

**NEIGHBORHOOD PUBLIC MEETING  
DGEIS SOUTHWEST QUADRANT  
MARCH 15, 2016**

A neighborhood public meeting was held on Tuesday, March 15, 2016 at the Henrietta Town Hall, 475 Calkins Road, Henrietta, New York 14467 for the purpose of learning more about the Town's interest in implementing their Land Use Plan and encouraging smart growth in the Southwest Quadrant of Town. The meeting was called to order at 6:30 p.m. by Supervisor Moore.

**PRESENT:** Supervisor Jack W. Moore  
Councilman M. Rick Page  
Councilman Scott M. Adair  
Deputy Supervisor Peter C. Minotti

**ABSENT:** Councilwoman Janet B. Zinck  
Councilman Kenneth Breese

**ALSO PRESENT:** Rebecca B. Wiesner, *Town Clerk and Receiver of Taxes*; Michele Taylor, *IT Coordinator*; Nate Gabbert, *Town Assessor*; Chris Martin, *Director of Engineering and Planning*; Jess Sudol, *Passero Associates*; John Caruso, *Passero Associates*; and approximately 45 residents

**SUPERVISOR MOORE**

We are here tonight to talk about a GEIS plan on the southwest quadrant. We started work on this project in March of 2014. Tonight will be one of many public meetings. The start of this is to update our Land Use Plan, which was called for in the 2011 Update and the 2003 Master Plan. Jess Sudol from Passero Associates will be presenting tonight and along with him is John Caruso. Jess, the floor is yours and when Jess is done we can open it up to questions.

**JESS SUDOL, PASSERO ASSOCIATES**  
Do you want me to try to close those doors, or...?

**COUNCILMAN PAGE**  
I'll get it.

**JESS SUDOL, PASSERO ASSOCIATES**  
Alright, well good evening everybody. My name is Jess Sudol, again, from Passero Associates. We're a civil engineering and planning firm that works here in Rochester, New York and as the Supervisor mentioned, also here with me this evening is the President of Passero Associates, John Caruso, who's sitting in the front here, as well as some members of our planning team that's been working on this document for several years now. Excuse me, I think I have to hit the right button here.

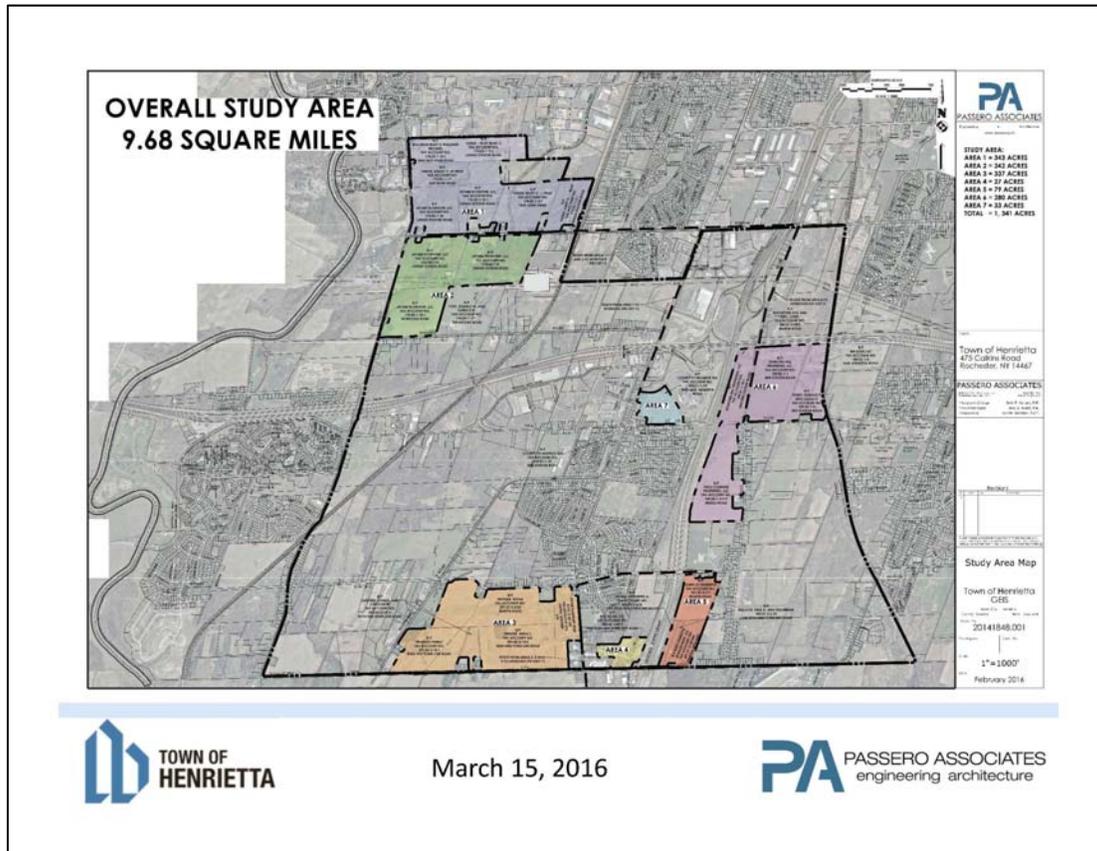
## Introduction

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



March 15, 2016

So little bit about what everybody's here for is we're in the midst of what's called a Generic Environmental Impact Statement that is currently studying, with really a twenty thousand foot (20,000') view, the entire southwest quadrant of the Town of Henrietta. And what you'll see as we go through this study, and really start to explain why we're doing it, how we're going to do it, and what the end result of that could potentially be, I think it's important to say that this process is really a planning process that's been taken on by the Town of Henrietta. It doesn't, there's no specific development projects in play for any of these particular areas that are being considered and actually I think you'll see, and I hope you see, as we go through this presentation it's really just the next step in a process that was really started to be laid out in, right around 2003. And I apologize for not having more copies of all the presentations. After the meeting is over, everyone's going to have a chance to ask questions. If anyone would like a copy of that presentation sent to them, you're more than welcome to contact me directly or we can talk after the meeting. We'll provide any copies of the documents that we had this evening.



So the Generic Environmental Impact Statement for the southwest quadrant of the town, the way that we define the southwest quadrant, and again, the southwest quadrant doesn't necessarily have a specific definition or specific boundaries in any of the Town's historical documents, but we more or less defined it for the purpose of this study as East River Road on the western side, the town line with the town of Rush on the south side, and then Lehigh Trail over here on the east side, and then the north boundary kind of jogs behind Lehigh Station Road and then up towards the John Street development where there's some existing industrial space. Before I go any further, can everyone in the back hear me? I'm not sure how well this microphone's working. Great, so I'll continue.

## Agenda

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

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Alright, so the first thing is that we're going to talk about is what exactly is a Generic Environmental Impact Statement – what does that term mean? And then as I said, why are we doing this? And as I mentioned before, and it might get a little, seem a little laborious, a lot of the quotes that we've pulled from previous planning documents, but we felt it was important to really demonstrate that we really were following a prescription and something that's already been set in place. This is not just an arbitrary task that the Town is taking on. It's more or less advancing very smart growth planning tools that were put in play almost two (2) decades ago. And then again, we'll talk about how we'll plan on accomplishing that and really what the next steps are. Really, this is a process with a lot of different stakeholders. There's Town staff, Passero Associates as a consultant, but then most importantly the community. Just like any comprehensive plan, or any strategic update, which we'll be talking about, we're really looking for a lot of community involvement and this is fairly early in the process so we're going to be welcoming questions – you can ask them tonight, you can write them in – but we're really here this evening to say this is what we've thought of so far and this is where we are. We'd like to hear what you folks think, so that's kind of the purpose of the meeting this evening.

## 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



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So what is a GEIS? Well, for starters it's a planning tool. It's a way of looking at potential land use and potential development in the future and what that might mean. It's very different than if a developer showed up and said, "Well, I want to do this project over here and I want to do it right away," which is a lot of times what happens. The GEIS is really a proactive way of saying, "Look, we see development trends, we know at some point we're going to have developers looking in the southwest quadrant to do certain types of development. How do we plan for that? How do we anticipate potential impacts to our infrastructure? And then how do we ensure that we don't have negative impacts to our infrastructure and our town when that time comes?" And it's also a mechanism for ensuring that those potential developers in the future, if it does work out that way at the end of this process with actual development sites, which is one of the things that we're looking at, but it really looks to how do we not place a financial burden on the Town of Henrietta so that these potential developers are sharing in and participating in the infrastructure costs. For comparison, that would be, let's say somebody came in, did a large development and the next guy did another development and it kind of happened over time, the next thing you know the Town of Henrietta is stuck with a road that needs to be rebuilt or something like that. We're trying to, really trying to get out in front of that to make sure that the burden of infrastructure costs will not be on the Town of Henrietta and will not have a negative potential impact on the Town's tax dollars. And it's also part of the SEQRA process. This is something that we as planners and engineers deal with all the time. It's not a very fun topic, but it's called a State Environmental Quality Review Act. There's an entire book that's several inches thick which mandates this process to make sure that we're following it per the New York State Law. As I mentioned earlier, this is not, there's no specific project associated with any of these development areas. This is simply a planning exercise being undertaken by the Town of Henrietta, not a private developer.

The slide features a dark grey header with the word "Process" in light blue. Below the header is a light blue background containing a bulleted list of five items. At the bottom of the slide, there are three logos: the Town of Henrietta logo on the left, the date "March 15, 2016" in the center, and the Passero Associates logo on the right.

## Process

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

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So what is the process for this GEIS? First, we start with a scoping session. What scoping really means is what kind of things do we want to look at, and we have an entire scoping document which is part of the public record. What it includes, such as obviously we want to look at things like wetlands and floodplains and where agricultural opportunities are. A big one is obviously traffic and what kind of potential traffic impact could we have. And I'll get into a little bit more of those as we move on here. The next phase is the due diligence phase where we really start to do a lot of calculations and engineering behind all those kind of generic statements to see what truly would be the impact if some of these areas were developed as industrial space. And then we start to put together the actual document, which we do have drafts here, I use the term draft because it's not a final document, it's just a jumping off point, if you will, so that the community now has something to review, engage on, and then really start commenting on so that we could move forward with the process. And then once we take in all the public input and input from all the stakeholders, then we would ultimately prepare and finalize a Generic Environmental Impact Statement, which would be a planning document that would stay on file here at the Town, similar to the 2003 Comprehensive Plan and the 2011 Strategic Update to the Comprehensive Plan. As I say that, these are the covers of those two (2) documents, because they really set the tone for the "why" and the "why are we doing this?"

**WHY**

- Framework was previously established.

**TOWN OF HENRIETTA**  
2003  
COMPREHENSIVE  
LAND USE PLAN

Henrietta Town Board

James E. Deener  
Supervisor  
William J. Maligan, Jr.  
Council Person  
Catherine A. McCabe  
Council Person  
Michael D. Yarbrough  
Council Person  
Janet B. Zwick  
Council Person

Prepared by: ASES  
300 Cloud Road  
Suite 100  
East Aurora, NY 14052

Town of Henrietta  
2011 STRATEGIC UPDATE TO THE COMPREHENSIVE PLAN

ADOPTED | AUGUST 17, 2011

Prepared by:  
PASSERO ASSOCIATES  
115 Spring Street, Suite 200  
Henrietta, NY 14456  
www.henriettapanning.com

Prepared for:  
Town of Henrietta  
175 Collins Road  
Henrietta, NY 14457

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I've already mentioned several times that these two (2) documents specifically really laid the groundwork for this process. I'm going to give you a quick summary because the next about ten (10) slides or so might get a little boring; I hate doing PowerPoint slides that are primarily text, but again, I think it's important to review the past work of the Town of Henrietta.

**WHY Summary**

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

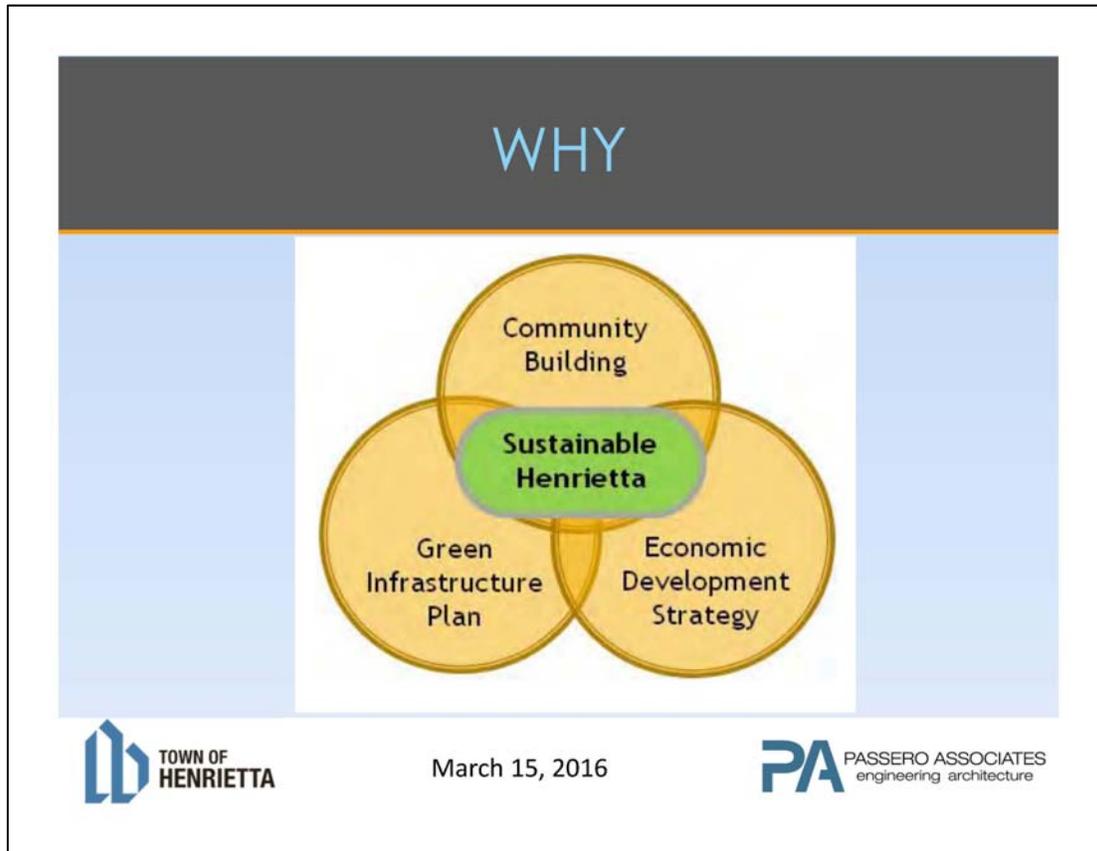
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As I stated earlier, this plan had been previously called for in other documents. It's setting a framework for future growth, specifically, as I mentioned, for potential industrial spaces, and the reason why that's important is that the Town, over the years, has really heard from developers and their constituents that the town really lacks the opportunities for industrial development. Sure, there's one offs – there's a space here, there's a space there that could potentially support an industrial development – but for the most part, all the industrial opportunities and all the industrial buildings in the land are occupied and primarily the vast majority of them are very successful, so a lot of these industrial developers who really make jobs at the end of the day are looking for potential new opportunities and again, that's what we're trying to get out in front of.

There are a lot of benefits to industrial development. For one (1), there's significant tax benefits. In a little while, I would like to show you how industrial space and industrial development on a per acreage basis is actually the most beneficial for the town when it comes to taxes. Again, an increase in jobs. There's communities all across western New York and Henrietta's not one of them, that are aggressively looking for opportunities to bring jobs to the community. It's been very successfully executed in areas in and around Batavia and also in the Finger Lakes most recently. And then the ability to assess cumulative impact. Again, as I said earlier, we want to look at all these sites, potential sites, as a whole; we don't want to do one (1) at a time as it comes, because then the potential impact of that couldn't be accurately assessed.



This is actually a figure that was kind of the trademark that came directly out of the 2011 Strategic Update to the Comprehensive Plan. It really took that entire document, which again, is an inch and a half thick, and boiled it down to these three (3) topics which collectively make a sustainable Henrietta. We are primarily focusing in this economic development strategy, that's really what the GEIS and this effort sets out to do. There's also a, in that particular plan, was a large emphasis on community building. Although not included with this project, I think most of you are probably familiar with the Recreation Center under construction. And lastly, it talks about green infrastructure, which is actually implemented throughout any development these days and there's a lot of green infrastructure opportunities out there. But again, this is really the economic development strategy cornerstone of that 2011 plan.

**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.

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So this is the boring part, so I’m going to go through this somewhat quickly, but these are excerpts from both the 2003 Plan and the 2011 Strategic Update to that plan that specifically talk about this effort. Again, direct and manage new development and smart growth. We want to be smart about where we direct new development.

Again, identify appropriate areas – that’s something that we’ve already started to talk about and we’ll talk about even more moving forward.

## 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.



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Again, direct and manage new development, talks about industrial zones. I'm not going to read through each one of these, but just kind of highlight some of those areas.

And then whenever you're directing new development, the way you do that is with infrastructure planning – again back to the roads, the sewers, public water – where are those available and also where does it make sense to extend those to direct that development?

**WHY –**  
**2003 Town of Henrietta Comprehensive Plan**

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

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Minimize conflicts between competing land uses – I think this one's extremely important and it was one of the primary factors in the selection of our land use areas and the areas that we have, at least at a draft level, identified as potentially supporting future industrial development. We want to direct potential industrial uses away from single family developments. By doing this, by making this kind of one of the trademarks of this plan, if a developer were to come in, let's say a year, two (2), three (3) years from now and say, "I want to develop this industrial site." Well then the Town has a way to point to this document and say, "Well, if you want to develop an industrial project, we think that's great because it's a tax benefit and the jobs," and everything else I've already stated, "but these are the areas that are appropriate to do that." One of the main selection criteria was avoiding adjacency to large single family developments. Now sure, there are some single family homes adjacent to these uses; I would anticipate that some of you may live in those areas, but again, that's certainly something that we're taking into consideration and we're looking forward to hearing from you as the process moves forward.

**WHY –**  
**2003 Town of Henrietta Comprehensive Plan**

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

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Again, keeping the plan up to date – it started in 2003, then had an update in 2011, now here five (5) years later we're constantly keeping that document a living document by taking the next step. I can tell you that I have worked with communities out there when they spend a whole lot of money, a whole lot of taxpayer money and taxpayer effort to make a comprehensive plan, just for it to sit on the shelf for years and never actually be a benefit to the community, which is what it's set out to be. This is the exact opposite of that. This is really taking the next step based on existing documents.

**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.

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Strengthen a diversified economy for the Town of Henrietta by making sure there is adequate infrastructure. You'll notice that some of this is starting to sound a little bit repetitive, but you know I would say that when we talk about a diversified economy, certainly the Town and their forefathers did a good job of planning the commercial corridor along Jefferson Road, along the northern part of town. Sure, there can be a lot of traffic up there, but the reality of it is for those folks who live here in Henrietta, Henrietta's largely a rural community and by directing all of that area and planning that area to be commercial, you're able to really keep it on the northern part of town and not really extending too much into the other areas of town and we're trying to do something similar here with the proposed industrial developments.

**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.

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Keep taxes low in the town – again, the expansion of industrial development is really the most beneficial type of development for a community and a very simple reason for that is they don't require, they don't have a lot of children that go to school, they don't require a lot of emergency services, but they do pay fair value on their taxes.

**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

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Again, talks a lot about, still in 2003, strengthening the town economy, looking at industrial opportunities, encourage startup companies, I mean, that's a lot of what this is about.

**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.

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Then I thought it was important to read some of these, because this is where the 2011 Strategic Update to the Comprehensive Plan picked up on the 2003 document where it says, “There may also be other areas that would be highly appropriate for office and industrial development that are not currently zoned for such uses.” And then it gives an example of the area near John Street, which has preliminarily been included as one of our study areas.

## WHY – 2011 Strategic Update to the Comprehensive Plan

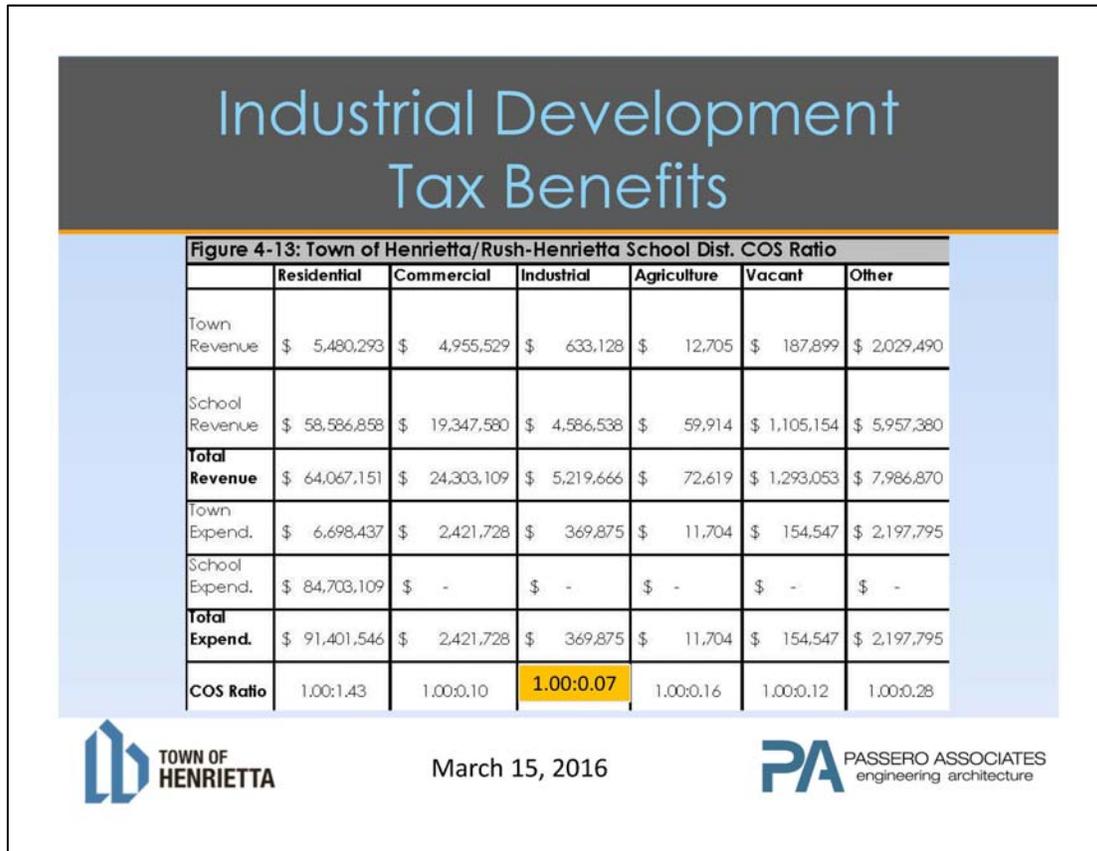
- Unlike most forms of residential development, light industrial and office development generally has a positive fiscal impact. Therefore, finding new and appropriate locations for more of this type of development will help Henrietta to maintain its low town tax rate into the future.  
...A useful tool for evaluating such questions is the Generic Environmental Impact Statement (GEIS)...



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Again, talks about a positive fiscal impact on the community and then the 2011 plan, specifically identifies a Generic Environmental Impact Statement, the GEIS, as the tool to really make that next step. Just go outside of currently zoned areas for industrial and say, "Where does it make sense to potentially promote or encourage industrial development where it's not today?" And how do we do that without having a negative impact on the community and the way to do that is through a Generic Environmental Impact Statement, or at least one of the ways to start that process.



Again, this I don't expect everyone to be able to read that, nor do you really have to, but this essentially looks at the Town of Henrietta and also the Rush-Henrietta School District by different land uses – residential, commercial, industrial, agricultural, basin, vacant – and it's a tabulation of how much money did each one of those uses bring in revenue versus how much did each one of those cost the town in expenses. And for every dollar (\$1.00) that the industrial sites paid to the Town in taxes, it only cost the Town seven cents (\$0.07) in services for that development, which is, as you can see up here, the best ratio amongst any of the potential land uses. But at the same time, when you look at the total amount of money coming in from industrial, it's still relatively low, because there's not a tremendous amount of industrial space out there, even though it is very beneficial from a cost perspective.

**HOW (Task 1 – Scoping)**

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

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So now we get into the “how” and kind of the process side of things. Again, the first thing we did is we reviewed the current documents that are on file with the Town. We looked at the opportunity for preservation of lands, potential for environmental impact. You know, when you have an area that’s as vast as the southwest quadrant, which is roughly, a little over nine (9) square miles, there’s certainly an opportunity to avoid really environmentally sensitive areas. There’s no reason to go encroaching upon significant wetlands or anything like that. We also looked at potential impact on agriculture. Agriculture has been a mainstay of this community for probably hundreds of years. And then where could an industrial development potentially be located?

**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

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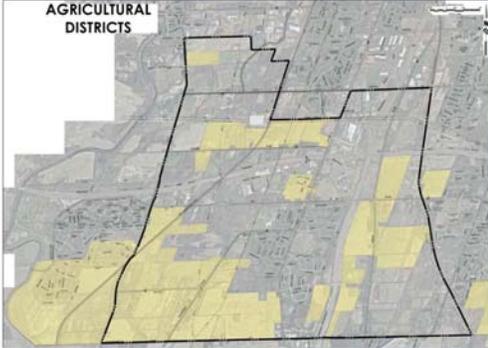
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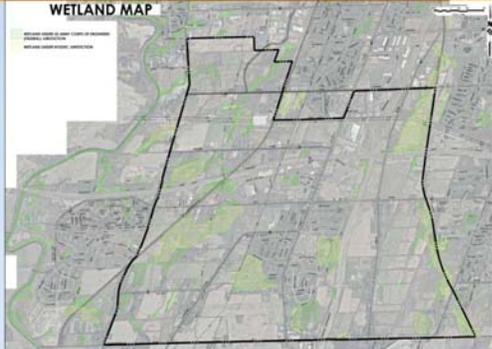
Again, continuing with the scoping – looking at the description of the study area in the 2011 Plan, really looking at the adjacency in land use. Where are the residential areas versus where are the areas that would support industrial development such as along the major transportation corridors. The Town of Henrietta, as you know, is extremely unique in that not only does it have I-390, but it also has I-90, the Thruway system, which comes to a crossroads in this community, which you’ll see in the land use areas was an area of focus. And then we look at development trends – where are, where’s the development pressure already coming from that the staff is seeing and how do we account for that moving forward?

## CONSIDERATIONS (Task 2 – Due Diligence)

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



AGRICULTURAL DISTRICTS



WETLAND MAP

- Prime Agricultural Land
- Highway Access



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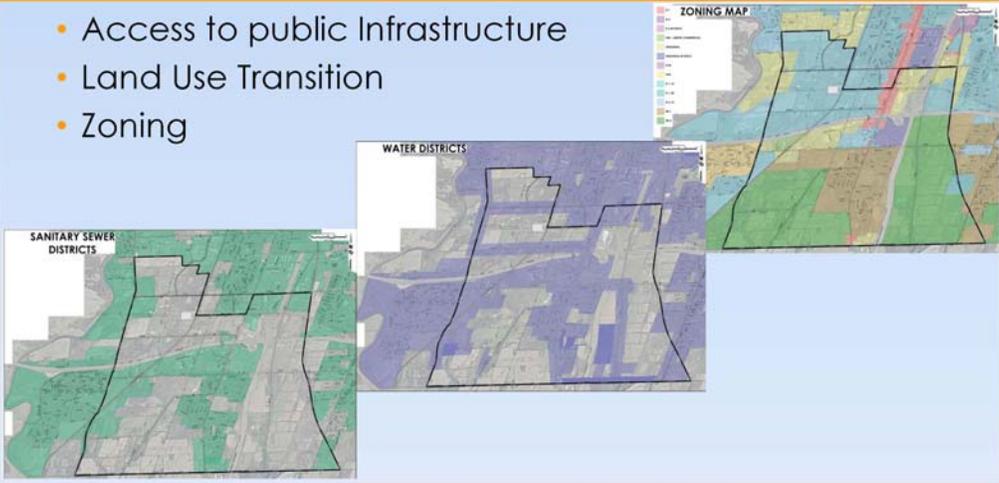


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Again, these are some of the many mapping and diagramming that we used in this first draft study. We looked at, again as I've already said, where the physical impairments to some of these properties – wetlands, streams, woodlots, all things we want to preserve and stay away from. Also we took a look at prime agricultural land and one of the most important items is highway access. We do realize that industrial developments generate traffic. Nobody wants to see more traffic than what's already on their road today so as we review these land use areas, I think you'll see that we really tried to locate them in areas where at least potential folks in the future will not be driving through residential areas or already congested areas.

## CONSIDERATIONS (Task 2 – Due Diligence)

- Access to public Infrastructure
- Land Use Transition
- Zoning



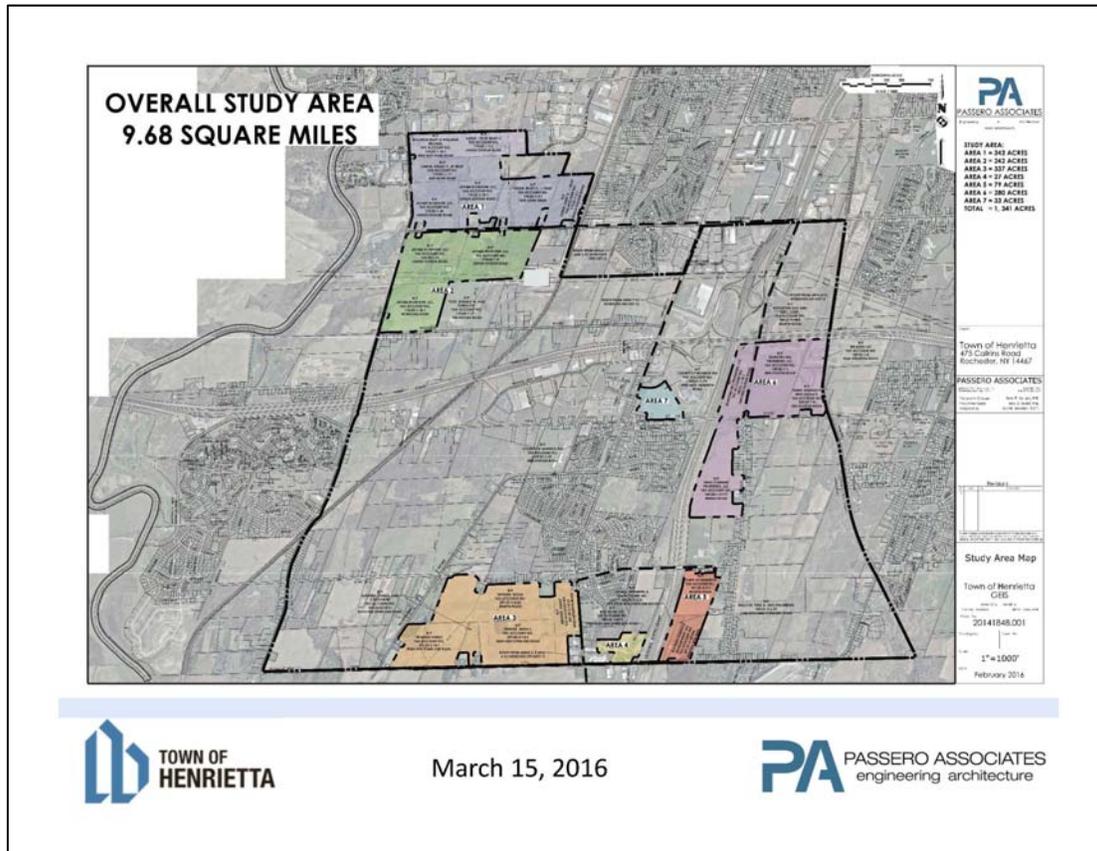
The slide features three maps: 'SANITARY SEWER DISTRICTS' (left), 'WATER DISTRICTS' (middle), and 'ZONING MAP' (right). Each map shows a different aspect of the project area's infrastructure and land use. The Sanitary Sewer Districts map shows green and grey areas. The Water Districts map shows blue and grey areas. The Zoning Map shows various colored zones (green, yellow, red, blue) and a legend.

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Again, kind of starting to repeat myself here a bit, but access to public infrastructure, sewers and water; you really need sewers and water in these types of developments. Again, that land use transition, trying to spot ourselves in the appropriate area. And where are areas that are already zoned industrial? That's one of the things that we looked at, was rather than being on an island, where can we kind of be an expansion potentially of existing zoned areas, if applicable?



So kind of starting to wrap up here, this is the southwest quadrant map and these are the seven (7) areas that have been identified as having potential for, or the best potential I should say, for industrial development. Again, this is not a final map; this is certainly subject to review. There are not many, but I did want to give a quick explanation of why these particular areas were selected. Areas one (1) and two (2) are right here at the crossroads of Lehigh Station Road and East River Road. This area is quite possibly experiencing the most pressure currently for industrial development, specifically in this quadrant off of John Street. There's very successful industrial developments with folks like Paychex that have been existing in that area for quite some time now, so it seemed like it made a lot of sense that that area might look to support an additional expansion. So I will say that that was one of the primary areas. I know what I was just about to say. That area, again, is the one, one of the areas that was already specifically identified in some of the previous planning documents, which also led to its initial inclusion. That's areas one (1) and two (2). Area three (3) is down here on the southern part of town. One of the reasons why you'll see a focus with areas three (3), four (4), and five (5) kind of down in this area, several reasons: 1) the sanitary sewer are relatively close to that area, so they can be extended without major improvements. Perhaps most importantly is there's, that's near where the next exit down from I-390 picks up, so granted it is in the Town of Rush, but it's right down NY 15 there is a way that we can get on I-390 and send all of our cars down into Rush and out that way without having to traverse the town. And there's already existing industrial development in that area, which could potentially be expanded. That kind of goes for three (3), four (4), and five (5) here. If you look, this is, right here is the I-390 corridor, we have focused the majority of our development sections either along that corridor or up here where the existing development has already taken place. And again, one thing I want to point out, this area one (1) here, the vast majority of this land is actually already zoned industrial. We simply looked at it as being vacant and said, "We're going to

go through this study, let's also evaluate the impact of that land being developed as currently zoned." And then area six (6) here, again, is really the area that was selected because it's at the interchange of I-90 and I-390, with relatively simple access up through Middle Road. And then lastly, area seven (7) is an existing industrial area which just recently went through the Planning Board, it's the Delphi property, with a subdivision where thirty (30) acres were subdivided from the Delphi property. We can only anticipate that that was subdivided for some reason, so we felt that it would make the most sense for us to analyze what potential impact that could have so that when it does move forward with a development plan, the Town will know what kind of necessary infrastructure may be required.

## 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

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Again, preparation of a GEIS, the draft has already been completed, all these things we've already talked about.

## 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.



March 15, 2016



And then public engagement, that's really where we're starting this evening. We're going to coordinate and conduct public meetings. In fact, this is an informal meeting that's not even necessarily required as part of the SEQR process. There will be a more formal public hearing as part of that process and we'll have opportunity to continue to take input. As I've mentioned, everybody's welcome to talk to our office, talk to the Town, submit letters, and continue that engagement. We're also meeting with different stakeholders, potential developers, in terms of not developers for the land, but industrial developers within the community and what kind of things they think would make this project most successful. And then lastly, we are preparing the report, have prepared the report, which summarizes and has summarized our initial results.

**NEXT STEPS**

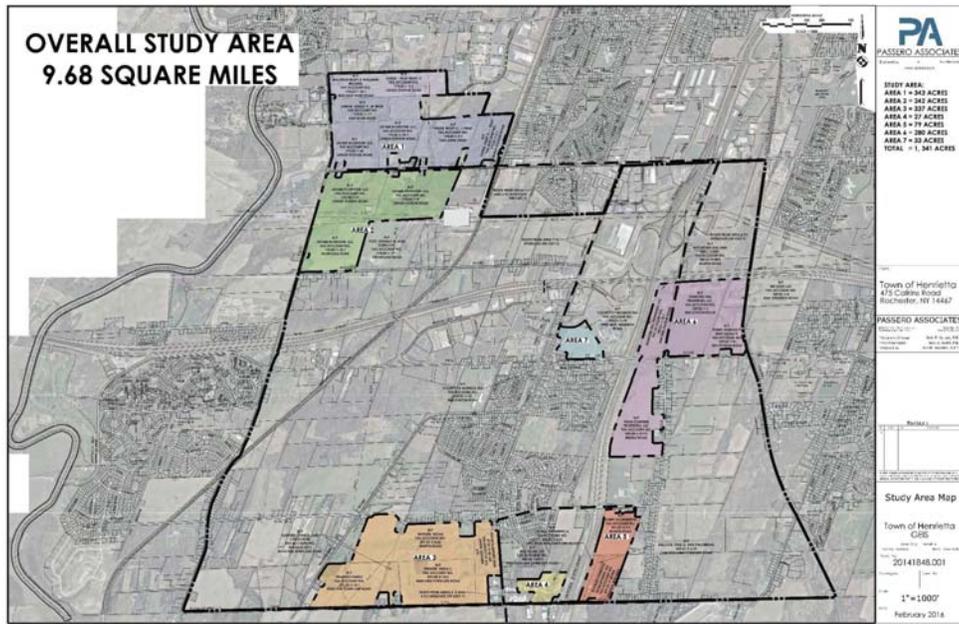
- Continued Public Input.
- Input from interested and involved agencies.
- Finalize GEIS with input from all stakeholders.
- 0-20 years Town can properly assess potential development proposals.

 TOWN OF HENRIETTA

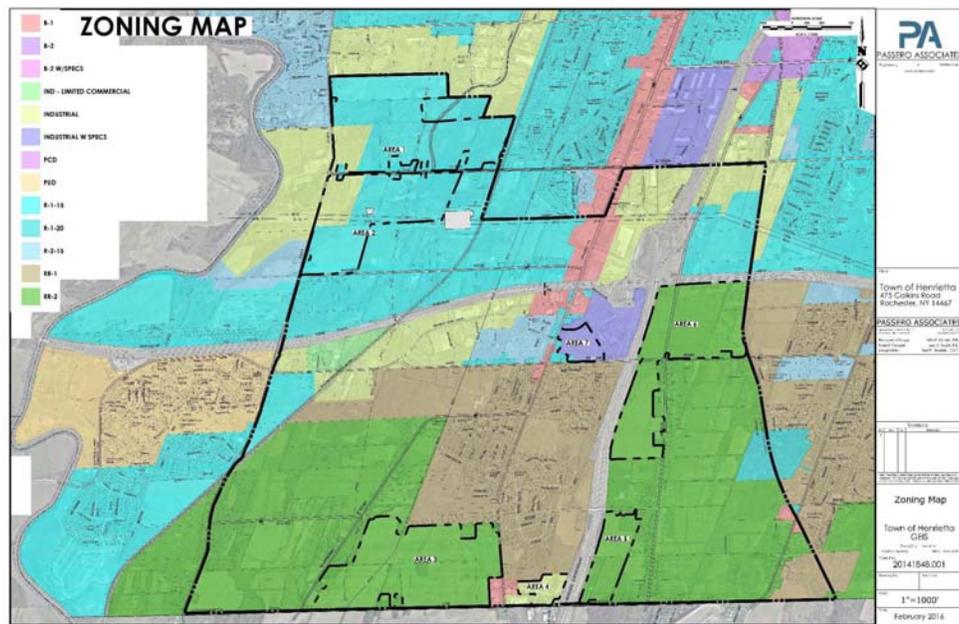
March 15, 2016

 PASSERO ASSOCIATES  
engineering architecture

What happens next? Again, continued public input, input from interested and involved agencies. That interested and involved agencies has a specific meaning in the SEQ process. That's all the other county and municipal agencies which are also involved with this process: the State DOT, the County DOT, Monroe County Pure Waters, all those folks that could also potentially be impacted from any future development in the area. Those types of parties are involved in any potential development project, so they also have an opportunity to weigh in. And then ultimately the GEIS will be finalized in some version. And then, assuming that some of these areas are identified as being supportive of industrial development, from this point forward that development could potentially begin. We don't see this as an action that we would get to the end of this thing and all of a sudden everyone would flock into the southwest corner and start proposing all these industrial developments. We really look at this as planning for the long-term and really continuing to set that (*inaudible*), so similar to how Jefferson Road and other corridors have developed over time.

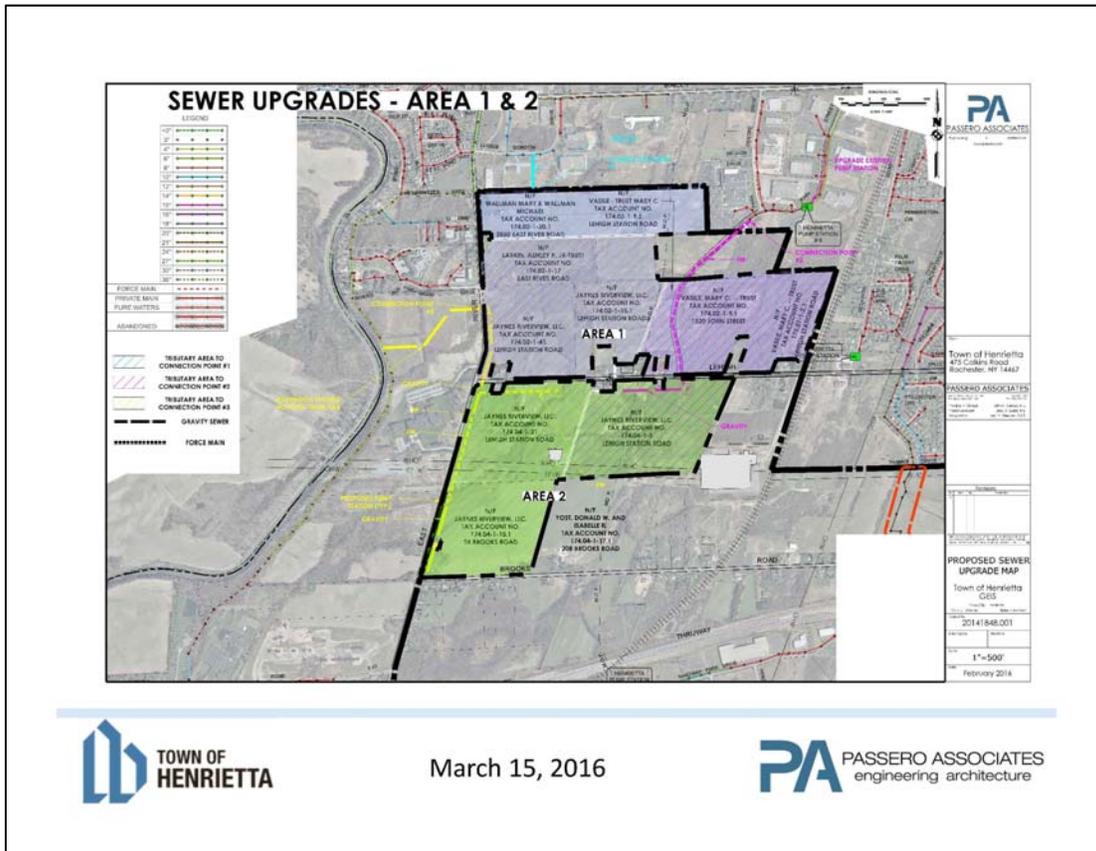


March 15, 2016



March 15, 2016





So that's pretty much it. Again, a review of our study area, the zoning map, all different types of maps we looked at. Just to give you an example of one of the things that we're doing, this is up here in Area 1 and 2, where we've already preliminarily identified what types of sanitary sewer improvements and at what cost would be required to support development in some of these areas so that if the Town deemed it appropriate, we would have something to point to for a potential developer to say, "Look, if you want to develop this," assuming we come out the other end of this document and it makes sense, "these are the type of improvements that you're going to be responsible for."



In summary, that's it. We're here, again, really to take questions and provide some answers. The majority of questions that we do take will also be answered in the final document. So with that, I don't know if there's anything, Mr. Supervisor, you have to add.

SUPERVISOR MOORE

No, I'd just like to say thank you, Jess, for the presentation and we can open it up for questions. Jess would be glad to answer, I would hope, most of them. And if you would raise your hand, I'll acknowledge you, come up to the podium and I'll need your name and address. So who would like to be first? Please.

CAROLINE STOKOE, 653 MARTIN ROAD

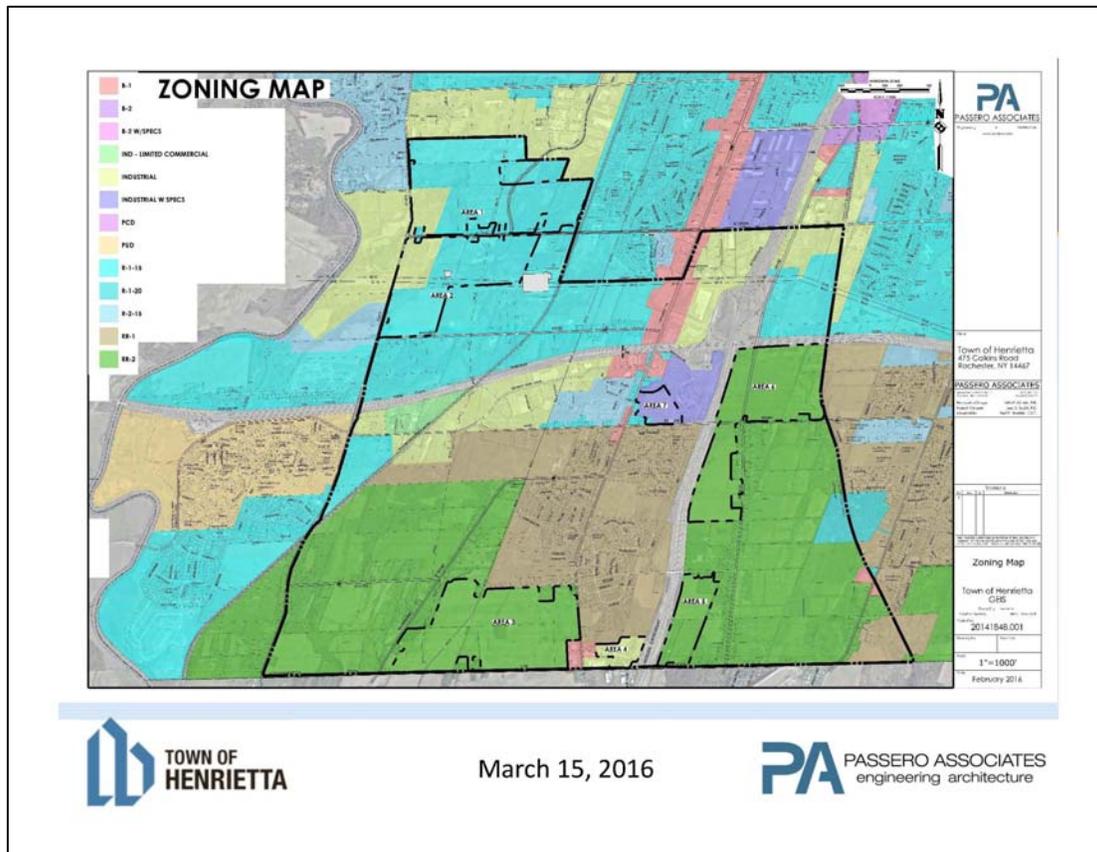
My question for you is per your own document, the 2010 Strategic Update, page 4, you state the current agriculturally zoned percentage is only twelve percent (12%) in Henrietta. *[Town Clerk's Note: This percentage is seen as a pie chart on page 7 of the 2011 Strategic Update to the Comprehensive Plan labeled, "Land use distribution based on January 2011 Real Property tax parcel data."]* Part of what you've selected to rezone as industrial is currently agricultural. What is that going to bring our total percentage down to?

JESS SUDOL, PASSERO ASSOCIATES

I apologize if there's any misconception on some of those numbers. I believe that was specifically referring to agriculturally primed soil areas, not necessarily zoned land.

CAROLINE STOKOE, 653 MARTIN ROAD

So yes, we're talking about area three (3).



JESS SUDOL, PASSERO ASSOCIATES

All these green areas are all zoned RR-2, which is Rural Residential, basically agricultural.

CAROLINE STOKOE, 653 MARTIN ROAD

Okay.

JESS SUDOL, PASSERO ASSOCIATES

There's a lot more than twelve percent (12%) in the area, but I'll certainly make sure we provide that percentage as part of the revised document.

CAROLINE STOKOE, 653 MARTIN ROAD

Okay, and I'd like to know how much, if you take area three (3), what is that going to bring Henrietta's total agriculturally zoned land to?

JESS SUDOL, PASSERO ASSOCIATES

Absolutely, we can certainly do that.

SUPERVISOR MOORE

Jess, we're also recording this, so we'll be able to give you written questions once we, you won't need that. Who would like to be next? Kathy.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

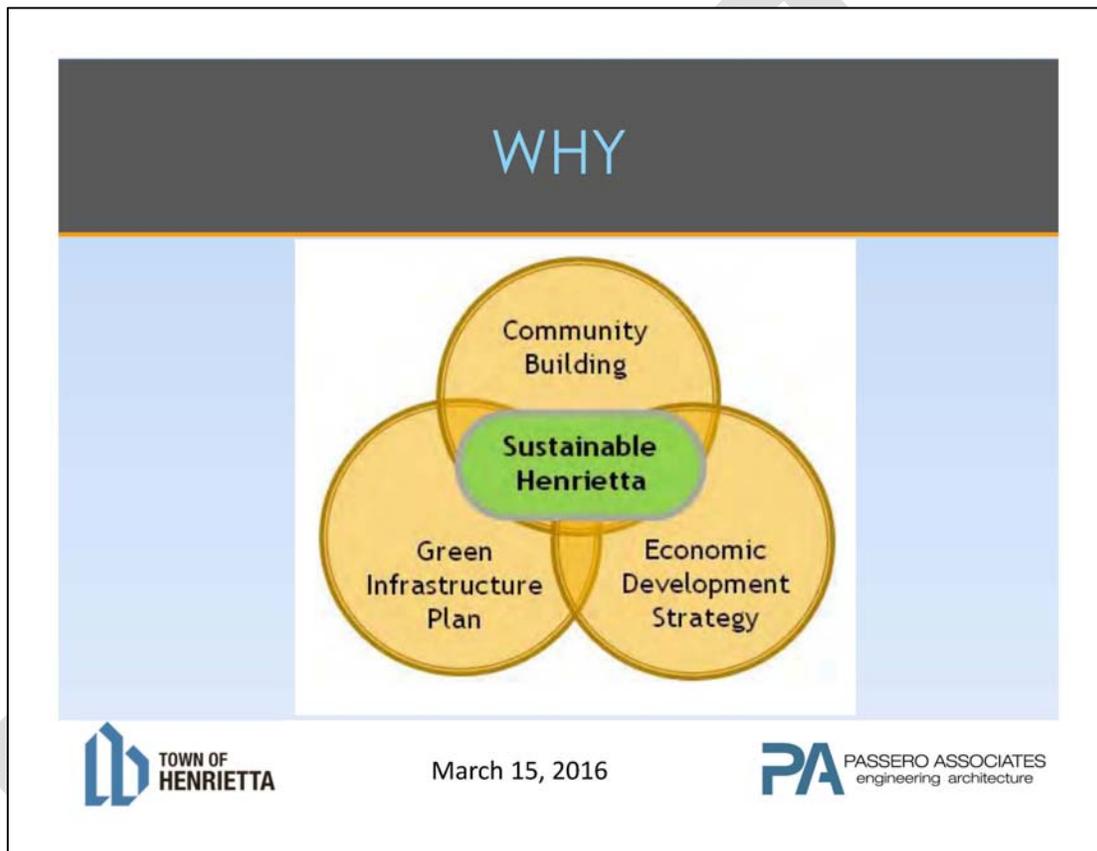
Hi, my name's Kathy Gaffney, 508 Rush-Henrietta Town Line Road. And just a few questions, I find it interesting that the top three (3) things that folks were concerned about of course were community building, the green infrastructure plan, and the economic development strategy, and the first thing you stated was that you were focusing on the economic development strategy.

JESS SUDOL, PASSERO ASSOCIATES

Would you like me to answer now?

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Yes.



JESS SUDOL, PASSERO ASSOCIATES

No, actually what I was trying to point out was that over the past five (5) years since that plan was prepared, the Town has actually been kind of approaching all three (3) of those items concurrently. Quite frankly, the economic development strategy is really the last one. Community building I think the Town has, and I don't mean to speak for the Town, they've started to address that through a capital improvement program/plan that they have and also the construction of the Recreation Center, which as you know is already underway. And then the green infrastructure portion, I was saying the Town has been implementing that and enforcing that as every development has come into the community. So kind of the way we're rounding that out is now the third (3<sup>rd</sup>) item to tackle, which is economic development.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD  
So is there a green infrastructure plan?

JESS SUDOL, PASSERO ASSOCIATES

There is not a published, specific green infrastructure plan. The Town has up to this point has relied very heavily on the EPA's and New York State's, they don't call it their green infrastructure plan, it's called Stormwater Pollution Prevention Plan and things like that, but there's not been a formalized green infrastructure plan specifically developed for the Town yet.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Okay, well since the plan really addresses the residents' number one priority, which is to identify agricultural land and preserve it, I find it interesting that the plan for green infrastructure isn't part of the economic development plan.

JESS SUDOL, PASSERO ASSOCIATES

Green infrastructure is something that is incorporated and considered into our document and certainly, we'll take a look at that and make sure that it's clearly reflected through all aspects of it if it isn't already.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Yeah, I would assume that you would have to have a green infrastructure plan before you can make decisions on current agricultural zoned property.

SUPERVISOR MOORE

Part of the problem though with trying to preserve farmland is the fact that all this farmland that is farmed is primarily owned by investors, except for one (1) family that is actively farming it. And we have looked for a farmer that would like to preserve land and we would be glad to assist them, but there really isn't any active farmers left in town, Cathy.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

So in area three (3), your comment was that that land is owned by...

SUPERVISOR MOORE

It's owned by one (1) family that actively...

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Actually...

SUPERVISOR MOORE

*(Inaudible)*

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

...area three (3) is three (3) separate properties and it's owned by three (3) separate families.

SUPERVISOR MOORE

Well the bulk of it is owned by one (1) family.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD  
I would say half and half is owned by two (2) separate families.

SUPERVISOR MOORE  
Well you guys have never come forward and said that you wanted to preserve your land.

JESS SUDOL, PASSERO ASSOCIATES  
And if you don't mind...

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD  
Well there's an opportunity to, but we didn't know this was happening, quite honestly.

SUPERVISOR MOORE  
Well this is just a plan, it's called for in our 2011 Plan, and it's a starting point, Cathy.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD  
Well that's why we're here.

JESS SUDOL, PASSERO ASSOCIATES  
It absolutely is, and these areas are certainly in no way set in stone. Just to go back to the green infrastructure plan, John Caruso from our office pointed out to me that, and he's right, that green infrastructure and sustainability in the town has largely been approached by establishing green corridors and beltways and wetlands and floodplains, whether it be Genesee River or Lehigh Station Trail, and these areas were selected to try to avoid some of that. So if you have any additional input on that, again, we're just here to listen tonight.

SUPERVISOR MOORE  
And allow me to add too that if there's anybody here that is interested in preserving agricultural lands, we would be more than glad to hear from you, but we just have not had any farmers that were looking to do it or it would have been done.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD  
Okay, well that's good to know. Also, a question: what is the total acreage currently available for industrial development in Henrietta, including any undeveloped land in areas that are available for redevelopment?

JESS SUDOL, PASSERO ASSOCIATES  
I don't have the total for the entire town off the top of my head. I can just give you stats about these study areas. Within this entire southwest quadrant, there's really only approximately two hundred and fifty (250) or so existing lands that are zoned industrial, and that's of the thirteen hundred (1,300) and so acres that we're currently looking at, which is within the almost ten square miles (10 sq. mi.), but it's certainly something we can look for and include in a tabulation form is looking at this in comparison to the entire town. I think that makes sense.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD  
Yeah, I think that looking at a comprehensive plan, especially when one of the main concerns, I think over eighty-seven percent (87%) of the respondents were concerned about the gray areas and the current properties that were already zoned industrial/commercial that weren't being used.

JESS SUDOL, PASSERO ASSOCIATES

Sure and I think we're talking about two (2) things there, both of which we are looking at. One that we did look at comprehensively is are there existing buildings, large buildings, that present an opportunity for rehabilitation and redevelopment that could satisfy these potential users? And what we're finding is yeah you can go through the community or up into Brighton and find one here, one there, but on a larger scale, there are not many opportunities; the vast majority of the buildings are already occupied. And there are developers who have looked at those buildings and may potentially be developing those buildings as well as they tend to be located in more industrial type corridors, like up near Town Line Road, in that area.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Well again, having a comprehensive plan, understanding where all of those areas are as you start looking at these individual areas, it would be interesting to understand what's vacant, what isn't vacant, what's currently zoned, what are the percentages, what are those other opportunities before we take that agricultural land and just zone it industrial, in my opinion. Another question is according to one (1) of the three (3) objectives in the Comprehensive Plan, obviously those that I stated, what actions have been taken to implement or spur development or redevelopment of these areas that are vacant?

JESS SUDOL, PASSERO ASSOCIATES

Well I know, again I'm, I want to be careful to, I don't want to leave this fear of this particular effort, but I know that the Town has been very diligent when people come to the community by taking them to these various facilities and saying, "Hey, we have a great opportunity for you here if you'd like to potentially move here." I know the Supervisor and the Councilmembers have been very aggressive in trying to bring new offices and new uses into the area.

SUPERVISOR MOORE

Jess, just to add, part of the 2011 Update actually calls for an economic development team, of which the Deputy Supervisor and I have worked on for the last two (2) years. We've worked for well over two (2) years with Fred Rainaldi to get him to buy the old Kodak Riverwood facility; it has been vacant for fifteen (15) years. He has done the first phase of asbestos cleanup, because that was the big hang-up with that facility when Kodak abandoned it, because the remediation of asbestos is quite costly, and he's completed the first phase and we're waiting for him to come back in to the Planning Board to tell us what he will fill that with. That's three hundred and sixty thousand square feet (360,000 s.f.) of space that this administration and Town Board has worked on to rehabilitate. I don't think there's any other administration that's ever been here that's done anything like that.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

And we'd like to continue those gray areas and have you work on those things as opposed to working on the...

SUPERVISOR MOORE

Pretty much if you drive around the Town of Henrietta, tell me where there's an old building that's empty.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Again, that's why I'm here because I'm asking what is that comprehensive plan, not just these specific areas. I'd like to be able to see the whole town, what the percentages are, what's vacant, what isn't vacant, where the zoning is, so how would I have access to that information?

SUPERVISOR MOORE

We'll have to get it through Jess.

JESS SUDOL, PASSERO ASSOCIATES

We can make that as part of the revised document, absolutely.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Great.

SUPERVISOR MOORE

And this document is an evolving document; it's not a document that's going to just sit there. Your questions will become part of that document...

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Perfect.

SUPERVISOR MOORE

...and the answers of them. But much like the company you work for, they don't go into empty buildings; they build new buildings.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

That is not true.

SUPERVISOR MOORE

That's predominantly what...

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

That is an incorrect statement and I would like to clarify that.

SUPERVISOR MOORE

Well I would say in this community you've gone into primarily...

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

In this community, we're in six (6) other states.

SUPERVISOR MOORE

But we're not talking about any other...

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

This isn't...

SUPERVISOR MOORE

We're not talking about any other states.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

And we're not talking about my company. We're talking about the Town of Henrietta, which I'm a taxpayer, and very concerned about this map that I see in front of me. Thank you.

*(Applause)*

SUPERVISOR MOORE

Next, please. Karen.

KAREN LANKESHOFER, 99 GREEN MOOR WAY

I'm Karen Lankeshofer. My address is 99 Green Moor Way, Apartment 3, and my question is with further industrial development and possible necessary improvements in infrastructure. You mentioned road, sewer, water, but I didn't see anything about sidewalks...

JESS SUDOL, PASSERO ASSOCIATES

Yeah...

KAREN LANKESHOFER, 99 GREEN MOOR WAY

...or bike lanes for people who possibly cycle or walk to work.

JESS SUDOL, PASSERO ASSOCIATES

And that's absolutely a valid statement. One of the things the document does do, and I apologize for omitting that, is the Town has already prepared an Active Transportation Plan, which very much addresses a lot of the areas that we're looking at, so the Active Transportation Plan is being directly integrated into this document so that very much carries the same theme. And one thing we are looking at with each development and we'll continue to review, is the opportunity for pedestrians, especially when located in the vicinity of residential areas, but I think that's a good comment.

KAREN LANKESHOFER, 99 GREEN MOOR WAY

Thank you.

SUPERVISOR MOORE

Kevin.

KEVIN YOST, 1474 MIDDLE ROAD

Kevin Yost, 1474 Middle Road. Is there any concern that some of these roads such as Middle Road, Rush-Henrietta Town Line Road, and the west part of Lehigh Station Road, will they become sort of like John Street or the central part of Lehigh Station Road around the industrial section by I-390?

JESS SUDOL, PASSERO ASSOCIATES

Sure. One of the things that this document includes, just as an appendix to it, which could really be its own significant effort, which it was, is a traffic study which looks at, again, the cumulative impact of all the potential vehicles generated by each one of these areas. Now each road has a specific classification that's tied to what's called a level of service. Level of service A means it's the best possible condition, with a level of service F being basically Ridge Road in Webster where you

can't even turn down on it. So what we do is we ensure that these projects don't result in a significant deterioration of that level of service for that roadway so that we're not impacting residents along that road and their quality of life. Again, that's one of the main reasons why these areas were strategically located so they had kind of direct highway access, either at the Rush exit or the one up at Lehigh Station Trail, so it's certainly something that's analyzed as part of the document.

KEVIN YOST, 1474 MIDDLE ROAD

Is there, kind of to dovetail with what the last speaker was saying, is there possibly looking at developing the sections that are already industrialized, such as Brighton-Henrietta Town Line Road where it's all, there's different industrial sections there and it's pot-marked with these ramshackle homes and same thing with Clay Road and those areas and the casino site which could be, if they were sold by the Senecas, could be developed as industrial.

JESS SUDOL, PASSERO ASSOCIATES

Yeah I think one of the things that we'll certainly do as part of the next step in this process is provide that inventory of how much industrial space is there in the Town of Henrietta, how much of that is currently occupied, and then what we'll do is the same thing for the actually industrial zoned land so that we have a clear picture of that.

KEVIN YOST, 1474 MIDDLE ROAD

Thank you.

SUPERVISOR MOORE

Would anybody else like to speak? Ann.

ANN STEVENS, 6373 EAST RIVER ROAD

Ann Stevens, 6373 East River Road. My concern is the loss of green space and of all of these I would say area three (3) is, it'd be unfathomable for me to see that go into industrial. Rush-Henrietta Town Line Road is not, it's barely dealing well with the Riccelli traffic that's on it already. It heads into residential areas, it's all green space and rural farmland to the south of it in Rush, it just, when you're talking about compatibility with the neighborhood, to have that be industrial would be a crime. I'd like to see the Town of Henrietta have a plan much like the Town of Penfield does where they offer residents the opportunity to have an easement on their property for a particular period of time, which takes them over the course of possibly two (2) generations, so it may not be a "forever" easement. There are other options for in perpetuity easements through the Genesee Land Trust and such, but Penfield has a very nice situation where they let families decide that they'd like to have their land be green space for the duration of their tenure. So I'd say if it's already zoned industrial, so be it, but area three (3) in particular, not a great idea. That's all I have to say.

JESS SUDOL, PASSERO ASSOCIATES

Thank you, just quickly on that, again, we're not forcing this on any particular landowner. If any one of these landowners were to say, "I don't want my property zoned industrial," well then we're not going to zone it industrial. And then also, just because it's zoned industrial, again, doesn't mean it's necessarily coming in the near future. And I believe the exception again, if I, Mr. Supervisor, speak out of line here, I know the Town has a similar program that has to do with an exemption, whether it's an agricultural exemption or basically not paying taxes for areas that are

designated as forever wild. I think that's a fairly common program. I'm not sure exactly how it's administered here in the Town.

SUPERVISOR MOORE

And also, the majority of the people that are here tonight are landowners in all of these sections and you were specifically invited so that we could have your take on what you preferred. And that's what this process is all about is to be able to take into account what everybody's looking for so that we can move forward and anybody that doesn't want to be part of this, as a landowner that's your prerogative. That's all you have to do is say, "we don't want to be part of it." But it is our job, as a Town Board, to look into the future and try to help the community figure out where we can direct the development that's coming, because we are at the crossroads of I-90 and I-390 and there's a lot of people that want to be here, and I want some ideas of where you want me to tell them to go. The land, a lot of the land that we're talking about, especially section three (3), is also rural residential, so the other alternative someday is houses. And we really won't have any input as to if somebody wanted to come in and develop houses, because it's zoned that way. And I'm just trying to give everybody the option to come up and, the Town Board, not just myself, come up with an option, is there a better type or a more suitable type of development for these different sections in town. Nothing's cast in stone here; it's a plan we're looking at, and with everybody's thoughts and considerations in mind.

CAROLINE STOKOE, 653 MARTIN ROAD

I just need to address your last statement. Caroline Stokoe again, 653 Martin Road. We're landowners in zone three (3); we were not notified. I spoke to two (2) of the three (3) landowners of the large portion of area three (3), they were not notified. So I don't know how you think we were all notified. None of, we were notified by another neighbor.

SUPERVISOR MOORE

I'm sorry, but could you tell, the large landowners that are in that section three (3), they're all here, all of them that were notified.

CAROLINE STOKOE, 653 MARTIN ROAD

Okay.

*(From audience, Cathy Gaffney, 508 Rush-Henrietta Town Line Road, "We were not. We did not receive anything.")*

SUPERVISOR MOORE

Well yes, but Cathy, I think your mother and father-in-law actually own the large parcel.

*(From audience, Cathy Gaffney, 508 Rush-Henrietta Town Line Road, "Yes, and I know I'm probably speaking out of turn.")*

SUPERVISOR MOORE

No, that's okay, but you have to come up to the microphone, because we're trying to record it.

CAROLINE STOKOE, 653 MARTIN ROAD

No, but that's representative of what I'm saying. I reached out to people. They were not notified.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

If you truly...

SUPERVISOR MOORE

You have to give your name and address.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

Cathy Gaffney, 508 Rush-Henrietta Town Line Road. If you truly want the input of the community, then you need to send letters to the community. They were only sent to the landowners; they were not sent to any of the surrounding properties, and I think everybody needs to have a voice in what happens here.

SUPERVISOR MOORE

Without a doubt, but this was the initial step and we wanted to hear from the people that own the property primarily, but it's an open public meeting and the first public meeting we'll call for tomorrow night will be on the 6<sup>th</sup> of April that will be fully publicized and it'll be in the newsletter and there will be letters sent out to all the adjoining property owners, whether you own a house or you own a large parcel. Because your parcel that you live on, I don't see how that could be *(inaudible)*.

CATHY GAFFNEY, 508 RUSH-HENRIETTA TOWN LINE ROAD

It's right in the darn middle of the whole thing.

SUPERVISOR MOORE

Is there anybody else? Kevin.

KEVIN YOST, 1474 MIDDLE ROAD

I'll make one (1) brief statement.

SUPERVISOR MOORE

You have to give your name and address.

KEVIN YOST, 1474 MIDDLE ROAD

Kevin Yost, 1474 Middle Road. Just want to make one (1) brief statement that when you say things aren't cast in stone, but you do realize that once farmland, natural space is developed, it's gone forever, so it's not something not being cast in stone. Thank you.

SUPERVISOR MOORE

Thank you, Kevin.

BARBARA MOSHER, 715 TELEPHONE ROAD

I'm Barbara Mosher, 715 Telephone Road, and I would just like a clarification when you said houses could be developed there. I know with the initiative we took to keep open space in the Town of Henrietta, there were restrictions put on single family lots, especially since we don't have the infrastructure, I believe it's five (5) acres. What is it if someone wanted to come in and do a development? What type of an exception do they get?

SUPERVISOR MOORE

Well the rural residential zoning, which was I think adopted in 2004 south of the Thruway, lots with sewers are two (2) acres and lots without sewers are five (5) acres.

BARBARA MOSHER, 715 TELEPHONE ROAD

Okay, so that still, so speaking, I mean we're not going to have a development with houses a hundred feet (100') apart from one another right next-door. So that would...

SUPERVISOR MOORE

I would tell you probably what they would do to be able to afford to build is they would come in and ask for what we would call a §278 cluster, so they would build the houses on a quarter of the land and then the rest of that land would be green forever.

BARBARA MOSHER, 715 TELEPHONE ROAD

Okay.

SUPERVISOR MOORE

Because the infrastructure cost of trying to do two (2) acre lots is cost prohibitive.

BARBARA MOSHER, 715 TELEPHONE ROAD

Yeah, that I understand.

SUPERVISOR MOORE

And that's kind of why, that's kind of the way... it was a way for the Town Board in 2004 basically to garner development rights without paying for them...

BARBARA MOSHER, 715 TELEPHONE ROAD

Okay.

SUPERVISOR MOORE

...is what really happened. And predominantly there hasn't been any development south of the Thruway except for over in Berkshire Park, which Mr. Iacovangelo got under the fence, as I call it, before that legislation was actually enacted.

BARBARA MOSHER, 715 TELEPHONE ROAD

Yeah, well I for one was really pleased with that legislation that was passed as far as limiting the size of properties – how much can be built on it – and we have really a wonderful gem down here and I would hate to see that leave, so thank you very much.

SUPERVISOR MOORE

You're welcome. Thank you.

CHUCK MASKIELL, 450 LEHIGH STATION ROAD

Hi, my name is Chuck Maskiell, 450 Lehigh Station Road. We're right on the southern portion of area one (1) and a couple comments. You mentioned infrastructure as it applies to traffic and things of that sort and when John Street Extension occurred, there was an estimate that there wouldn't be a significant impact on our traffic and I think if you average across seven (7) days a week, twenty-four (24) hours a day, that's probably not too far off. But certainly, there are times

of the day that I have to wait a long time to get out of my drive, so you have to be particularly careful as continued development in that area occurs. The other is, what, how is this development going to respect the wetlands that are well established on the wetland map?

JESS SUDOL, PASSERO ASSOCIATES

Thank you for referring to area one (1); area one (1) is one of the few areas that still contains a lot of wetland areas. For that reason, it may or may not continue through this process, but the document very clearly promotes and stresses the importance of potentially absolute avoidance from those wetland areas. I'm sure you do get into situations where you have to have a crossing for a road or utility, at which point it would be subject to the standard permitting process, but again, we're really, the focus of the document is avoiding those greenbelt areas, the wetlands, the floodplains, the woodlots; that's a large staple in the project.

CHUCK MASKIELL, 450 LEHIGH STATION ROAD

Okay, thank you.

SUPERVISOR MOORE

You're welcome. Thank you. Who would like to be next? *(Pause, no response)* I see no one that wants to come next, so I'd like to thank everybody. We'll go ahead and close the public hearing. I'd like to thank Jess for everything up to this point. Do any of my Board Members have anything to add?

COUNCILMAN PAGE

No, the comments were very appropriate and we certainly will take them into consideration.

SUPERVISOR MOORE

And this is just the start of a long process. We are out of schedules up here, but this will go well on into the summer with more public hearings. I appreciate your input and thank you and have a good evening.

The neighborhood public meeting was adjourned at 7:24 p.m. without objection.

Respectfully submitted,



Rebecca B. Wiesner  
Town Clerk and Receiver of Taxes