

Southwest Quadrant Generic Environmental Impact Study

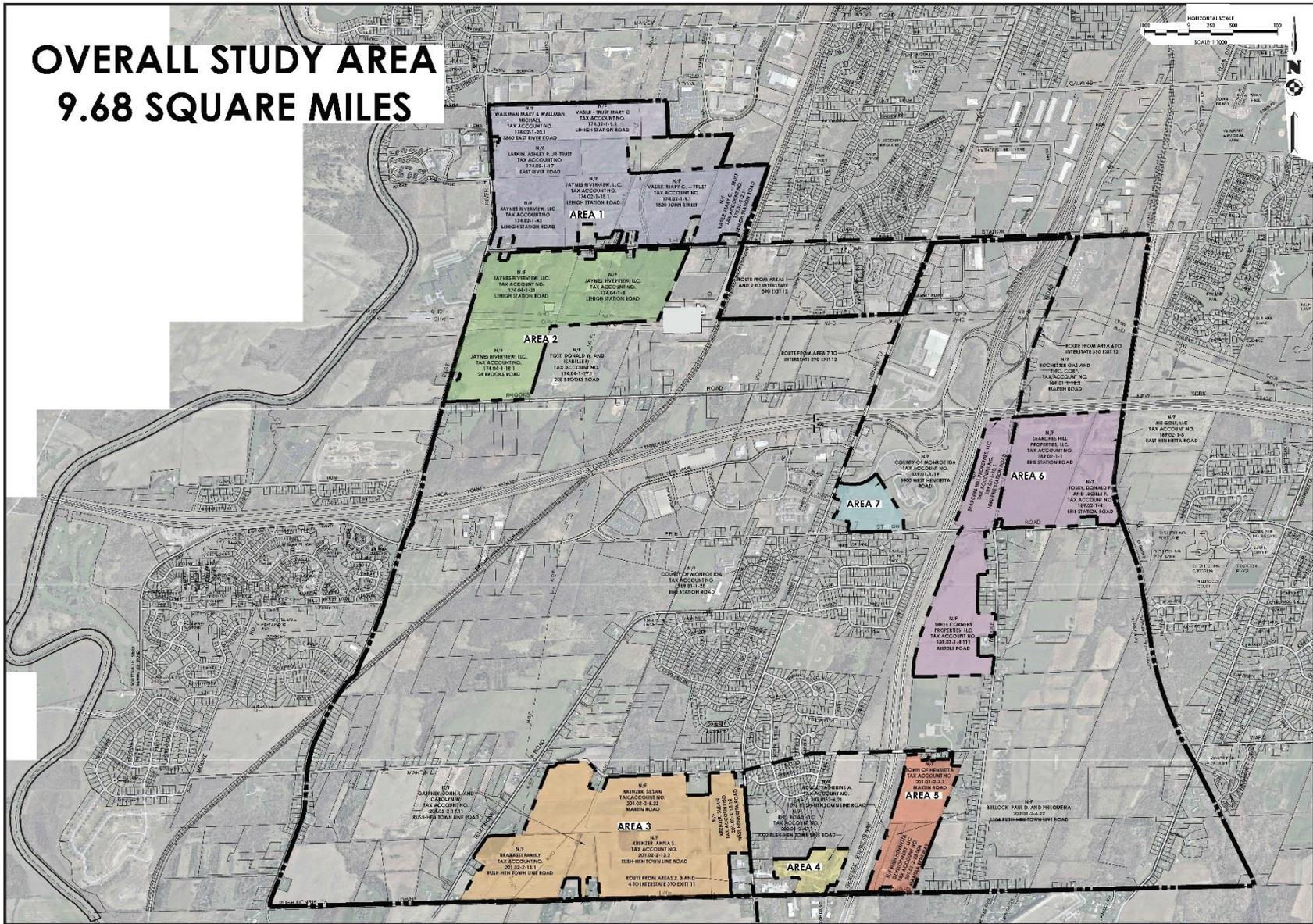
Public Hearing

Introduction

- Town of Henrietta – SW Quadrant
- Generic Environmental Impact Study (GEIS) – Industrial Development
- Passero Associates – John F. Caruso, PE & Jess D. Sudol, PE



OVERALL STUDY AREA 9.68 SQUARE MILES



STUDY AREA:
AREA 1 = 343 ACRES
AREA 2 = 242 ACRES
AREA 3 = 337 ACRES
AREA 4 = 27 ACRES
AREA 5 = 79 ACRES
AREA 6 = 280 ACRES
AREA 7 = 33 ACRES
TOTAL = 1,341 ACRES

Town of Henrietta
475 Calkins Road
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| Revisors | |
|----------|-------------|
| No. | Description |
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| | |

Study Area Map

Town of Henrietta
GIS

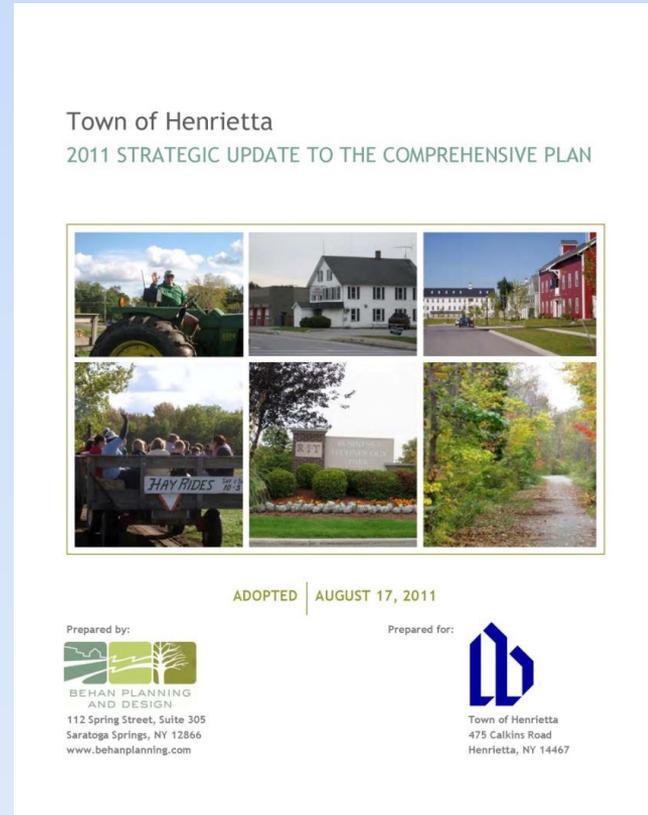
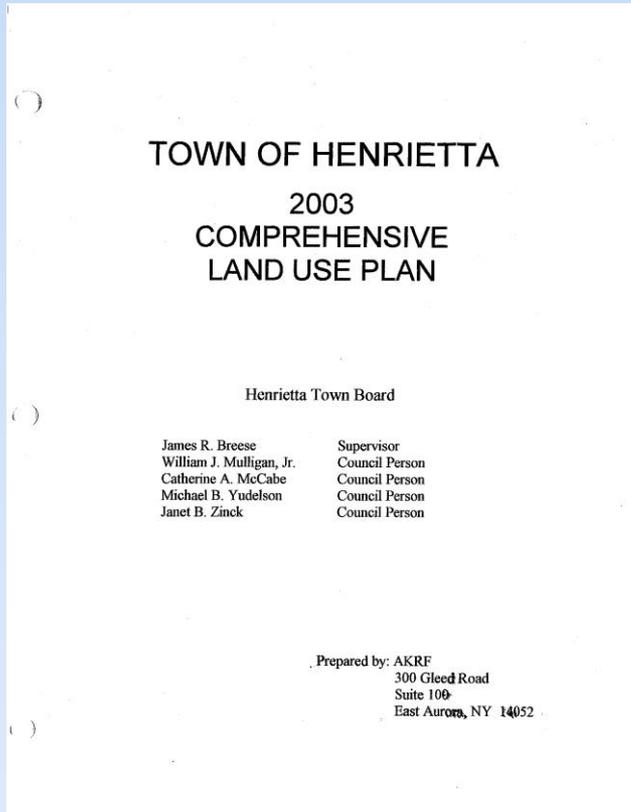
Scale: 1" = 1000'
 Date: February 2016
 Project No: 20141848.001
 Drawing No: 20141848.001

Agenda

- WHY are we doing this?
 - Already called for in previous Town Planning documents.
- WHAT is a Generic Environmental Impact Statement (GEIS)?
- HOW do we determine which lands are appropriate for potential future Industrial Development and what is the resulting cumulative impact?

WHY

- Framework was previously established.



WHY Smart Growth

- Executing a plan called for in 2003 & 2011 Comp Plan
- Set Framework for Future Growth
- Tax Benefits
- Increase Jobs
- Ability to assess cumulative impact
- Direct development pressure to appropriate areas

WHY



STATISTICS

- Existing Area zoned industrial: 3046 Acres
- Zoned Land not developed: 826 Acres
 - +/- 250 Acres included in the study
 - Remaining 575 largely impacted by wetlands
- RR-2 Zoned land potentially involved:

WHY – 2003 Town of Henrietta Comprehensive Plan

- Goal B1 – Direct and Manage New Development “Smart Growth”
 - Identify appropriate areas in the Town to receive future commercial, residential, industrial and/or institutional growth.

WHY –

2003 Town of Henrietta Comprehensive Plan

- Goal B1 – Direct and Manage New Development
 - 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.

WHY – 2003 Town of Henrietta Comprehensive Plan

- Goal B4 - MINIMIZE CONFLICTS BETWEEN COMPETING LAND USES.
 - Protect residential neighborhoods from intensive land uses.

WHY –

2003 Town of Henrietta Comprehensive Plan

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

WHY –

2003 Town of Henrietta Comprehensive Plan

C. ECONOMIC DEVELOPMENT GOALS

- Goal C1 - PRESERVE AND STRENGTHEN A DIVERSIFIED ECONOMY FOR THE TOWN OF HENRIETTA.
 - Continue to ensure that adequate infrastructure and municipal services are available to meet business and industry needs.
 - 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.

WHY –

2003 Town of Henrietta Comprehensive Plan

- C2 - KEEP TAXES LOW IN THE TOWN.
 - Provide continued opportunities for new investment and economic activity in the Town by designating sufficient land for non-residential development.

WHY—

2003 Town of Henrietta Comprehensive Plan

- 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."

- ACTION: ENCOURAGE SMALL, START-UP EMPLOYERS

WHY –

2011 Strategic Update to the Comprehensive Plan

- There may also be other areas that would be highly appropriate for office and industrial development that are not currently zoned for such uses. For example, the possible extension of John Street southward to Lehigh Station Road could make some land that is currently zoned residential more attractive for light industrial/office development.

WHY –

2011 Strategic Update to the Comprehensive Plan

- Unlike most forms of residential development, light industrial and office development generally has a positive fiscal impact. Therefore, finding new and appropriate locations for more of this type of development will help Henrietta to maintain its low town tax rate into the future.

...A useful tool for evaluating such questions is the Generic Environmental Impact Statement (GEIS)...

WHAT IS GEIS?

- A planning tool
- A way to analyze cumulative impact
- A mechanism for cost sharing to support infrastructure improvements
- A SEQRA Process
- It is NOT specific to a certain project



Process

- Scoping
- Investigation “Due Diligence”
- Prepare Draft GEIS (SEQRA)
- Public Engagement
- Finalize GEIS

Industrial Development Tax Benefits

Figure 4-13: Town of Henrietta/Rush-Henrietta School Dist. COS Ratio

| | Residential | Commercial | Industrial | Agriculture | Vacant | Other |
|----------------------|---------------|---------------|------------------|-------------|--------------|--------------|
| Town Revenue | \$ 5,480,293 | \$ 4,955,529 | \$ 633,128 | \$ 12,705 | \$ 187,899 | \$ 2,029,490 |
| School Revenue | \$ 58,586,858 | \$ 19,347,580 | \$ 4,586,538 | \$ 59,914 | \$ 1,105,154 | \$ 5,957,380 |
| Total Revenue | \$ 64,067,151 | \$ 24,303,109 | \$ 5,219,666 | \$ 72,619 | \$ 1,293,053 | \$ 7,986,870 |
| Town Expend. | \$ 6,698,437 | \$ 2,421,728 | \$ 369,875 | \$ 11,704 | \$ 154,547 | \$ 2,197,795 |
| School Expend. | \$ 84,703,109 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Expend. | \$ 91,401,546 | \$ 2,421,728 | \$ 369,875 | \$ 11,704 | \$ 154,547 | \$ 2,197,795 |
| COS Ratio | 1.00:1.43 | 1.00:0.10 | 1.00:0.07 | 1.00:0.16 | 1.00:0.12 | 1.00:0.28 |

HOW (Task 1 – Scoping)

- Review current planning documents identify areas appropriate for:
 - Preservation
 - Agriculture
 - Potential Industrial Development

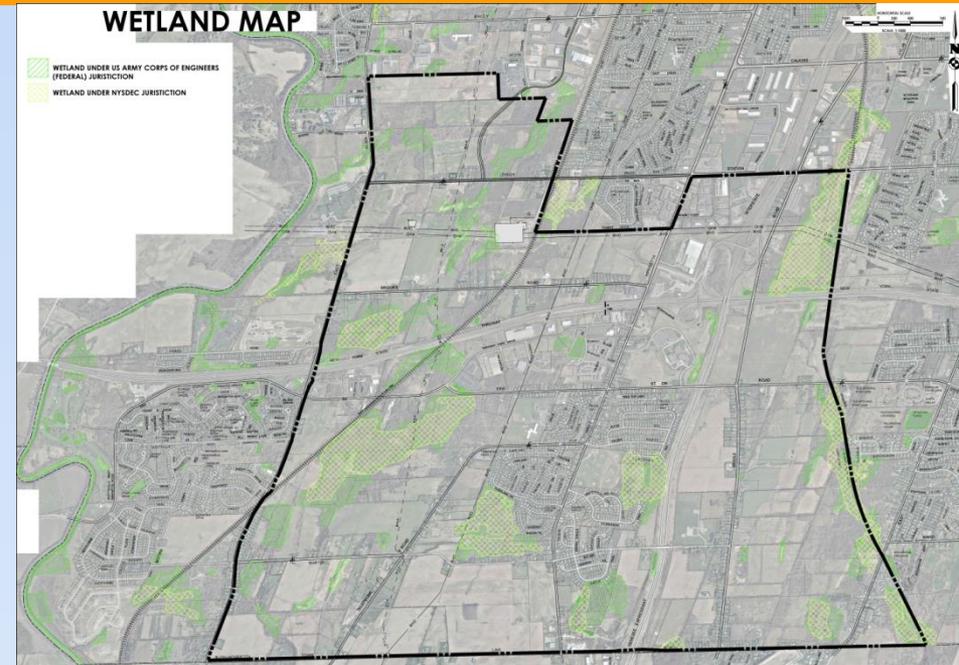
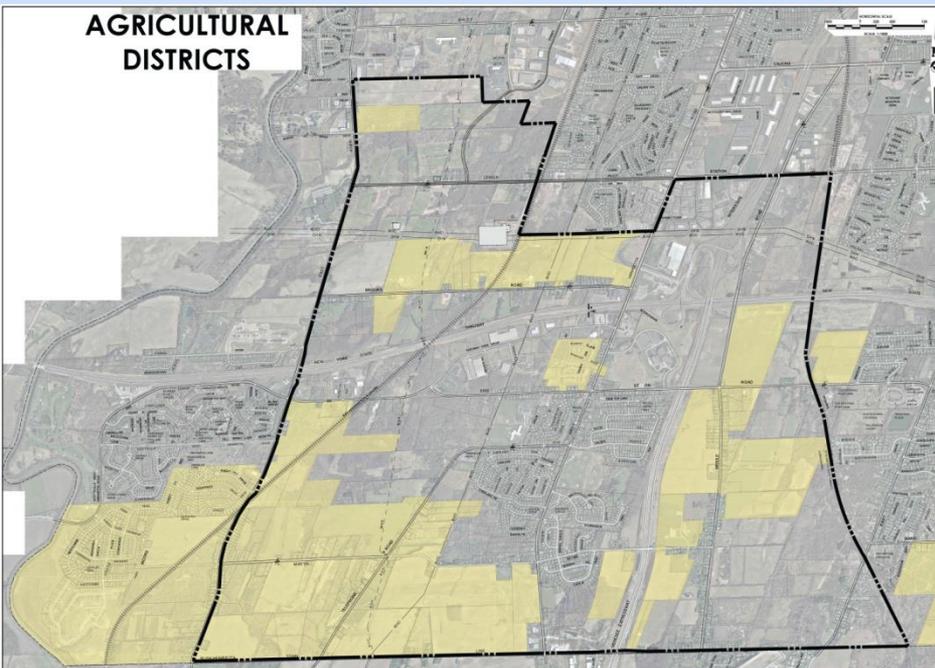
HOW

(Task 1 – Scoping)

- Determine “Study Area”:
 - General description provided in 2011 Plan
 - Adjacency in Land Use and Zoning
 - Avoid conflicting uses.
 - Examine Development Trends

CONSIDERATIONS (Task 2 – Due Diligence)

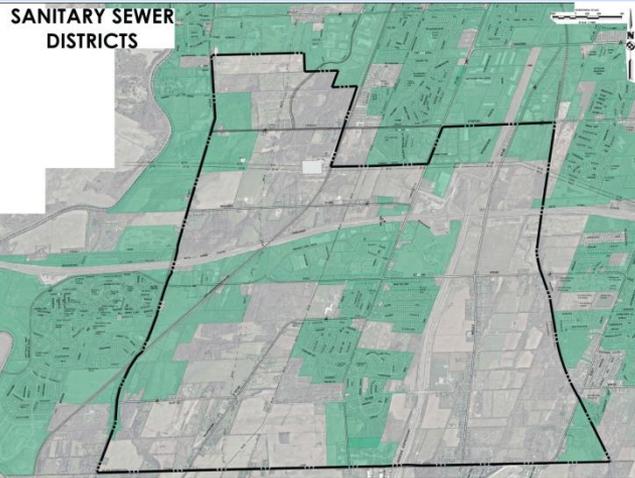
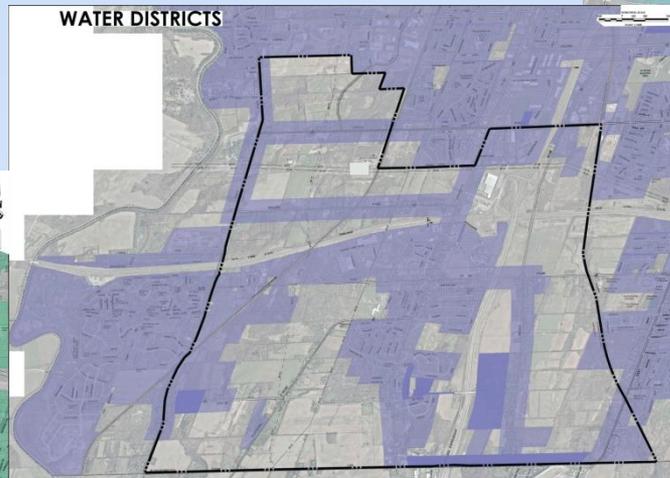
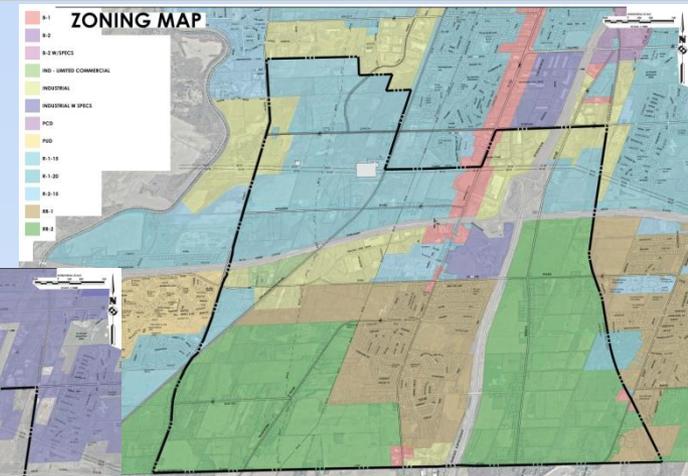
- Physical Land Use impairments (Wetlands, Streams, Woodlots)



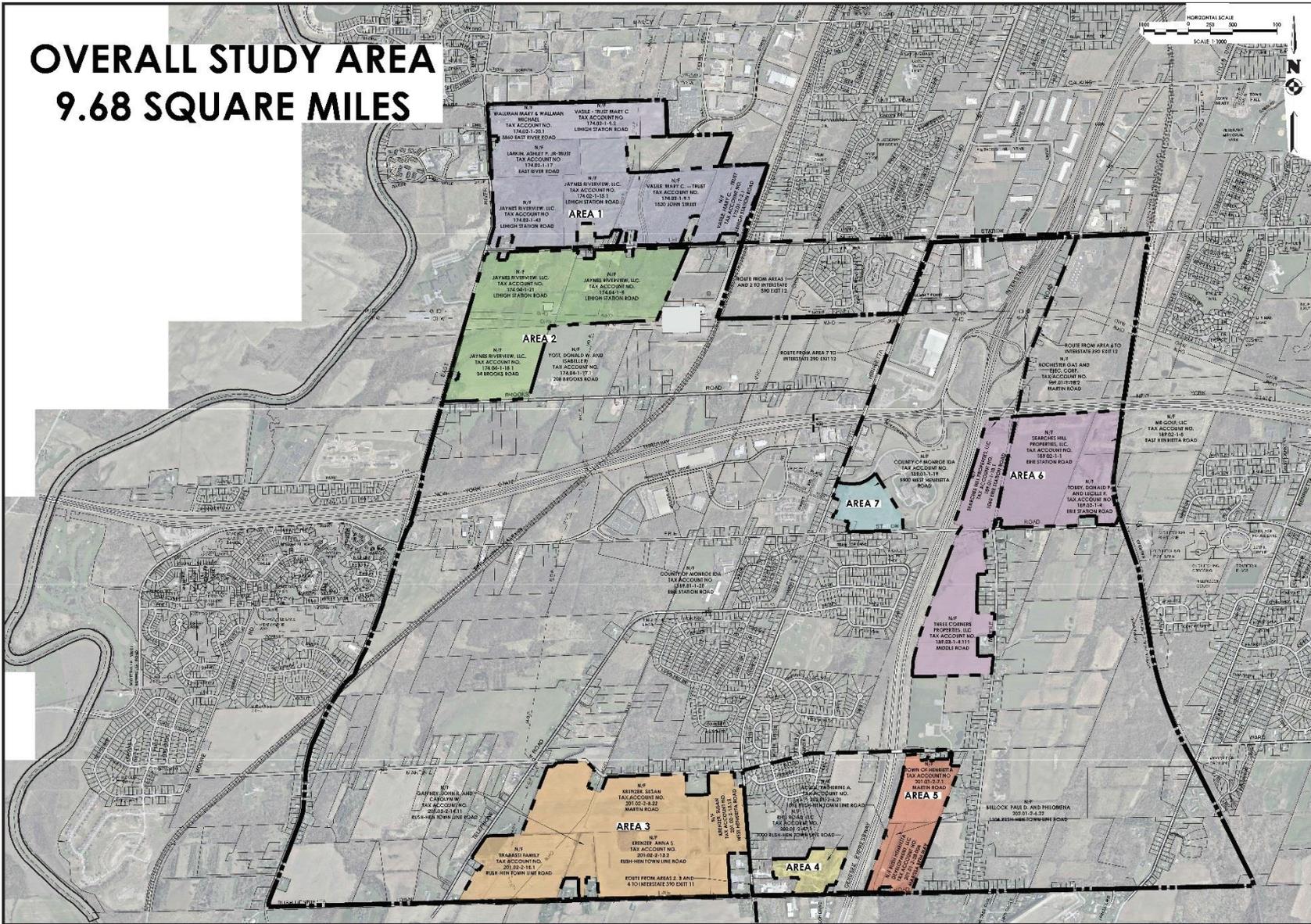
- Prime Agricultural Land
- Highway Access

CONSIDERATIONS (Task 2 – Due Diligence)

- Access to public Infrastructure
- Land Use Transition
- Zoning



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| Reviser's | |
|-----------|-------------|
| No. | Description |
| | |
| | |

Study Area Map

Town of Henrietta
 GEIS
 Issue Date: 02/16
 Scale: 1" = 1000'
 Drawing No.: 20141848.001

Date: February 2016

PREPARATION OF DRAFT GEIS (Task 3)



- Alternatives Analysis (compare development types & impact)
- Select sites best suited for Industrial development
- Avoid environmentally sensitive areas
- Determine infrastructure upgrade requirements & cost
- Continued Town & Public input

Public Engagement (Input)

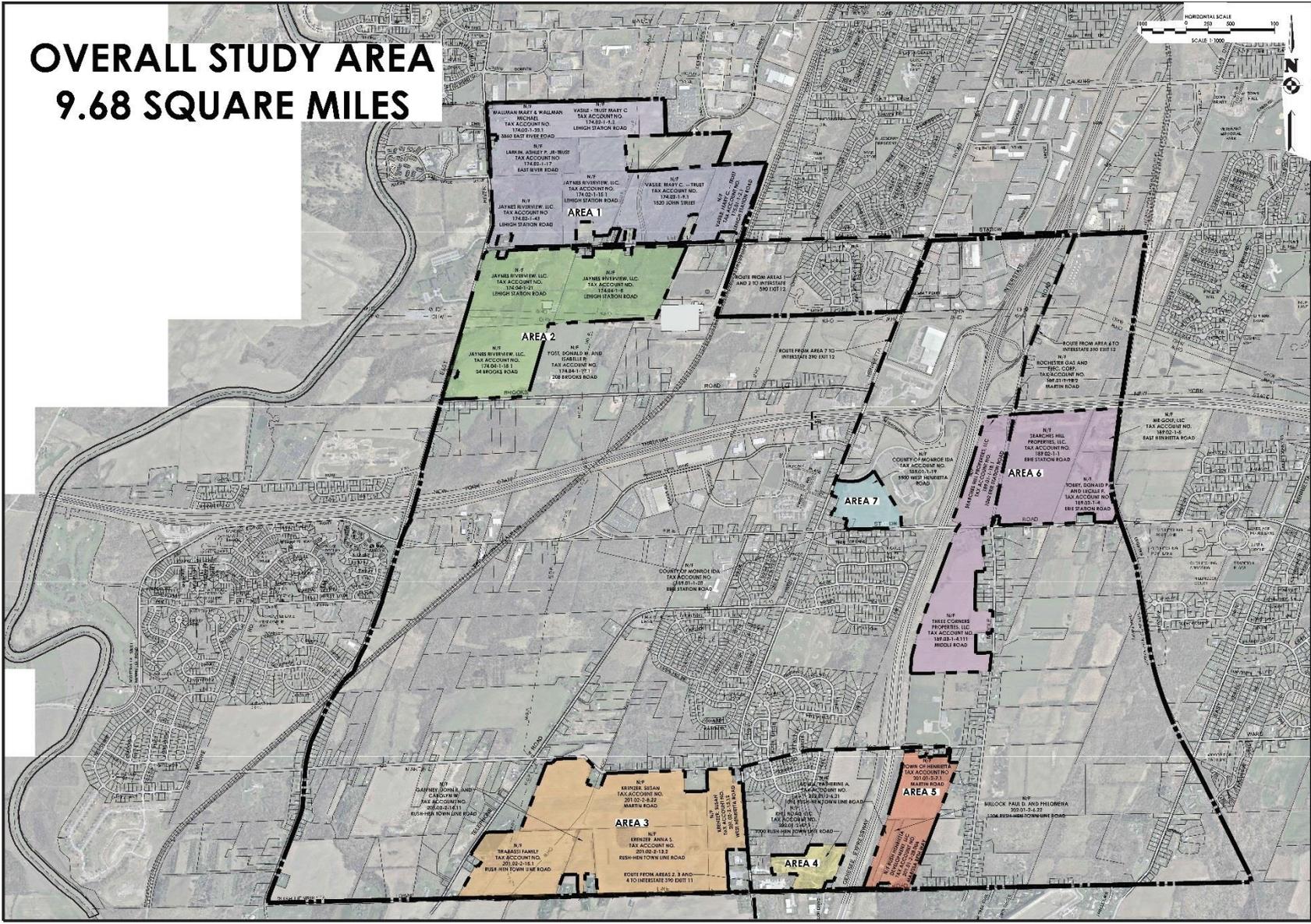
Task 4

- Coordinate and conduct public meetings.
- Solicit public input.
- Record and integrate public input.
- Identify and meet with local stakeholders (Town Departments, Developers, Henrietta Chamber of Commerce and IDA).
- Prepare report summarizing results of input.

NEXT STEPS

- Continued Public Input.
- Input from interested and involved agencies.
- Finalize GEIS with input from all stakeholders.
- 0-20 years Town can properly assess potential development proposals.

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Revisors

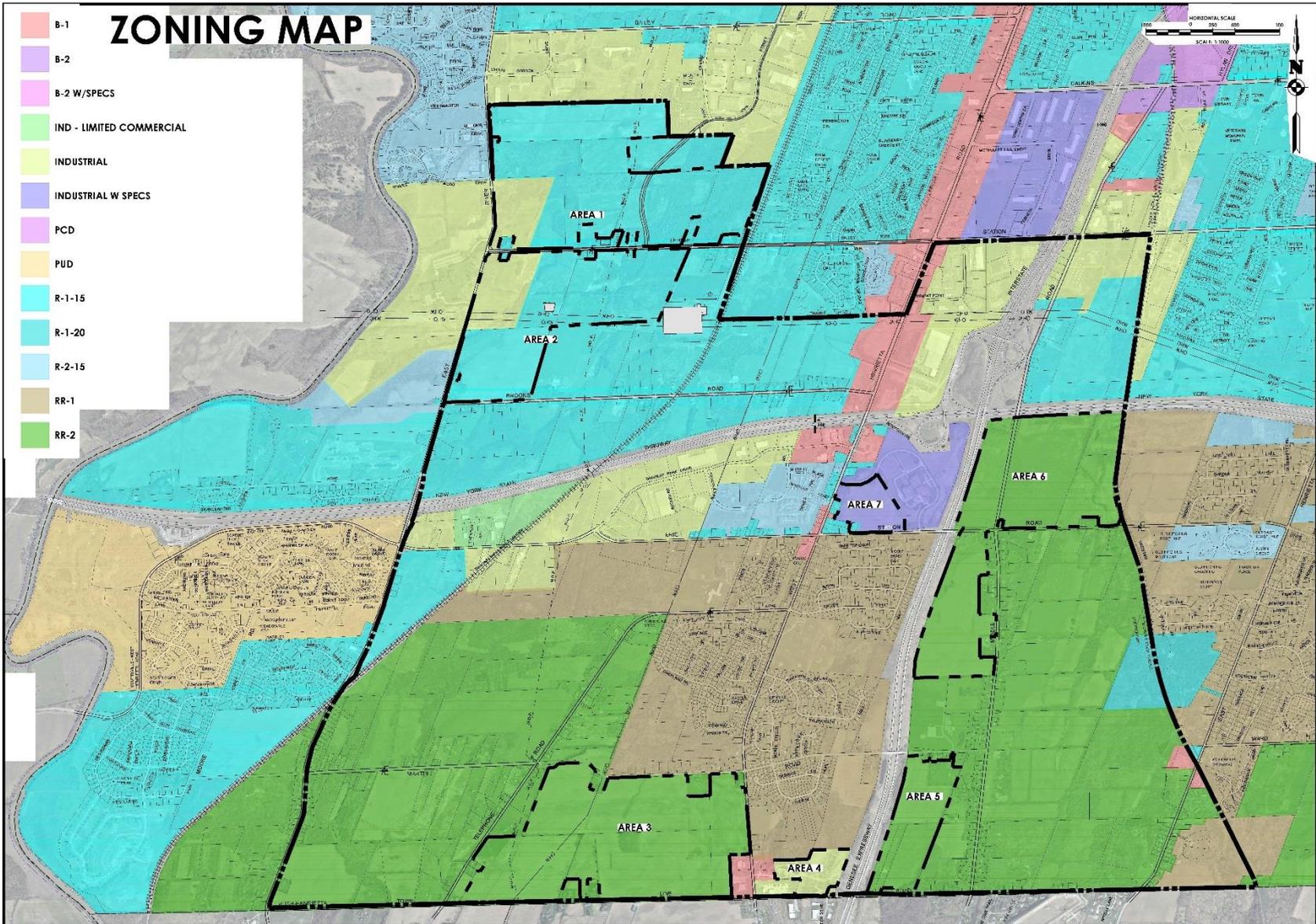
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Study Area Map
 Town of Henrietta
 GIS
 Issue No: 20141848.001
 Scale: 1" = 1000'
 Date: February 2016



April 6, 2016





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Project Manager: Josh D. Suda, P.E.
Reviewed by: Keith Swadlow, C.E.T.

| Revisions | |
|-----------|-------------|
| No. | Description |
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Zoning Map
Town of Henrietta
GEIS
Drawing No.: 20141848.001
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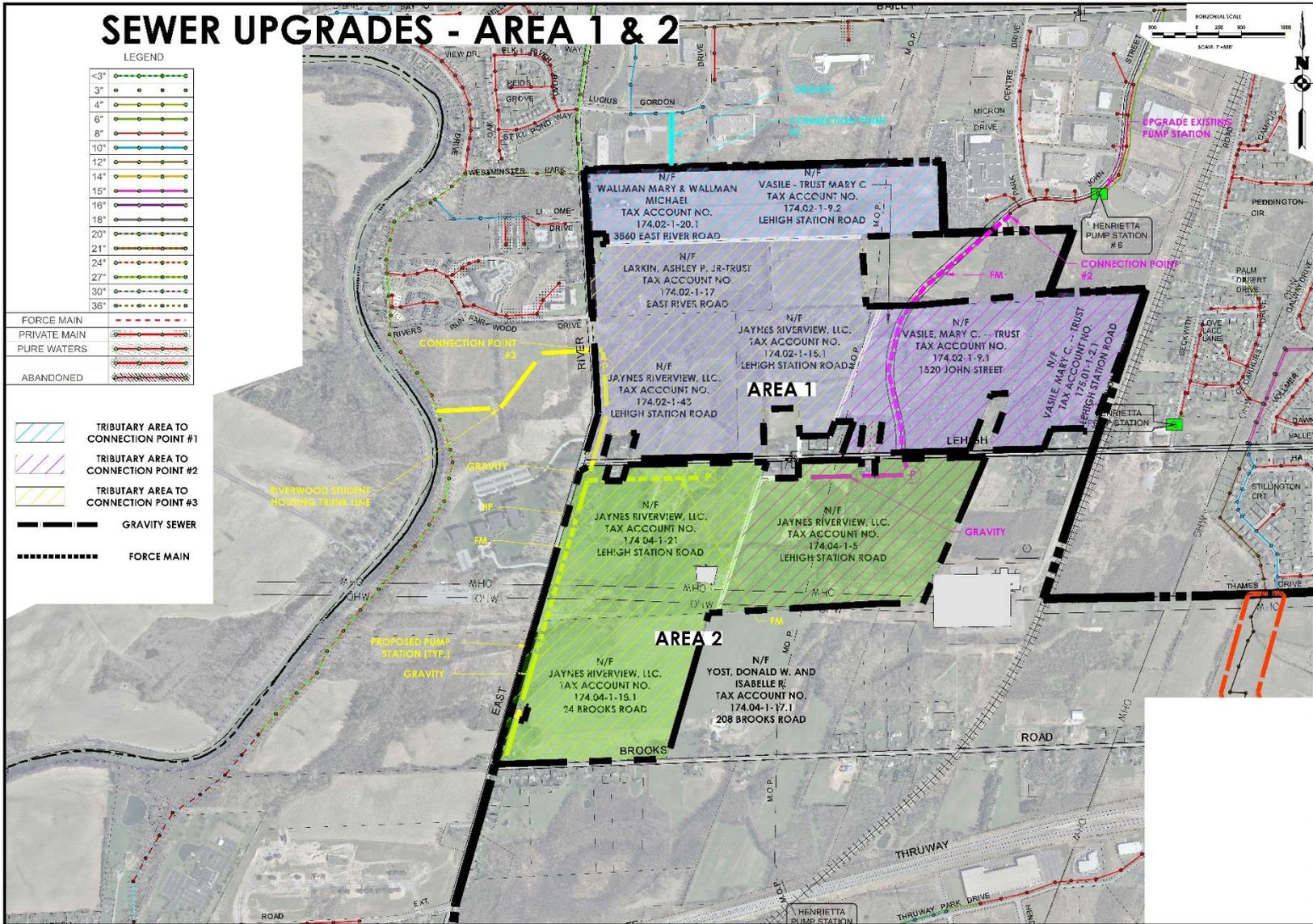
SEWER UPGRADES - AREA 1 & 2

LEGEND

| | |
|-----|---------|
| <3" | —○—○—○— |
| 3" | —●—●—●— |
| 4" | —○—○—○— |
| 6" | —○—○—○— |
| 8" | —○—○—○— |
| 10" | —○—○—○— |
| 12" | —○—○—○— |
| 14" | —○—○—○— |
| 15" | —○—○—○— |
| 16" | —○—○—○— |
| 18" | —○—○—○— |
| 20" | —○—○—○— |
| 21" | —○—○—○— |
| 24" | —○—○—○— |
| 27" | —○—○—○— |
| 30" | —○—○—○— |
| 36" | —○—○—○— |

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|--------------|---------|
| FORCE MAIN | —●—●—●— |
| PRIVATE MAIN | —○—○—○— |
| PURE WATERS | —○—○—○— |
| ABANDONED | —○—○—○— |

| | |
|--|---------------------------------------|
| | TRIBUTARY AREA TO CONNECTION POINT #1 |
| | TRIBUTARY AREA TO CONNECTION POINT #2 |
| | TRIBUTARY AREA TO CONNECTION POINT #3 |
| | GRAVITY SEWER |
| | FORCE MAIN |



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| Revisions | | |
|-----------|----|-------------|
| No. | By | Description |
| | | |
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| | | |

PROPOSED SEWER UPGRADE MAP
Town of Henrietta
GEIS
Project No. 20141848.001

Scale: 1" = 500'
Date: February 2016



April 6, 2016



Questions & Answers