Prioritize projects, estimate costs, identify funding, and coordinate departments.
Transportation	Establish a continuous monitoring program	Planning & Analysis	Ongoing	Town Board, Town Departments, MCDOT, NYSDOT, GTC	As specified in the Action Plan.
Transportation	Ensure that site plans are assessed for optimal traffic circulation	Planning & Analysis	Ongoing	Town and Planning Board	
Transportation	Improve the sidewalk system	Capital Investments	Ongoing	Town and planning boards, DPW	Prepare sidewalk plan; Budgetary appropriation by Monroe County and Town Board; require sidewalks in new subdivisions.
Transportation	Improve bicycle system	Regional & Interagency Coordination	Ongoing	Town and planning boards, DPW, Monroe County, GTC	Identify specific routes and parking locations; acquire land or easements; develop use and signage plans.
Transportation	Promote pedestrian activity/public education	Regional & Interagency Coordination	Ongoing	Town and planning boards, GTC	Consider ways to promote pedestrian and bicycle activity in Town.
Transportation	Improve coordination with NYSDOT	Regional & Interagency Coordination	Ongoing	Town Board and NYSDOT	Coordinate with NYSDOT
Transportation	Establish transportation system management (TSM) criteria	Planning & Analysis	Mid-term	Town and Planning Boards, NYSDOT, MCDOT, GTC	As specified in the Action Plan.
Transportation	Connect parking lots and consolidate driveways/ Encourage Access Retrofits	Planning & Analysis; Capital Investments	Mid-term	Town and Planning Boards	Make appropriate changes in zoning law; Encourage access retrofits of existing parking lots and driveways.
Transportation	Extend the trail system	Capital Investments	Mid-term	Town and Planning Boards, land trust, special committee, trail groups	Identify specific routes. Acquire land or easements. Develop use and signage plans.
Transportation	Establish transportation improvement districts (TIDs)	Regional & Interagency Coordination	Long-term	Town and Planning Boards, NYSDOT, MCDOT, GTC	As specified in the Action Plan.

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

Department	Unit	Program	Assistance/Purpose
Federal Government			
<i>Department of Commerce, Economic Development Agency (EDA)</i>		EDA grants for Public Works and Infrastructure Development	Grants for construction of public works and development facilities
<i>Department of Housing and Urban Development (HUD)</i>		Community Block Grants (CDBG)	Loans, grants, loan guarantees to support community development for low/moderate income areas. Eligible activities include infrastructure development (e.g., sewer, water, streets).
<i>Federal Highway Administration (FHWA)</i>		Transportation Equity Act for the 21 st Century (TEA-21)	Provides funding for non-traditional projects that add value to the surrounding transportation system. Locally administered by the New York State Department of Transportation.
<i>Environmental Protection Agency (EPA)</i>		Drinking Water State Revolving Loan Fund	Loan assistance to finance drinking water infrastructure.
<i>Department of Interior</i>	National Parks Service	Certified Local Government Program	Technical assistance and grant funding for historic preservation activities.
New York State Government			
<i>Empire State Development Corp. (ESDC)</i>		Regional Economic Development Partnership Program	Grants and loans for infrastructure planning and construction. Program is intended to facilitate the creation an/or retention of jobs and the increase in business activities in the state.
		General Development Financing	Assistance for job creation/retention projects designed to improve

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

Department	Unit	Program	Assistance/Purpose
			manufacturing and non-retail service firms, corporate headquarters, tourist districts.
<i>Department of Transportation</i>		Industrial Access Program (IAP)	The IAP has been designed to complement economic development projects throughout the State where transportation access poses a problem or may offer a unique opportunity to the viability of a project.
<i>Office of Parks, Recreation and Historic Preservation (OPRHP)</i>	Clean Water/Clean Bond Act	Historic Preservation	Grants for historic resource surveys, acquisitions, and rehabilitation.
	Clean Water/ Clean Bond Act	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space
	Environmental Protection Fund	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities for the protection of open space.
<i>Division of Housing and Community Renewal (DHCR)</i>		Home Investment Partnership Program	Variety of funding mechanisms (loans, unit subsidies, grants) for construction and rehabilitation of eligible rental housing, housing for first-time home buyers, rehabilitation of owner-occupied housing, and tenant-based rental assistance.
Local Government			
<i>Monroe County</i>		County Planning	Technical Assistance

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

Department	Unit	Program	Assistance/Purpose
		General Fund	Potential for special appropriations.
<i>Monroe County Development Corporation (MCDC)</i>			Coordinates public sector organizations to supply the support services to businesses seeking to remain, locate and grown in the County.
<i>Monroe County Industrial Development Corporation (MCIDC)</i>			The MCIDC administers the following programs to encourage job growth in Monroe County: Small Business Association (SBA) 504 Program, Revolving Loan Fund, GreatRate Interest Subsidy, GreatRebate Program.
<i>County of Monroe Industrial Development Agency (COMIDA)</i>		Various Programs	COMIDA provides business incentives for the creation and retention of jobs in the County. Incentives apply toward the purchase of land and construction of new facilities, the expansion of existing buildings, the purchase of new machinery and equipment as well as the renovation of existing facilities.
<i>Town of Henrietta</i>		Capital Budget	Town contribution to parks, streetscape, roadway, signage, infrastructure, and other capital improvements
Not-For-Profit Agencies			
<i>National Trust for Historic Preservation</i>		Historic Preservation	Small grants and low-interest loans for projects including historic resource surveys.
<i>Preservation League of New York State</i>		Preserve New York	The Preserve New York Grant Program provides support for three types of

Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation

Department	Unit	Program	Assistance/Purpose
			<p>projects: cultural resource surveys, historic structure reports, and historic landscape reports. An applicant must be a not-for-profit group with tax-exempt status or a unit of local government. Religious institutions are not eligible to apply. The program generally provides only partial support on a competitive basis. Grants are likely to range between \$3,000 and \$15,000.</p>

COMPREHENSIVE LAND USE PLAN

Agriculture Districts
Figure 2.5-2

Legend

Town Boundary

Agricultural District

Streams

Property Use

Agricultural Vacant Land (Productive)

Other Livestock-Donkeys, Etc.

Horse Farms

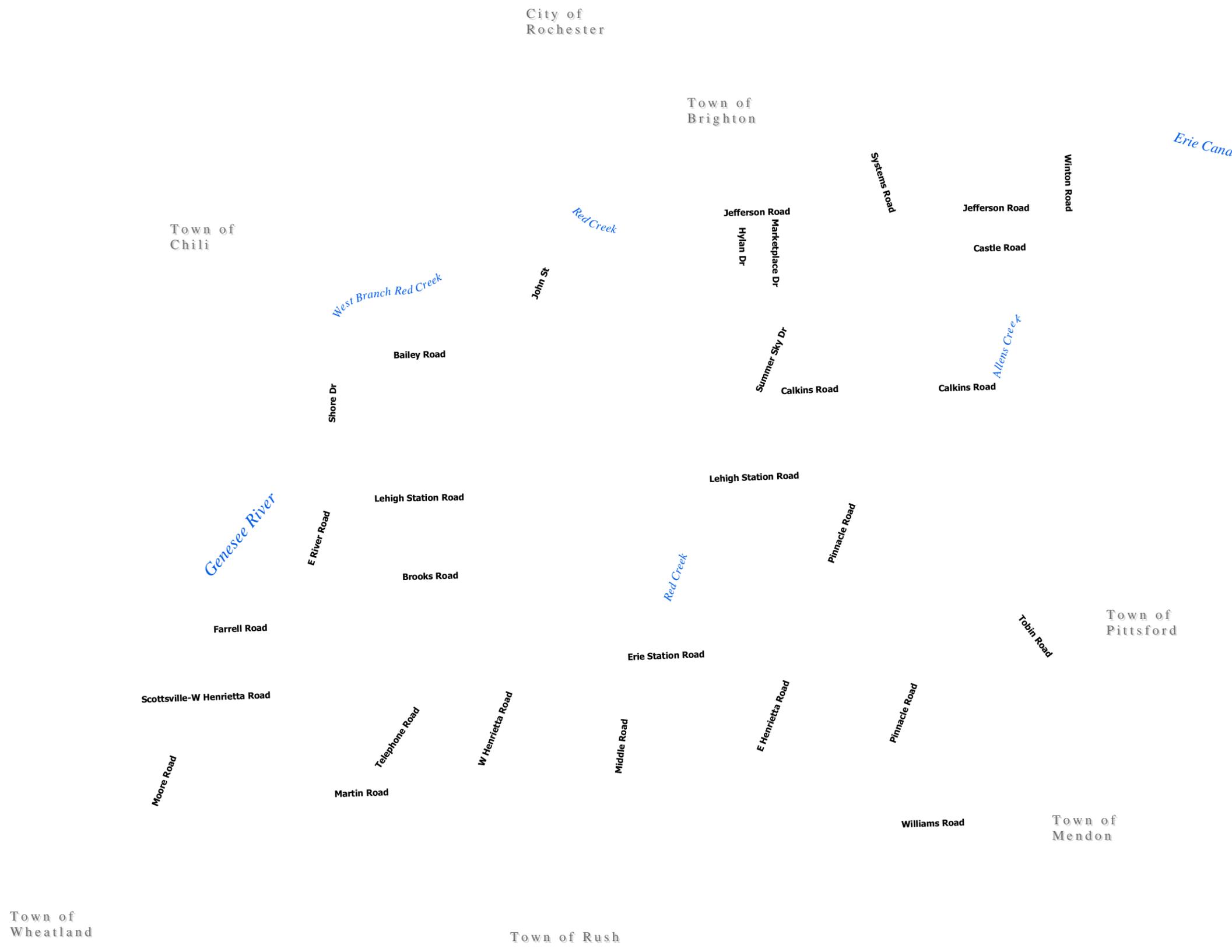
Field Crops

Nursery and Greenhouse



Environmental & Planning Consultants
New York Buffalo Long Island Westchester Maryland

April 2003



A. DESCRIPTION OF PROPOSED ACTION

The proposed action is the Town of Henrietta Comprehensive Land Use Plan. This assessment considers the impacts to the Town of Henrietta of policies in the Land Use Plan that are applicable to the Town. The Plan represents an update to the 1997 Land Use Plan, and will play an integral part in guiding development and policy decisions in the Town over the next five to 10 years.

B. SUPPLEMENT TO PART 1 – ENVIRONMENTAL ASSESSMENT FORM

The Town of Henrietta is a suburban and rural community of approximately 39,000 residents situated in central New York State near the City of Rochester. The Town offers diverse recreational and economic opportunities. The southern portion of Henrietta remains predominantly rural, with scenic vistas and agriculture.

Henrietta is at the crossroads of two Interstate highways - Interstate 90 and Interstate 390 - both of which have interchanges throughout the community. The proximity of these highways, and the commercial developments surrounding the interchanges, brings in a large volume of traffic and visitors. The Plan provides detailed corridor management recommendations for major thoroughfares of the Town, which will provide guidelines for development and transportation and safety enhancements. Also, past developments have almost entirely cut off both physical and visual access to the Genesee River, which also serves as Henrietta's western boundary. The Plan provides recommendations to enhance River access and ensure sustainable development along the River in the future.

Another important feature in this Plan is the recommendation for Henrietta to develop a Town Center in and around the existing municipal complex. The existing complex and its environs already contains the main elements found in a Town Center, including municipal offices, library, community center, parkland, commercial and residential uses, and access to public transportation. The Plan makes recommendations to link these activities and create a Town Center, thereby fostering a sense of community pride and identity.

The Plan is organized into five chapters: Introduction, Inventory of Existing Conditions, Goals and Objectives, Action Plan, and Implementation Plan.

- The Introduction describes the comprehensive planning process including its purpose, intent and the organization of the Plan; and outlines the current issues facing the community.
- The Inventory of Existing Conditions provide a detailed, well-rounded account of the community's different aspects, including land use and policy, parks and recreational

facilities, socioeconomic conditions, community facilities, cultural resources and visual character, natural resources, agriculture, transportation and infrastructure.

- The Goals and Objectives are intended to serve as the underpinning guidelines upon which the Town are to base future development decisions and planning efforts. The Town residents provided input to the goals and objectives of the Plan through a public meeting and several stakeholder interviews that were conducted by the planning consultants.
- The Action Plan provides the Town with a set of guidelines and ideas that, if pursued, will help the community manage growth and provide direction in the future. Action plan formulation began by examining the results of the existing conditions inventory in light of the goals and objectives identified initially and assessing the planning techniques available to the Town. The action plan recommendations represent a comprehensive guide from which the Town can make reasoned and consistent decisions regarding land use controls and other planning initiatives.
- This Implementation Plan provides an overview of what it will take to implement the action plan. The actions have been prioritized in terms of the timing of implementation. This section includes an implementation matrix which provides the framework for putting the Plan recommendations into effect in terms of the regulatory review process, the capital investment plan, and regional coordination. In addition, the matrix identifies the recommendations in terms of relative priority and timing considerations, responsible agencies, and further description of required actions when appropriate.

C. SUPPLEMENT TO PART 2 – ENVIRONMENTAL ASSESSMENT FORM

The project under review is the Comprehensive Land Use Plan for the Town of Henrietta. This analysis addresses the impacts of applicable sections of the Plan on the Town of Henrietta. The proposed Plan contains an introduction, existing conditions description, goals and objectives, action plan, and implementation program. It also represents an update to the Town's 1997 Comprehensive Land Use Plan, and reflects the results of a recent Town-wide survey. The comprehensive planning function is an organized manner by which a community can identify its needs and establish goals and objectives for future development and preservation. Development and implementation of a comprehensive land use plan is an effective and efficient means to achieve meaningful and desired change in a steady, incremental manner and to identify those resources the community wishes to preserve and enhance.

While the actions and recommendations of the Plan do not call for any parcel-specific development plans, they do include recommended Town-wide generalized land use patterns. In general, the Plan's recommendations are designed to enhance the quality of life and protect the natural, cultural, scenic, and social environment of Henrietta. Furthermore, the Plan's policy and land use recommendations would enhance the environmental protections offered by the Town's present regulations. Therefore, the impacts of the Plan on the natural and manmade environment and on the population are anticipated to be positive.

IMPACT ON LAND

The recommendations for land use in the Town seek to protect its rural and agricultural areas, minimize land use conflicts, protect natural resources, manage growth, and at the same time allow for a healthy mix of diverse land uses compatible with the character of the community.

The Plan is designed to maintain and enhance those land uses which are compatible with sustaining the cultural, social, and natural resource priorities of the community. Based on the results of the Town-wide survey, residents wish to preserve and maintain the rural character of the southern portion of the Town. The Plan creates a framework for development that encourages preservation of the Town's open space while accommodating desirable land uses and guiding their development pattern in terms of location and design towards existing developed areas served by public sewer and water. The impacts of the Plan on land are expected to be positive; no negative impacts on land are anticipated from the implementation of the Plan.

IMPACT ON WATER

The Plan seeks to protect the Town's water resources by preserving wetlands and adopting a local wetlands law, to protect those wetlands which do not meet current federal or state standards, establishing a vegetative buffer along the Genesee River, managing activities within the Genesee River's watershed, and utilizing conservation easements to preserve natural riparian land and wetland areas. Furthermore, the Plan recommends conservation density design (which would reduce the amount of land consumed for development), and restricting the use of pesticides and herbicides on shoreline areas to prevent contamination. These recommendations will enhance the protection of water quality in Henrietta. Therefore, the effects of the Plan on groundwater and surface water are expected to be positive. No negative impacts on water are anticipated from the implementation of the Plan.

IMPACT ON AIR

The Plan recommendations would decrease the potential for the development of heavy industrial uses in the Town, thereby reducing the potential for stationary source emissions. The Plan recommends a Commercial/Industrial Performance Zone district that would allow light industrial, research and development facilities in existing industrial areas subject to meeting performance-based special permit criteria. In addition, by concentrating development in existing developed areas, requiring corridor management techniques to reduce traffic congestion, and by reducing the overall development potential of the Town, the Plan is expected to reduce the number and length of vehicular trips, thereby reducing mobile source air pollution compared to no action conditions. Therefore, the Plan would not increase pollutants or vehicular emissions in the Town. Thus, no significant negative impacts on air are expected from the implementation of the Plan.

IMPACT ON PLANTS AND ANIMALS

Town-wide measures in the Plan that would protect flora and fauna include many of the recommendations mentioned above regarding the protection of water resources. These recommendations provide for vegetative buffers, protecting sensitive land areas, encouraging grouping homes and preserving linked open spaces for larger development parcels. The Plan also recommends actions that would preserve unique natural areas and wildlife resources, including working with public and nonprofit land preservation agencies to protect natural and scenic areas, and unique geologic formations (e.g., drumlins) and wildlife areas. Therefore, the implementation of these proposals would have a positive impact on plants and animals. Positive impacts are expected, and no negative impacts on plants and/or animals are anticipated from the implementation of the Plan.

IMPACT ON AGRICULTURAL AND LAND RESOURCES

One of the main goals of the Plan is to maintain farmland and farm-related uses in the Town. The several recommendations outlined in the Plan include preserving prime agricultural lands by developing agriculture-friendly land use practices, restricting the extension of water and/or sewer facilities into the agricultural areas, enacting a right-to-farm law, continue using purchase of development rights, and applying for farmland preservation grants. Other recommendations that would promote farming and help preserve agricultural resources include raising community awareness about agriculture, creating an agriculture-friendly business environment, and following state agricultural policies.

Another fundamental goal of the Plan is to protect natural areas and land resources. Among the strategies suggested in the Plan to protect such environmentally sensitive and key resource areas are adopting a local SEQRA Type I list to require more stringent review of development proposals on sensitive lands, using innovative land use tools, utilizing conservation easements, seeking rights of first refusal, and establishing working relationships with land trusts. These protections are expected to have positive impacts on agricultural and land resources. Therefore, no negative impacts on agricultural and land resources are anticipated from the implementation of the Plan.

IMPACT ON AESTHETIC RESOURCES

The Town of Henrietta has many beautiful scenic amenities including farmland and rural landscapes, woodlots, and historic cobblestone buildings. The Plan includes many provisions to preserve and enhance the visual character of the Town, including developing design guidelines for commercial highway developments, enhancing community gateways and signage, encouraging site amenities in provide developments, and promoting public access to the Genesee River. As a result, the effects the Plan will have on visual character of the Town are expected to be positive. No negative impacts on aesthetic resources are anticipated from the implementation of the Plan.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The Plan includes recommendations for the Town to continue their policy of publicly identifying historic resources, as well as providing education and incentives to encourage historic rehabilitation, develop interpretative programs, promoting the adaptive reuse of key historic properties, and analyze impacts of new developments to historic resources. The Plan also recommends conducting cultural resource surveys of potential historic and archaeological resources to determine if they meet State and National Register criteria. These actions would enhance the protection of cultural resources in the Town. No negative impacts on historic and/or archaeological resources are anticipated from the implementation of the Plan.

IMPACT ON OPEN SPACE AND RECREATION

The Plan proposes preserving valuable open space by recommending, as stated in the sections above, working with land trusts and using innovative land use tools to preserve open space, encouraging quality open space in subdivisions, enhancing public access to the waterfront, making improvements to existing recreational facilities and developing additional facilities, and budgeting for recreational needs in the Town's Capital Improvement Program. These strategies are expected to result in positive impacts on the Town's open space and recreational areas.

Therefore, no negative impacts on open space are anticipated from the implementation of the Plan.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

Although the New York State Department of Environmental Conservation does not list any Critical Environmental Areas in Henrietta, the Plan provides several strategies that preserve environmentally sensitive areas. These strategies include utilizing conservation easements and innovative land use tools to control or prevent development in sensitive environmental areas, preserving wetlands and large tracts of undeveloped landscapes, providing vegetative buffers along the Genesee River to mitigate pollution to surface water, fully utilizing the SEQRA process to ensure that development is done in an environmentally responsible manner, and preserving unique natural areas and wildlife resources. As a result of these recommendations, only positive impacts to environmentally sensitive areas are expected. Therefore, no negative impacts on critical environmental areas are anticipated from the implementation of the Plan.

IMPACT ON TRANSPORTATION

The Plan provides several recommendations for maintaining and enhancing the roadway network in Henrietta, including for Henrietta's commercial corridors. These corridor recommendations include regulating the design, spacing, and location of driveways and parking lots for commercial development. These actions would help maintain the traffic flow and enhance the safety along Henrietta's commercial corridors. In terms of non-motorized transportation, the Plan calls for extending the trail network and enhancing the bicycle systems in Henrietta. In addition, the Plan calls for the Town to conduct a Town-wide traffic and transportation study, and establish a continuous monitoring program for traffic volumes, operating conditions, and accident occurrence. These improvements and policies are expected to have beneficial effects on the vehicular, pedestrian, and bicycle systems in Henrietta. Thus, no negative impacts on transportation are anticipated from implementation of the Plan.

IMPACT ON ENERGY

The proposed Plan decreases the Town's development potential below what is allowed by current zoning. As a result, no increased demand for energy is expected and no negative impacts on energy are anticipated from the implementation of the Plan.

NOISE AND ODOR IMPACTS

The Plan would not generate net new vehicular trips or introduce new uses that would generate noise or odor impacts. As a result, no negative impacts on noise and odor are anticipated from the implementation of the Plan.

IMPACT ON PUBLIC HEALTH

The Plan includes various recommendations that will enhance the public health of Henrietta, such as fully utilizing the SEQRA process to understand and mitigate the full impacts of new development projects and protecting natural resources. No negative impacts on public health are anticipated from the implementation of the Plan.

IMPACTS ON THE GROWTH AND CHARACTER OF THE COMMUNITY

The Plan accommodates future growth, but does not increase the development potential of the Town. Like most Towns, Henrietta's zoning law allows for excess development potential, and the Plan seeks to reduce this potential while providing areas for future developments that will contribute to the Town's long term economic health and viability. By recommending land use patterns that are less intensive than current zoning (e.g., agricultural conservation district, resource conservation-residential district, and resource conservation-limited use district), the Plan provides a framework for Henrietta to control its excess development potential. One major focus of the Plan is to manage future growth of the Town in a way that will retain its character and quality of life. The proposals, if implemented, will have a positive impact on the character of the community and would also help to manage growth by protecting sensitive natural and agricultural resources, minimizing land use conflicts, and preserving historic resources. In addition, the Plan recommends that no extensions be made to sewer and water into prime agricultural areas as a way to preserve southern Henrietta's rural character. Furthermore, the Plan recommends maintaining community facilities and establishing a Town Center, which would serve as a focal point for the Town.

The Plan also incorporates several recommendations to better control the Town's budgetary process including implementing a Capital Improvement Program (CIP), which will help the Town prioritize capital needs and provide an organized manner for capital decision-making. In addition, the Plan recommends minimizing the impacts of new development on municipal utilities and services via the SEQRA process. In order to promote an improved understanding and utilization of SEQRA, the Plan proposes sending appropriate Town officials and Town and Planning Board members to SEQRA training.

Implementation of the Plan would not increase the development potential of the Town. Therefore, it would not generate growth above what could occur under existing laws and regulations, but would manage growth much more effectively. In addition, since Henrietta's residents have been actively involved in the planning process, the Comprehensive Land Use Plan is based on the community's stated goals and objectives. The Plan incorporates many strategies that will mitigate any negative impacts to the character of the Town from forthcoming growth. Therefore, the effects are expected to be positive and no negative impacts on the growth and character of the community are anticipated from the implementation of the Plan.

Appendix I
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE — Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required; therefore **a CONDITIONED negative declaration will be prepared.**
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment; therefore, **a positive declaration will be declared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Town of Henrietta Comprehensive Land Use Plan

Name of Action

Town Board, Town of Henrietta, N.Y.

Name of Lead Agency

James R. Breese

Town Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Town of Henrietta Comprehensive Land Use Plan			
LOCATION OF ACTION (Include Street Address, Municipality and County) The action will cover the entire Town of Henrietta, New York			
NAME OF APPLICANT/SPONSOR Town of Henrietta		BUSINESS TELEPHONE (607) 569-3741	
ADDRESS 475 Calkins Road			
CITY/PO Henrietta		STATE NY	ZIP CODE 14467
NAME OF OWNER (If different)		BUSINESS TELEPHONE ()	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION See Supplement to EAF Part 1: Description of Proposed Action			

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description - The project covers the entire Town of Henrietta which covers an area of approximately 23,119 acres, or 36 square miles. Therefore, specific site information is not applicable (NA).

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other **Action covers entire Town**

2. Total acreage of project area: NA₁ acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION ₂
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? NA
a. Soil drainage: Well drained _____ % of site Moderately well drained _____ % of site

₁This is a generic planning action, not a physical development project. Questions related to a specific site description and project description are not applicable.

Poorly drained _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? **NA** Yes No
- a. What is depth to bedrock? _____ (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% _____ % 10-15% _____ %
NA 15% or greater **0** %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No **NA**
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? **NA** Yes No
8. What is the depth of the water table? **NA** (in feet)
9. Is site located over a primary, principal, or sole source aquifer? **NA** Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? **NA** Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? **NA**
 Yes No According to _____
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations) **NA** Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? **NA**
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community? **NA**
 Yes No
15. Streams within or contiguous to project area: **Genesee River, Allen Creek, Red Creek**
a. Name of Stream and name of River to which it is tributary **All streams are tributaries of the Genesee River**
16. Lakes, ponds, wetland areas within or contiguous to project area: **NA**
a. Name _____ b. Size (In acres) _____
17. Is the site served by existing public utilities? **NA** Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? **NA** Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? **NA** Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? **NA** Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor **NA** acres.
- b. Project acreage to be developed: **NA** acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped **NA** acres.
- d. Length of project, in miles: **NA** (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed **NA** %.
- f. Number of off-street parking spaces existing **NA**; proposed **NA**.
- g. Maximum vehicular trips generated per hour **NA** (upon completion of project)?
- h. If residential: Number and type of housing units: **NA**
One Family Two Family Multiple Family Condominium _____

Initially _____
Ultimately _____

- i. Dimensions (in feet) of largest proposed structure NA height; NA width; NA length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? NA ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? NA acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? **NA**
 Yes No
6. If single phase project: Anticipated period of construction NA months (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated NA (number).
b. Anticipated date of commencement phase 1 NA month _____ year (including demolition).
c. Approximate completion date of final phase NA month _____ year.
d. Is phase 1 functionally dependent on subsequent phases? **NA** Yes No
8. Will blasting occur during construction? Yes No **NA**
9. Number of jobs generated: during construction NA; after project is complete _____
10. Number of jobs eliminated by this project NA.
11. Will project require relocation of any projects or facilities? **NA** Yes No If yes, explain _____
-
12. Is surface liquid waste disposal involved? **NA** Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? **NA** Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? **NA** Yes No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? **NA** Yes No
16. Will the project generate solid waste? **NA** Yes No
- a. If yes, what is the amount per month _____ tons
b. If yes, will an existing solid waste facility be used? Yes No
c. If yes, give name _____; location _____
d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
e. If yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
NA
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? **NA** Yes No
19. Will project routinely produce odors (more than one hour per day)? **NA** Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
NA
21. Will project result in an increase in energy use? **NA** Yes No
If yes, indicate type(s) _____

22. If water supply is from wells, indicate pumping capacity NA gallons/minute.

23. Total anticipated water usage per day NA gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If Yes, explain **The Town Henrietta Comprehensive Land Use Plan was funded in its entirety by the Town of Henrietta**

25. Approvals Required			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Adoption by Town Board	02/03
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Recommendation for Town Board to adopt by Planning Board	
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Monroe County Planning \$239-m review, advisory only	02/03
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- zoning amendment
 zoning variance
 special use permit
 subdivision
 site plan
 new/revision of master plan
 resource management plan
 other _____

2. What is the zoning classification(s) of the site? **Residential, Commercial, Industrial, Planned Commercial, PUD, Industrial/Limited Commercial.**

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

See Supplement to EAF Part 1: Zoning and Planning Information

4. What is the proposed zoning of the site? **Proposed Land Uses include: Town Center; Parks, Greenways, Conservation Lands; Agriculture/Rural Residential; Resource Conservation/Residential; Resource Conservation/Limited Use; Low Density Residential; Moderate Density Residential; Hamlet; Highway Interchange Commercial; Commercial Core; Commercial-Industrial Performance Zone; Highway Corridor Overlay; Floodplain; Senior Citizen Zone.**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

See Supplement to EAF Part 1: Zoning and Planning Information

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
NA - This action is a Comprehensive Plan, which includes recommended land uses for the Town

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

NA

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? **NA** Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? **NA**

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? **NA** Yes No
a. If yes, is existing capacity sufficient to handle projected demand? Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name James R. Breese Date _____
Signature _____ Title Supervisor, Town of Henrietta

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering **Yes** to a question, then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

e. If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.

f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3. **Note: In addition to answers below, see "Supplement to EAF Part 2", attached.**

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
NA, planned action is a Comprehensive Plan NO YES
See Supplement to EAF Part 2

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction of a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) NO YES

• Specific land forms: **NA** _____

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? NO YES
See Supplement to EAF Part 2

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? **See Supplement to EAF Part 2** NO YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- **The Plan contains recommendations that would have positive effects on plants and animals (See Supplement to EAF Part 2).**
- Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? NO YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the proposed Action affect agricultural land resources? **See Supplement to EAF Part 2** NO YES

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change
• Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON AIR			
7. Will proposed action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2			
Examples that would apply to column 2			
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON PLANTS AND ANIMALS			
8. Will Proposed Action affect any threatened or endangered species? See Supplement to EAF Part 2 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Plan contains recommendations that would have positive effects on plants and animals (See Supplement to EAF Part 2).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts: _____			
9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
IMPACT ON AGRICULTURAL LAND RESOURCES			
10. Will the proposed Action affect agricultural land resources? See Supplement to EAF Part 2 <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change	
<ul style="list-style-type: none"> Construction activity would excavate or compact the soil profile of agricultural land. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff). 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/>
<p style="text-align: center;">The Plan contains measures to preserve and promote Agriculture; effects are expected to be positive (See Supplement to EAF Part 2).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: _____ 				
IMPACT ON AESTHETIC RESOURCES				
<p>11. Will proposed action affect aesthetic resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2 (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.) Examples that would apply to column 2</p>				
<ul style="list-style-type: none"> Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Project components that will result in the elimination or significant screening of scenic views known to be important to the area. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p style="text-align: center;">The Plan proposals would protect and enhance the Town's outstanding scenic features (See Supplement to EAF Part 2).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: _____ 				
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES				
<p>12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2 Examples that would apply to column 2</p>				
<ul style="list-style-type: none"> Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic Places. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Any impact to an archaeological site or fossil bed located within the project site. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p style="text-align: center;">The Plan would have a positive effect on historic and archaeological resources (See Supplement to EAF Part 2).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: _____ 				
IMPACT ON OPEN SPACE AND RECREATION				
<p>13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2 Examples that would apply to column 2</p>				

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change
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IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? NO YES
See Supplement to EAF Part 2
 List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? NO YES
See Supplement to EAF Part 2
Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts. _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON ENERGY

16. Will proposed action affect the community's sources of fuel or energy supply? NO YES
See Supplement to EAF Part 2
Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e., oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character of the existing community? NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g., schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? No Yes

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3.

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No