

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

October 5, 2017

Attendees

Jack Moore, AC Member, Town Supervisor
Peter Minotti, AC Member, Planning Board Chair
Chris Martin, AC Member, Director Engineering and Planning
Rick Page, Town Board, Councilman
Scott Adair, Town Board, Councilman
Don Young, Town Board Attorney
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

This meeting was rescheduled from September 28, 2017 due to conflicts in scheduling. EDR provided a list of questions to the Committee for discussion during the meeting.

1. Need consensus on where multiple dwellings will be allowed. All agreed that multiple dwellings will still require a special permit from the Town Board. Those in attendance suggested:
 - a. Residential R-2 – yes allowed
 - b. Industrial I – consider dropping multiple dwellings from the Industrial District
 - c. Commercial B-1 and B-2 – yes allowed
 - d. Mixed-use Overlay Districts – yes allowed
2. Confirmed that all multiple dwelling projects regardless of location will remain subject to a Special Permit from the Town Board.
3. Multiple dwellings will need to be “grandfathered” in those districts where they may no longer be allowed. They could be allowed to renovate and/or redevelop according to previous zoning requirements or under all new regulations that may apply, such as the mixed-use zoning standards. This still needs to be determined.
4. Considered that if multiple dwellings are prohibited in underlying base zoning districts (e.g. Industrial), this would essentially limit them to locations within the boundaries of the overlay districts and anywhere else they are permitted, such as the R-2-15.
5. Need confirmation if mixed-use will only be allowed within the three Mixed-use Overlay Districts? This is preferred for now. Things could be changed in the future.



6. Need confirmation where mixed-use will be required or voluntary? Examples as discussed previously:
 - a. Redevelopment Area (mixed-use voluntary – and subject to development standards and incentives)
 - b. Redevelopment Corridor (mixed-use voluntary – and subject to development standards and incentives)
 - c. Employment Center (mixed-use required – and subject to development standards and incentives)
7. Are Development Standards (regulatory) only to be in the text of the appropriate use section of the zoning ordinance? Should the Design Manual then be considered Guidelines (not regulatory)? This has yet to be decided but considering development standards as regulatory and placed in the ordinance.
8. AC suggested looking at soils and overall conditions in areas proposed for mixed-use. Need to make sure what is being considered is consistent with the Farmland Protection Plan that is being prepared simultaneously.
9. AC would prefer changing the comprehensive plan term “addendum” to “update”.
10. A public information meeting should be scheduled some time after the first of the year since some decisions about multiple dwellings and mixed-use relationships need to be determined before presenting to the public.
11. Next AC meeting date has not been scheduled but will be sometime in November.