

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

June 30, 2017

Attendees

Margaret Churnetski, AC Member, Resident
Karen Martin, AC Member, Resident
Rick Martin, AC Member, Resident
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
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. The meeting began with a discussion of comments the AC members had on the draft text of changes to the section on granting of special permits, changes being considered in the Industrial District, and establishing the mixed-use overlay districts.
2. Discussed role of Town Board involvement in the review of projects that need a special permit. If the Town establishes overlay districts the review process should be handled by the Town Board, rather than Planning Board.
3. Incentives should be established to encourage mixed-use forms of development. Incentive zoning is allowed under NYS Municipal Town law.
4. Development standards should apply to areas both inside and outside of any overlay districts if established. Development standards should apply to projects, including multiple dwelling projects, both town-wide and specific to the mixed-use overlays.
5. Discussions included explanations of overlay districts and how they will differ from special permits in terms of what is required for project approvals. In order to meet the criteria for special permit approval the development standards need to be met. This gives the Town Board more reason to approve or deny a project for a special permit. The Town Board should seek the recommendations of the Planning Board with regard to whether the standards are being met in a proposed project application. Development standards can differ by type of project and by location in the community, for example, within different zoning districts.



6. Overlay districts are intended to either require mixed-use as a regulation that is mandatory versus encouraging mixed-use, that is voluntary. If voluntary, and a developer does not choose the mixed-use option, then the requirements of the underlying zoning district must be followed.
7. The committee is considering three overlay district areas where mixed-use (and multiple dwelling options) would be either required or encouraged. These include East Henrietta Road from the Lehigh Station intersection area north to I-390; an area south of Jefferson Road that includes Marketplace Mall and other nearby underutilized parcels; and the East River Road area south of RIT. The first two overlay districts could encourage redevelopment of underutilized properties especially where retail and other commercial uses are being lost or transitioning to other uses. The third overlay is more of an employment center area where mixed-use could accommodate employment opportunities, nearby housing and possibly some commercial uses in a walkable neighborhood environment. The overlays would put requirements on development for mixed-use and could override the base zoning district requirements. That needs to be worked out. All design and development requirements would need to be met before a project could be approved for a special permit.
8. Next AC meeting tentatively scheduled for Thursday July 20, 2017 at 11am.