

BROWNFIELD CLEANUP PROGRAM APPLICATION

1777 EAST HENRIETTA ROAD

HENRIETTA, NEW YORK

FEBRUARY 2016

Completed for: Getinge USA, Inc. 1777 East Henrietta Road Henrietta, New York 14623





Phillips Lytle LLP

1777 East Henrietta Road

Henrietta, New York

Brownfield Cleanup Program Application

Table of Contents

BCP Application Form

BCP Application Supporting Documentation

Figures

Figure 1 – Proposed BCP Site Location Map Figure 2 – Nearby and Adjacent Parcel Information Figure 3 – USGS Topographic Map Figure 4 – Previous Subsurface Investigation Locations Figure 5A – Summary of Groundwater Results Figure 5B – Summary of Soil Results Figure 6 – Areas of Concern

<u>Exhibits</u>

Exhibit A	Entity Information
Exhibit B	Tax Map
Exhibit C	Document Repository Confirmation
Exhibit D	Potential Environmental Justice Areas, Monroe County
Exhibit E	Zoning Map
Exhibit F	Soil, Bedrock and Groundwater Documentation
Exhibit G	Anticipated Project Schedule
Exhibit H	Previous Environmental Reports
Exhibit I	2011 Town of Henrietta Comprehensive Master Plan

Brownfield Cleanup Program Application



Department of Environmental Conservation

F BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA**?

Yes No

)

If yes, provide existing site number:

RT A (note: application is separated into Parts A and B for DEC review purposes) BCP App Rev 5					
Section I. Requestor Information	on - See Instructi	ons for Further Guid	dance	DEC USE ONLY BCP SITE #:	
NAME					
ADDRESS					
CITY/TOWN		ZIP CODE			
PHONE	FAX		E-MAIL		
 If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <u>NYS Department of State's Corporation & Business Entity Database</u>. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS. Do all individuals that will be certifying documents meet the requirements detailed below? Yes No Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of <u>DER-10: Technical Guidance for Site Investigation and Remediation</u> and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP. 					
Section II. Project Description					
1. What stage is the project start	ing at?	Investigation		Remediation	
 If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see <u>DER-10 / Technical Guidance for Site</u> <u>Investigation and Remediation</u> for further guidance). If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law 					
(ECL) Article 27-1415(2): Yes No4. Please attach a short description of the overall development project, including:					
 the date that the remedial program is to start; and the date the Certificate of Completion is anticipated. 					

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (please submit the information requested in this section in electronic format only):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater		Soil Gas	
Petroleum					
Chlorinated Solvents					
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					
*Please describe:					
3. FOR EACH IMPACTED M	EDIUM INDICATED ABOV	E, INCLUDE A SITE D	RAWING II	NDICATING:	
SAMPLE LOCATION See Exhibit H and attached					
DATE OF SAMPLING			Figures 5	iA and 5B	
FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE					
FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5					
FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW					
YORK STATE DEPARTMENT OF HEALTH MATRIX THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE					
THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN					
11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.					
ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*					
(*answering No will result i			100	110	
4. INDICATE PAST LAND U	SES (CHECK ALL THAT A	PPLY):			
Coal Gas Manufacturing			Dry Clear		
Salvage Yard			Service S		
Landfill	Tannery E	lectroplating	Unknown	I	
Other:					

Section IV. Property Information - See Instructions for Further Guidance						
PROPOSED SITE NAME						
ADDRESS/LOCATION						
CITY/TOWN ZIP C	ODE					
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):						
COUNTY	SITE SIZ	E (AC	RES)			
LATITUDE (degrees/minutes/seconds)		degree	es/minutes/se	econds)	"	
COMPLETE TAX MAP INFORMATION FOR ALL TAX PAR BOUNDARIES. ATTACH REQUIRED MAPS PER THE AP				ROPERTY		
Parcel Address See Figures 2 and 3	Section	No.	Block No.	Lot No.	Acreage	
1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No If no, please attach a metes and bounds description of the property.						
2. Is the required property map attached to the application? (application will not be processed without map) See Exhibit B and Figures 1 and 2 Yes No						
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes No See Exhibit D If yes, identify census tract : Percentage of property in En-zone (check one): 0-49% 50-99% 100%						
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No						
If yes, identify name of properties (and site numbers if available) in related BCP applications:						
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No						
 Has the property previously been remediated pursule ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation. 	uant to Titles 9,	, 13, c	or 14 of ECL	Article 27, ⁻ Ye		
 Are there any lands under water? If yes, these lands should be clearly delineated on 	the site map.	Narı	Attached rative and ire 6	Ye	es No	

Section IV. Property Information (continued)			
8. Are there any easements or existing rights of way that would lf yes, identify here and attach appropriate information.	d preclude remediation in these areas? ☐Yes ✔No		
Easement/Right-of-way Holder	Description		
List of Permits issued by the DEC or USEPA Relating to the information)	Proposed Site (type here or attach		
Type Issuing Agency	Description		
Federal RCRA SQG USEPA Petroleum Bulk Storage Facility NYSDEC	ID #11000328075 #8-001856		
Hazardous waste SQG NYSDEC	ID #: NYD002215739		
Air Permit NYSDEC See Attached Narrative	826320068		
10. Property Description and Environmental Assessment – ple	ase refer to application instructions for		
the proper format of <u>each</u> narrative requested. Are the Property Description and Environmental Assessme			
in the prescribed format?	See Attached Narrative		
11. For sites located within the five counties comprising New Y			
determination that the site is eligible for tangible property ta If yes, requestor must answer questions on the supplement			
12. Is the Requestor now, or will the Requestor in the future, seek a determination Yes No that the property is Upside Down?			
13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?			
If this determination is not being requested in the applicat applicant may seek this determination at any time before using the BCP Amendment Application, except for sites category.	issuance of a certificate of completion,		
If any changes to Section IV are required prior to application app	proval, a new page, initialed by each requestor,		

must be submitted.

Initials of each Requestor.

t

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		BCP SITE NAME: BCP SITE #:	DEC USE ONLY		
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE					
ADDRESS					
CITY/TOWN			ZIP CODE		
PHONE	FAX		E-MAIL		
NAME OF REQUESTOR'S CONSUL	TANT				
ADDRESS					
CITY/TOWN			ZIP CODE		
PHONE	FAX		E-MAIL		
NAME OF REQUESTOR'S ATTORN	EY				
ADDRESS					
CITY/TOWN			ZIP CODE		
PHONE	FAX		E-MAIL		
Section VI. Current Property Ow	/ner/Operator I	nformation – if not a Re	questor		
CURRENT OWNER'S NAME OWNERSHIP START DATE:					
ADDRESS					
CITY/TOWN		ZIP CODE			
PHONE FAX E-MAIL					
CURRENT OPERATOR'S NAME					
ADDRESS					
CITY/TOWN		ZIP CODE			
PHONE	FAX		E-MAIL		
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".					
Section VII. Requestor Eligibility	/Information (F	Please refer to ECL § 27	/-1407)		
 If answering "yes" to any of the following questions, please provide an explanation as an attachment. 1. Are any enforcement actions pending against the requestor regarding this site? Yes No 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No 					

Section VII. Requestor Eligibility Information (continued)

- 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
- 5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
- 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
- 7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?
- 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
- 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
- 10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
- 11. Are there any unregistered bulk storage tanks on-site?

Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability	VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.		
arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.		
	If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.		

Se	Section VII. Requestor Eligibility Information (continued)						
	Requestor Relationship to Property (check one): Previous Owner Current Owner Potential /Future Purchaser Other						
be	If requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted . Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?						
	Yes No						
	ote: a purchase contract does not suffice as proof of access.						
Se	ction VIII. Property Eligibility Information - See Instructions for Further Guidance						
1.	Is / was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide relevant information as an attachment.						
		Yes	No				
2.	Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? If yes, please provide: Site # Class #	Yes	No				
3.	Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim facility? If yes, please provide: Permit type: EPA ID Number: Date permit issued: Permit expiration date:	Yes	No				
4.	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined up 1405(1)(b), or under contract to be transferred to a volunteer? Attach any information availar requestor related to previous owners or operators of the facility or property and their finance including any bankruptcy filing and corporate dissolution documentation.	able to t	the				
5.	Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 12 If yes, please provide: Order #	7 Title 1 Yes	0? No				
6.	Is the property subject to a state or federal enforcement action related to hazardous waste If yes, please provide explanation as an attachment.	or petro Yes	oleum? No				
Se	ction IX. Contact List Information						
<u>D</u> an 1. 2. 3. 4. 5. 6. 7.	The public water supplier which services the area in which the property is located.	n, the n village ir ee Atta arrative a copy sitory fo	ames n which ched e of an or the				

Section X. Land Use Factors	
 What is the current zoning for the site? What uses are allowed by the current zoning? Residential Commercial Industrial See Exhibit E If zoning change is imminent, please provide documentation from the appropriate zoning and 	uthority.
2. Current Use: Residential Commercial Industrial Vacant Recreational (chec apply) Attach a summary of current business operations or uses, with an emphasis on ident possible contaminant source areas. If operations or uses have ceased, provide the data	tifying
that apply) Attach a statement detailing the specific proposed use. See Attached	(check all Yes No
4. Do current historical and/or recent development patterns support the proposed use?	Yes No
 5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. See Attached Narrative and Exhibit E	Yes No
 6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. See Attached Narrative and Exhibit I 	Yes No

XI. Statement of Certification and Signatures				
(By requestor who is an individual)				
If this application is approved, I acknowledge and agree to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.				
Date: Signature:				
Print Name:				
(By a requestor other than an individual)				
I hereby affirm that I am $D_{12EECTOP}$ (title) of A_{14C} (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to execute a BCA within 60 days of the date of DEC's approval letter. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Date: 22116 Signature:				

SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document • Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - o 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY BCP SITE T&A CODE:______ LEAD OFFICE:_____

BCP Application Support

ATTACHMENT TO BROWNFIELD CLEANUP PROGRAM APPLICATION

Requestor: Getinge USA, Inc. Property Name: 1777 East Henrietta Rd.

Brownfield Cleanup Program Application Supporting Documentation

Section I. Requestor Information

Getinge USA, Inc. is the entity (the "Requestor") requesting participation in the Brownfield Cleanup Program (the "BCP").

The names and contact information of Requestor's authorized representative, consultant, and attorney are all included within page 5 of the BCP Application.

Section II. Project Description

The subject property (the "Project Site") subject to this Brownfield Cleanup Program ("BCP") application is comprised of approximately $34.90\pm$ acres. Figures 1 and 2 attached illustrate the location and surrounding area of the Site. The Project Site is utilized as a manufacturing facility with an associated office space (refer to Section VI) and consists of one (1) tax parcel, as described below:

Tax Parcel ID No.	Address	Acreage
162.10-1-1	1777 East Henrietta Road	34.90±

The Project Site appears to have been historically utilized for agricultural and residential purposes prior to 1955 and industrial purposes from approximately 1955 to present day. Based on the review of historical records, the Site has been utilized for the manufacture and distribution of medical supplies and equipment from at least 1955 to present day. Additional information regarding the historical use of the Site and adjacent properties is included in Section III, below.

1) Project Commencement Stage

The Project is starting at the investigation stage. However, prior environmental investigations have been completed for the Site and are summarized in Section III and included as Exhibit H. The objective of this project is to further define and remediate contamination to transform a contaminated, underutilized property into a property attractive for redevelopment. Currently, redevelopment plans include utilization of the existing buildings and infrastructure for continued industrial purposes and potential future redevelopment of other areas of the property for commercial use.

2) Conceptual Project Schedule

The Remedial Investigation Work Plan (RIWP) is anticipated to be submitted shortly after the submission of the BCP Application. Anticipated project milestones are outlined in the following table. A more detailed proposed project schedule is included as Exhibit G.

Task	Anticipated Completion Date
BCP Application Submitted	February 2016
Remedial Investigation Work Plan Submitted	March 2016
Interim Remedial Measures (IRM) Work Plan	April 2016
(Sub-Slab Depressurization System) Submitted	
Brownfield Cleanup Agreement Executed	April 2016
RI Work Plan Implementation	April 2016 to July 2016
IRM Work Plan Implementation	May 2016 to July 2016
Submit Construction Completion Report	July 2016
Submit RI Report	August 2016
NYSDEC Approval of RI	October 2016
Submission of RAA and RAWP	September 2016
NYSDEC Approval of RAA and RAWP	December 2016
Remedy Implementation	January 2017 through December 2017
Submission of Draft Site Management Plan	June 2017
Submission of Draft Environmental Easement	June 2017
Filing of Final Environmental Easement	July 2017
Submission of Final Site Management Plan	September 2017
Submission of Draft Final Engineering Report	February 2018
Submission of Final Engineering Report	April 2018
Certificate of Completion Issued	April 2018

Section III. Property's Environmental History

1.) Previous Environmental Reports

The following previous environmental reports were identified for the proposed BCP Site and are summarized below:

- Phase I Environmental Site Assessment (ESA), completed by ENVIRON Corporation, (ENVIRON) April 1996;
- *Limited Phase II ESA*, completed by ENVIRON, April 1996;
- *Phase III ESA*, completed by ENVIRON, May 1996;
- *Laboratory Analysis Report*, completed by Life Science Laboratories, June 2005
- Analytical Report, completed by Paradigm Environmental Services, January 2013
- Detention Pond Investigation, completed by Stantec, June 2013
- Phase I ESA, completed by LaBella Associates, D.P.C. ("LaBella"), February 2014;
- Phase II ESA, completed by LaBella, April 2014; and,
- Supplemental Phase II ESA Interim Data Package, completed by LaBella, July 2014
- *Supplemental Site Investigation*, completed by LaBella, December 2015

Copies of these reports are included as Exhibit H.

2.) Known Contaminants

Results of the known subsurface investigation work completed for the Site between 1996 and December 2015 are summarized in the tables below. It should be noted that "contaminant of concern" refers to any targeted compound detected above that compound's appropriate New York Codes, Rules and Regulations (NYCRR) Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (for soil) or NYCRR Part 703 Water Quality Standards. Only samples with exceedences of NYSDEC comparison criteria are shown in the below tables.

Boring ID	Sample Collection Depth (ft. bgs)	Contaminant of Concern above NYCRR Part 375 Unrestricted Use SCOs
	2'-4'	Metals (Chromium, Copper, Nickel)
LBA-GP-08	21'	VOCs (TCE)
	1'-2'	Metals (Cadmium, Chromium)
LBA-GP-15	9'-10'	VOCs (TCE)
LBA-GP-18	11'	VOCs (TCE)
GD) (11/2015 00	7'-8'	VOCs (TCE)
SBMW2015-22	9'-10'	VOCs (TCE)
	6'-7'	VOCs (TCE)
GD) (11/2015 02	12'-13'	VOCs (TCE)
SBMW2015-23	18'-19'	VOCs (TCE)
	23'-24'	VOCs (TCE)
DW2015-02	38.5'	VOCs (TCE)
GROUNDWATE	R SAMPLES	• • • •
Well ID	Well Screen Depth (ft. bgs)	Contaminant of Concern above NYSDEC
		Part 703 Groundwater Standards
MW-01	5.2'-19.2'	VOCs (DCE, TCE)
MW-02	10'-20'	VOCs (Acetone)**
MW-03	6'-16'	VOCs (1,2,4-Trimethylbenzene)
MW-04	5.2'-15.2'	VOCs (Xylenes, 1,2,4 and 1,3,5-
		Trimethylbenzene, MEK, Naphthalene)
MW-06	13'-23'	VOCs (TCE, DCE, 1,1-Dichloroethene)
MW-07*	17'-17'	VOCs (Acetone, TCE, DCE) **
Stantec MW-01	5.2'-19.2'	VOCs (DCE, TCE)
MW-08	4'-9'	VOCs (TCE)
MW-09	5'-15'	VOCs (TCE, Acetone)**
MW-10	5.5'-15.5'	VOCs (DCE, TCE, 1,2-Dichloropropane, 1,1-
		Dichloroethene)
MW-11	2'-12'	VOCs (TCE, 1,1-Dichloroethene)
MW-12	3'-13'	VOCs (TCE)
	7'-17'	VOCs (Acetone) **
SBMW2015-14	/ -1 /	(Ses (lectone)
SBMW2015-14 SBMW2015-	Between 7'-19.5'	VOCs (Acetone) **

*Impacts in MW-07 were initially identified in 1996. Additional monitoring wells were installed and sampled in the vicinity of ENVIRON well MW-07 in 2014. CVOCs were not detected above groundwater standards at that time. Refer to Section IV for additional information.

**Acetone detections do not appear to be representative of Site conditions and may be associated with laboratory contaminants. Notes:

"NYCRR SCOs" refers to New York Codes, Rules, and Regulations Soil Cleanup Objectives

"VOC" refers to volatile organic compound

Based on the review of prior reports completed as recently as December 2015, there appear to be two (2) areas of known subsurface impairment at the Project Site. Specifically, these areas are located in the northern central interior of the primary building, in the vicinity of the former plating area and along the northeastern portion of the Site near the stormwater detention pond (refer to Figure 6).

Former Plating Area (AOC #1): Based on field conditions and analytical data, impacts identified in this portion of the Project Site appear associated with former degreasing operations related to metal plating previously performed at the Site. Reportedly, degreasing operations were discontinued at the Site in 1995. Trenches associated with plating and degreasing were reportedly previously located in this area of the main building but have been filled with concrete.

Stormwater Pond (AOC #2): Contaminants on this portion of the Site appear associated with historical wastewater discharge, specifically, the discharge of wastewater containing chlorinated solvents to the existing detention pond. It should be noted that the Site was reportedly connected to the municipal sewer system in the early 1960's. Effluent which currently enters pond is reportedly limited to stormwater. Groundwater samples in AOC #2 found chlorinated VOCs above NYSDEC Part 703 Groundwater Standards in the northern portion of the pond (MW-01). Chlorinated VOCs have either not been detected in groundwater above laboratory method detection limits or have been detected at low levels in groundwater samples from the area between the pond and the northern and eastern property lines.

4.) Past Land Use

The Project Site appears to have been historically utilized primarily for agricultural and residential purposes prior to 1955 and industrial purposes from approximately 1955 to present day. Historical mapping indicates that in at least 1951, an airport landing strip was located in the central portion of the property. In addition, disturbance is evident on the western side of the Site in a 1980 aerial photograph where fill generated from the construction of Interstate Route 390 was reportedly distributed. Aerial photographs are included in LaBella's 2014 Phase I ESA, included in Exhibit H.

Based on the review of historical records, the Site has been utilized for the manufacture and distribution of medical supplies and equipment from at least 1955 to present day. Operations at the Site associated with this industrial use reportedly included electroplating and associated degreasing operations from approximately 1955 to the mid-1990's.

A hotel has been located east of the Site beyond East Henrietta Road since at least 1988. The Interstate Route 390 appears to have been developed in the 1980's and is adjacent to the south of the Site. The northern adjacent properties appear to have included a machine drilling

company from at least 1960 until at least 1994, Harris Seeds and Plants from at least 1960 until at least 2005, various automobile repair facilities since at least 1966, and a car wash from at least 1976 until at least 1983 and a hotel from approximately 2013 to the present day.

Section IV. Property Information

The Project Site is known as 1777 East Henrietta Road, located at 1777 East Henrietta Road in the Town of Henrietta in Monroe County, New York 14623. The tax parcel number is 162.10-1-1 and includes the entire 34.90 acre parcel located at the southwestern corner of the East Henrietta Road and Jefferson Road intersection. The tax parcel is depicted on Figure 2 and in Exhibit B. The property is not within a New York State Environmental Zone, as shown in Exhibit D.

There is a stormwater detention pond located on the northeastern corner of the Site (refer to Figure 6). The depression in which stormwater is retained in this pond is approximately 7,000-square feet in area. This pond does not continuously contain water.

The following permits issued by the NYSDEC or the USEPA have been identified on file associated with the Site:

Туре	Issuing Agency	Identification Number
Federal Resource Conservation and Recovery Act	USEPA	USEPA Handler ID #
(RCRA) Small Quantity Generator (SQG) Facility		110000328075
Petroleum Bulk Storage (PBS) Facility	NYSDEC	NYSDEC PBS Registration #8-
		001856
Air Permit	NYSDEC	NYSDEC #826320068
Hazardous Waste Small Quantity Generator	NYSDEC	NYD002215739

10.) Property Description and Environmental Assessment

Location:

The 1777 East Henrietta Road Site is located in a suburban area within the Town of Henrietta in Monroe County. The Site is located at the southwestern corner of the East Henrietta Road and Jefferson Road intersections.

Site Features:

Current Site features include a primarily metal clad masonry building of approximately 259,032 square feet partially utilized for manufacturing and office space as well as a masonry building of approximately 27,700 square feet which is partially utilized for office space. Current operations at the Site are planned to cease in 2016. The remaining area of the 34.90 acre property is covered by approximately 230,000 square feet of asphalt parking lots and roadways as well as undeveloped wooded and grassy lands situated primarily on the western portion of the Site. In addition, a stormwater detention pond is located in the northeastern corner of the property which receives a majority of the Site stormwater through storm water collection drains and underground drainage conduits located around the facility.

Current Zoning and Land Use:

The Site is currently utilized for industrial purposes and is zoned for industrial use. The surrounding parcels are currently used for a combination of commercial/retail to the north, undeveloped land and residential to the west, and commercial to the east. One residential property is located adjacent west of the Site at 300 Clay Road. The residential structure at this adjacent property is located approximately 1,000-ft to the west of the Site's western property line (refer to Figure 2).

Past Use of the Site:

The Project Site appears to have been utilized for industrial purposes since at least 1955. Environmental investigations were completed at the Site in 1996, 2013, 2014, and 2015. The investigations identified that the Site performed degreasing operations until the mid-1990's as well as wastewater treatment until the early 1960's which appears to have contributed to the impacted soil and groundwater identified at the Site. No remedial activities have been completed at the Site at this time to the Applicants' knowledge.

Site Geology and Hydrogeology:

Depth to groundwater at the Site is approximately 6.7 to 10.8 feet bgs, varying by location. Based on a groundwater flow study completed by ENVIRON in 1996, groundwater flow appears to be to the north/northeast. Based on investigations completed at the Site and information obtained from the New York State Museum, the Site is generally underlain by dense lacustrine silt and clay and glacial till with select areas of shallow, anthropogenic fill material. The silt and clay layer includes subangular and subrounded gravel and appears to generally be present from just below ground surface to approximately 20-ft. to 25-ft. below ground surface. Dense glacial till primarily consisting of very fine to coarse sand, some fine to coarse gravel and little silt has generally been encountered beneath the silt and clay layer to approximately 3-ft to 5-ft above the top of bedrock. The glacial till appears to be a confining layer. Weathered shale (presumed to be part of the Vernon Formation) was observed in the bottom 3-ft. to 5-ft. of the "deep" borings. Between appears to be generally located between 50-ft. and 60-ft. bgs at the Site.

Based on regional mapping obtained from the New York State Museum and field observations, bedrock at the Site appears to consist of Vernon Shale from the Upper Silurian and ranges in thickness from approximately 150 to 400 feet. Additional information pertaining to the site geology and hydrogeology can be found in Exhibit F, including a soil column developed based on observations made at the Site.

Hydraulic conductivity data was collected in the central portion of the Site from multiple depth intervals. Hydraulic conductivity at the bottom of the soil column (i.e., the bottom of the glacial till layer and the weathered shale layer) was calculated to be between 5.54×10^{-5} and 7.99×10^{-6} feet per second while hydraulic conductivity in the top approximately 20-ft of the soil column (i.e., within the silt and clay layer) was calculated to be approximately 4.66×10^{-7} feet per second. These calculations generally correlate with geologic observations.

Environmental Assessment:

Based on the investigations conducted to date, there are two areas of concern (AOC) at the Site which have been designated AOC #1 – Former Plating Area and AOC #2 – Stormwater

Pond (refer to Figure 6). A summary of the impacts in each AOC is included below. The prior environmental investigation reports are included in Exhibit D.

AOC #1 – Chlorinated VOCs have been found in the former plating area within the central portion of the main building, with the worst case impacts between 8 to 25 feet bgs. The highest TCE concentration detected in groundwater was 520 parts per million (ppm) in well LBA-MW-06. TCE and select metals (chromium, copper, nickel) were also detected in the soils above NYSDEC Part 375 Unrestricted Use SCOs in AOC #1. The metals were generally detected in shallow soil, within 5-ft of the bottom of the concrete floor slab. Extensive investigation in this area including the completion of a membrane interface probe study has identified the approximate horizontal and vertical limits of these impacts. Impacts do not appear to extend beyond the footprint of the main building.

AOC #2 – Groundwater sampling in this area was first completed in 1996 by ENVIRON. The "worst-case" well in this area of the Site is MW-01, located immediately north of the stormwater pond. TCE was detected in groundwater in well MW-01 at 1.5 ppm in 1996, 5.1 ppm in January 2013, 2.9 ppm in May 2013, and 0.58 ppm in 2014. The apparent "spike" in TCE concentrations in groundwater in 2013 may be attributed to two (2) ruptures of a water main at the Site at the end of 2012 and beginning of 2013. During these incidents, a large volume of water was introduced to the Site's stormwater system, which may have caused any residual TCE-containing material in this system to be flushed to the stormwater pond. Additional wells were installed between well MW-01 and the northern and eastern property lines in AOC #2 in 2013. Groundwater Standards or identified very low levels of VOCs (the highest concentration of TCE detected in groundwater from these additional wells was 14 ppb in well Stantec MW-13). Groundwater impacts have been identified in AOC #2 up to 20-ft bgs. VOCs have not been detected above laboratory MDLs in soils in this area.

In addition to the AOCs summarized above, it should be noted that low-level chlorinated VOCs (CVOCs) were identified in groundwater in 1996 immediately west of the former wastewater treatment plan (refer to Figure 5A). Sand filter beds are reportedly located in this area of the Site and were reportedly utilized during the operation of the on-site wastewater treatment plan between 1955 and approximately 1960. The highest concentration of CVOCs in groundwater in this area of the Site was 560 ppb cis-1,2-dichloroethene (cis-1,2-DCE) and 200 ppb TCE in 1996 in well Environ MW-7. This well was resampled in 2013 at which time 10 ppb cis-1,2-DCE and 44 ppb TCE were identified in groundwater. Additional wells installed in this area of the Site in 2014 and 2015 did not identify VOCs at concentrations above Part 703 Groundwater Standards. Based on the relatively high levels of breakdown product (i.e., cis-1,2-DCE) to TCE in 1996, decreased concentrations in 2013 and the lack of exceedences of groundwater standards in 2014 and 2015, this area of the Site does not appear to be an area of concern at this time.

Additional information regarding subsurface investigation completed at the Site can be found in Exhibit H.

Section V. Additional Requestor Information

Representative:

Name of Requestor's Authorized Representative	Address	Contact Information
Mr. Christopher Dorsey	1777 East Henrietta Road,	Phone: 585-272-5333
	Henrietta, New York 14623	Fax: 585-219-5247
		Email: Chris.dorsey@getinge.com

Consultant:

Name of Requestor's Consultant	Address	Contact Information
LaBella Associates, D. P. C.	300 State Street, Suite 201	Ms. Jennifer Gillen
	Rochester, New York 14614	Phone: 585-295-6648
		Fax: 585-454-3066
		Email: Jgillen@labellapc.com

Attorney:

Name of Requestor's Attorney	Address	Contact Information
Phillips Lytle LLP	One Canalside 125 Main Street	Mr. Kevin Hogan Phone: 716-847-8331
	Buffalo, New York 14203	Fax: 716-852-6100
		Email: KHogan@phillipslytle.com

Section VI. Current Site Owner and Operator Information

Owners:

Owner	Address	SBL	Acreage	Contact Information
Getinge USA, Inc.	1777 East Henrietta Road, Henrietta, New York (Tax Parcel #1)	162.10-1-1	34.90	Mr. Christopher Dorsey 1777 East Henrietta Road Henrietta, NY 14623 585-272-5333 Chris.dorsey@getinge.com

Operators:

Address	Operator	Owner	Contact Information
1777 East Henrietta Road, Henrietta, New York	Getinge USA, Inc.	See Above	See Above

Owner	Operator	Address	Telephone Number	Relationship to BCP Applicant	APPARENT Date of Site Title
Wilmot Castle Company	Wilmot Castle Company	Not Available	Not Available	None	1953-1966
Merged into Ritter Pfaudler Corporation	Merged into Ritter Pfaudler Corporation	Not Available	Not Available	None	1966-1968
Name changed to Sybron Corporation	Name changed to Sybron Corporation	Now known as Thermo Fisher Scientific	Not Available	None	1968-1986
Deed to SC Acquisition Corp. No. 1 which changes name to Castle Company	Assets transferred to SC Acquisition Corp. No. 1 which changes name to Castle Co.	1777 East Henrietta Road, Henrietta, NY	585-475-1400	Predecessor by Merger	1987
Deed to MDT Corporation	Castle Co. name changed to MDT Biologic Company	1777 East Henrietta Road, Henrietta, NY	585-475-1400	Predecessor by Merger	1987-1996
Merged with Getinge Acquisition Corp.	MDT Biologic Company	1777 East Henrietta Road, Henrietta, NY	585-475-1400	Predecessor by Merger	1996-1997
Name changed to Getinge/Castle	Merged into Getinge/Castle, Inc.	1777 East Henrietta Road, Henrietta, NY	585-475-1400	Predecessor by Merger	1997-2002
Name changed to Getinge USA, Inc.	Name changed to Getinge USA, Inc.	1777 East Henrietta Road, Henrietta, NY	585-475-1400	Predecessor by Merger	2002-2016

Section IX. Contact List Information

1. Chief Executive Officer and Planning Board Chairperson of each county, city, town, and village in which the property is located.

Jack W. Moore	Peter Minotti
Town of Henrietta Supervisor	Chairman, Town of Henrietta Planning Committee
475 Calkins Road	475 Calkins Road
PO Box 999	PO Box 999
Henrietta, NY 14467	Henrietta, NY 14467
Monroe County Planning Manager	Monroe County Executive
Attn: Thomas Goodwin	Attn: Cheryl Dinolfo
8100 City Place	110 County Office Building
50 West Main Street	39 W. Main St.
Rochester, NY 14614	Rochester, NY 14614

2. Residents, owners, and occupants of the property and properties adjacent to the property.

Site: 1777 East Henrietta Road, Henrietta, New York 14623

Current Owners: Getinge USA, Inc.

Current Operators: Getinge USA, Inc.

Adjacent/Surrounding Properties⁽¹⁾:

ADDRESS	STREET	DIRECTION	OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP	CURRENT OCCUPANT
999	Jefferson Road	North	Jefferson Hotel Associates	382 East Second St	Corning, NY 14830	Home2 Suites (Hotel)
975	Jefferson Road	North	975 Jefferson Road, LLC	975 Jefferson Road	Rochester, NY 14623	Rochester Collision Center (Auto Repair)
965	Jefferson Road	North	Monroe Muffler Brake LLC	200 Holleder Pkwy	Rochester, NY 14615	Monroe Muffler (Auto Repair)
955	Jefferson Road	North	Wilbak Auto Car wash Corp.	PO Box 14000	Lexington, KY 40512	Valvoline Instant Oil Change (Auto Repair)
951	Jefferson Road	Northwest	Reed Property Company	PO Box 3808	Ithaca, NY 14852	Sherwin Williams Paint and DXL Men's Apparel (Retail)
Tax ID #162.09-1-8	Clay Road	West	Linda Stabins	354 Avalon Dr.	Rochester, NY 14618	Undeveloped Land
300	Clay Road	West	Neil Hall	300 Clay Rd	Rochester, NY 14623	Residential
Tax ID #162.09-1- 11	Clay Road	West	Seneca Gaming Corporation	310 Fourth Rd	Niagara Falls, NY 14303	Undeveloped Land
Tax ID # 162.09-1-12	Clay Road	South	Seneca Gaming Corporation	310 Fourth Rd	Niagara Falls, NY 14303	Undeveloped Land

Source – LandMax Data Systems, Inc.

1. Local news media from which the community typically obtain information

Democrat and Chronicle Attn: Michael G. Kane 55 Exchange Boulevard Rochester, NY 14614

2. Public Water Supplier

Monroe County Water Authority 475 Norris Drive Rochester, NY 14610 (585) 442-2000

3. Additional persons and/or parties to be placed on the contact list.

None at this time.

4. The administrator of any school or day care facility located on or near the property

Suzanne Rounding, Director	Frank Nicchi
Expressive Beginnings Child Care	New York Chiropractic College Health
875 Commons Way	Center
Henrietta, NY 14623	1200 Jefferson Road
Distance ~ 0.25 miles, northeast	Henrietta, NY 14623
	Distance ~ 0.5 miles, northeast
Jeff Tredo, Director of Rochester Campu	ises
Bryant & Stratton College	
1225 Jefferson Road	
Henrietta, NY 14623	
Distance ~ 0.5 miles, east	

5. The location of a document repository for the project.

Henrietta Public Library 455 Calkins Road Henrietta, NY 14623 585-334-3401

A response from the library indicating that it will serve as a document repository can be found in Exhibit C.

Section X. Land Use Factors

1. What is the current zoning for the Site?

The Site and properties adjacent to the south, east and west are zoned as industrial. Properties adjacent to the north are zoned commercial. Refer to Exhibit E for a zoning map obtained from the Town of Henrietta.

2. What is the current use of the Site?

The Site is currently utilized for industrial purposes (manufacturing and distribution) with associated office space. Current industrial operations are anticipated to cease at the Site in 2016 and the property is anticipated to vacated.

The Site has been utilized for manufacturing operations since approximately 1955. Degreasing associated with former metal plating in the facility's main building appears to have resulted in the impacts identified at the Site. These degreasing operations reportedly ceased in the mid-1990's. Refer to Sections III and IV for additional information.

3. Reasonably anticipated use Post Remediation.

The Site is anticipated to be utilized for industrial and potentially commercial purposes post-remediation. Although a developer has not yet been selected, conceptual redevelopment ideas have included using the existing buildings for manufacturing and associated office space and constructing new buildings on previously undeveloped portions of the property for commercial (retail) purposes.

4. Do current historical and/or recent development patterns support the proposed use?

Yes, this area of Henrietta has been developed with industrial and commercial properties since the 1970's.

5. Is the proposed use consistent with applicable zoning laws/maps?

The Site is currently zoned as industrial which is consistent with the zoning map. Refer to Exhibit E for the zoning map obtained from the Town of Henrietta.

6. *Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?*

The Proposed project is consistent with the Town of Henrietta Comprehensive Community Master Plans from 2011 in that the Site will help to achieve the Town's environmental goals to "work toward the remediation and reuse of environmentally contaminated sites or 'Brownfields'." The Master Plan is included as Exhibit I.

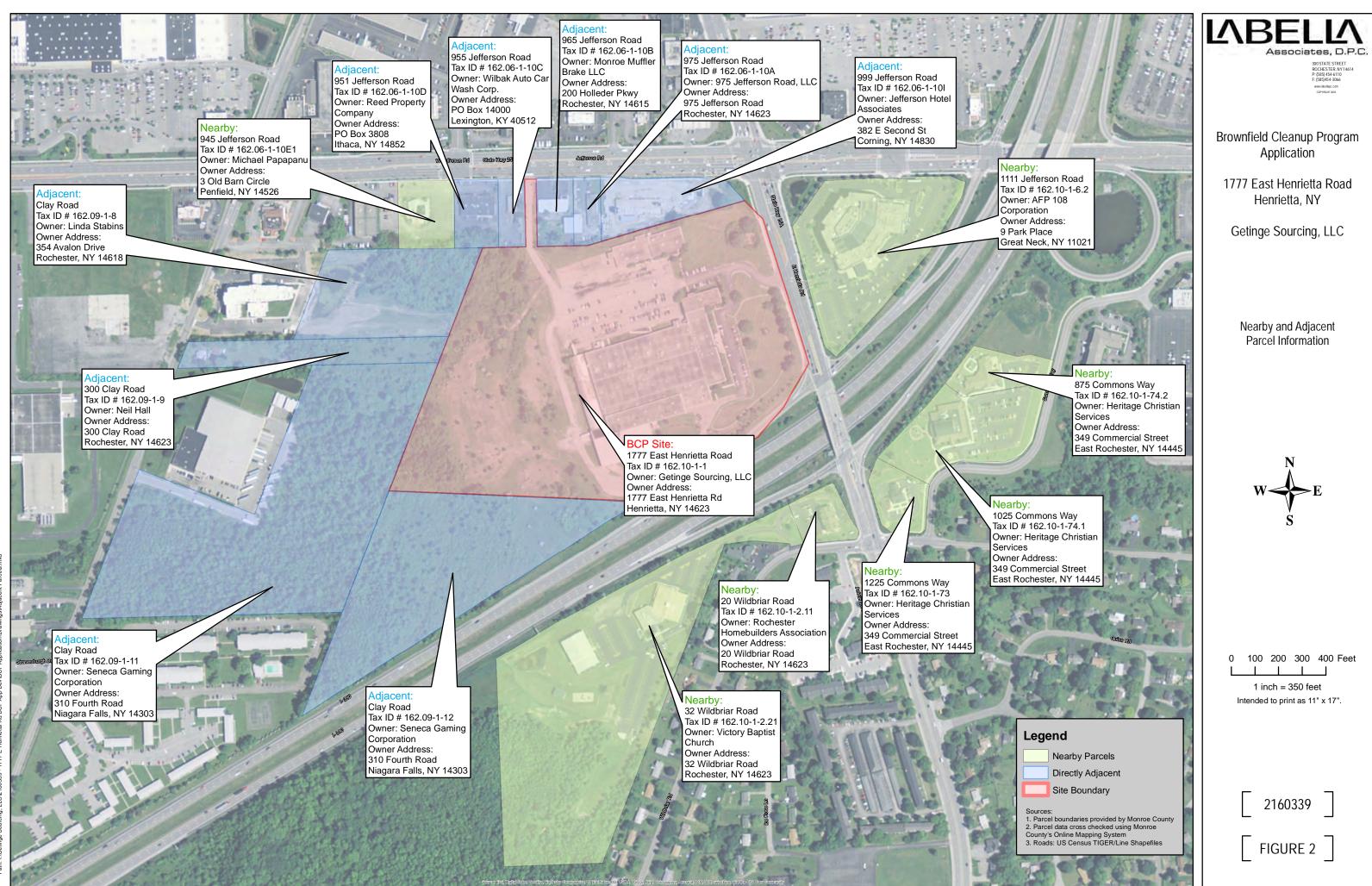
I:\Getinge Sourcing, LLC\2160339 - 1777 E Henrietta Rd BCP App Dev\BCP Application\REPORT\Revised 3.15.2016\Narrative 3.15.2016.doc

Figures

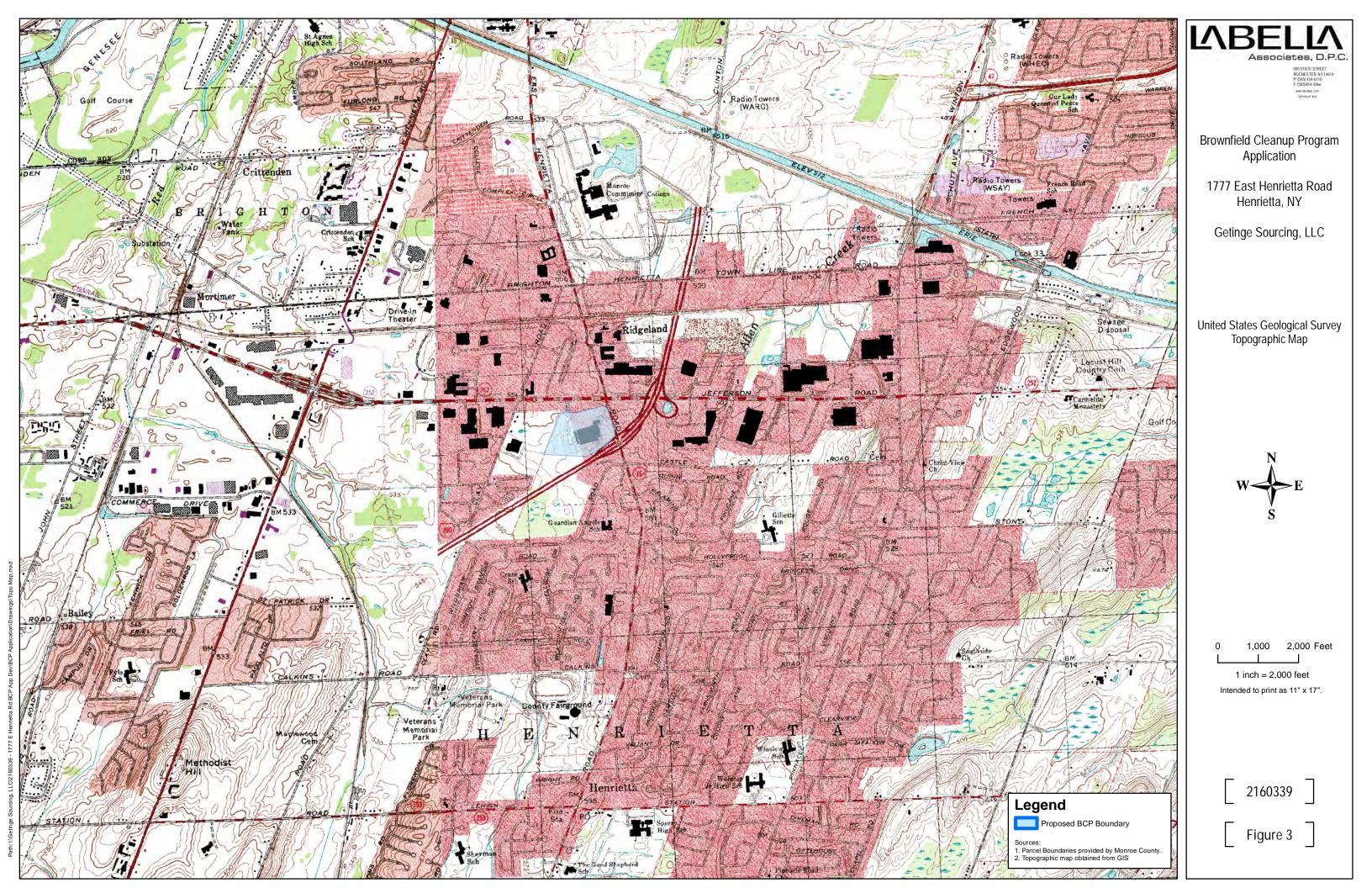
Figure 1 – Proposed BCP Site Location Map Figure 2 – Neighboring Parcel Information Figure 3 – Topographic Map Figure 4 – Previous Subsurface Investigation Locations Figure 5A – Summary of Groundwater Results Figure 5B – Summary of Soil Results Figure 6 – Areas of Concern



0	50	100	150	200	Fee
1 inch = 200 feet					
Intended to print as 11" x 17".					



Getinge Sourcing, LLC/2160339 - 1777 E Henrietta Rd BCP App Dev\BCP Application\Drawings\Adjacent P.







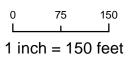
Brownfield Cleanup Program Application

1777 East Henrietta Road Henrietta, NY

Getinge USA, Inc.

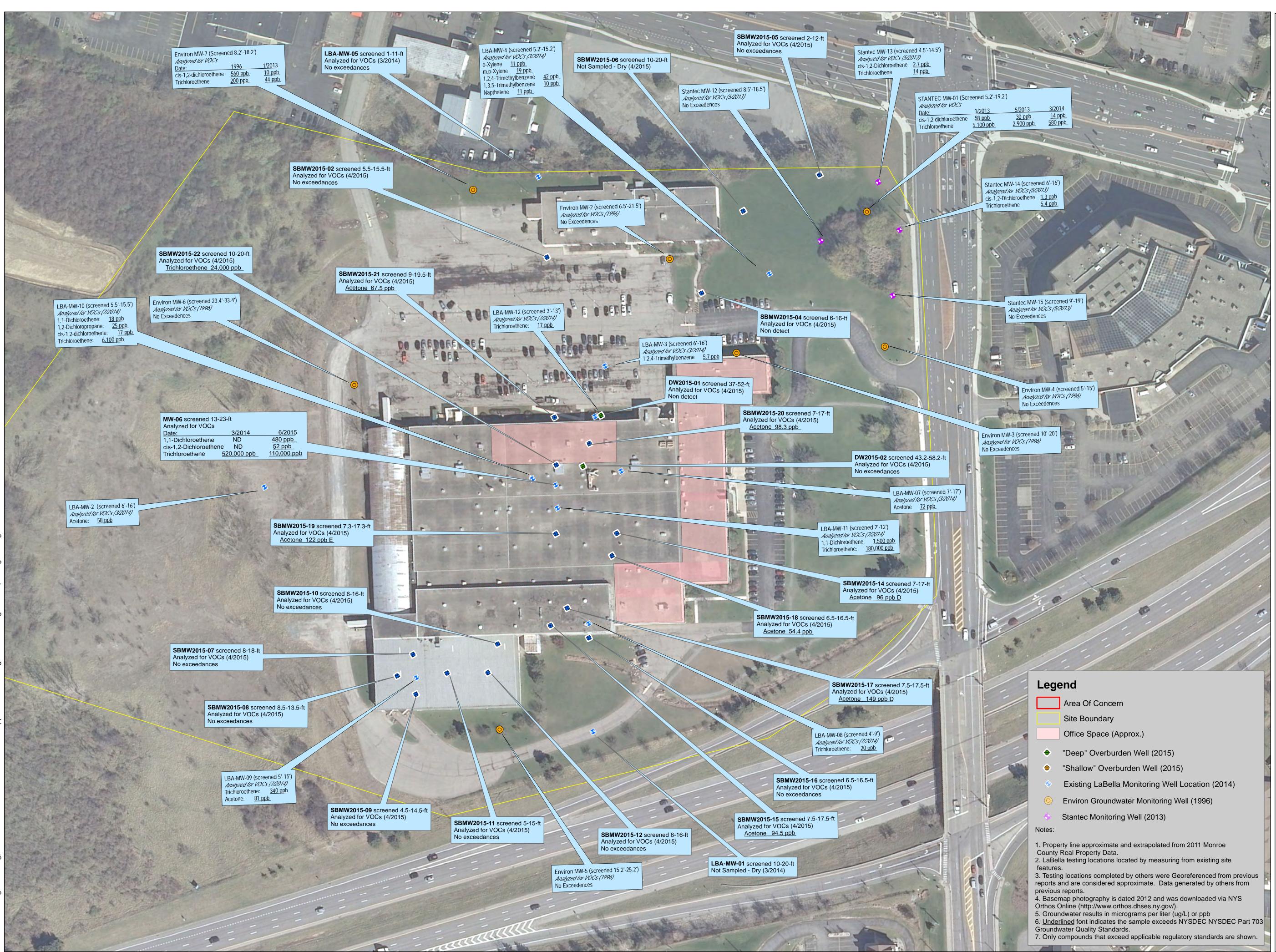
Testing Locations





Intended to print on 11x17

ing) ng)	0 1		2160339)	
evious	10.67		Figure 4		
3	-				



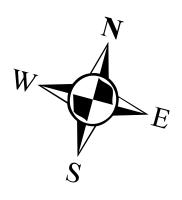


Brownfield Cleanup Program Application

1777 East Henrietta Road Henrietta, NY

Getinge USA, Inc.

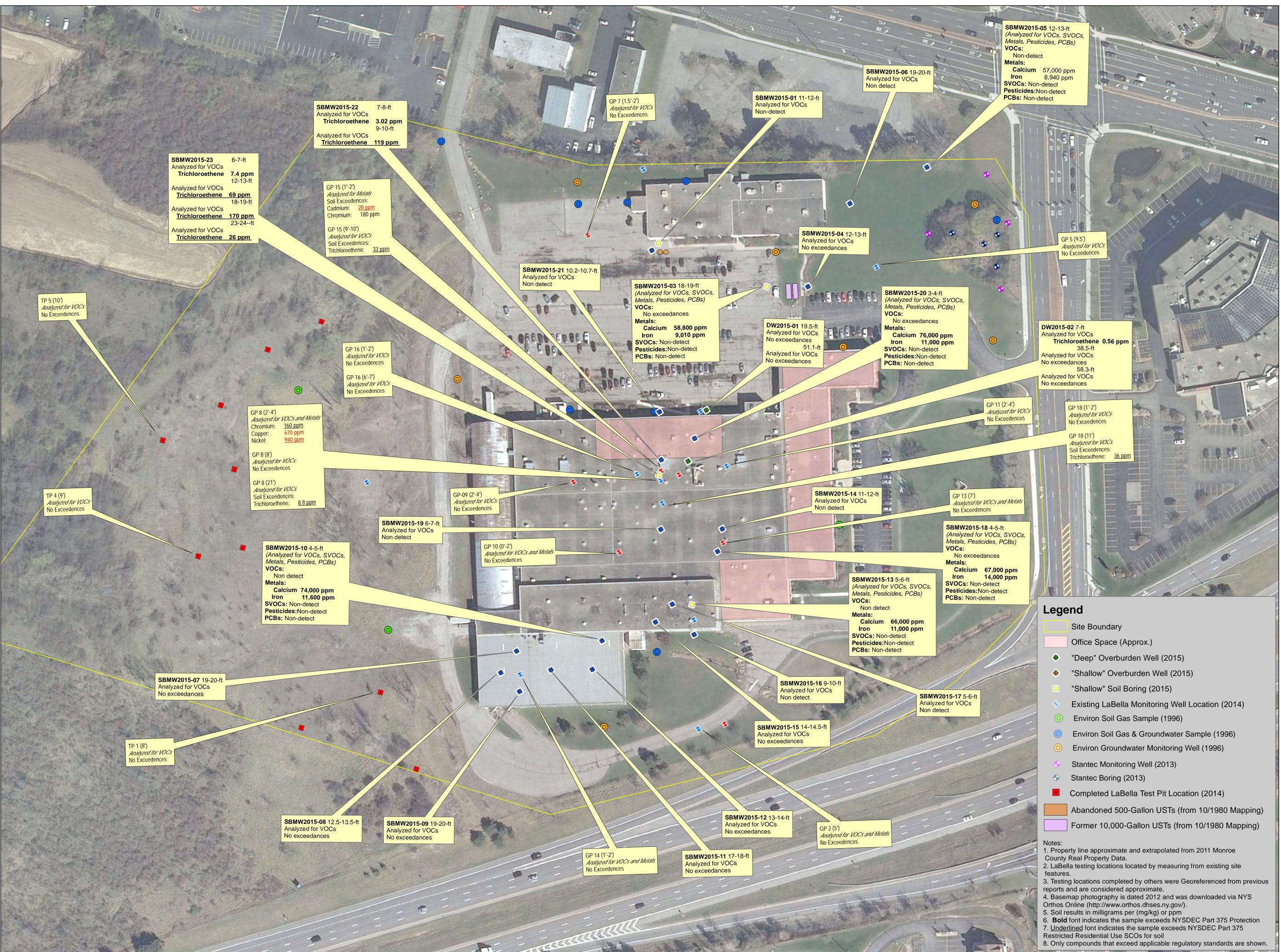
Summary of Groundwater Results



0	75	150

1 inch = 75 feetIntended to print in ANSI D size (22"x 34").

-	21 60339	
-	FIGURE 5A	



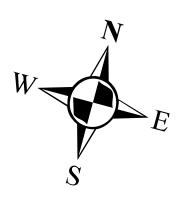


Brownfield Cleanup Program Application

1777 East Henrietta Road Henrietta, NY

Getinge USA, Inc.

Summary of Soil Results



0	75	150

inch = 75 feet

led to print in ANSI D size (22"x 34").

21**6**0**339**

FIGURE 5B

oil Boring (2015)	1
Bella Monitoring Well Location (2014)	Intende
Gas Sample (1996)	
Gas & Groundwater Sample (1996)	
undwater Monitoring Well (1996)	
itoring Well (2013)	
ng (2013)	
aBella Test Pit Location (2014)	
500-Gallon USTs (from 10/1980 Mapping)	
00-Gallon USTs (from 10/1980 Mapping)	
mate and extrapolated from 2011 Monroe Data.	
ons located by measuring from existing site	
pleted by others were Georeferenced from previous red approximate.	
y is dated 2012 and was downloaded via NYS //w.orthos.dhses.ny.gov/).	
ms per (mg/kg) or ppm	
ne sample exceeds NYSDEC Part 375 Protection ates the sample exceeds NYSDEC Part 375	

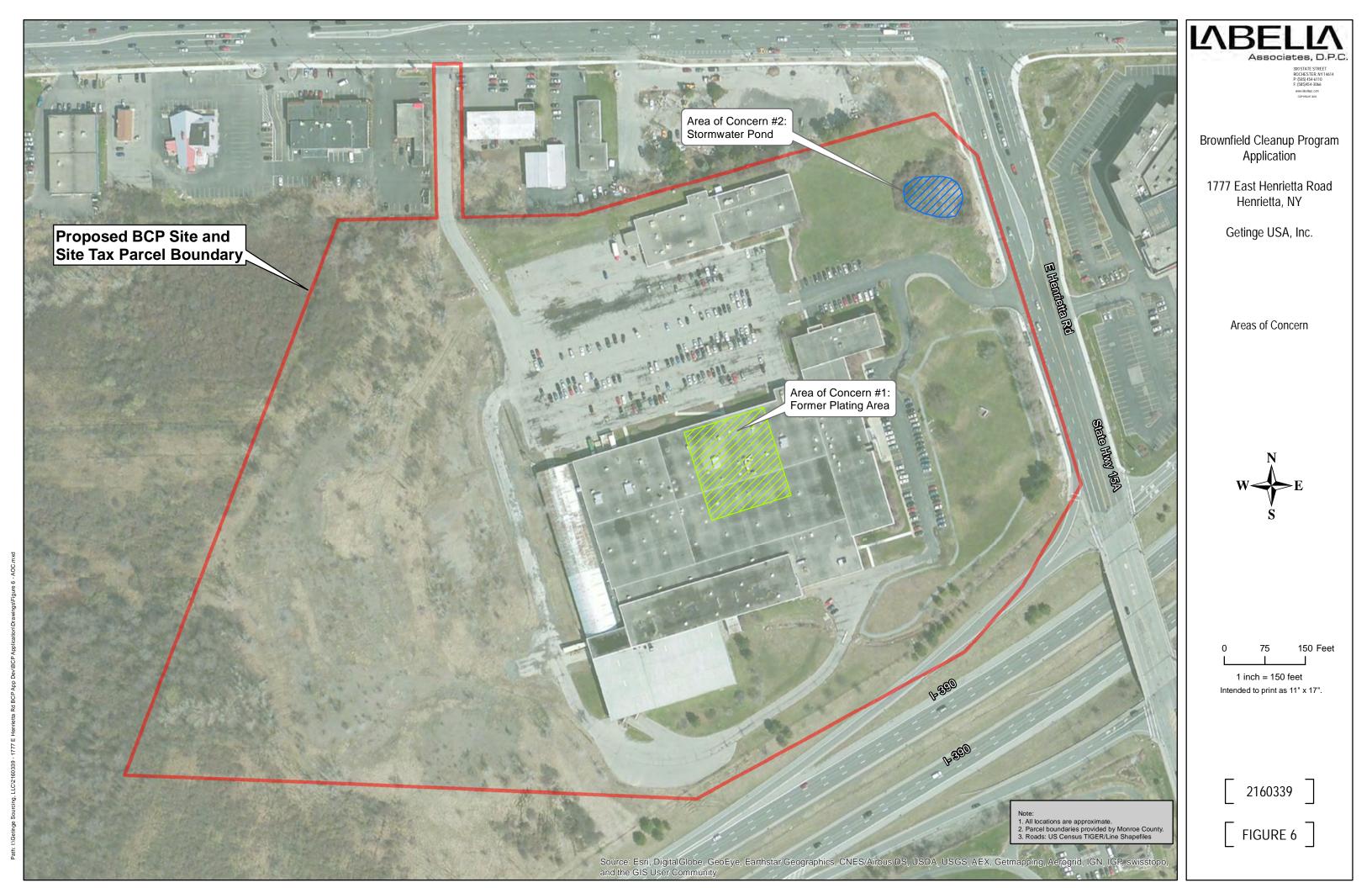


Exhibit A Entity Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 21, 2016.

Selected Entity Name: GETINGE USA, INC.
Selected Entity Status InformationCurrent Entity Name:GETINGE USA, INC.DOS ID #:2135634Initial DOS Filing Date:APRIL 22, 1997County:MONROEJurisdiction:DELAWAREEntity Type:FOREIGN BUSINESS CORPORATIONCurrent Entity Status:ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity) C/O NATIONAL REGISTERED AGENTS, INC. 111 EIGHTH AVENUE NEW YORK, NEW YORK, 10011

Chief Executive Officer

ANDREW RAY 1777 E HENRIETTA ROAD ROCHESTER, NEW YORK, 14623-3133

Principal Executive Office

GETINGE USA, INC. 1777 E HENRIETTA ROAD ROCHESTER, NEW YORK, 14623

Registered Agent

NATIONAL REGISTERED AGENTS, INC. 111 EIGHTH AVENUE NEW YORK, NEW YORK, 10011

> This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

*Stock Information

of Shares Type of Stock \$ Value per Share No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
APR 01, 2003	Actual	GETINGE USA, INC.
APR 22, 1997	Actual	GETINGE/CASTLE, INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

Search Results New Search

<u>Services/Programs</u> | <u>Privacy Policy</u> | <u>Accessibility Policy</u> | <u>Disclaimer</u> | <u>Return to DOS</u> <u>Homepage</u> | <u>Contact Us</u>

Exhibit B Tax Map

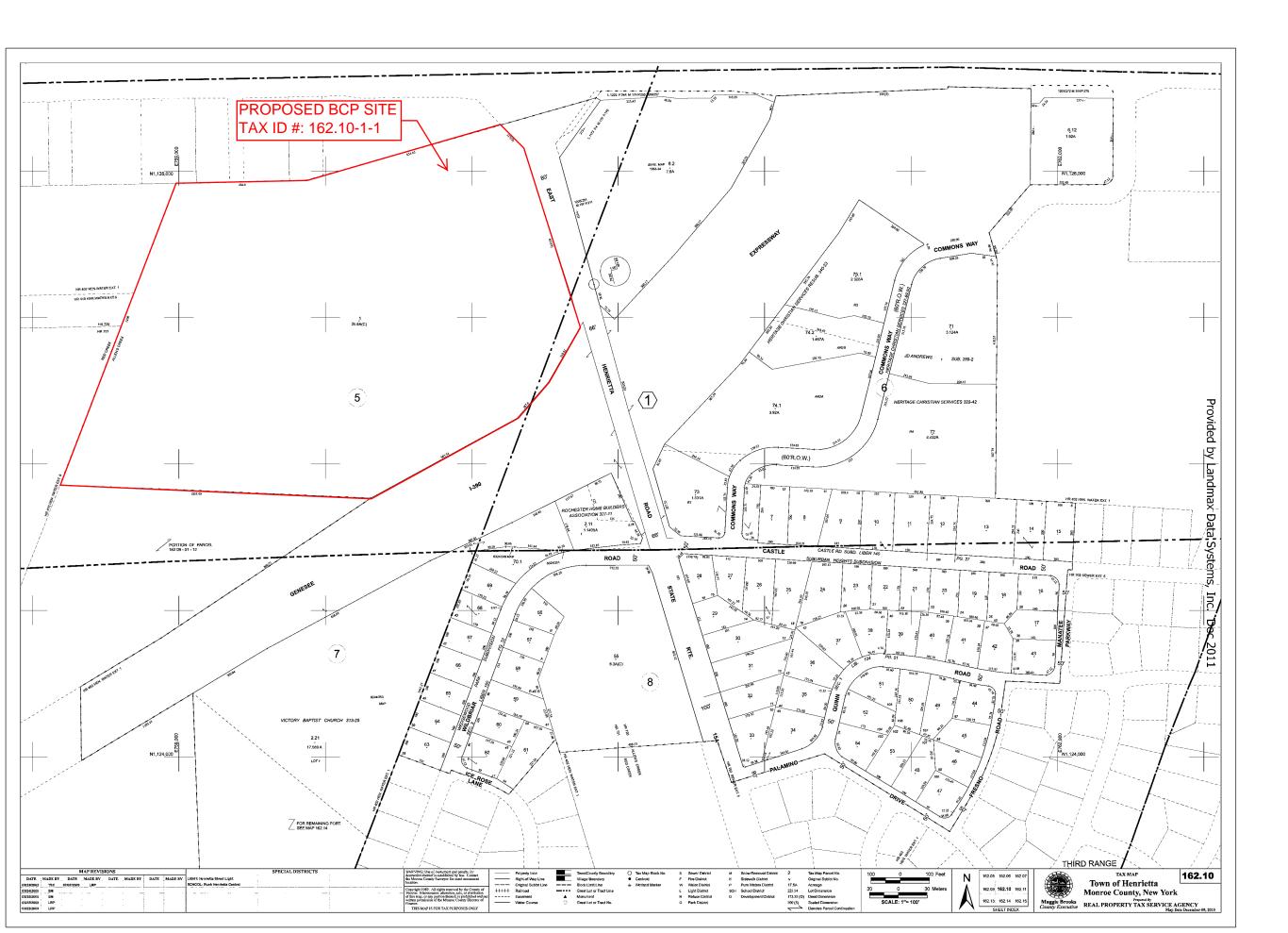


Exhibit C Document Repository Confirmation

Hello. I work for LaBella Associates in Rochester. We are working with Getinge Sourcing, LLC to put together an application for a property in the Town of Henrietta for a New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP). As part of this program, a local library is typically selected as a "document repository" in which fact sheets and reports associated with the environmental work to be completed at the site will be made available for the public to review. The Henrietta Public Library may already be a document repository for other properties within Henrietta which are enrolled in the NYSDEC's Brownfield Cleanup Program.

As part of the BCP application, we need to confirm in writing (an email is sufficient) that the Henrietta Public Library can serve as the document repository for the proposed BCP site. For the library, this means we will periodically send reports to the reference department for filing. The projects typically last a few years and can generate a series of documents that may take up 6"-12" of shelf space.

Please do not hesitate to contact me with any questions or concerns. Thank you!

Danielle Miles

Hi.

Yes, the library has served as a depository for other construction/environmental studies in the past so we would be happy to be a depository. You just need to inform and bring the information to the librarian on duty at the reference desk when we are open. Our hours are Monday – Thursday 10 a.m. to 9 p.m. Fridays 12 noon to 5 p.m. and Saturdays 10 a.m. to 5 p.m.

Nancy Maxwell

Audio-Visual Librarian

Henrietta Public Library 455 Calkins Rd

Rochester, NY 14623

585-359-7092

www.hpl.org

Exhibit D Potential Environmental Justice Areas, Monroe County

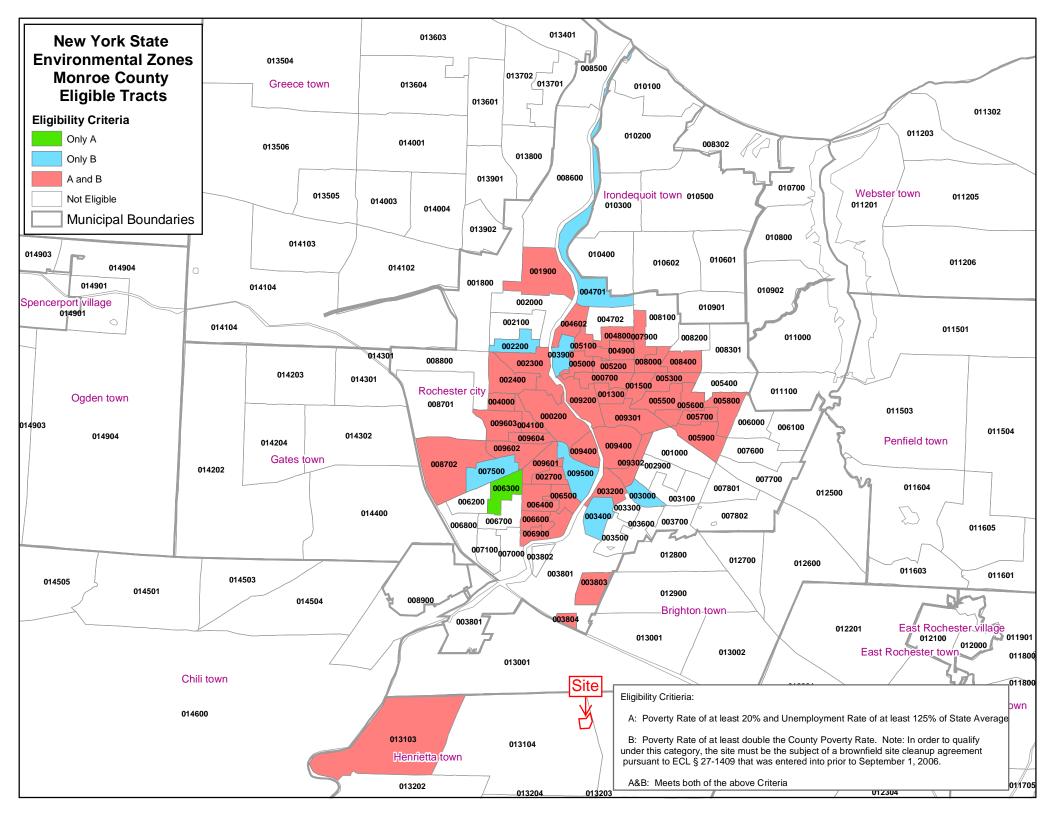


Exhibit E Zoning Map

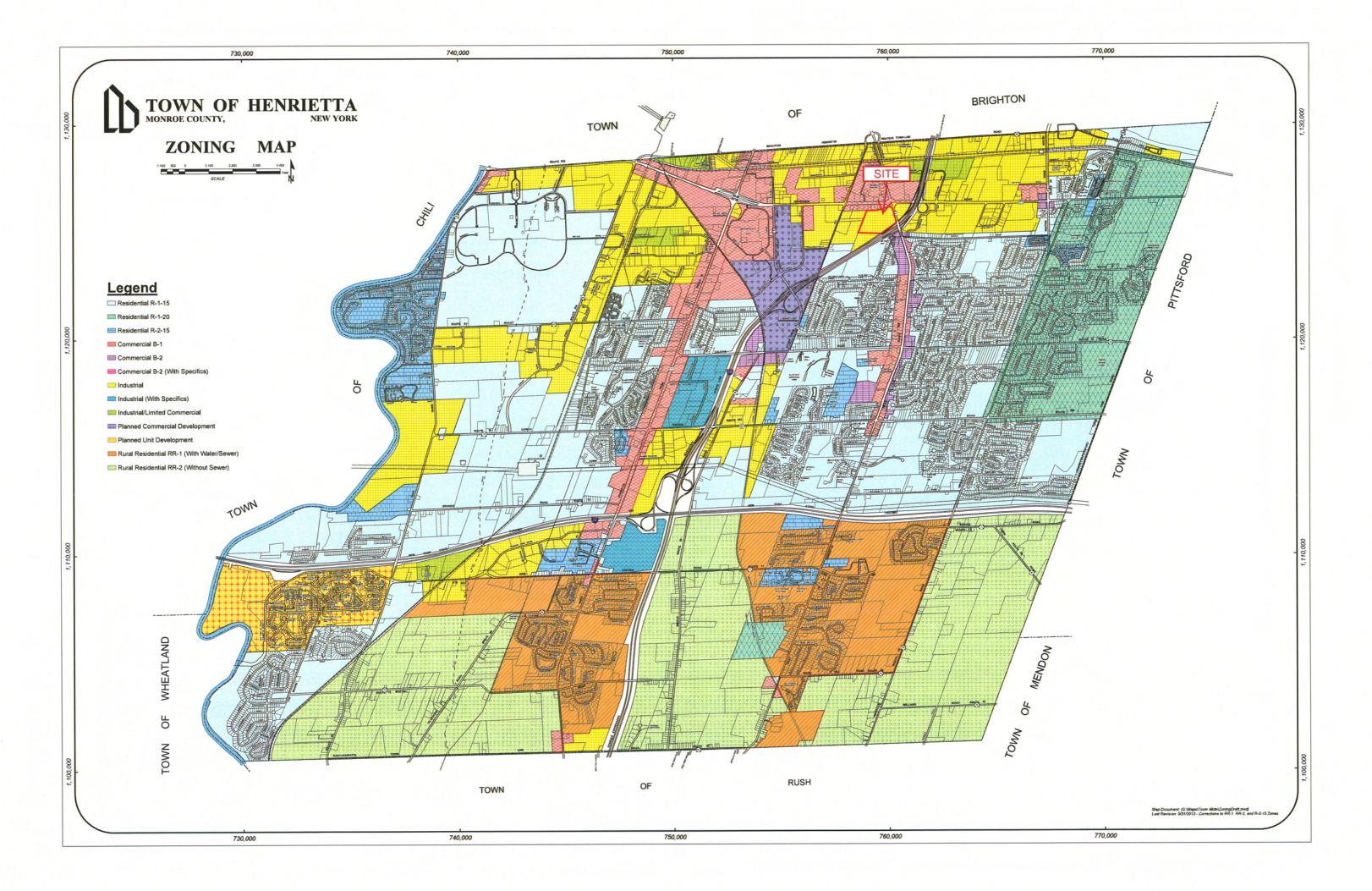
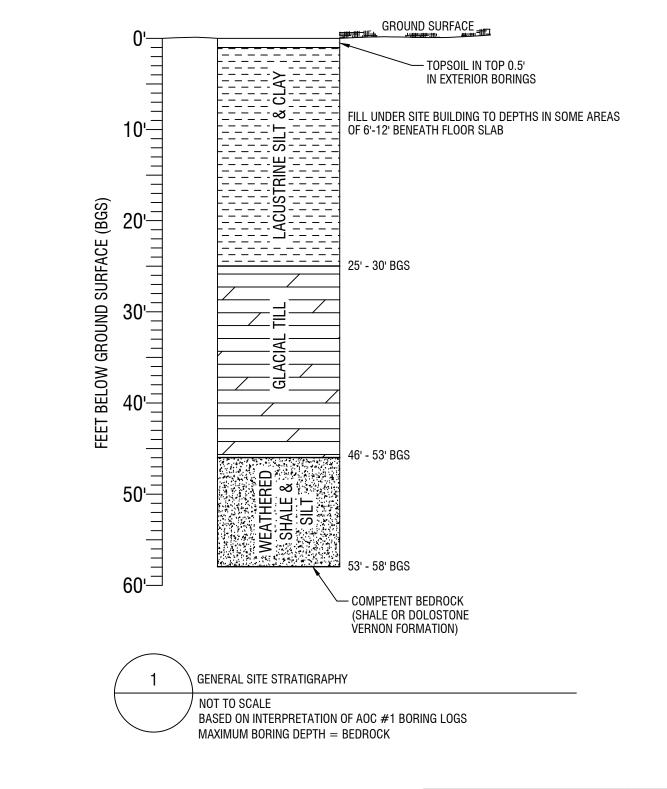
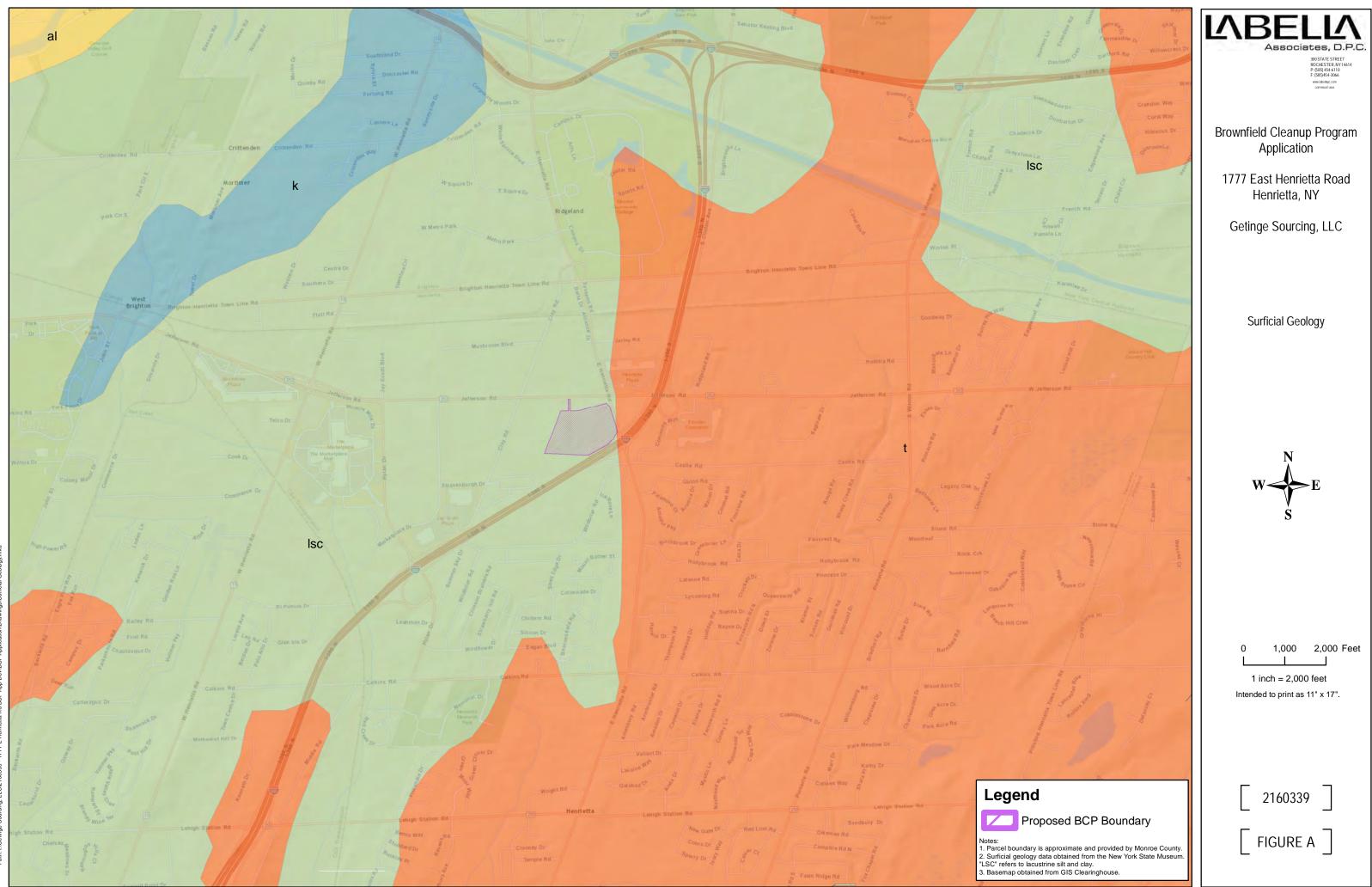


Exhibit F Soil, Bedrock and Groundwater Documentation



	ELLA	It is a violation of New Yi the direction of a license way. If an item bearing architect, engineer, or I followed by their signat	ed architect, professior the seal of an archite land surveyor shall af
300 STATE STREET ROCHESTER, NY 14614	Engineering	DRAWING NAME:	В
P: (585) 454-6110 F: (585) 454-3066 www.labellapc.com	Architecture Environmental Planning	PROJECT NAME:	1777 EAST H
COPYRIGHT © 2014 LAE	BELLA ASSOCIATES, D.P.C.		

h Law Article 145 Sec.7209, for any person, unless acting under professional engineer, or land surveyor, to alter an item in any architect, engineer, or land surveyor is altered; the altering r shall affix to the item their seal and notation 'altered by' of such alteration, and a specific description of the alteration.	REVISONS:					
BORINGS	DRAWN BY: DATE: DRP 1/8		1/8/15	PROJECT NO: 2150469		
AST HENRIETTA ROAD	ISSUED FOR.		SHEET NO.	ET-01		



NYS Surficial Geology- Listed Alphabetically

For a complete explanation, see Map & Chart Series Number 40 available from the <u>NYS Musuem Publications Department</u>

af - Artificial fill

al - Recent alluvium

Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters,

alf - Alluvial fan

Poorly stratified silt, sand, and boulders, fan shaped accumulations, at bottoms of steep slopes, generally permeable, thickness 1-10 meters.

ali - Alluvial inwash

Deposited between active or remnant glacier ice and draped on adjacent valley wall, lacks kettles, permeability varies, thickness variable (2-10 meters).

alt - Alluvial terrace

Fluvial sand and gravel, occasional laterally continuous lenses of silt, remnants of earlier higher flood plains, generally permeable, thickness 1-10 meters.

alp - Pleistocene alluvium

well rounded and stratified, generally finer texture away from ice border, permeable, thickness variable (2-20 meters).

b - Beach

Sand and gravel deposit at marine shorelines, thickness variable.

cd - Colluvial diamicton

Mixture of sediments, unique to region beyond Wisconsinan glacial limit, rebedded saprolite and glacial debris, may be old (Illinoian) drift, homogenized by varying degrees of colluviation, bedrock may sporadically crop out or be within 1 - 3 meters of the surface.

co, col - Colluvium

Mixture of sediments, deposited by mass wasting, thickness generally 1 - 5 meters.

cof - Colluvial fan

Fan shaped accumulation, mixture of sediments, at mouths of gullies, thickness generally 1 - 5 meters.

d - Dunes

Fine to medium sands, well sorted, stratified, generally wind-reworked lake sediment, permeable, well drained, thickness variable 1-10 meters.

fds - Fluvial deltaic sand

Same as outwash sand and gravel, except deposition further from glaciers, age uncertain.

fg - Fluvial sand and/or gravel

Sand and/or gravel, occasional laterally continuous lenses of silt, deposition farther from glacier than outwash, age and proximity to ice uncertain, permeable, thickness variable (1-20 meters).

k - Kame deposits

Coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness variable (10-30 meters).

ki - Inwash

Coarse to fine gravel and/or sand, interpreted as alluvium deposited adjacent to active or remnant ice by streams of nonglacial origin, thickness variable (2-20 meters).

km - Kame moraine

Variable texture (size and sorting) from boulders to sand, deposition at an active ice margin during retreat, constructional kame and kettle topography, locally, calcareous cement, thickness variable (10-30 meters).

Ib - Lacustrine beach

Generally well sorted sand and gravel, stratified, permeable and well drained, deposited at lake shoreline, generally non-calcareous, may have wave-winnowed lag gravel, thickness variable (1-5 meters).

Id - Lacustrine delta

Coarse to fine gravel and sand, stratified, generally well sorted, deposited at a lake shoreline, thickness variable (3-15 meters).

Is - Lacustrine sand

Generally quartz sand, well sorted, stratified, usually deposited in proglacial lakes, but may have been deposited on remnant ice, generally a near-shore deposit or near a sand source, permeable, thickness variable (2-20 meters).

Isc - Lacustrine silt and clay

Generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, low permeability, potential land instability, thickness variable (up to 50 meters).

mb - Marine beach

Generally well sorted sand and gravel, elevation at or below highest marine level, permeable and well drained, may be fossiliferous, deposited in brackish to salt water, thickness variable (1-5 meters).

md - Marine delta

Coarse to fine gravel and sand, elevation at or below highest marine level, stratified, generally well sorted, deposited in brackish to salt water, permeable, thickness variable (3-15 meters).

og - Outwash sand and gravel

Coarse to fine gravel with sand, proglacial fluvial deposition

pm - Swamp deposits

Peat-muck, organic silt and sand in poorly drained areas, unoxidized, commonly overlies marl and lake silt, potential land instability, thickness 2-20 meters.

r - Bedrock

Exposed or generally within 1 meter of surface, in some areas saprolite is preserved.

s - Undifferentiated marine and lacustrine sand

Well sorted, stratified, fine to medium sand, generally a near-shore deposit, at or below highest marine level, may include fossil shells, may be a brackish to salt water deposit, permeable, thickness variable (2-20 meters).

sc - Undifferentiated marine and lacustrine silt and clay

Elevation within highest marine level, generally laminated to massive silt and clay, may include fossil shells, deposited in brackish to salt water, low permeability, potential land instability, thickness variable (up to 50 meters).

sf - Subaqueous fan

Coarse to fine gravel and/or sand, variable texture and sorting, deposited adjacent to glacier with englacial or subglacial conduit debouching in deep water, thickness variable (5-30 meters).

t - Till

Variable texture (boulders to silt), usually poorly sorted sand-rich diamict, deposition beneath glacier ice, permeability varies with compaction, thickness variable (1-50 meters)

ta - Ablation moraine

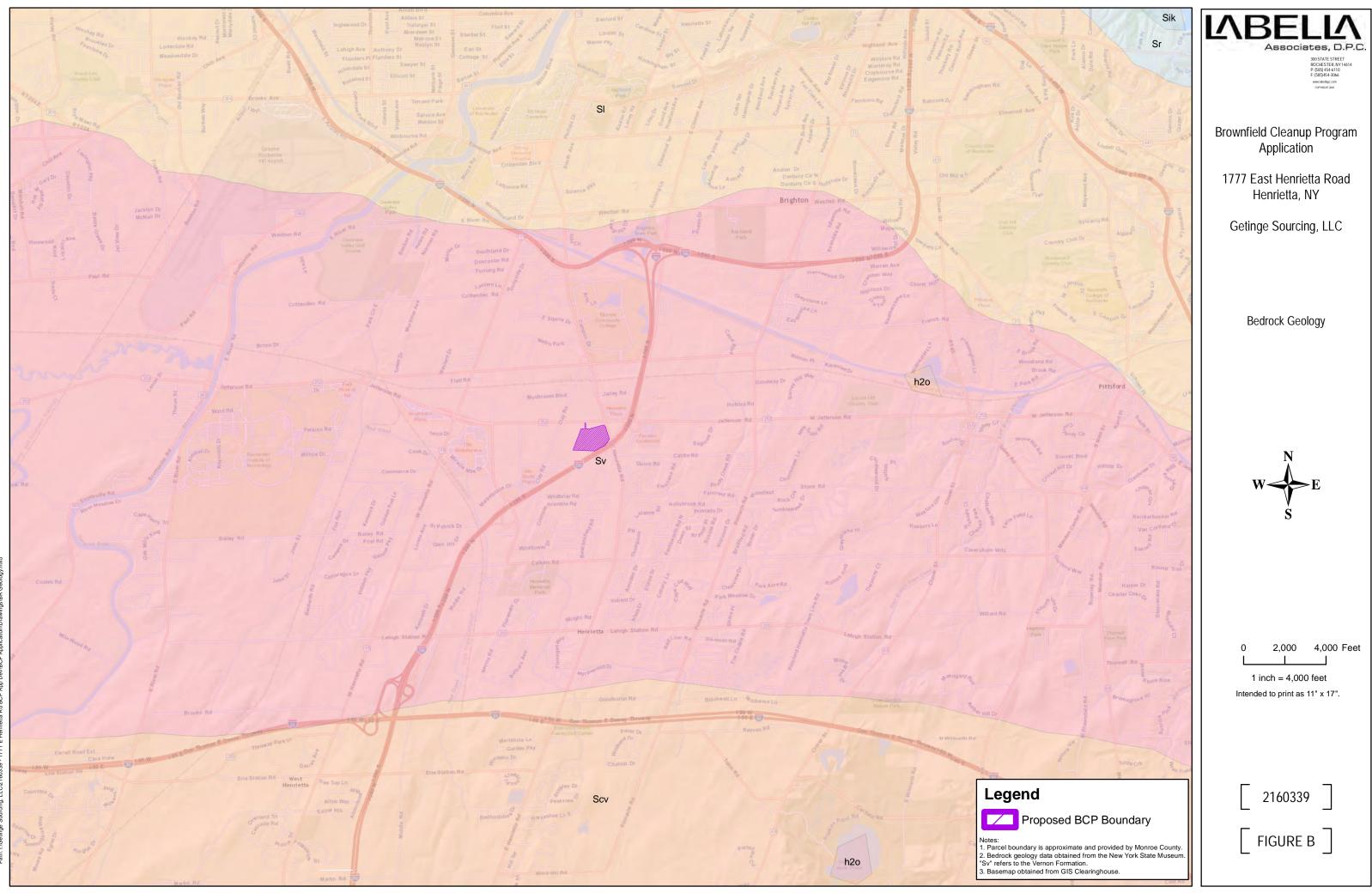
Till, deposited by downwasting, with minor amounts of sand and silt, deposition during final melting of glacier, thickness variable (1-10 meters).

tm - Till moraine

Variable texture (size and sorting), generally low permeability, deposition adjacent to ice, thickness variable (10-30 meters).

usda - Undifferentiated stratified drift assemblage

Dominantly clay, silt and sand, limited gravel and diamicton, stratification includes undisturbed and deformed laminations, ice-contact structures, lenticular, discontinuous bodies of gravel and flow till, may represent dead-ice, disintegration and local ice-contact lake deposits in ice-marginal and subglacial environments., Thickness variable (10 - 30 meters).



-		-
	2160339	
_		-

Bedro	Geo ock	eum logical Survey Attributes 1.0 , 7-26-1999
.14 Q .377	1	GLACIAL AND ALLUVIAL DEPOSITS
Km Kr .382	2	COASTAL PLAIN DEPOSITS Monmouth Group, Matawan Group and Magothy Formation Raritan Formation
KJk KJd .433	3	MESOZOIC INTRUSIVES Kimberlite and alnoite dike and diatreme Lamprophyre, trachyte, ryolite, albite-basalt, and diabase dikes
.435 KJtp .394		Trachyte porphyry
Trhc	4	NEWARK GROUP Hammer Creek Formation
Trb		Brunswick Formation
Trs		Stockton Formation
Trl		Ladentown Diabase
Trp .999		Palisade Diabase sill
	5	POTTSVILLE GROUP
Pp .967		Connoquenessing Formation
	6	POCONO GROUP
Мр .728		Cuyahoga Formation
	7	DEVONIAN INTRUSIVES
Dpgr		Muscovite-biotite granite
Dpgd		Muscovite-biotite granondiorite
Dbg .728	-	Muscovite-biotite granite gneiss
Dees	8	CONEWANGO GROUP
Dco .728		Osway Formation
.720	9	CONNEAUT GROUP
Dct .728	-	Ellicott Formation
	10	CANADAWAY GROUP
Dcys		Northeast Shale
Dcyl		Westfield Shale
		Gowanda Shale
Dcy .728		Machias Formation
Dj .728	11	JAVA GROUP Hanover Shale
-	12	WEST FALLS GROUP
Dwf		Angola Shale
Dwn		Nunda Formation
Dwg		West Hill Formation
Dwr		Lower Beers Hill
Dwc Dwrg		Nunda Formation, West Hill Formation Gardeau Formation
9		

```
Dwm
        Beers Hill Shale
Dwnm
       "New Milford" Formation
Dwh
        Honesdale Formation
        Slide Mountain Formation
Dws
Dww
        Upper Walton Formation
.728
     13 SONYEA GROUP
       Cashaqua Shale
Ds
Dsw
        Lower Walton Formation
.728
     14 GENESEE GROUP AND TULLY LIMESTONE
        West River Shale
Dq
        Oneonta Formation
Dqo
Dgu
        Unadilla Formation
Dt
        Tully Limestone
.739
     15 HAMILTON GROUP
Dhmo
       Moscow Formation
Dhld
        Ludlowville Formation
Dhsk
        Skaneateles Formation
Dhpm
       Panther Mountain Formation
Dhpl
       Plattekill Formation
Dhmr
        Marcellus Formation
Dhm
        Undifferentiated Lower Hamilton Group
Dh
        Undifferentiated Hamilton Group
.739
    16 ONONDAGA LIMESTONE AND TRISTATES GROUP
Dob
        Onondaga Limestone
Don
        Onondaga Limestone
Dou
        Onondaga Limestone
Do
        Oriskany Sandstone
        Glenerie Formation
Dql
.744
     17 HELDERBERG GROUP
Dhg
        Port Ewen Formation
.744
     18 UNDIFFERENTIATED LOWER DEVONIAN AND SILURIAN ROCKS
DS
        Port Ewen thru Manlius Limestone, Rondout Dolostone
.755
     19 AKRON DOLOSTONE & COBLESKILL LIMESTONE & AND SALINA GROUP
Sab
       Akron Dolostone
Scv
       Camillus Shale
Scy
       Syracuse Formation
Scc
       Cobleskill Limestone
Ssy
       Syracuse Formation
Scs
        Cobleskill Limestone
Sv
        Vernon Formation
.755
     20 UNDIFFERENTIATED SILURIAN ROCKS I
Srp
        Rondout Formation
.755
     21 UNDIFFERENTIATED SILURIAN ROCKS II
Sbs
        Bloomsburg Formation
.755
     22 LOCKPORT GROUP
Sl
        Guelph Dolostone
.755
     23 CLINTON GROUP
Scl
        Rochester Shale
Sr
        Decew Dolostone
```

```
Sik
        Irondequoit Limestone
.817
     24 MEDINA GROUP AND OUEENSTON FORMATION
Sm
       Thorold Sandstone
SmOq
        Grimsby Formation
0q
        Queenston Formation
.113
     25 CORTLANDT AND SMALLER MAFIC COMPLEXES
Oban
       Biotite augite norite
Od
       Diorite with hornblende and/or biotite
Ohn
       Hornblende norite
Oh
       Hornblendite
       Olivine pyroxenite
0opx
       Pyroxenite
Opx
       Gabbro or norite to hornblende diorite
0gb
.64
     26 LORRAINE & TRENTON & BLACK RIVER GROUPS AND METAMORPHIC EQUIVALENTS
00
       Oswego Sandstone
        Quassaic Quartzite
0qu
Opw
       Pulaski Formation
Of
       Frankfort Formation
Osc
       Schenectady Formation
0ag
       Austin Glen Formation
       Utica Shale
Ou
       Canajoharie Shale
0c
       Normanskill Shale
On
Owl
       Walloomsac Formation
Om
       Manhattan Formation
       Iberville Shale
Oi
0sp
       Stony Point Shale
       Cumberland Head Argillite
Ocum
Ot
       Trenton Group
Obr
       Black River Group
Otbr
       Dolgeville Formation
       Balmville Limestone
Oba
Otm
       Taconic Melange
OCs
       Taconic Melange
.64
     27 CHAZY GROUP
Och
       Valcour Limestone
.75
    28 LOWER ORDOVICIAN INTRUSIVE
0s
        Serpentinite
.75
     29 BEEKMANTOWN & WAPPINGER & STOCKBRIDGE GROUPS & POTSDAM
       SANDSTONE & POUGHQUAG QUARTZITE & VERMONT VALLEY SEQUENCE
       AND METAMORPHIC EQUIVALENTS
Obk
       Beekmantown Group
Οw
       Upper Wappinger Group
OCth
       Theresa Formation
OCst
       Stockbridge Marble
OCw
       Wappinger Group
OCi
        Inwood Marble
OCs
       Cambrian thru Middle Ordovician carbonate rock
.100
Cbk
       Beekmantown Group
Cth
       Theresa (Galway) Formation
       Lower Wappinger Group
Cw
       Potsdam Sandstone
Ср
       Stissing Formation
Cs
       Winooski, Monkton and Dunham Dolostone
Cwmd
```

```
Cc
        Cheshire Quartzite
Ccd
        Cheshire Quartzite and Dalton Formation
Cpg
        Poughquag Quartzite
.139
     30 TACONIC OVERTHRUST (ALLOCHTHONOUS) SEQUENCE
Ob
       Bedford Gneiss
Ohr
       Harrison Gneiss
Oht
       Hartland Formation
Oag
       Austin Glen Formation
       Mount Merino Formation
Omi
       Pillow lava at Stark's Knob near Schuylerville, Saratoga County
Opl
       Poultney Formation ("B" and "C" Members)
qO
Osf
       Stuyvesant Falls Formation
OCu
       Undivided Ordovician and Cambrian pelite, quartzite and conglomerate
0Ce
       Elizaville Formation
.131
Cpw
       Poultney Formation ("A" Member)
       Germantown Formation
Cg
       Mettawee Formation
Cm
Cn
       Nassau Formation
Ca
       Austerlitz Phyllite
       Greenstones and tuffs and/or basalt
Cgt
       Rensselaer Graywacke
Cr
Cev
       Everett Schist
.7
     31 METAMORPHIC ROCKS OF SEDIMENTARY AND VOLCANIC ORIGIN
f
        Fordham Gneiss
        Yonkers Gneiss
У
        Poundridge Gneiss
pg
.289
     32 INTRUSIVE PEGMATITE DIKES
       Granite pegmatite dikes, unmetamorphosed
р
.155
     33 METAMORPHIC ROCKS OF IGNEOUS ORIGIN
       Olivine metagabbro
gb
.69
        metanorthosite and anorthositic gneiss
а
        Gabbroic metanorthosite and anorthositic gneiss
ao
.171
    34 METAMORPHIC ROCKS OF SEDIMENTARY ORIGIN (PROBABLY INCLUDES
        SOME METAVOLCANICS)
       ADIRONDACKS
CS
       Calcsilicate rock, dolomitic and calcitic marble
mb
        Calcitic and dolomitic marble, variably siliceous
mu
       Undivided metasedimentary rock and related migmatite
.790
       Biotite-quartz-plagioclase paragneiss, amphibolite, and related migmatite
bqp
bqpq
       Biotite-quartz-plagioclase paragneiss, commonly leucocratic
        Quartz-feldspar paragneiss with variable amounts of garnet and sillimanite
qarb
qt
        Quartzite, quartz-biotite schist and graphitic schist
.171
     35 SOUTHEASTERN NEW YORK
        Calcsilicate rock, dolomitic and calcitic marble
CS
mb
        Calcitic and dolomitic marble, variably siliceous
.412
       Biotite-quartz-plagioclase paragneiss
bqpc
qtcs
       Garnet-biotite-quartz-feldspar gneiss
        Garnet-bearing paragneiss and interlayered quartzite
qtlg
       Rusty and gray biotite-quartz-feldspar paragneiss
rg
        Sillimanite-cordierite-almandine-biotite-quartz-feldspar gneiss
SC
```

.845 36 METAMORPHIC ROCKS OF UNCERTAIN ORIGIN ADIRONDACKS Pyroxene-hornblende-quartz-plagioclase gneiss qpg ffg Ferrohedenbergite-fayalite granite and granite gneiss hqs Hornblende-quartz syenite gneiss hs Hornblende syenite gneiss Charnockite, granitic and quartz syenite gneiss phgs phqs Charnockite, mangerite, pyroxene-quartz syenite gneiss Mangerite, pyroxene-(hornblende) syenite gneiss ps .20 Amphibolite, pyroxenic amphibolite am lq Leucogranitic gneiss Biotite granite gneiss bq phg Leucogranite and granite gneiss hbg Biotite and or hornblende granite gneiss hbqo Megacrystic Biotite and or hornblende granite gneiss .845 37 METAMORPHIC ROCKS OF UNCERTAIN ORIGIN SOUTHEASTERN NEW YORK Pyroxene-hornblende-quartz-plagioclase gneiss dba .20 am Amphibolite, pyroxenic amphibolite lg Leucogranitic gneiss Biotite granite gneiss bg Biotite-hornblende granite and granite gneiss bhg hg Hornblende granite and granite gneiss .808 38 UNDIVIDED AND MIXED GNEISSES ADIRONDACKS Interlayered amphibolite and granitic, charnockitic, syenitic gneiss amg Interlayered metasedimentary rock and granitic gneiss muq ach Hybrid rock: mangeritic to charnockitic gneiss ack Interlayered gabbroic or noritic metanorthosite amu Hybrid rock: metanorthosite and sedimentary rock .808 39 UNDIVIDED AND MIXED GNEISSES SOUTHEASTERN NEW YORK Interlayered amphibolite and granitic, charnockitic, syenitic gneiss amg Interlayered metasedimentary rock and granitic gneiss muq .724 h20 40 water

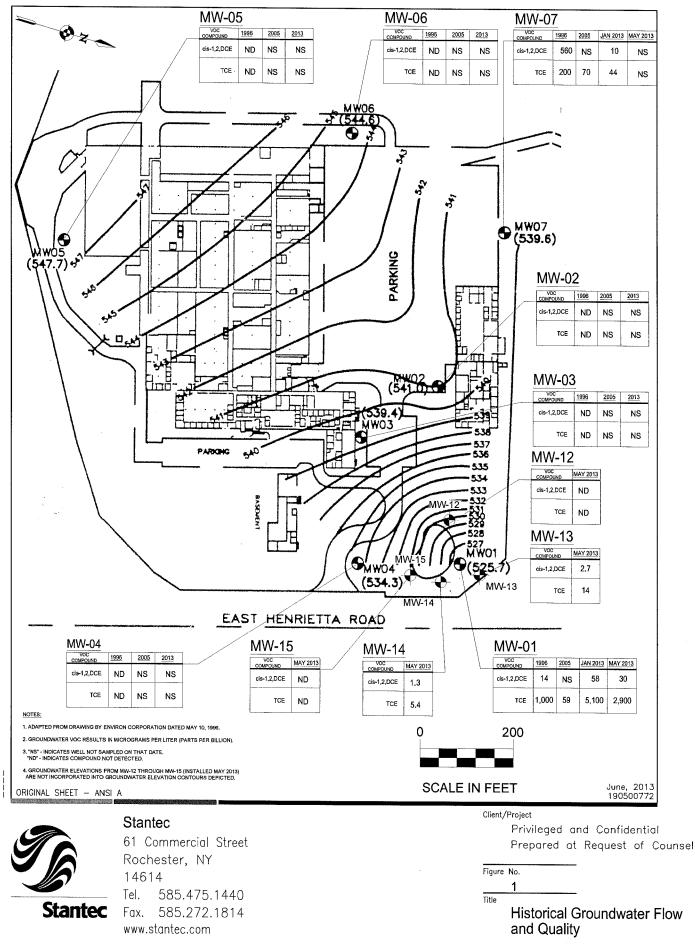
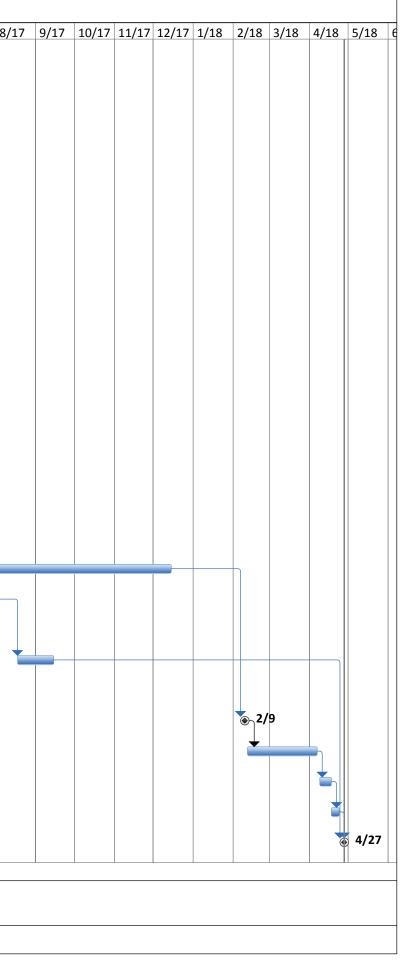


Exhibit G Anticipated Project Schedule

	Task Nama	1/10	2/10 2/10	1/10	F /4 C	CIAC	7/40	0/40	0/40	10/10	441	10 10		14 7	2107	2/47	A 14 -	F /4 7	C 10 7	7107	0.14
ID 1	Task Name Submission of BCP Application to NYSDEC	1/16	2/16 3/16	4/16	5/16	6/16	//16	8/16	9/16	10/16		16 12	2/16 1	/1/	2/1/	3/1/	4/1/	5/1/	6/17	//1/	8/1
2	NYSDEC BCP Application Review and Public Comment Period																				
3	BCA Execution																				
4	Development/Submission of Citizen Participation Plan	-																			
5	RIWP Submission to NYSDEC		3/2																		
6	NYSDEC RIWP Review and Public Comment Period	-																			
7	RIWP Implementation	-																			
8	IRM Work Plan (SSDS) Submission to NYSDEC			•	4/22																
9	NYSDEC IRM WP (SSDS) Review																				
10	IRM WP (SSDS) Implementation																				
11	Submission of RI Report to NYSDEC								3/17												
12	NYSDEC Review of RI Report																				
13	Revisions to RI Report and Resubmission	-																			
14	NYSDEC Approval of RI Report																				
15	Development/Submission of RAA/RAWP	-							+												
16	NYSDEC Review of RAA/RAWP & Public Comment Period																				
17	NYSDEC Approval of RAA/RAWP												r t								
18	RAWP Implementation																				
19	Draft SMP Development and Submission																				+
20	Draft Environmental Easement Submitted																				ן
21	Final SMP Submission to NYSDEC, Review and Approval																				
22	Final Environmental Easement Filed																				T
23	Draft FER Submission to NYSDEC																				
24	NYSDEC Review of Draft FER																				
25	Revisions to FER and Resubmission																				
26	NYSDEC Approval of Final FER																				
27	COC Issued																				
	t: 1777 East Henrietta Road Proposed BCP Schedule Wed 2/17/16		Task				Milesto	ne 🖲													
Date.	······································																				



Abbreviation	Definition
ВСР	Brownfield Cleanup Program
NYSDEC	New York State Department of Environmental Conservation
RIWP	Remedial Investigation Work Plan
IRM	Interim Remedial Measures
SSDS	Sub-Slab Depressurization System
RI	Remedial Investigation
RAA/RAWP	Remedial Alternative Analysis/Remedial Action Work Plan
SMP	Site Management Plan
FER	Final Engineering Report
COC	Certificate of Completion

Definitions of Abbreviations Used in Project Schedule:

Exhibit H

Previous Environmental Reports:

Phase I ESA for 1777 East Henrietta Road, prepared by ENVIRON Corporation, dated April 1996 Limited Phase II ESA for 1777 East Henrietta Road, prepared by ENVIRON Corporation, dated April 1996 Phase III ESA for 1777 East Henrietta Road, prepared by ENVIRON Corporation, dated May 1996 Detention Pond Investigation for 1777 East Henrietta Road, prepared by Stantec, dated June 2013 Phase I ESA for 1777 East Henrietta Road, prepared by LaBella Associates, DPC, dated February 2014 Phase II ESA for 1777 East Henrietta Road, prepared by LaBella Associates, DPC, dated April 2014 Supplemental Phase II ESA for 1777 East Henrietta Road, prepared by LaBella Associates, DPC, dated July 2014 **Exhibit I** 2011 Town of Henrietta Comprehensive Master Plan

Town of Henrietta 2011 STRATEGIC UPDATE TO THE COMPREHENSIVE PLAN



ADOPTED AUGUST 17, 2011

Prepared by:





112 Spring Street, Suite 305 Saratoga Springs, NY 12866 www.behanplanning.com

Prepared for:



Town of Henrietta 475 Calkins Road Henrietta, NY 14467

ACKNOWLEDGEMENTS

TOWN BOARD

Michael B. Yudelson, Supervisor William J. Mulligan, Jr., Councilman Janet B. Zinck, Councilwoman Jack W. Moore, Councilman Catherine McCabe, Councilwoman



Consultants: Behan Planning and Design 112 Spring Street, Suite 305 Saratoga Springs, NY 12866 www.behanplanning.com



Copyright © 2011 Behan Planning and Design All Rights Reserved

Executive Summary

The *2011 Strategic Update to the Comprehensive Plan* recognizes that the overall goals, policies, and recommendations in the *2004 Comprehensive Land Use Plan* are still applicable today. This strategic plan update focuses on setting priorities and outlining a clear course of action for advancing these priorities over the next 5 to 10 years.

Based on a synthesis of input from a community survey, public workshops, and stakeholder meetings, this plan is organized around three (3) interrelated initiatives that are intended to address the main issues of concern identified by Henrietta residents. These key initiatives are:

- Community Building
- Green Infrastructure Plan
- Economic Development Strategy

Though at first blush, some might interpret these initiatives to be in conflict with one another; in fact, they are not. The key is to find a balance between the aims of each. The places where the goals of each come together are where the strategies for creating a sustainable future for Henrietta can be found.



Community Building

Enhancing the "sense of community" in Henrietta is an issue that has been on the minds of many in the Town for several years. Though it is a caring and generous community, supportive of numerous organizations and activities throughout the region; there is a sense that residents do not identify strongly with belonging to "Henrietta". It has been noted that many of the traditional downtown-oriented communities in the region seem to have a much stronger identity or sense of place. Historically, residents might have identified with East Henrietta or West Henrietta, but this connection has waned for most. For town officials and active citizens, there is a belief that enhancing the sense of community in Henrietta would be a beneficial social outcome. Therefore, the Community Building Initiative is intended to enhance existing, and create new opportunities for residents to come together in common purpose. Through improved communication, community events, and the examination of recreation/community programs and community facility needs, the Town seeks to improve awareness and pride of place in Henrietta.

A major, longer-term recommendation of the Community Building Initiative is the creation of a Town Center (a downtown) for Henrietta. With the active participation of Town residents, local developers, area landowners, and other stakeholders, a Town Center Master Plan will be prepared in stages to create a conceptual layout for the area and evaluate a host of potential questions such as desired scale, density, design character, public amenities, and environmental and traffic impacts.

Green Infrastructure

Another needed and, according to the community survey, highly desired project that the Town will undertake is the preparation of a Green Infrastructure Plan. The Town of Henrietta has a significant amount of "grey" infrastructure – roads, water, sewer, etc. which has increased substantially over the last several decades and helped successfully grow the town to what it is today. Equally important to the success of the town and the quality of life of its residents are Henrietta's "green" infrastructure resources, such as agricultural landscapes, parks and trails. While the town has steadily added to its green infrastructure resources through greenbelts and other parks and open space projects, there is not a formalized plan to link these resources into a green infrastructure network. The Green Infrastructure Plan will create a vision and strategy for an interconnected network of open spaces throughout Henrietta.

Economic Development

In recent decades, the Town of Henrietta has witnessed consistent growth in both its residential and commercial sectors even though the Town has not had to work very hard to attract such growth. The Town has done a good job of managing its financial affairs, and having relatively low property taxes does make it more attractive for development than some other communities in the region. However, much of its development "success" can be attributed to the Town's location and regional development patterns over the last few decades.

Looking forward, however, the Town of Henrietta will take a more proactive approach to economic development. Vacant, developable land is becoming somewhat more scarce; and the community has expressed a strong preference for examining options to redevelop older, worn out commercial sites as an alternative to new commercial developments in previously undisturbed locations. This will not be easy, but there may be creative ways for the Town to encourage such redevelopment. There may also be opportunities to take better advantage of assets such as the Rochester Institute of Technology (RIT) to leverage new jobs and a more robust tax base from high technology companies attracted to the university. Achieving these types of economic development goals will require a more hands-on approach than the Town of Henrietta has been accustomed to. An initial step for the Town will be the development of an Economic Development Strategy by the Town Board.

This Executive Summary provides just a brief overview of the key recommendations for the Town of Henrietta. The following report goes into much more detail regarding each of these initiatives. It also offers a strategy for implementing these initiatives over the next several years.

Table of Contents

Executive Summary

	Page
Section I: Introduction	1
Section II: Existing Conditions	7
Section III: Vision and Goals	14
Section IV: Plan Recommendations	17
Section V: Implementation	40

Appendix A: Community Public Workshops Summary Report 2009

- Appendix B: Community Survey Summary Report
- Appendix C: Public Workshop Notes October 2010
- Appendix D: Notes from Public Information Meeting April, 25, 2011

Section I: Introduction

Overview

The Town of Henrietta adopted its most recent comprehensive plan in 2004. Since the adoption of this plan, the Town has continued to grow and prosper. Though building activity and economic activity in general, has slowed significantly since the start of the national economic downturn in 2008, Henrietta has maintained a solid fiscal position. Its low town taxes are viewed favorably by property owners and businesses alike. And overall, residents have indicated that they are quite satisfied with the quality of life in their community.

The 2004 Comprehensive Land Use Plan included a very thorough inventory of community resources and town services, a list of goals and objectives, and a series of recommendations called an "Action Plan" that was structured around the following topics:

- Land use and public policy
- Parks, recreation, and land conservation
- Economic
- Housing
- Historic resources and cultural activities
- Natural resource protection
- Agricultural
- Transportation
- Municipal utilities and community services

The final chapter of the plan was organized as an implementation matrix. Essentially this was a list of over 90 recommendations from the previous chapter (the Action Plan); noting the type of action, the relative priority of the action, agency involvement, and a short description of the action.

Since it was adopted, the Town of Henrietta has implemented some of the actions that the 2004 plan recommends. For example, the Town prepared and adopted new zoning and Rural Development Design Guidelines for lands south of the New York State Thruway. These regulations reduce the overall development density possible in this area and require the conservation of open space as part of the design and development of new subdivisions. In addition, the Town has made significant progress in terms of its parks and trails. Still, there are many recommendations that remain undone; and the Town Board has expressed a desire to update the 2004 plan with an emphasis on setting priorities and providing more information to guide the implementation of these priorities in the coming years. That is why this document is referred to as a strategic update of the comprehensive plan.



The 2011 Strategic Update to the Comprehensive Plan recognizes that the overall goals, policies, and recommendations in the 2004 Plan are still applicable today. Some information about the community has been updated in Section II: Existing Conditions; primarily this focuses on changes since 2004 including new information from the 2010 Census. Section III: Vision and Goals reviews and reaffirms these overarching statements of policy from the 2004 plan. But as the word "strategic" in the title implies, this plan update focuses on setting priorities and outlining a clear course of action for advancing these priorities over the next 5 to 10 years. Therefore, Section IV: Plan Recommendations forms the core of this document. It is organized around three (3) interrelated initiatives that emerged as priorities through dialogue with the community over several months: community building, green infrastructure planning, and economic development. The section contains

numerous recommendations under each of these initiatives. Finally, *Section V: Implementation* sets a framework for action, describing how to advance these initiatives in a deliberate and organized manner. Though progress on these types of long-term initiatives will be gradual, the implementation section should set the Town on a purposeful course toward achieving them step by step.

"Plans are only good intentions unless they immediately degenerate into hard work."

- Peter Drucker

Community Outreach

The public process that was utilized to develop this plan included several steps. These steps are summarized below. Complete notes from each of these activities are included as an appendix to this document.

Public Workshops (2) - Fall 2009

The Town of Henrietta hosted the first public workshop for the Comprehensive Plan update on Monday, October 26, 2009 at the Senior Center on Calkins Road. The meeting was very well-attended with approximately 80 participants. The meeting began with a large group discussion which focused on one simple question: When you think of Henrietta, what comes to mind? The response to this question varied from positive features such as the people who live in Henrietta, the Lehigh Valley Trail, and the Genesee River; to more negative responses such as sprawl, lack of bicycle and pedestrian options, and a feeling that the town lacks a defined "center." After the large group discussion, staff from Behan Planning and Design gave a brief presentation followed by smaller group discussions. These "break-out groups" focused on six key categories:

- Neighborhoods/Community Character/Housing
- Commercial/Retail
- Parks & Recreation
- Historic Buildings/Heritage
- Transportation & Mobility
- Agriculture

Following the group discussions the meeting participants reconvened to provide summaries of their discussions to the larger audience. The details of these discussions are included in the appendix and helped guide the discussion for the second public workshop.

The second public workshop was held on Tuesday, November 10, 2009 at the Senior Center on Calkins Road. It was also well attended with approximately 25-30 participants. Similar to the first workshop, the agenda offered opportunity for large group discussions, as well as small group sessions. The large group discussion focused on the challenges and opportunities the residents see for Henrietta. Challenges identified included: growth; maintaining open space; preserving smaller scale community areas that exist in the town; containing commercial development; maintaining the existing tax base; and traffic impacts. The opportunities that were identified were preserving farmland and taking advantage of the resources available to the town.

Like the first workshop a presentation was made after the large group discussion followed by breakout group discussions focusing on:

- Hamlets
- Economic Opportunities
- Land Use Patterns

- Parks & Recreation
- Town Center
- Multi-modal Transportation

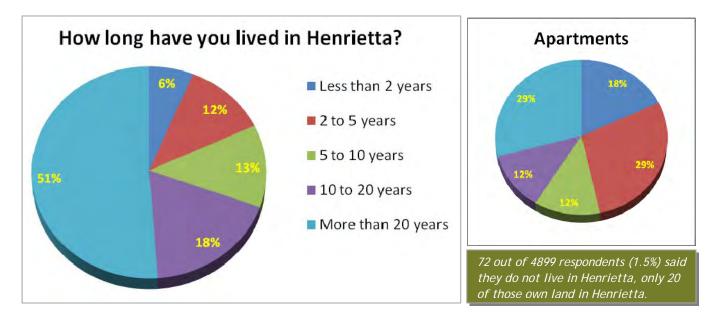
Following the group discussions the meeting participants again reconvened to provide summaries of their discussions to the larger audience. The details of these discussions are included in the appendix and, along with the first workshop discussion, formed the basis for the community survey completed in the summer of 2010.

Community Survey - Summer 2010

Approximately 15,000 survey questionnaires were mailed to Town residents at the beginning of the summer 2010. The Town developed a mailing address database for this purpose that included owners of all residential tax parcels and occupants of units in apartment complexes within Henrietta (not including RIT dormitories).

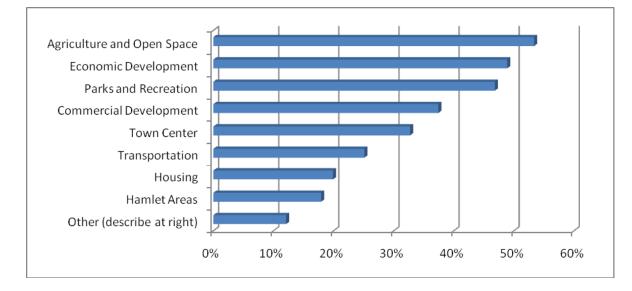
In the end, approximately 4,900, or 32%, of the questionnaires were completed and returned to the Town to be scanned and analyzed. That is a very high response rate for a survey of this type and provides a high level of confidence that the results are representative of the Town's population as a whole. Statistically, we can be 99% certain that the response to any question on this survey is within +/-2 (the margin of error) of the actual value for the entire population surveyed.

A report summarizing the survey results is included in the appendix, below are some excerpts from that report that highlight some of the key findings.



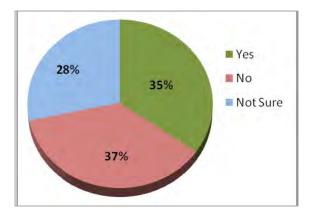
Survey Question #20: In your opinion, which are the three (3) most important issues that should be addressed by the Town as it updates the Comprehensive Plan? <u>Please select three (3)</u>

Over half of respondents selected Agriculture and Open Space as one of their top three priorities. As can be seen in the chart below, Economic Development and Parks and Recreation were a close second and third. The top three priority categories accounted for just over half of all responses received for this question. Around one-third of respondents selected Commercial Development and/or Town



Center as a priority, followed by Transportation with approximately ¼ of respondents listing that as one of their priorities.

Survey Question #21: The Town Board always strives to keep the Town's share of property taxes as low as possible. However, we recognize the value of investing in the Town's future through sound planning that leads to action. Completing some of the studies indicated above and implementing programs or projects that might result from these studies will require the Town to spend some money. The Town will always look for outside sources of funding (i.e. grants) first; but if it is necessary, would you be willing to accept a modest increase in your local property tax to see these issues addressed over the next few years?



	Yes	No	Not Sure	
Less than 2 years	26%	39%	35%	
2 to 5 years	35%	37%	29%	
5 to 10 years	35%	37%	29%	
10 to 20 years	35%	36%	28%	
More than 20 years	37%	36%	27%	

The response to this question was roughly split into thirds among "Yes", "No" and "Not Sure". It is encouraging that 35% of respondents said "Yes" with such limited information. The 28% who were "Not Sure" might reasonably want more information before committing to the idea of even a "modest" increase in taxes. There also appears to be a slight increase in the willingness to invest in such work based on the length of time a respondent has lived in Henrietta - from a low of 26% among those living in town less than two years, to a high of 37% for those living in town for over 20 years. The percentage of respondents who said "No" does not vary significantly, but longer term residents were less likely to answer "Not Sure." Perhaps those who have lived in Henrietta for a long time have witnessed more change and are, therefore, more inclined to want to invest in planning to manage the Town's future growth.

Some comments in regard to this question included:

- "I live in Henrietta because of the low taxes"
- "Depends on what modest is"
- "Some money spent wisely is fine, but major steps have to be taken to specify exactly what you intend to get out of the monies spent"
- "modest"
- *"Maybe something else should be removed from budget to accommodate planning costs"*
- "We pay too much now! I am okay with going without"
- "Depends on the plan"
- "Would depend on the amount of tax increase, our property values keep getting re-assessed as it is, thereby raising taxes indirectly. I would want a comprehensive study done before I would fully support"
- "Do make do with less. I have to!"
- "Yes if needed"

Based on the survey results, there are clearly a number of issues that residents would like to see addressed in Henrietta, including Agriculture and Open Space, Economic Development, Parks and Recreation, and others. It is equally clear that the community appreciates and wishes to maintain a fiscally conservative approach to resolving these issues.

Public Workshop and Stakeholder Meetings - Fall 2010

On October 13, 2010 a public workshop was held at Town Hall to review the results of the community survey and gather feedback from the community. Over 20 residents attended the meeting. The meeting consisted of a PowerPoint presentation by Behan Planning and Design that stepped through each of the survey questions followed by the responses. Input on each question was solicited from the audience and a summary of their responses is included in the appendix. Overall, participants thought the survey results were very useful and that they provided a good indication of the community's priorities. There was also some thoughtful criticism of a couple of the survey questions. For example, for the question regarding the adequacy of the Town's recreational facilities it was suggested that it would have been better to first ask whether the survey respondent used these facilities. The sense was that those who actually use the facilities might have been less satisfied with their condition; and in particular it was noted that the Town's excellent and popular gymnastics program does not have an adequate facility.

Stakeholder meetings were held at Town Hall on November 9th and 10th, 2010 and at the Senior Center on November 15th, 2010. These meetings focused on both the community survey results and the preliminary ideas for the comprehensive plan update. The preliminary ideas focused on the priorities indicated from the survey results, the top five (5) of which were: Agriculture and Open Space, Economic Development, Parks and Recreation, Commercial Development, and Town Center. From these discussions, the notion of three (3) key initiatives was born. They are:

- An initiative focused on *Community Building* this might include the recreational component of the Parks and Recreation issue, the notion of the Town Center, and perhaps other activities.
- A *Green Infrastructure Plan* combining the priority issues of Agriculture and Open Space with Parks and Recreation
- An *Economic Development Strategy* combining the priority issues of Economic Development and Commercial Development as these were described in the survey.

These meetings consisted of small groups of individuals representing a wide range of organizations and interests, including:

- Area Homebuilders and Commercial Developers
- Community Service Organizations
- Planning, Zoning, and Conservation Boards
- Education, Public Library, Faith Community
- Town Employees
- The Youth Asset Team

From these discussions, the Town Board met on several occasions to discuss and prepare a draft of the 2011 Strategic Update to the Comprehensive Plan.

Public Meeting - 2011

A public meeting to present the draft comprehensive plan update to the community was held on April 25, 2011.

Section II: Existing Conditions

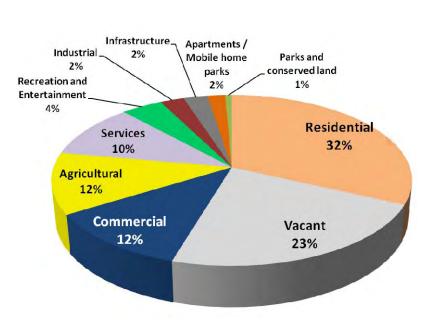
The 2004 Comprehensive Land Use Plan provides a detailed inventory for the Town of Henrietta, and as such this update shall only note some significant changes in existing conditions that have occurred since completion of the plan. Existing data that may not have been included in the 2004 plan has also been added here as appropriate.

Land Use

Comparing land use data between the previous comprehensive plan and existing conditions is difficult due to inconsistencies in real property classifications. Instead, a simple review of 1999 aerial imagery, compared with current imagery (2009) and parcel data was performed to assess land use changes over the past decade. Based on the analysis approximately 900 acres of land have been converted to residential uses (both developed and approved/subdivided lots) in the last ten years. Approximately 400 acres have been converted to commercial uses, and approximately 50 acres have been converted to industrial uses. Of the approximately 1,350 acres of land converted for development by 2009, it appears that approximately 710 acres was in agricultural production and the remaining approximately 650 acres was vacant land in 1999. In addition to the approximately 710 acres of agricultural land lost to development, another approximately 210 acres of agricultural land appears to have transitioned to non-productive vacant land by 2009 (thus the net change to vacant land was -434 acres). The table below provides a brief summary of this data:

1999 to 2009 Comparison					
Land Use	Change				
Residential	+902 acres				
Commercial	+404 acres				
Industrial	+50 acres				
Agriculture	-921 acres				
Net Vacant	-434 acres				

Based on data obtained from Monroe County, an annual average of 155 residential single-family building permits were issued between 2002 and 2009 for the Town of Henrietta. addition over 200 apartment In permits and nearly 70 townhome permits were issued over this same While 2008 and 2009 saw period. 102 single-family only 108 and respectively; permits issued Henrietta led the county in singlefamily permits from 2006 on. In 2004 only the Town of Webster had more permits, and in 2003 and 2002 Henrietta was third in permits behind Webster and Greece. Data for 2005 was unavailable.



Land use distribution based on January 2011 Real Property tax parcel data.



An example of new residential development in Henrietta that has occurred in the last few years that is "suburban" in nature.

Based on Monroe County Real Property data there were 1,114 homes built in Henrietta between 2003 and 2010, and it appears that an additional approximately 270 residential lots were created over that same time. While data for non-residential development is sparse, there were at least 55 new non-residential buildings constructed over this same time frame. A significant amount of the residential development appears to have occurred in the southwest "quadrant" of Henrietta, while the non-residential development appears more centralized to the town, primarily flanking I-390 south of Calkins Road, with another stronger concentration along Jefferson Road. The map on the following page illustrates some of the recent development patterns in the town.

The 2004 plan states that agriculture comprised 2,245 acres of land in 2000, which was noted to be 36% less than the 3,518 acres reportedly existing in 1997. However the agricultural numbers from the 2004 plan may be underreported due to several factors including the misclassification of land as vacant and the exclusion of properties that have agriculture as a secondary use. The 2010 real property data classifies 2,350 acres in agricultural use, not including properties that appear to have

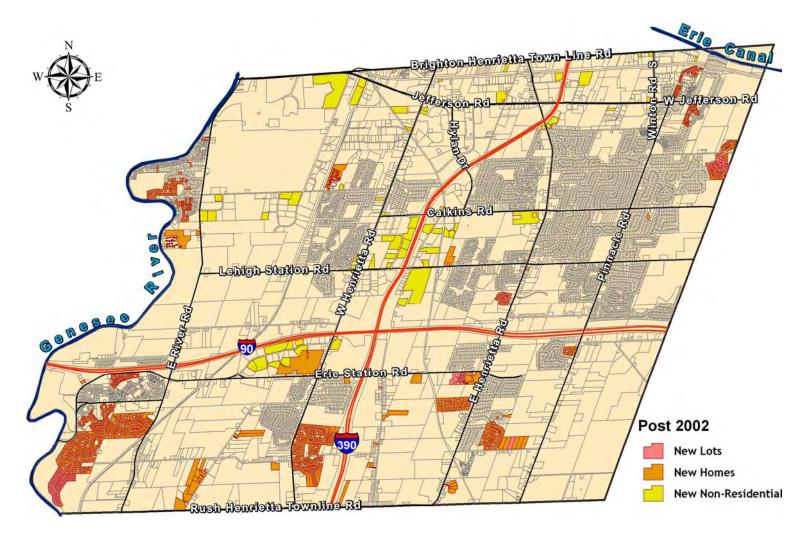
secondary agricultural uses (and which are therefore classified as something other than agriculture, such as rural residential or There is a considerable amount of vacant). agricultural land on the RIT campus, for example, which is classified as an institutional use, rather than agricultural, due to its It is clear from the analysis of ownership. aerial photo imagery described on the last page that approximately 900 acres of previously agricultural land has been taken out of agricultural production in the last decade. Some of this land was converted for development and some of it was simply allowed to go fallow. The future of farming in Henrietta remains a subject that deserves more attention and study going forward.



An example of new residential development in Henrietta that has occurred in the last decade that follows a "hamlet-style" approach.

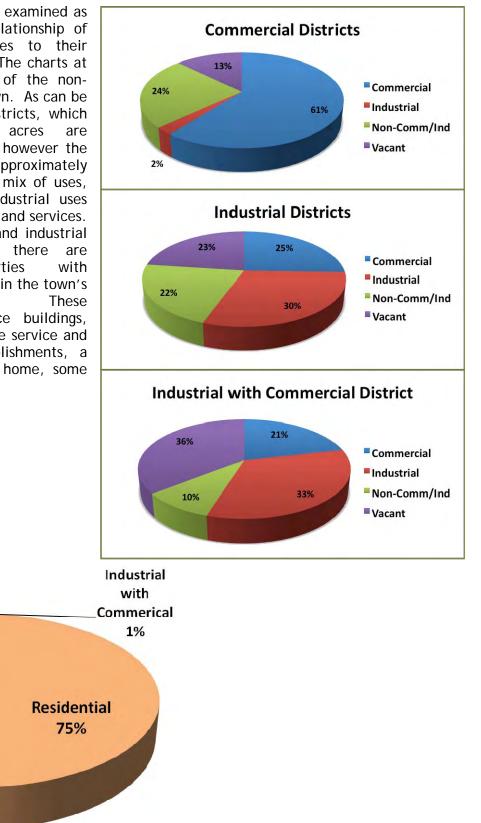


Not all new development in Henrietta occurs on open land – this example shows how land formerly owned by RIT (top photo:2003) was redeveloped into an active adult community (bottom photo:2009) that is part of the award winning "Sustainable Henrietta."



Zoning Analysis

One aspect of land use that was examined as part of this project, is the relationship of industrial and commercial uses to their corresponding zoning districts. The charts at left illustrate the composition of the nonresidential zoning districts in town. As can be seen the commercial zoning districts, which total approximately 1,360 acres are dominated by commercial uses, however the industrial districts, which total approximately 3,560 acres, contain more of a mix of uses, including non-commercial or industrial uses such as residential, institutional, and services. In addition to the commercial and industrial uses within these districts, there are properties approximately 35 with commercially classified uses within the town's residential zoning districts. These commercial uses include office buildings. converted residences, automobile service and gasoline stations, eating establishments, a hotel, a greenhouse, a funeral home, some parking lots, and a warehouse.



Distribution of zoning districts in the Town of Henrietta

Commercial.

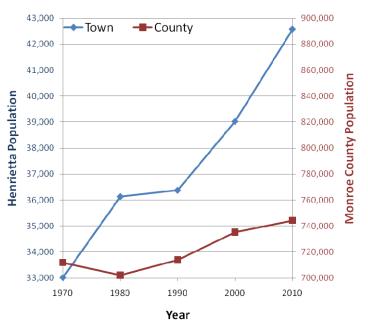
7%

Industrial 17%

Demographics

According to the 2010 Census, the population of Henrietta is 42,581 people. Keeping in mind this is an estimated number, this represents an approximately 9% increase in total population from the 2000 census population of 39,028. The estimated population is also approximately 1.6% higher than the projected 2010 population in the 2004 Land Use Plan, indicating that the town has grown slightly faster than previously expected. Βv comparison Monroe County total population increased by approximately 1.2% from 2000 to 2010. The average household size for Henrietta is estimated to be 2.64 persons per household, this is statistically unchanged from the 2000 estimate of 2.6 persons per household.

The 2010 census indicates the number of housing units in the town has increased by approximately 21% since 2000, to a total of 16,078 units, while the vacancy rate has increased slightly from 3.1% to 3.9%. Based on the census data 2,835 new housing units have built in Henrietta since 2000. This number



Comparison of population change for Henrietta and Monroe County. Both vertical axes span a 30% range – as can be seen the growth in the town has outpaced the county, with the exception of 1980 to 1990 where the county saw slightly higher growth, albeit after seeing a decrease in growth from 1970 to 1980.

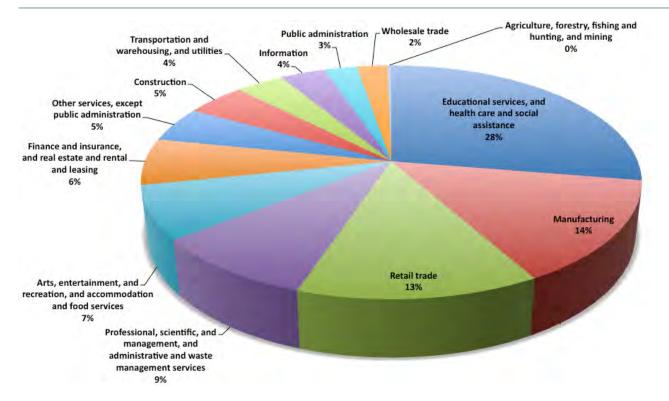
seems consistent, if not a little higher, than the estimated 1,300 new single-family homes built over this time based on parcel data and the several townhome, apartment, and/or senior housing projects that were also built.

According to the 2009 American Community Survey (ACS), administered by the US Census Bureau, over the 2007-2009 time period the estimated median home value was \$135,000. In 2000 the median home value was reportedly \$96,300, a change of approximately 40%. Current median home values, however are believed to be lower than the 3-year average reported by the ACS, since the housing market significantly declined at the latter end of the sample range and continued to do so through 2010.

The median age in Henrietta appears to have continued to increase as the ACS estimate of 31.7 is approximately 6% older than the median age of 29.8 reported in 2000. Given the recent survey results that showed a significant percentage of survey respondents have lived in Henrietta for over 20 years, it stands to reason that the median age would increase as the Henrietta population seems to be "aging in place."

The median household income, from the 3-year ACS estimates, is \$58,991, which is an approximately 15% increase from 1999. The ACS estimates show only 6.2% of Henrietta's population is below the poverty level, a decrease from approximately 9% in 1999.

Approximately 65% of the population age 16 and over was employed between 2007-2009, with 85% employed by private industry, 12% employed by the government, and the remaining ~3% self-employed. Approximately 27.6% of the workforce reportedly was in the education, health care, or social assistance field. Manufacturing and retail were the second largest employers at 14.2% and 13.3% respectively. A full breakdown by employment sector is shown in the following chart:



According to the ACS data, approximately 88% of Henrietta's population commutes to work by car, approximately 11% of those commuters carpool. The reported mean travel time to work is 16.2 minutes. Approximately 7.6% reportedly walked to work, compared to 6.3% reportedly walking in 2000, and less than 1% utilize public transportation. By comparison 3.2% of total Monroe County residents are estimated to walk to work and 2.8% take public transportation.

The Rush-Henrietta Central School District's enrollment for the 2009-2010 school year was approximately 5,700 students, approximately 3% less than in 2002.

Traffic

As noted previously, the vast majority of residents in Henrietta commute via automobile. Also the population of Henrietta has continually increased over time as has the number of commercial and industrial facilities. These factors combine to create increased traffic volume in Henrietta. As the table below shows the average annual daily traffic (AADT) volume estimates from the New York State Department of Transportation show an increase in traffic throughout most of the town in the last decade. East Henrietta Road (aka NY-15A) saw a considerable increase between 1999 and 2005 from the southern town line to Lehigh Station Road (Route 253). There were several new residential developments along this road segment over the last decade that could account for some of this increase in traffic volume.

2011 STRATEGIC UPDATE TO THE COMPREHENSIVE PLAN

Roadway	Segment	AADT	Year	Length	AADT	Year	Change
NY-15 (West Henrietta Road)	Martin Rd. to start 253 Overlap	5,261	1998	1.1	5,542	2009	5%
	Start 253 Overlap to End 253 Overlap	16,835	2000	1.4	20,981	2009	25%
	End 253 Overlap to Calkins Rd.	12,909	2000	0.7	15,571	2009	21%
	Calkins Road to Route 252	20,550	1998	1.5	23,445	2008	14%
	Route 252 to Town Line Rd. (CR 67)	28,921	1996	0.5	34,107	2009	18%
NY-15A (East Henrietta Road)	Town Line Rd. (CR 67) to Route 253	6,353	1999	3.1	10,833	2005	71%
	Route 253 to Calkins Rd.	16,424	1998	0.7	16,892	2007	3%
	Calkins Rd. to I-390	19,644	1996	1.1	20,047	2009	2%
	I-390 to Route 252	21,467	1998	0.2	20,473	2009	-5%
	Route 252 to Town Line Rd. (CR 85)	27,062	1997	0.7	24,297	2008	-10%
NY-253	Start Rte 15 Overlap to End Rte 15 Overlap	16,835	2000	1.4	7,321	2009	-57%
(Lehigh Station Road)	End Route 15 Overlap to I-390	20,735	2000	0.5	23,577	2009	14%
	I-390 to Middle Rd. (CR 88)	10,029	1997	0.1	12,508	2008	25%
	Middle Rd. (CR 88) to Route 15A	7,947	1995	1.4	8,832	2007	11%
	Route 15A to Pinnacle Rd. (CR 92)	8,842	1998	1	9,129	2007	3%
	Pinnacle Rd. (CR 92) to Route 65)	2,306	1997	1.9	2,707	2007	17%
NY-252	John St. to Route 15	23,906	2000	0.9	24,363	2009	2%
(Jefferson Road)	Route 15 to Hylan Rd.	35,323	2000	0.3	32,202	2008	-9%
nouuj	Hylan Rd. to Clay Rd. (CR 96)	30,211	2000	0.6	30,103	2009	0%
	Clay Rd. to Route 15A	34,404	2000	0.4	37,318	2007	8%
	Route 15A to I-390	34,329	1996	0.2	28,401	2008	-17%
	I-390 to Saginaw Dr.	31,470	1997	0.6	30,041	2008	-5%
	Saginaw Dr. to Winton Rd. (CR 98)	25,431	1998	0.6	26,431	2007	4%
	Winton Rd (CR 98) to Edgewood Ave (CR 102)	19,791	1996	0.5	20,120	2007	2%

There is a somewhat anomalous decrease in traffic volume (57% decrease) between 2000 and 2009 along West Henrietta Road where Route 253 and Route 15 overlap. What is particularly odd about this apparent decrease is the development of Erie Station Village between 2000 and 2009. Traffic would be expected to increase rather than decrease with the addition of these new housing units. The rest of West Henrietta Road seems to have had an average 16% increase in traffic, thus adding to the anomalous nature of this particular road segment. It should be noted that a detailed traffic and transportation analysis was not a component of this planning effort.

Section III: Vision and Goals

The Community Goals and Objectives from the 2004 Comprehensive Land Use Plan continue to be relevant today. This Strategic Update to the Comprehensive Plan merely reaffirms these general statements of policy from the 2004 document; and as noted earlier, focuses instead on setting priorities and providing information to guide the implementation of these priorities in the coming years. However, it is useful to briefly review the community goals and objectives since they do still form the basis for the plan recommendations that follow.

The 2004 document does not articulate an overall community vision as such. However, its' intended purpose - to "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" (page 4-1) - is instructive of the community's desires. The 2004 plan describes Henrietta as follows:

"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." (Page 2.1-1)

These notions of *a suburban and rural town working to maintain a balance between appropriate development and the preservation of its community character and quality of life* form the basis of Henrietta's vision for the future.

In order to achieve this vision, the 2004 document lists a series of goals organized by headings that match the inventory and policy areas of the Comprehensive Land Use Plan. They are:

Land Use Goals

- Direct and Manage New Development
- Preserve Important Agricultural Land Uses and Undeveloped Rural Lands
- Enhance Town Identity and Spirit by Creating Focal Points/Central Meeting Places
- Minimize Conflicts Between Competing Land Uses
- Maintain an Effective, Efficient, and Up-To-Date Planning and Land Use Development Process

Economic Development Goals

- Preserve and Strengthen a Diversified Economy for the Town of Henrietta
- Keep Taxes Low in the Town

Housing Goals

- Promote Diverse Housing Opportunities for All Residents of the Town of Henrietta
- Protect Existing Residential Areas in the Town

- Determine the Areas Where Residential Growth Should Occur and Direct That Growth Appropriately
- Encourage the Rehabilitation of Existing Substandard Housing

Parks, Recreation, and Land Preservation Goals

- Improve Recreational Facilities in the Town of Henrietta and Ensure That They Are Accessible and Meet the Diverse Recreational Needs of All Residents
- Preserve Rural, Undeveloped Land That Protects Cultural, Scenic, and Natural Features and Helps to Maintain the Town's Character
- Develop Linkages, Where Possible, Among the Town's Recreational and Open Space Resources, Community Facilities, Residential Neighborhoods, and Recreational Opportunities in Adjoining Municipalities
- 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

Cultural Resource Goals

• Promote the Historic and Cultural Heritage of the Town of Henrietta through the Preservation of Historically Significant Features

Visual Character Goals

- Maintain and Enhance the Rural Visual Character of the Town of Henrietta
- Continue to Improve the Appearance of All Existing Commercial Areas in the Town
- Improve and Strengthen the Character and Visual Quality of Existing Residential Neighborhoods Including the Hamlet Areas

Environmental Goals

- Preserve and Enhance the Water Quality and Habitat Value of the Genesee River and Its Tributaries, Feeder Streams, Trees and Other Vegetation
- Promote the Quality and Integrity of Natural Ecosystems and Areas of Biological Diversity
- Work Toward the Remediation and Reuse of Environmentally Contaminated Sites or "Brownfields"

Public Infrastructure and Community Facility Goals

- Promote the Maintenance, Enhancement, and Development of Municipal Utilities That Meet the Needs of as Many People as Practicable in the Most Cost-Efficient Manner
- Provide Adequate Community Services and Facilities That Meet the Needs of All Residents in an Efficient and Cost Effective Manner

Transportation Goals

- Maintain and Enhance the Existing Roadway Network and Improve Traffic Flows and Safety in the Town
- Provide a "Pedestrian-Friendly" Atmosphere in the Town

- Enhance the Appearance of the Roadways in the Town
- Ensure Access to Commercial Centers by Nearby Residents

Beneath each goal, the 2004 Comprehensive Land Use Plan lists a number of possible objectives that support achievement of the stated goal. The objectives are somewhat more specific and, though not re-stated here, they continue to be valid guides for policy and action by the Town going forward.

Section IV: Plan Recommendations

In thinking about and planning for the future, many communities have introduced the idea of *sustainability* as an organizing principle. A common definition of sustainability is:

"The ability to meet the needs of the present without compromising the ability of future generations to meet their own needs" (ICLEI USA)

By extension, a sustainable community is one that addresses the issues and opportunities of today with an eye to the long-term impacts and outcomes of its actions on future residents of the community. As illustrated at right, sustainable communities are said to be built upon three, interrelated pillars - Social, Environmental, and Economic. Though at times these values may appear to be in conflict with one another, the key to achieving sustainability is to find the places where they come together. Working toward a balance between the aims of these three pillars is the goal of sustainability planning.



As noted earlier, based on input from the community survey and subsequent discussions with the community, three (3) significant priorities have emerged for Henrietta during this planning process. The first emerged indirectly from the survey and through follow-up conversations with stakeholders and the general public. This priority has to do with Henrietta's sense of identity or community. Based on ideas from these discussions, the first key initiative for the Town going forward should be one that focuses on *Community Building*. This might include the recreational component of the Parks and Recreation issue, the notion of the Town Center, and perhaps other community-building activities. The second priority includes the issues of Agriculture and Open Space as well as Parks and Recreation. These two topics were rated as the first and third highest priorities respectively by respondents to the community survey. Combining these two issues, it is believed that one of Henrietta's key initiatives going forward should be to develop and implement a *Green Infrastructure Plan*. A third and final priority for Henrietta combines the issues of Economic Development and Commercial Development, the second and fourth highest priorities respectively according to the community survey. Combining these two should be to develop and implement an *Economic Development Strategy*.

Though at first blush, some might interpret these initiatives to be in conflict with one another; in fact, they are not. For example, it is sometimes argued that the goals of natural resource / open space protection are at odds with economic development. But as a community we cannot compete for modern industries and good-paying jobs without maintaining a high quality of life that comes, in part, from protecting important natural resources and community character. By the same token, we cannot afford to enhance the community's green infrastructure without a robust local economy and sound fiscal position. Just as the illustration of the three, interrelated pillars above suggests, the key is to find a balance between the aims of each. The places where the goals of each come together are where the strategies for creating a sustainable future for Henrietta can be found.



So, for Henrietta to achieve a sustainable future, this Strategic Update of the Comprehensive Plan is organized around three (3), interrelated initiatives:

Social = Community Building Environmental = Green Infrastructure Plan Economic = Economic Development Strategy

Initiative 1 - Community Building

Enhancing the "sense of community" in Henrietta is an issue that has been on the minds of many in the Town for several years. Though it is a caring and generous community, supportive of numerous organizations and activities throughout the region; there is a sense that residents do not identify strongly with belonging to "Henrietta". It has been noted that many of the traditional downtown-oriented communities in the region seem to have a much stronger identity or sense of place. Historically, residents might have identified with East Henrietta or West Henrietta, but this has mostly disappeared. For town officials and active citizens, there is a belief that enhancing the sense of community in Henrietta would be a beneficial social outcome.

Building a sense of community in a large and diverse suburban town is not a simple task, but there are several activities that the Town could support or facilitate to improve awareness and pride of place in Henrietta. They include:

- Continue Communication Improvements -
 - expand on efforts to improve communication via new media (Internet, social media, etc.) while continuing to provide more traditional outreach (newsletters)
 - Develop some type of branding for Henrietta make it easy for people to identify communications, activities, events, facilities, etc. from Henrietta.
- **Community Events** facilitate and partner with organizations in the community to create and expand community building events music, outdoor concerts, a Farmer's Market, etc.
- Recreation/Community Programs along with schools, recreational and community programs bring people in the community together. Whether it is activities for seniors at the Senior Center, athletic programs for youth, or other similar programs, residents from all around the community benefit from these opportunities. Growing these programs to meet changing community needs in a fiscally responsible manner is an important component of creating pride and sense of place in Henrietta.
- Community Facilities the Town of Henrietta should also investigate its current and future needs regarding public facilities such as the Town Court, the library, a potential recreation/community center, etc.
- Consider creation of a Town Center in Henrietta - the 2004 Comprehensive Land Use Plan suggested that Henrietta consider the idea of creating a "Town Center" in Henrietta. This idea continues to generate quite a bit of interest in the community. The scattered nature of development in Henrietta, and the absence of a physical center or downtown, makes it more difficult to foster the sense of community that a downtownoriented community such as Fairport engenders. Creating a Town Center use (residential, mixed а commercial, and civic), walkable,



This area of Henrietta, along East Henrietta Road and including lands to the west between Calkins Rd. and Lehigh Station Rd., has been identified as the location of a potential "Town Center."

center of activity for Henrietta is viewed as a physical manifestation of the desire to build a sense of community here.

The map above illustrates the potential location of a Town Center in Henrietta. This area along East Henrietta Road, and including lands to the west between Calkins Road and Lehigh Station Road, contains the Town Hall, Senior Center, Library, and the Veteran's Memorial Park. In addition to the town land, it incorporates the Monroe County Fairground and privately owned land (primarily commercial and vacant) in this area. In total, there are approximately 340 acres of land shown here. This location is fairly central in the Town and is close to the most highly concentrated residential neighborhoods in Henrietta. It is also served by RTS (Regional Transit Service).

The Town of Henrietta is not alone in its desire to create a Town Center where none has existed before. There are a number of examples of this type of development – all based on the principles of New Urbanism - around the country. A few examples include:

Mashpee Commons - The Town of Mashpee on Cape Cod does not have an established, historical Town Center. However, beginning over twenty years ago a central location in the Town at the intersection of three busy roads has slowly been transformed from a suburban strip shopping center to a walkable, village-scale shopping area, and finally to a full mixed-use Town Center. The project has evolved slowly due to significant opposition to development on Cape Cod generally, but has continued to progress due to the hard work and perseverance of the developer. Working with the community to resolve issues, Mashpee Commons has become much more than a shopping destination. The addition of new residential neighborhoods adjacent to the commercial center, inclusion of a great diversity of housing types (small lot detached units, townhouses, apartments over commercial, live/work units, market rate and

affordable units, etc.), and the incorporation of public buildings and civic spaces (such as a post office, public library, church, and town green) into the project are excellent examples for other suburban retrofit projects to copy. Development is now regulated by the Mashpee Commons Code (2002) which includes a Regulating Plan, Urban Standards, Architectural Standards, Thoroughfare Standards, and Landscape Standards.¹

 Kentlands - Located in the City of Gaithersburg, Maryland, Kentlands was started in the late 1980's by developer Joe Alfandre. The original 350 acre site of the former Kontlands Farm was transformed



Mashpee Commons on Cape Cod, Massachusetts

former Kentlands Farm was transformed over many years into several neighborhoods incorporating many types of residences (small lot single family homes, townhouses, apartments, live/work units, etc.), a "downtown" commercial district, protected natural areas, civic spaces and pocket parks, and several public uses such as an elementary school, a church, and an art center. The project was built based on the principles of New Urbanism, with walkable, interconnected blocks, mixed-uses, and careful attention to urban design and

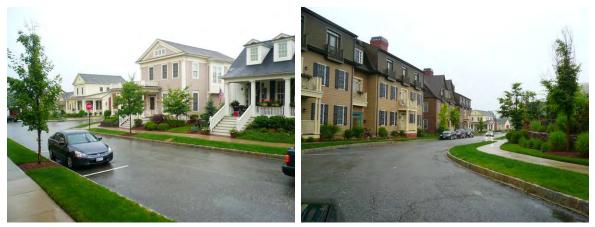
¹ Ellen Dunham-Jones and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. John Wiley& Sons, 2009.

architecture that creates the sense of place of a traditional neighborhood. With the active participation of the City of Gaithersburg, and the involvement of additional developers, the area has expanded over the years to over 600 acres; all designed using the same principles. It now includes additional neighborhoods and several pedestrian-oriented commercial districts with several thousand residents and over a million square feet of commercial and office space. Improved transit connections (light rail or busway) to other parts of the region are also in the works.



Images from Kentlands in Gaithersburg, Maryland

 Warwick Grove - located at the edge of the historic Village of Warwick in Orange County, New York, Warwick Grove is a new, traditionally designed neighborhood for "active adults". Though it is an age-restricted community and it does not contain commercial development, it is still a very good example of traditional neighborhood design with mixed housing types, beautiful civic spaces, and a pedestrian-oriented environment. This project is of a much smaller-scale than the two described above, with approximately 200 housing units on about 130 acres, much of the land preserved under conservation easement. However, it fits nicely into its rural, Hudson Valley setting.



Warwick Grove – a traditional neighborhood development (TND) in Warwick, New York

The Town of Henrietta has a pair of local projects that can also serve as models for development in its Town Center. Erie Station Village is a new multifamily housing neighborhood in the Hamlet of West Henrietta. Its pedestrian orientation, interconnected street network, public spaces, and use of vernacular architectural styles make it an excellent example of many of the elements of traditional neighborhood development. Though it lacks true mixed-use (the same developer is building some nicely-designed, small-scale commercial buildings on adjacent land but these are not integrated with the residential neighborhood) and its connections to the heart of the hamlet are incomplete; the project still stands out as unique in the Town and the region.

The Park Point development is located at the corner of Jefferson Road and John Street. Adjacent to the RIT campus, the project was built by a private developer and serves the campus community and the public at large. It contains a large bookstore (which serves as the campus bookstore), ground level retail and restaurants with three stories of apartments above, all surrounding a large and attractive



Left: Erie Station Village in West Henrietta. *Right:* Park Point – adjacent to the RIT campus at the corner of Jefferson Road and John Street

outdoor gathering space. In the warmer months, the outdoor plaza is a very popular place with students and residents of the community, and it also hosts music and other popular events. The project is a good model of mixed-use development with a pedestrian-orientation (at least internally). It is served by RTS bus, but its context - surrounded by surface parking and largely disconnected from adjacent residential and commercial uses (except by car) - is not ideal. Still, both Erie Station Village and Park Point can be used as examples of the type of development that might be considered for a Town Center in Henrietta.

Before the idea of a Town Center can really be advanced, there are many potential issues that will require examination. As a first step, the Town of Henrietta should develop a *Town Center Master Plan*. With the active participation of Town residents, local developers, area landowners, and other stakeholders, a Town Center Master Plan could create a conceptual layout for the area and examine a host of potential questions, such as:

- What is the desired scale, density, and design character for development in the Town Center?
- Can the Town Center layout be configured to incorporate existing commercial structures and public facilities in an appropriate manner? Can some of these exisiting structures or sites be retrofitted to better conform to the Town Center design?
- What public amenities and civic uses should be incorporated into the Town Center?
- What is the appropriate mix of commercial, residential, and other uses? How should these be organized? What is the market for these various forms of development in Henrietta?
- How can East Henrietta Road be made more bicycle, pedestrian, and transit friendly? How can each of these travel modes be incorprated throughout the Town Center?
- Should the focal point for development in the Town Center be along East Henrietta Road or along a new "Main Street" created as part of the Town Center?
- What should the street network in the Town Center be like? How can it be integrated with surrounding streets and neighborhoods without negatively impacting these neighborhoods?
- How should parking be incorporated into the development without detracting from the walkable nature of the Town Center?
- What are the potential environmental and other impacts of the proposed development? How can any negative impacts be mitigated?
- o Can this vision be accomplished in phases? What should these be?
- What are the potential roles of the Town in facilitating development of the Town Center in accordance with the vision established in this plan? What level of public involvement might be necessary? What are we comfortable with in Henrietta?
- Are there potential partnerships with other public agencies and/or with the private sector that might benefit this effort?

These are just some of the questions that will likely require investigation. The work of developing answers to these questions could be accomplished in one intensive effort, or it could be undertaken in phases. For example, it might make sense to start with a visioning effort, working with the community to better understand alternative scenarios and to come to some agreement about the big picture - what do we want to see here? Once the vision for the Town Center becomes clearer, it will be easier to examine the more detailed questions and to create a blueprint for implementing the vision.

Town of Henrietta Community Building

A Positive Community Is:

- Where people share their talents and work together for the common good.
- Where people feel a sense of belonging
- Where people have a voice
- Opportunity for personal growth / empowerment
- Where people feel safe and respected

Valuing Diversity and Building Cultural Competence

- Bring Faith Communities Together
- Community discussion groups
- Social and Cultural activities
 - o MLK celebration

Engaging Our Adults

- Youth Board/Recreation Commission
- Neighborhood groups/ Neighborhood Ambassadors
- Special events
- Adult recreation programming
- Volunteer opportunities/ Town "wish list"
- Town events web link
- Expand collaborative efforts

Engaging Young People

- Youth /adult partnerships
- Build strong relationships w/ community groups
- Provide opportunities for involvement

Civic Engagement

- Provide opportunities to share community interest/needs
- Community "Speak Out"
- Opportunities for evaluation/ review

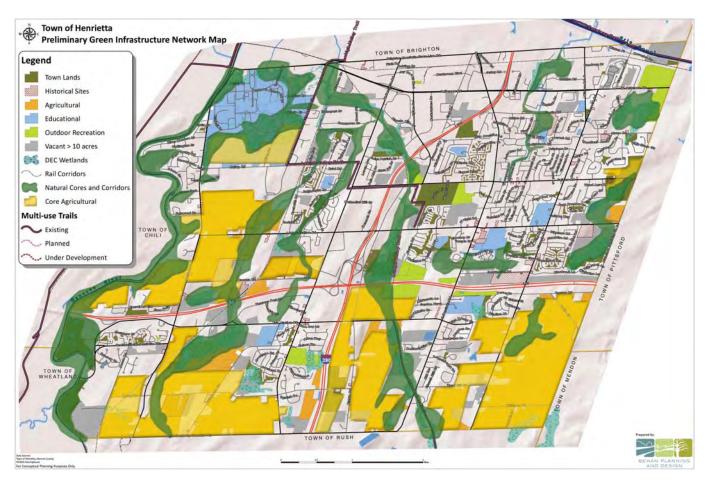
Initiative 2 - Green Infrastructure Plan

The Town of Henrietta has a significant amount of "grey" infrastructure – roads, water, sewer, etc. which has increased substantially over the last several decades and helped successfully grow the town to what it is today. Equally important to the success of the town are the "green" infrastructure resources, such as green belts, agricultural landscapes, parks and trails. While the town has steadily added to its green infrastructure resources through greenbelts and other parks and open space projects, there is not a formalized plan to link these resources into a green infrastructure network.

Respondents to the community survey overwhelmingly showed support for protection of agriculture and open space as well as the creation of more trails and sidewalks throughout the town. As such the creation of a green infrastructure plan seems to be a logical next step for the town to pursue.

The goal of the green infrastructure plan would be to create a vision and strategy for an interconnected network of open spaces - active farmland, natural areas, parks and trails, etc., some of which could be open to the public, however much would likely remain in private ownership. A preliminary green infrastructure network map was created to highlight some of the existing resources in the town and begin to illustrate connections between theses resources. "<u>Open Space</u>" is defined as land that is undeveloped or largely undeveloped. It may be used for active or passive recreation (parks and trails) or for natural resource protection. It may be used for economic activity (agriculture, golf).

Open space can be publicly or privately owned. Privately owned open space is not available for public use, unless an arrangement has been made with the property owner.



2011 STRATEGIC UPDATE TO THE COMPREHENSIVE PLAN

Agriculture is clearly a significant contributor to the town's green infrastructure network, with over 20% of the parcels (in land area) in town containing active agriculture land. The majority of Henrietta's agricultural land is located in the south and west areas of town, with large "core" areas of contiguous farmland. These core farm areas are an ideal location to focus future farmland protection efforts. There is funding available from the NYS Department of Agriculture and Markets for municipal farmland protection planning. These grants provide up to 80% funding for the completion of a farmland protection plan, which could be a component of a larger green infrastructure plan. Completion of a farmland protection plan could give the town additional points for future purchase of development rights (PDR) grant applications.



One of the many areas of expansive farmland in town.



Agricultural land is easily converted to development; this large swath of farm fields (left image:2003) was recently subdivided into hundreds of single-family residential properties (right image: 2010).

While not as obvious as the agricultural resources, the town also has an abundance of natural resources. There is a significant natural corridor along the Genesee River, as well as smaller north-south oriented "ribbons" of natural resources (woods, wetlands and streams). One of these ribbons follows the Lehigh Valley existing and potential rail trail. There are also ribbons of natural areas that are located between East River Road and West Henrietta Road, in the western portion of town. In addition to these ribbons, there are pockets of natural resources elsewhere in town, including around the RIT campus and just west of the border with the Town of Pittsford. The green infrastructure plan will focus on further identifying the importance of these resources, as well as strategies to protect and enhance them. In some cases it may be possible to create public access to allow residents to enjoy the natural beauty of these resources; in other cases this might not be appropriate due to the sensitivity of these resources or landowner concerns.

Town of Henrietta

The Town of Henrietta has a significant amount of park land, which while not necessarily providing natural habitats, contributes to the overall open space resources of the town. These parks provide open space benefits for the residents of Henrietta, and are often enhanced by nearby natural resources. There are also several "green belts" in Henrietta, created as amenities in new residential developments. These green belts primarily serve the local residents that surround them and are not considered public lands for the larger community; they contribute to the overall however green infrastructure network of the town. By completing a green infrastructure plan, the town will be able to highlight these important resources for residents and visitors alike, and plan for ways to enhance and expand the existing park system.

Linking all of these resources together are existing and future trails. There are nearly 10 miles of existing and planned trails associated with abandoned rail lines and the Erie Canal. In addition there are numerous neighborhood trail and sidewalk networks throughout the town. The green infrastructure plan can further identify all existing and potential trails, and look for ways to connect them together and to the other green infrastructure resources in Henrietta.

A key element of the green infrastructure plan will be involving the public in the visioning processes. The public can be a wealth of local knowledge to help identify existing resources, and prioritize future opportunities. Focus groups are also a critical component of the green infrastructure plan. Meeting with the agricultural community, for example, will be very important to understanding the future of farming in Henrietta, and what the town's role in that future is perceived to be.



Natural resources on the RIT Campus, with the John Street Trail in the foreground.



An example "green belt" and neighborhood path system in town.



Involving the public with a "hands-on" workshop can go a long way toward achieving a successful plan.

Identifying resources and creating a vision is important, however little will happen in the future without a course of action to implement the strategies of the plan. As such the green infrastructure plan will look at tools that are available to the town to advance the goals of the plan. Some of these tools could be local law include additional changes that conservation subdivision regulations and overlay districts and/or incentive Another tool could be zonina. establishing a system to acquire conservation easements, whether it be encouraging the donation of easements through educational outreach, creating or applying for funding to purchase development rights from willing landowners, or creating a transfer of development rights (TDR) program.

Henrietta already has a conservation subdivision process for lands south of the thruway which are zoned Rural Residential. Conservation subdivision regulations could be expanded to include other areas of the town. The regulations should also be evaluated to see how they have been working since they were adopted in 2005, and to identify areas that could be improved upon.



Conservation subdivisions are a "no cost" solution for the town to maintain some green infrastructure resources. In this example the resources on the property are shown in the top image, followed by a "conventional" development plan. The bottom image shows a conservation based design that maintains the overall project density while preserving agricultural land, hedgerows, wetlands and treelines. The conservation design also provides new trails that could be for the local residents or the greater community.

Initiative 3 - Economic Development Strategy

In recent decades, the Town of Henrietta has witnessed consistent growth in both its residential and commercial sectors. The Town has done a good job of managing its financial affairs, and having relatively low property taxes does make it more attractive for development than some other communities in the region. However, much of its development "success" can be attributed to the Town's location and regional development patterns over the last few decades.

The Rochester region has been a prime example of what Cornell's Rolf Pendall, Ph.D called "*Sprawl Without Growth: The Upstate Paradox" (2003)*. Like several other regions in Upstate New York, the Rochester region's overall population has declined while development has continued to spread out from the center. People and businesses have left the City of Rochester for new homes and commercial areas in suburban communities. Henrietta has been one of the fastest growing of the region's suburban communities for many years. Its location close to Rochester, with excellent access to/from I-390 and the NYS Thruway, has made it a prime target for residential and commercial development. In addition to its varied residential neighborhoods, Henrietta is home to many office, industrial, and large retail developments. Generally speaking the Town has welcomed this development though it has not had the need to actively pursue it.

Looking forward, however, the Town of Henrietta may want to take a more proactive approach to economic development. Vacant, developable land is becoming somewhat more scarce; and the community has expressed a strong preference for examining options to redevelop older, worn out commercial sites as an alternative to new commercial developments in previously undisturbed locations. This will not be easy, but there may be creative ways for the Town to encourage such redevelopment. There may also be opportunities to take better advantage of assets such as the Rochester Institute of Technology (RIT) to leverage new jobs and a more robust tax base from high technology companies attracted to the university. Achieving these types of economic development goals will require a more hands-on approach than the Town of Henrietta has been accustomed to. An initial step for the Town will be the development of an Economic Development Strategy by the Town Board.

An *Economic Development Strategy* for Henrietta should be prepared with an emphasis on the following issues.

• <u>Commercial Redevelopment</u>

In many parts of the United States, communities have struggled to address issues associated with underutilized or vacant commercial spaces. In some cases, these older big box stores, shopping centers, or malls have simply been supplanted by newer commercial development up the road or in a neighboring community. Finding new tenants or identifying new uses for these sites can be very difficult.

Eighty-seven percent (87%) of respondents to the Community Survey said that the Town should try to "create policies that encourage the redevelopment of currently vacant or underutilized commercial sites as an alternative to commercial development in new locations." This was the strongest response to any question in the survey. In follow-up discussions, several important questions about this response were raised:

How much vacant/underutilized commercial space currently exists in Henrietta? Is it unusually high or is it just perceived as high?

What can the Town actually do to encourage redevelopment as an alternative to development in new locations? What are the limits to town action - legal or otherwise?

To answer the first question, the Town of Henrietta could conduct an inventory of vacant and underutilized commercial space. The second question is more complicated. The Town cannot simply eliminate commercially zoned lands that are not yet developed; in effect requiring that all new commercial development be directed to existing commercial sites. As a matter of fairness, property owners who own undeveloped land that has been zoned for commercial use for many years should not be forced to forego the potential economic return from commercial development on this land. Eliminating the supply of undeveloped commercial zones in neighboring municipalities. However, the Town could create incentives for commercial redevelopment that make the redevelopment alternative a more attractive option in comparison to commercial development in new (previously undeveloped) locations.

Recommendations for Commercial Redevelopment include:

o Inventory - vacant / underutilized space

It is recommended that the Town of Henrietta conduct an inventory of vacant and underutilized commercial space. This could be accomplished in partnership with commercial real estate agents from the region. As part of this research, it may be possible to investigate the reasons why certain properties are underperforming (rent, location, etc.). The vacancy rates could also be benchmarked against other communities in the region and similar communities from elsewhere.



An example of a large vacant building with potentially underutilized land in front, along East Henrietta Road.

o Consider incentives for redevelopment

It is recommended that the Town of Henrietta consider creating incentives for redevelopment. There are several ways that the Town could make it more attractive for someone to redevelop an older underperforming or abandoned commercial site as an alternative to developing in a new (previously undeveloped) location. Ideas include:

 Inspire the market by increasing the allowed density and/or allowing a greater mix of uses in commercial redevelopment projects -

Many suburban communities across the country have explored, and in some cases implemented, the idea of retrofitting older suburban commercial areas into more walkable, mixed-use neighborhoods or districts. In their recent book, *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs (2009)*, Ellen Dunham-Jones and June Williamson provide many examples of such reuse and redevelopment. Ms. Jones visited the Rochester region in March 2010 as a guest speaker for the Rochester Regional Community Design Center to discuss her research and to compare and contrast local examples of suburban

development with examples from around the country. As part of her visit, she led a bus tour for planning and design professionals through the Town of Henrietta. The tour focused on local examples of typical suburban auto-oriented commercial and residential developments, as well as more recent projects such as Park Point and Erie Station Village that have higher densities and a more pedestrian oriented design. Several of the examples from Retrofitting Suburbia -Mashpee Commons in Massachusetts, Mizner Park in Florida, etc. - could provide useful templates for commercial redevelopment in Henrietta.



Mizner Park in Boca Raton, Florida is a well-known example of the successful replacement of a dying, enclosed shopping mall with a mixed-use town center. A partnership between the City of Boca Raton and a private developer brought the project to fruition. Much of the 29 acre site is now public space, including a linear park that runs through the center of the main boulevard. Originally opened in 1990, Mizner Park has continued to flourish, with a variety of retail and several popular restaurants on the ground floor, offices and residential units on upper floors, and structured parking designed discreetly into the project.

Rather than limiting the reuse or redevelopment of the Town's older commercial areas to the same commercial zoning standards that are in place today, the Town could provide an alternative redevelopment option - creating and overlay zone or a similar designation that would utilize incentive zoning - to allow these areas to be converted to much higher density, mixed-use (residential, commercial, and office) developments. These would include very specific urban design requirements intended to promote the establishment of walkable and public transit-friendly neighborhoods or districts. The inclusion of a more varied range of residential types in these developments would have the added benefit of creating housing options for seniors, young professionals, and others in Henrietta who might be looking for something other than a single-family home.

The increased development density and the flexibility of use that would be permitted under this new redevelopment option for commercial properties should be a powerful incentive for the owners of these properties to invest in their redevelopment. In this manner, the Town of Henrietta would inspire the market to think differently about the economic opportunity that these properties represent. The case study below, from the Town of Clarkstown New York, provides a working example of this concept.

Case Study - Town of Clarkstown, NY New City Vision Plan

The Town of Clarkstown (Rockland County) initiated a visioning process for its "downtown" - the New City Hamlet - in 2006. The visioning process included surveys and mailings, several workshops and focus group sessions, and interviews and meetings with landowners, business owners and stakeholders. Some of the opportunities identified by the community included redevelopment of shopping plazas; the creation of a traditional Main Street; integration of the county office campus and downtown New City; streetscape enhancements; and park and open space opportunities.

After completing the Vision Plan in 2007, the Town of Clarkstown initiated several implementation projects. It has invested several million dollars in the redesign and reconstruction of South Main Street, introducing wider sidewalks and protected on-street parking, eliminating the center turn lane, and relegating the utility poles to a secondary position behind the street tree line and, where possible, behind the buildings. The Town also developed Design Guidelines for New City and a new Form-Based Code to replace the old zoning.







3-D computer rendering shows how existing strip development in New City can be converted to a more traditional main street environment.



Existing Plaza Configuration

Phase building units in so that existing tenants are not displaced



One of the exciting outcomes from the New City Vision Plan is that it has inspired the private sector to rethink the possibilities for several of the old strip shopping plazas along South Main Street. Though these plazas remain fairly vibrant today (the Town has a population over 80,000 and, being located just 25 miles from Manhattan, it has a fairly high median income), the owners saw in the Vision Plan an opportunity to reinvent these sites and to realize higher returns on their investments. Over the last couple of years, worked Town has with the the owners/developers of these sites and their design teams to advance these proposed redevelopment projects. If/when the economy improves these projects will have a significant positive impact on the community, helping Clarkstown to achieve its vision for a pedestrian and transit-friendly, mixed-use downtown in New City.



Image © Haverson Architecture and Design PC, used with permission.

Above left: Aerial image of New City Plaza on South Main Street in Clarkstown as it looks today.

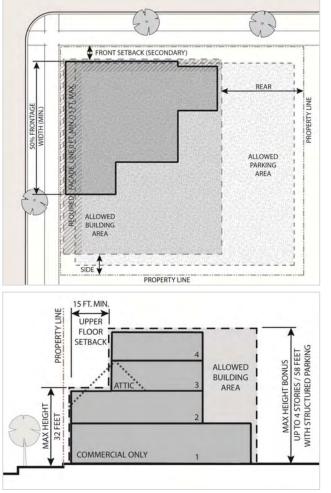
Below left: Architects rendering of the proposed redevelopment of New City Plaza.

• Create an expedited review process for commercial redevelopment that is consistent with the Town's vision and goals for these areas -

Time is money in the world of real estate investment. Another incentive that the Town could consider to stimulate interest in the redevelopment of older commercial sites would be the establishment of a clear and streamlined project review process for these projects. A necessary prerequisite for such a process would be the establishment of a community consensus about the appropriate levels of redevelopment in these areas.

Once there is agreement about the vision for these redeveloped areas, the Town could create clear zoning and design standards for such redevelopment. Illustrated design guidelines and standards and formbased codes have become increasingly common across New York State and the nation.

In addition to making the desired outcome of development more predictable through the use of design guidelines and standards, the Town of Henrietta could expedite the development review process by incorporating a recommended or required "pre-proposal" step into the review process. This step would consist of a meeting between the potential applicant and key members of the Town's review



Above: Illustrations, such as these from the New City Form Based Code in the Town of Clarkstown, make the design intent of the zoning much clearer. This has the effect of expediting the approval process for projects that conform to the code.

team (staff and board representatives) to discuss, at a concept level, the potential applicant's project, to review with the applicant the Town's desires and expectations for development as expressed in its planning documents and the development regulations that pertain to the proposed project, and to outline the key steps in the review process. Though this is an added step, experience has shown that it can be extremely effective in clarifying issues early on and making the rest of the process smoother. The Town has already stated to convene such meetings in an informal way over the last couple of years, and this recommendation would simply institutionalize that process. It is something that could be done not only as an incentive for redevelopment, but also for all larger scale projects in Henrietta. Consider the use of tax/financial incentives and/or public investments in infrastructure to encourage commercial redevelopment that is consistent with the Town's vision and goals for these areas -

Henrietta's town taxes are very low compared to those in other municipalities in the region; and this is already viewed as a significant incentive for development in the Town. Still, overall property taxes in Monroe County are high and anything that can be done to reduce the overall tax burden would likely stimulate investment. In partnership with Monroe County and regional economic development agencies, the Town of Henrietta should investigate its options for providing direct tax or other financial incentives to encourage the redevelopment of older commercial properties. Such incentives should be targeted to promote specific, desired forms of development – such as mixed-use, pedestrian and transit friendly projects like those described above. Current state regulations may limit these options but that could certainly be the subject of further discussion with the state legislature and the governor's office if this is deemed necessary and appropriate.

The Town could also consider an active role in the redevelopment of some of these sites. Communities around the country have used tools such as tax increment financing (TIF) to invest in land assembly, public infrastructure improvements, and other actions that can catalyze private investment in particular areas. Again, more detailed analysis of these options and investigation of any limitations under New York State Law will be necessary.

 Consider partnerships with with regional initiatives in the Rochester area such as the Rochester Genesee Regional Transportation Authority's (RGRTA) Suburban Transit Station Feasibility Study -

The notion of redeveloping vacant or underutilized commercial and industrial sites (greyfields and brownfields) as an alternative to the development of such uses in new, previously undeveloped locations (greenfields) is consistent with many regional and statewide goals. As a result, there may be opportunities to

partner with other agencies or to apply for grant funding to advance such projects in Henrietta.

For example, through its upcoming Suburban Transit Station Feasibility Study the RGRTA will be looking opportunities into to create Transit-Oriented Development (TOD) at a number of strategic locations throughout the RTS service area that would provide express opportunities for bus service from the suburbs to Rochester's major employment centers. TOD is the functional integration of land use and multi-modal transportation through



Suburban Plaza on East Henrietta Road is an example of an older, underutilized commercial plaza along an RTS bus route. Perhaps this site could be considered for redevelopment as a TOD as part of the RGRTA's Suburban Transit Station Feasibility Study.

the creation of compact, walkable, mixed-use communities within walking distance of a transit stop or station. TOD brings together people, jobs, and services and is designed in a way that makes it efficient, safe, and convenient to travel on foot or by bicycle, transit, or car. The transit station concept envisioned by RGRTA includes complimentary retail and service vendors located within or adjacent to the transit station whose market would include transit customers as well as persons residing nearby. This notion is consistent with the Town's ideas for the higher-density, mixed-use redevelopment of some of its older commercial sites as described above; and certainly Henrietta has several potential locations along RTS bus routes that could be considered as part of this study.

Design Guidelines

In addition to a focus on Commercial Redevelopment, the Economic Development Strategy should include the establishment of illustrated design guidelines/standards for all commercial development in Henrietta. Attention to better design - better parking lot landscaping, innovative methods for stormwater management, improved signage, access management, etc. - creates higher value commercial properties in the long-term. Illustrated design guidelines and standards improve community character and create predictability in the project review and approval process. This is a win-win for residents and for the development community.



Commercial development along Monroe Avenue in Pittsford - design guidelines and standards have greatly enhanced the character of this commercial district over several years.

There are numerous examples of the successful application of design guidelines and standards across the region and the state. Locally, the commercial area of Monroe Avenue in Pittsford has undergone a huge transformation in recent years; all of it directed by guidelines and standards established and enforced by the Town. Though still very much suburban in nature (consistent with the community's wishes), the strip is much improved with enhanced landscaping, pedestrian amenities, and more. Commercial areas of Henrietta along Jefferson Road and elsewhere would benefit from this type of approach. Design guidelines and standards could be applied across entire commercial zoning districts, or they could be tailored to specific areas of the Town through techniques such as overlay zones.



Commercial development in the Town of Clarkstown, NY Left: before. Right: after redevelopment according to design guidelines

• Economic Development Partnerships

The Economic Development Strategy should also consider ways to strengthen and formalize economic development partnerships between the Town, the Rochester Institute of Technology (RIT), and other institutions and business organizations in Henrietta. This effort has already begun in an informal way, with regular meetings and discussions over the last couple of years. But there is tremendous potential to grow these relationships in the interest of being more proactive in retaining existing business, stimulating start-up ventures, and recruiting new industries to Henrietta. In particular, the presence of a major educational and research institution like RIT in the community should be more fully exploited, with the opportunity to encourage high technology research and development and spin-off new businesses to bring these technologies to the market. In addition to RIT and the Town, the school district, the Chamber of Commerce, the local development community, and others could be part of this partnership. Ultimately, it may be desirable for Henrietta to have its own economic development specialist or some formal economic development entity to spearhead these efforts.



The new Global Village on the campus of RIT combines residential, classroom, and retail space with a multi-purpose public plaza that is designed with people in mind. It is open to students, faculty, staff, and the general public.

• Town Land Use Plan

The 2004 Comprehensive Plan for the Town of Henrietta included a land use component that identified appropriate areas around town for various land uses. While this update does not revisit the overall land use plan from 2004, it does recognize that some refinement of that plan may be appropriate. The Green Infrastructure Plan, for example, will result in the identification of some resources that should be protected and areas of Town that should be considered for conservation. This might have the effect of altering the overall land use plan in some manner. Similarly, the proposed Town Center Master Plan described under Community Building (above) and commercial redevelopment efforts described earlier under this initiative could result in future changes to the land use plan. In addition to potential revisions of the land use plan necessitated by these future studies, as part of its Economic Development Strategy the Town of Henrietta should review the areas of town designated for office and industrial use in the land use plan and the corresponding zoning districts to determine if refinements are necessary.

There are areas of Henrietta, particularly west of I-390 and also around the I-90 / I-390 interchange, that should be studied in greater detail. There may be some areas that are currently zoned for various office and industrial uses that are not suitable for these purposes. For example, there is a large industrial zoning district at the intersection of East River Road and Lehigh Station Road that contains only a small amount of office development today. 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. Similarly, there may be more opportunity for light industrial/office development near the intersection of West Henrietta Road and Rush Henrietta Townline Road where some development of this type already exists on both sides of the town border (with the Town of Rush). 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.

Clarifying the potential future use of land in these parts of Town would be beneficial when, for example, the Town is asked to consider whether or not to extend development infrastructure

(water and sewer) to these areas. Decisions about extending infrastructure can have a dramatic effect on the future form and density of land use in an area. In addition to the straightforward question of whether or not infrastructure should be extended, there is the more complicated issue of ensuring that if it is, the new infrastructure is right-sized to fit the intended future development for the area.

A useful tool for evaluating such questions is the *Generic Environmental Impact Statement (GEIS)*. Under the State Environmental Quality Review Act (SEQR), communities can prepare a GEIS to evaluate the potential cumulative impacts of expected or planned development in an area. Under a GEIS, Henrietta could conduct a detailed analysis of the carrying capacity and prepare an appropriate plan for development for this area of Town. The GEIS would evaluate the potential adverse environmental impacts of alternative development scenarios and propose appropriate mitigation strategies for addressing such impacts. One potential outcome of this approach could be the establishment of a system of mitigation fees that ensure that future development pays its fair share of the cost of mitigating impacts. Absent legislative authorization for impact fees in New York State, the establishment of mitigation fees under SEQR is the primary mechanism by which a community in New York can require that infrastructure, roadway, or other public investments needed to meet the needs (address the impacts) of planned development in an area can be shared between the public and private sectors.

• "Shovel-Ready" Development Sites

Working with RIT, consider establishing a "shovel-ready" development area (a Technology Park) for job-creating, high tech businesses. The area around the campus of RIT, along John Street and Bailey Road, is already home to a number of such businesses. However, there is quite a bit of available land on the southern end of the campus and on adjoining properties to expand this type of activity. And as described above, the presence and cooperation of RIT could be a powerful catalyst for additional research and development and related ventures in this area.

The term "shovel ready" has been around for many years and has been established as a formal designation by New York State. According to the Governor's Office of Regulatory Reform:

Having an economic development site certified as a "Shovel Ready Site" means that the local developer (or community) has worked proactively with the State to address all major permitting issues, prior to a business expressing interest in the location. This advance work creates a site where construction can begin rapidly, once a prospective business decides to develop a facility there. By reducing the time it takes a company to begin construction of a new facility, New York State and its local partners are able to provide valuable savings to the business and job opportunities for local residents.

Shovel Ready Certification is an ongoing component of the Build Now-NY program and is jointly administered by the Governor's Office of Regulatory Reform (GORR) and Empire State Development (ESD). A site can, however, achieve Shovel Ready Certification without having received a Build Now-NY grant or loan to assist the developer in completing the advance work. Shovel Ready Certification is available to any site in New York State that is suitable for the type of development proposed, has proper zoning and infrastructure, has completed the appropriate surveys and studies, and has received the necessary permits and approvals. As described, at a minimum the Economic Development Strategy for Henrietta would investigate the following issues:

- Commercial Redevelopment
- Design Guidelines
- Economic Development Partnerships
- Town Land Use Plan
- Shovel-Ready Development Sites

There may be other subjects that could be investigated as part of this strategy as well.

Section V: Implementation

Adoption of this *Strategic Update to the Comprehensive Plan* by the Town Board should be viewed as an important but initial step in a much longer process. Implementation of the key recommendations in the plan will continue over the next several months and years. It is important to establish a guide for implementation to ensure that the Town Board and the community's effort to develop this plan will lead to specific actions that move the community toward the vision, goals, and recommendations described herein.

This section will outline some appropriate next steps for implementing the plan recommendations. Because it is not possible to undertake all of the suggestions at one time, it is useful to prioritize projects or

Henrietta at 200

In **2018**, the Town of Henrietta will celebrate its 200 year anniversary. This special milestone could serve as a target for completing (or making significant progress toward completing) the three (3) interrelated initiatives described within this plan.

programs into those that should be initiated in the near term and those that might wait. Of course, opportunities may arise that make it necessary or beneficial to shift these priorities in the coming years. Ideas for organizing and funding these efforts are also discussed below. Order-of-magnitude cost estimates and funding opportunities for some of the projects described are also included in this section.

IMMEDIATE ACTIONS

• Complete and adopt work of the Code Update Committee - the Town of Henrietta Code Update Committee has worked for many months to review and refine all Town Codes to make sure that they are up-to-date, internally consistent, well-organized, and working as efficiently as possible. This massive effort is nearing completion and, once it is adopted by the Town Board, will make these regulations easier to use for Town staff and the community.

<u>SHORT-TERM ACTIONS</u> (initiate within one to two years from adoption of this plan)

Community Building Initiative

- *Establish a Community Building Coalition* a coalition of community groups and town staff has already been created for the purposes of organizing the Town's Martin Luther King Day celebration. The scope of this coalition's work, already underway and ongoing, should be expanded to include consideration of all of the many community building ideas identified during the course of developing this plan. The upcoming 200 year anniversary of the Town of Henrietta in 2018 could be a rallying point for the coalition's efforts.
- Develop a Town Center Vision Plan as a first step toward investigating the idea of developing a Town Center for Henrietta, the Town should initiate a Town Center Vision Plan. The Vision Plan would explore the big picture questions and concepts related to a possible Town Center. As part of this plan, alternative development scenarios for this area of Town would be created with an emphasis on illustrating the look and feel of these alternatives so that the community can reach some agreement about what is desired here. Based on the outcome of the Vision Plan, the Town could conduct a more detailed Master Plan and Feasibility Study if the community decides to advance this idea further. The initial step the Town Center Vision Plan could be run directly by the Town Board; or the Town Board could choose to create a small Steering Committee to organize and oversee the effort and report its suggestions to the Town Board. In either case a professional planning and design consultant

should be utilized to support the effort. The cost of preparing a Town Center Vision Plan would vary depending on the extent of community participation in the process and the level of detail desired for the analysis and the graphics.

Green Infrastructure Initiative

• *Prepare a Town-wide Green Infrastructure Plan* - The Town of Henrietta should prepare a Green Infrastructure Plan. The goal of the green infrastructure plan would be to create a vision and strategy for an interconnected network of open spaces - active farmland, natural areas, parks and trails, etc., some of which could be open to the public, however much would likely remain in private ownership. This effort could be run directly by the Town Board; or the Town Board could choose to create a small Steering Committee to organize and oversee the effort and report its suggestions to the Town Board within a certain timeframe. In either case, the Town Board should utilize the services of a professional planning consultant to support the effort. A critical component of this work will be education and community participation; and in particular outreach to farmers and other large landowners who may be small in numbers but who have a large stake in the outcome of the plan. The cost of preparing the Green Infrastructure Plan would vary depending on the extent of community outreach and the level of environmental analysis desired.

Economic Development Initiative

- The Town Board should begin elements of the Economic Development Strategy right away, including the following small steps:
 - Continue and expand regular dialogue with economic development partners building on the current efforts led by the Henrietta Chamber of Commerce's Economic Development Subcommittee, the Town of Henrietta should continue to advance this dialogue with its economic development partners in the community. Ultimately, these continued conversations could lead to the establishment of a more formal Town economic development program spearheaded by a staff person or a new local entity or consortium focused on economic growth in Henrietta.
 - Institutionalize the idea of a "pre-proposal" meeting between the applicant and the Town's project review team as a means of expediting the project review process and creating better outcomes - as noted earlier, the Town has started to do this in an informal way in recent years and it would be a relatively simple step to make this a standard component of the review of process going forward.
 - Inventory vacant/underutilized commercial space as an initial step toward developing revitalization plans for one or more, older commercial areas in Henrietta, the Town should work with local real estate professionals, and perhaps a student intern, to create an inventory of vacant/underutilized commercial space and to benchmark the results in Henrietta against other communities in the region and/or similar communities elsewhere.
 - Cooperate with the Rochester Genesee Regional Transportation Authority's (RGRTA) Suburban Transit Station Feasibility Study - as described above, this study will begin in the coming months and could consider, among other things, redevelopment options for one or more of Henrietta's older commercial areas.
- Develop a Land Use Plan and GEIS for the western part of Henrietta the Town of Henrietta should initiate development of a Land Use Plan and GEIS for the western part of Henrietta. As described in Section IV, the study would examine this part of Town with the intention of

identifying areas that are most suitable, and conversely areas that are not appropriate, for office and industrial uses; and investigating the potential impacts of such development on natural resources, infrastructure (water, sewer, roads, etc.), and other considerations. Setting-up this study as a GEIS would allow the Town to consider mitigation strategies to address any environmental impacts including the potential for sharing the costs of mitigation in an equitable fashion between the Town and the developers of future office and industrial sites in the study area. In fact, the cost of preparing the GEIS can be recouped by the Town if these costs are included as part of any mitigation fees established through the study. The Land Use Plan and GEIS could lead to the identification of locations that should be made "shovel-ready" for certain types of desired development and perhaps recommendations for refinements to the Town's zoning and other land use regulations.

MEDIUM-TERM ACTIONS (initiate within two to four years from adoption of this plan)

Community Building Initiative

• *Town Center Master Plan and Feasibility Study* - based on the outcome of the Town Center Vision Plan (see short-term action above) the Town of Henrietta could prepare a more detailed Master Plan and Feasibility Study to advance the Town Center project forward beyond the conceptual level. As described in Section IV, this study would examine the more detailed questions and create a blueprint for implementing the vision.

Green Infrastructure Initiative

• Begin implementation of the Green Infrastructure Plan - based on the outcome of the Green Infrastructure Plan (see short-term action above), the Town of Henrietta could begin implementing one or more projects or activities recommended in the plan. These may involve actual conservation projects with willing landowners, refinement to the Town's zoning and other land use regulations, or other actions to implement the community's vision of an interconnected network of open spaces throughout Henrietta. The Town could apply for grants, partner with other agencies or organizations (such as a local or regional land trust), or identify other sources of funding and technical assistance to support these implementation activities.

Economic Development Initiative

- Create redevelopment strategies for older commercial sites the Town of Henrietta could reach out to the owners of some of these worn-out commercial sites to seek their cooperation in creating redevelopment strategies for these locations. A "cooperative planning model", involving the Town and its planning and design team and the owner and his/her development team, could be established to create conceptual plans for a given site where there is mutual interest in redevelopment. These plans could then become the basis of formal development proposals by the project sponsors.
- Create illustrated design guidelines / standards for commercial development whether as part of other efforts to revise the Town's zoning and land use regulations that result from one or more of the implementation activities already listed above, or as a separate effort, the Town of Henrietta should create illustrated design guidelines and standards for its commercial areas. As noted in Section IV, design guidelines and standards could be applied across entire

commercial zoning districts or they could be tailored to specific areas of the Town through techniques such as overlay zones.

LONG-TERM ACTIONS

• Update the Comprehensive Plan - though the Town Board should establish a regular procedure for monitoring progress on implementation (see below), given the pace of change in Henrietta, the Comprehensive Plan (as a whole) should be updated again in five to ten years.

MONITORING FOR PROGRESS

The Henrietta Town Board is ultimately responsible for implementing the Comprehensive Plan. To monitor progress and adjust as necessary, and to identify and address new challenges and opportunities that are likely to emerge in the coming months and years, the Town Board should set aside a time for periodic review of the plan and the various implementation activities. Perhaps once a year, the Town Board could convene a meeting specifically for this purpose. Representatives from the various official boards and committees (both permanent and temporary) that are involved in implementing the plan could be invited to participate. Any such meeting must, of course, be open to the public, be properly noticed, and should provide an opportunity for public comment.

The Comprehensive Plan itself should be understood as a living document. As such, the plan may need to be adjusted or updated from time to time in order to reflect the current conditions and needs of the community. An established, regular process for monitoring progress will help future Town Boards become aware of when that time has arrived. As a point of reference, however, the last implementation item described in this section suggests that within five to ten years the Comprehensive Plan, as a whole, should be updated once again.

Appendix A

Community Public Workshops Summary Report 2009

Celebrate Henrietta's Past...



Community Public Workshops

Final Summary:

Recap of Public Workshops held on October 26th & November 10th 2009



Envision Henrietta's Future!

TABLE OF CONTENTS

I.	Introduction A. Background B. Town Statistics in Brief C. Current Land Use Classi cations	2
II.	Overview of October 26, 2009 Public Scoping Workshop	3
III.	Overview of November 10, 2009 Public Scoping Workshop	4
IV.	 Summary of October 26, 2009 Small Group Discussion Comments A. Neighborhoods/Community Character/Housing B. Commercial/Retail C. Parks & Recreation/Community Facilities/Open Space D. Historic Buildings/Heritage Areas E. Transportation/Mobility F. Agriculture 	5 5 7 8 9 11
V.	Summary of November 10, 2009 Small Group Discussion Comments A. Hamlets B. Land Use Patterns C. Economic Opportunities D. Parks & Recreation E. Town Center F. Multi-modal Transportation	5 12 12 13 14 15 16 17
VI.	Next Steps	18
V.	Appendix A. Original Meeting Notes- October 26, 2009 B. Original Meeting Notes- November 10, 2009	19 19 29



Henrietta Comprehensive Plan-Celebrate the Past

Background:

The Town of Henrietta's Comprehensive Plan, dated 2004, contains goals and policies in accordance with the relevant issues revealed during 2001-2003 public outreach process, a community wide survey and input from stakeholders. Today in 2009, while some of these issues remain relevant, it is necessary to update the communities goals and policies to ensure consistency with current issues. Accurate measure of the current state of the community's well being is important in order to effectively and efficiently allocate Town resources. Behan Planning & Design was contracted to assist the Town with engaging the public in these discussions.

In preparation for the public workshops, Behan Planning & Design reviewed the existing 2004 Comprehensive Plan, as well as other af liated documents- such as the Zoning Amendments South of the NYS Thruway and the Rural Development Design Guidelines, to ensure a thorough understanding of Henrietta's existing goals and policies. We also collected data, mapped resources and prepared visual materials to present this back-ground information at the rst public workshop.

The rst and second workshops were intentionally similar for purposes of consistency and continuity. The rst workshop was interactive and covered a wide range of topics. The second workshop offered a greater depth of discussion to the small group discussions without excluding rst time participants from offering rst time perspectives. The actual notes from these meetings are attached in the Appendix.

Town of Henrietta Key Stats:

Population: 45,684

(US Census 2008 Population estimates) Population trends in Henrietta are consistent and show steady rates of approximately 7%, this rate differs from trends in Monroe County, which has actually seen a decline in population.

Total land area: 36 sq. miles

Land Use: Suburban/rural characteristics

- Commercial growth along major corridors
- Rural/agriculture prevalent in the southern half of the Town
- Commercial and economic development occupy northern half
- Northern half is mostly built out, however, contains signi cant amount of vacant properties

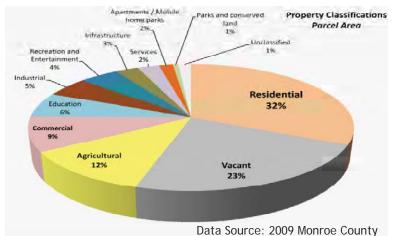


Figure 1: Residential development is the predominant land classi cation in Henrietta, however notably, vacant lands constitute the second highest land area in the Town with 23% of parcels falling into that category.

Henrietta Comprehensive Plan-Envision the Future

First Public Scoping Workshop-October 26, 2009

The Town of Henrietta hosted the rst public workshop on Monday, October 26, 2009 at the Senior Center on Calkins Road. The meeting was very well-attended with approximately 80 participants.

The agenda as listed below offered opportunity for large group discussions, as well as small group sessions:

7-7:20pm Large Group Discussion
7:20-7:45pm Behan Presentation
7:45- 8:45pm Small Group Discussion
8:45-8:55 pm Topic Summaries
9 pm Closing remarks

LARGE GROUP DISCUSSION: The large group discussion was centered around one simple question: *When you think of Henrietta, what comes to mind*? The participants were asked to keep their answers brief and here is a list of their responses:

- Sprawl
- Historic signi cance
- RIT
- Trails (Lehigh Valley)
- Schools

- Jefferson Road
- People
- Community
- Disorganized
- No Center
- Loss of Green Space
- Few Bicycle/Pedestrian Options
- A place without a center
- Genesee River
- Royal Comets
- Homes

SMALL GROUP DISCUSSIONS:

The small group discussions focused on six key categories:

- Neighborhoods/Community Character/Housing
- Commercial/Retail
- Parks & Recreation
- Historic Buildings/Heritage
- Transportation & Mobility
- Agriculture



Second Public Workshop-November 10, 2009

The second public workshop was held on Tuesday, November 10, 2009 at the Senior Center on Calkins Road. It was also well attended with approximately 25-30 participants.

Similiar to the rst workshop, the agenda offered opportunity for large group discussions, as well as small group sessions:

7-7:20pm	Large Group Discussion
7:20-7:45pm	Behan Presentation
7:45- 8:45pm	Small Group Discussion
8:45-8:55 pm	Topic Summaries
9 pm	Closing remarks

LARGE GROUP DISCUSSION: The large group discussion was centered around one question: *What do you see as the biggest challenge or opportunity facing Henrietta*? The participants were asked to keep their answers brief and here is a list of their responses:

CHALLENGES

Growth Maintaining open space Preserving smaller scale community areas that exist in the town Containing commercial development Maintaining existing tax base Traf c impacts

OPPORTUNITIES

Preserve Farmland Taking advantage of resources available to the town

The topics for this workshop were selectively chosen using the feedback from the rst workshop's small group discussions. Six of the key areas of interest used in the second workshop's SMALL GROUP DISCUSSIONS are listed below:

- Hamlets
- Economic Opportunities
- Land Use Patterns
- Parks & Recreation
- Town Center
- Multi-modal Transportation



Compilation First Workshop Comments October 26, 2009

Neighborhoods/Community Character/Housing:

What qualities does the town have that makes Henrietta a good place to live?

Participants liked the diversity of Henrietta and also appreciated the affordability of the housing stock, with a median home price of just under \$150,000. They liked the separation of land uses and appreciated the amount of green space in Town. People mentioned Locust Hill as a friendly neighborhood that feels safe and Erie Station as an area that has aesthetic appeal.

What qualities are concerning?

Participants were concerned about how vacant lands would be addressed in order to avoid losing valued open space. They want to maintain 'family friendly' neighborhoods and were concerned about larger residential developments, such as apartments and student housing, impacting the quality of their neighborhoods. Some participants were concerned about ooding and requested that the Town look into drainage issues, particularly around Locust Hill Drive.

What things have you seen in other communities that Henrietta could do to make the town a better place?

Participants felt that there should be a balance between open space areas and development; and that the town should encourage open space preservation through initiatives such as Purchase of Development Rights and zoning code revisions that would require more land be set aside for preservation in new developments. They also liked the idea of a town center and would like it designed in a way that was walk able and bicycle friendly. Perinton and Pittsford were mentioned as model communities because of their open space planning and town center feel, respectively. Redevelopment of the vacant shopping centers were points of discussion as well, and one participant recommended that these properties be considered for residential master plans.

What type of housing do you think makes sense in Henrietta?

Participants seemed to favor single family neighborhoods and recommended that they be kept separate from larger scale development, such as multi family and student housing. However, others recognized that there is a need to diversify housing and Riverton was mentioned as an area to accomodate higher density housing.



Commercial/ Retail:

Where does it make sense to locate additional commercial/retail uses?

Some of the participants felt that new businesses should be directed in the hamlet areas, particularly Erie Station. The majority of people agreed that new development should rst consider using vacant commercial property rst before developing new. Reconsideration of zoning along East River Road (currently zoned industrial) was mentioned with a recommendation to alternatively consider more prime industrial sites at or near the intersection of I-90 and I-390. Participants wanted to see foresight in the type of new business that is encouraged in Henrietta so that it may bene t the overall quality of life of the Town.

How would you like to see existing retail sites designed?

Participants were interested in the Town taking a more proactive role in the aesthetics of shopping centers in order to achieve more uniformity, have higher facade and landscaping standards and to make it feel more like Henrietta. Others wanted to see green building techniques incorporated into new develoment- such as green roofs. Southtown Plaza was particularly mentioned as an area that needed improvement and participants would like efforts made to improve the design of the plaza and to make it safer for drivers and pedestrians. Light pollution was mentioned as a concern as well and participants would like to see more control taken to reduce the excessive light coming from commercial areas.

What do you like/dislike about the design of existing retail development?

Participants liked the facade remodel at WinJeff Plaza. They also mentioned Calkins and Lehigh Station Road as areas of aethetic value. A good example mentioned in another community was in Webster with their newer strip malls along East Ridge Road and 104.

Participants mentioned that they feel over-retailed and would like to see something done about the lack of attractiveness of empty stores and the redundancy of some retail developments. Some attendees also questioned if code enforcement could be changed in a way that preserves existing buildings instead of promoting building new. Drainage issues also came up as a concern, particularly in the industrial areas along East River Road.

How would you like to see commercial uses integrated into the town?

People suggested that efforts be made to encourage certain types of jobs (green tech and manufacturing) and tax producing commercial development that met the goals of the community. Particular businesses that were mentioned included green technology, and participants recommended working with RIT to promote this sector of industy. Participants were wary of the word expansion and did not want to see it used to damage or weaken the existing assets in Town. They suggested that buffers be used between residential areas and businesses.



Are there town parks that are easily accessible to your neighborhood? What ones do you use the most?

The participants expressed contentment about the accessibility of the parks and recreation facilities to residents, but noted that you need to have car access for that statement to be true.

What do you like or dislike about the existing parks and/or community facilities?

Participants mentioned they liked the Town's ball elds and Tinker Park as assets to the town and region. They "disliked" the number of geese in park areas and felt that maintenance could be improved. They also mentioned the need for improvements in parking areas at parks and community facilities. In terms of security, participants would like to see improved safety measures in the Town Hall Park area.

What new uses/facilities would you like to see?

The participants were asked to share ideas about new recreation or community facilities that may be considered in the future. Some comments were town-wide, such as the desire to see bicycle lanes throughout town; more hiking, biking and walking facilities; access to local water resources; and the idea to map out all existing parklands and recreational resources to create a promotional brochure. Other comments were speci c, such as a new cabin in Martin Road Park, a winter skating pond, a dog park, a new community center, and the creation of an arboretum containing community gardens and agricultural produce. In order to address the maintenance concerns in parks, participants encouraged Scout troops to utilize park areas and be more active in the maintenance of parks. The reuse of Belfry golf course lands came up and people were interested in the Town addressing that issue. There was also an interest to update the Parks & Recreational Master plan to afford a chance to assess these issues comprehensively.

What do you think of the quality of the open space areas in town?

Most participants spoke favorably of the existing parklands in terms of the quantity of them throughout town and the quality of the facilities. However, when asked to comments on speci c concerns, participants mentioned the need to protect wetlands and to make an effort at enhancing the existing ones. They also wanted to explore the potential to link existing open spaces to create a town network. In order to facilitate the protection of vacant open space, participants wanted the Town to consider using building or impact fees to pay for parks and preservation of open space.



What do you think the Town could do better to preserve its historic sites?

Participants offered a lot of suggestions as to how the Town could preserve its local heritage through education, promotion, historic building designations, and improvements to resource utilization. They requested that coordination efforts be made between local residents, involved in promoting and protecting historical buildings, and regional preservation entities, such as the Landmarks Society.

How do you think the town could improve its Hamlet areas?

The hamlets in Henrietta are valued by the local residents and there seemed to be consensus in regards to their historic signicance in the Town. Participants recognized the challenges of attracting new business to these areas and suggested incentives to encourage new small scale businesses to move into these areas. The Cartwright area was mentioned as an area of consideration; participants thought that zoning should be re-evaluated here and that support of historic buildings should be emphasized. They also were interested in creating a "main street" kind of feel in the hamlets with a cohesive look. Furthermore, they suggested that pedestrian facilities be enhanced to promote walk ability and roadways narrowed to scale back the development, recognizing how that will positively impact the quality of that environment. Participants recognized that narrowing streets could lead to congestion, however, they felt that quality of life benents would outweigh those impacts.



Transportation/Mobility

How do you see the quality of the road in your neighborhood/town wide?

Participants mentioned speci c roadways that were considered to be overcrowded, including: Valleyview/ Shore Drive, Erie Station at Countess, and Jefferson Road near Locust Hill. While other areas were mentioned due to poor visibility, such as Calkins and Pinnacle intersection. Generally speaking, participants thought that long term maintenance of locally maintained roadways should continue to be a focus and some people wanted future intersections to be built with concrete for improved durability. Some participants had particular concerns about drainage issues along certain roadways, such as John Street. A positive comment that was received noted that the State and County did a good job with the redesign of the intersection at Jefferson and East River Roads.

Are there trails or sidewalks available within your neighborhood?

The availability of pedestrian facilities was a major concern for many participants. Common comments included: efforts should be made to make Henrietta more bicycle and pedestrian friendly and that pedestrian connections between neighborhoods, commercial areas (i.e Marketplace Mall along Jefferson Road and Hylan Drive), schools, parks community services, and employment centers should be provided. Participants suggested better signage and pedestrian scaled lighting be provided. Comments relative to bicycling were also discussed under this category and many participants noted the lack of bicycle facilities throughout town and suggested the provision of dedicated bike lanes along major thoroughfares. In terms of trails, people thought the Town should complete the Henrietta section of the Lehigh Valley Trail that is currently disconnected from the network. Participants also suggested that a network of trails be considered between Town Hall and Gro-Moore behind Calkins Road.

Do you use public transportation? If you wanted/need to, is it accessible from your neighborhood?

The general consensus amongst participants is that public transportation is not accessible, transparent nor convenient within Henrietta. They believed that efforts should be taken to better inform residents about transit opions within Henrietta and that the transit routes should better match the needs of the residents living in Henrietta rather than serve the town arbitrarily. Particular areas that were mentioned for improved access, included: Riverton and other sections of southwest Henrietta. The participants mentioned two sectors of the population that the Town should focus on for improved mobility- senior citizens and kids, "who have no way to get around". Some participants offered suggestions as to how to meet this goal, such as a token or pass system to facilitate the youth to use the bus system. Another idea offered would be to employ smaller buses to access neighborhoods and major transit hubs, similar to the hub and spoke system employed by airlines. In terms of public transit facility design, participants thought that better signage and shelters should be provided particulary at Suburban Plaza, and that roadways should be redesigned to create a pull off area for busses to stop without disrupting the ow of traf c. Participants noted that the RGTS and the RTS should emulate Toronto or Ottawa in its service options and design for the Rochester region.



Transportation- continued

What do you like/dislike about the transportation options in your community?

There was a perception amongst the participants that Henrietta has been designed around using a car as the only viable transportation option, thereby making it unsafe for bicyclists and pedestrians. Therefore, many people suggested that future roadway design take into consideration multi-modal options. They also wanted to see better communication and coordination between various government entities that control local roads (i.e. town, Monroe County, and NYDOT) and they thought the County and State should be more responsive to local transportation needs. On a separate but related note, it was recognized that the Town does a great job with its snowplow service.

In terms of new roadways, it was suggested that no new roads should be allowed to feed into Jefferson Road. Some participants would like to see new intersections be designed with turning lanes and some people suggested that new intersections be designed to be perpendicular. People were also interested in seeing interconnections and/or service roads between adjacent uses along major road corridors.

In terms of parking, participants wanted to see the size and number of parking areas reduced, with the exception of handicap spaces which some believed to be in shortage. Participants suggested that the excess parking lots be converted into either green space or mixed use neighborhoods.

Overall, participants expressed the interest in better multimodal circulation and suggested that efforts be made to improve the overall transportation network by providing additional options within the road network. People would also like to see additional public transport options as they recognized that RIT provides a shuttle service that serves as an amenity to its students, but there are few options available for Henrietta residents. Participants believed it to be very important to improve bicycle access to schools, major Town facilities and other relevant jursidictions.



Agriculture

Do you feel that Henrietta has a strong tie to agriculture? Do you know a local farmer?

While few participants knew a local farmer, they seemed to nd that people are generally interested in farming. However, they recognized that Henrietta had strong ties to agriculture in the past, that have been phased out over time.

What could be done better to protect and enhance agriculture?

Participants wanted to get more poeple interested in protecting farmland and agriculture and would like that dialogue brought to the local government level. Generally speaking, people valued the land zoned agriculture since it affords open, green space, so they would like these properties to remain in agriculture to protect the rural character.

General comments

Some comments received at the small group discussions did not fall into any general category but are certainly worth mentioning. There was an interest to make a goal for the plan that provides a clear vision for the community's future since "we are not doing this for us.. it is for our kids". There was a feeling mentioned that the perception of the town is Jefferson Road and that the development community has been favored too much over the years, creating a situation where the town's infrastructure is perpetually trying to catch up. Participants stated the need to recognize that zoning does not solve everything and they expressed the sentiment that public rights seem to be limited when it comes to land use decisions. Some participants urged the Town to consider how it may design itself to thrive and survive in the Peak Oil future. Participants discussed the concern over COMIDA and suggested that the effectiveness of this program be re-assessed. Other comments focused on RIT, relative to collaboration, concern over loss of wetlands in that area, and the interest of sharing scal responsibility of public instrastructure.



Compilation of Second Workshop Comments November 10, 2009

Hamlets

Is it important to make new development compatible with the existing built form in the historic hamlets?

Participants mentioned that hamlet areas should incorporate mixed use buildings whenever feasible. They also agreed that in II development should be prioritized over new developments on the periphery of hamlet areas. Disappointment was voiced over the way that the commercial portions of Erie Station Village near East River Road have been built. However, most participants agreed that Erie Station Village was a good example of collaborative planning, where the owner took initiative in respecting historic building types and agricultural heritage and developed a design scheme that was respectful and bene cial for the area. There were some concerns mentioned about the protection and reuse of the Henrietta Hotel and Cafe building and participants suggested that the site be designated as historic.

Could there be additional hamlets developed in town?

Participants saw opportunity for future hamlet development north of East Henrietta, along East Henrietta Road. Some attendees saw East Henrietta hamlet as more dif cult to expand and develop since it is already built out. While others, suggested there may be opportunities to rethink the development of the remaining areas of Riveron with a hamlet or village form. Another area pinpointed for potential hamlet development was the SW section of the town. However, while these areas were mentioned, participants agreed that there should be an understanding of how to de ne a hamlet before efforts would be undertaken to expand existing areas or to create new ones.

In order to make these areas feel more human scaled, with a "main street" vitality, would the community prioritize pedestrian needs over vehicle needs?

While participants did not answer this question with a de nitive answer, one can speculate given the responses, that they would be willing to prioritize pedestrian needs over vehicular needs to create humanscaled hamlets with a "main street" vitality. Participants agreed that sidewalk and associated pedestrian facilities should be integrated within the hamlet areas. They also saw a need to provide enhanced bicycle and transit access to and within the "centers" (i.e Wegmans) and hamlets. Coordination with RTS was recommended and participants requested that the town work with schools to identify ways to better connect students with employment centers. Additional pedestrian connectivity was also recommended across West Henrietta Road into the retail portion of Erie Station Village. Attendees also recommended the creation of pocket parks. They brought up the concern that small businesses in the town struggle for long term success because the larger shopping centers along Jefferson and Hylan Drive take business away from them, particularly if they are located in the hamlet areas, further away from these commercial hubs.



Land Use Patterns

How does the spatial relationship of existing land use affect the town as a whole: separation, compatibility, walk-ability and traf c?

The general consensus regarding land use patterns in Henrietta is that single family neighborhoods are valued due to their quiet nature, the existing open space buffers, and the close proximity of other amenities (people appreciated that everything is a '5 minute drive away'). Some people noted that newer developments have smaller lots that the older neighborhoods in town. Attendees were concerned about the lack of sidewalks and would like to see the network expanded and/or enhanced.

Participants liked how commercial areas were "contained" in certain areas and did not want to see integrated uses within the residential areas. However some participants did mention the need for diversi ed housing options, such as accessory apartments, but struggled to identify where those housing types should go. Some people mentioned areas south of the Thruway, as in II, centrally located sites that currently house vacant buildings, or alternatively to allow an increase in density in some areas of the town where development patterns warrant more extensive development. Participants mentioned that these issues, relative to land use and zoning, should be a high priority as part of the Comprehensive Planning process.

One particular concern that was raised was rental properties used for student housing in single family residential neighborhoods. Participants would like to ensure that these living arrangements meet current code and that enforcement is followed through with to hold property owners accountable for any depreciation to the subject properties. Deferred maintenance was a shared concern and participants identi ed some ways in which to address these issues, such as: applying for grants to assist with improvements, working with vocational programs that would assist in these efforts, volunteering, etc. Rebuilding Saratoga was an example of a successful program that was mentioned.



Economic Opportunities

How can vacant buildings be utilized in the best interest of the community (aesthetics/use)? Could they be considered for future residential developments? how can we encourage new business to use these building rst before building new?

Participants con rmed that vacant buildings are unattractive from an aethetic standpoint. They suggested incentives be used to encourage facade improvements (such as tax incentives). Other comments suggested that commercial development be limited so that these vacant properties will be more in demand. Some attendees offered reasons why vacant properties remain so, due to code compliance and speci city of tenant needs- explaining why building new is less expensive than retro tting in these cases. Participants suggested that design guidelines for commercial uses be development to offer a higher quality of development standards. An idea that was also offered for reuse of the vacant lots, was to incorporate diverse housing types on the commercial sites to create a mixed use environment.

How can Henrietta attract and accomodate green technologies/high technology industries in order to diversity the economic base (to avoid being "over-retailed")?

The previous workshop con rmed the community interest in attracting new business to Henrietta. One possibility that was discussed was renewable energy technologies, such as solar and wind. The proximity to RIT affords innovative and scienti c research to be used in practical application if the town is prepared to accomodate it. The participants suggested a number of ways in which the town and other local agencies can work to encourage these types of new business:

- Tax incentives
- Collaboration with RIT, similar to what has been done with Fuel Cell project
- The creation and strategic local of alternative energy fuel stations in town
- Consider opportunities in the medical and research elds, perhaps in combination with RIT and U of R.

Agriculture serves as approximately 12% of the land use in Henrietta and people value the open space that agriculture affords. Are there economic opportunities that could be realized from this sector?

Participants recognized the challenges associated with local agriculture and suggested more efforts be made to incentivize the preservation of agricultural lands in the town. Attendees understood that larger scale agricultural operations may not be feasible and recommended smaller plots where farmers could grow at the community garden scale, or focus on niche crops. They also urged the consideration of a town-wide discussion about investing in local agriculture to determine if the community would support subsidies to protect agricultural land from being converted into alternative uses. Some attendees suggested ways to promote residents to buy locally produced meat and produce, enabling small scale development for farmers to sell their goods on site, and by creating a cooperative that would assist in the marketing of these goods. Participants encouraged local educational institutions to get involved in the promotion and education of the next generation of farmers. Perhaps, this could be done with RIT, Alfred State, or through Cornell Cooperative Extension or BOCES. Some participants believe that the work ethic is not the same as in previous generations. This could potentially limit the potential for the continued use of local lands for agriculture to occur.



Parks & Recreation

Rate access to passive/active recreation areas-are these areas accessible to all users?

Whereas most parks are seen as reasonably accessible to residents, it was assuming that these cars were accessed by car. The participants stated that Veterans Park is the most accessible recreational site for town residents while Farrell Fields was a challenge to access by any other means than car. Andrews park was mentioned as a park that needed additional parking.

Additional comments relative to recreation areas, but not necessarily with the category of accessibility included the desire to have a dog park added at some site in town and another desire was to protect a local sledding hill that is typically accessed by foot and frequently used in the winter. Some participants urged collaboration with the Rush-Henrietta school district for construction and use of athletic elds and recreational facilities.

Discuss possible linkages of open spaces/trails/recreation; if there are gaps in network, discuss opportunities to complete the network.

Participants recommended several points of connection to a larger network including: a nature walkway that may be possible near the Jefferson Estates, a trail along the river as well as along Martin Rd to connect to Martin Park, the LeHigh Valley trail connection completed through the Belfry Golf Course. And generally speaking, the attendees wanted to see extension of sidewalks to all parks and recreational sites.



Town Center

Consider the extent of the potential Town Center? Where should the boundaries be?

The participants offered several location suggestions for the new town center, which included:

- Town Hall/Veterans Park area
- Golden Bear site at Hylan/Calkins
- Along East Henrietta Road near Calkins
- behnind the Dome Center and Gro Moore
- Cartwright site along the LeHigh Valley Rail line at LeHigh Station Road.

They also offered examples of other communities where they have redeveloped in order to create a town center, such as Pen eld at Four Corner and in Lloyd Corners.

What mix of uses would be appropriate for a town center/main street environment?

Participants suggested a variety of options for town center programming. Some examples included a recreational area with shops and restaurants nearby to accomodate a variety of family activities. Whereas other attendees suggested an outdoor music venue be included similar to what Perinton created at the town hall/ community center complex. Some participants questioned how to de ne a town center, and wondered if what scale it should be. Smaller scale developments could mimic Park Point at RIT or Erie Station Village, whereas larger scale examples could be the project underway in downtown Webster and the Clinton Crossing project in Brighton.

How important is it to you to create a vision? Would you support the Town investing resources in this future vision?

Some participants believed that this should be a top priority for the town while others believed that the rehabilitation of old buildings should be focused on before building new.

Other Comments

There was some concern about Suburban Plaza, in particular a concern that the state of the national economy is holding up reinvestment and redevelopment efforts of the plaza. Residents see an opportunity to enhance bus service at this location, since it serves as a regional park and ride location, and for collaborative planning as a part of the redevelopment of a town center along East Henrietta Road.



Multi-Modal Transportation

Discuss areas which should be prioritized in the effort to improve bicycle and pedestrian facilities.

Participants reiterated the lack of pedestrian facilities throughout town; they mentioned that there are few sidewalks or bus routes near the area where most residents live in the town, with the Pinnacle Drive area being speci-cally mentioned. Many people pointed out the need to provide better lighting and safety for pedestrians and auto users along many corridors in the town. As some participants mentioned, this is of particular concern after the recent pedestrian fatality along Lehigh Station Road. They recommended additional sidewalk facilities on both sides of major roadways and to school and community sites. One resident mentioned that the last bus leaves Marketplace at 2:30 in the afternoon. Such limited service is a major inconvenience since he relies on the bus for transportation.

Participants offered additional suggestions including:

- Improve bike access to make it "comfortable"; and
- To increase the frequency of bus service to areas of the town, perhaps by using smaller buses funneling service to a local park & ride site to feed regional buses

Discuss ways to increase alternative transportation options.

As pointed out by participants in the rst workshop, better bus service is required especially for the elderly and the youth population. They mentioned that there are gaps in the service, making it very dif cult to move around without a car. In fact, they pointed out that town hall has very limited access to and from nearby residential areas, with only one bus offered during limited hours throughout the day ending at 3pm in the afternoon. They also noted that there are no shelters at transit stops, such as Suburban Plaza, a regional park & ride location that is busy. Participants suggested this area be considered for a regional transit center where parking, shelters, shops and services may be closely placed together. Attendees recommended working with regional entities to create a light rail service that would provide access to and from Henrietta from other parts of the region.

Other Comments

Participants offered suggestions to improve the circulation within Henrietta by expanding the roadway network. Some residents see the provision of service roads or interconnections between plazas as an option to consider. They also recommended the incorporation of turning lanes for newly constructed intersections. When new roadways are constructed, attendees urged the consideration of multi modal facilities.



Henrietta's 2009-2010 Comprehensive Plan Update Next Steps

I) Survey of Town Residents

The survey will be based on the conversations that arose in the two scoping meetings.

Topic areas in the survey could include:

- Town Center
- "Complete the Streets" effort
- Hamlet Revitalization
- Economic Opportunities
- Commercial/Retail Design Guidelines
- Open Space Protection
- Vacant Properties
- Parks & Recreation

II) The results of the survey and scoping meetings will be presented at a **Visioning Public Work-shop**. At this workshop, participants will work with the information provided to date, especially the feedback received from their fellow community members and will assist in the creation of a Vision Statement to guide the remainder of plan.

III) Draft Comprehensive Plan Update: The Vision Statement, and feedback from the survey and scoping meetings will provide the framework for the Comprehensive Plan Update. The update will be approached strategically in order to address the most pressing community issues in the most effective and succinct manner. A key goal of the update will be to help the Town prioritize key projects, in accordance with the key issues facing the community today, and to develop the most effective strategy for realizing the community's vision for Henrietta's future.

IV) Behan will meet with the Planning Board and Town Staff to review the Draft Comprehensive Plan Update.

V) Public Meeting to review the Final Draft Comprehensive Plan Update.

VI) Behan will coordinate with Town Staff to nalize the **Plan Adoption** and to initiate the **Imple-mentation Plan**.



APPENDIX

Town of Henrietta Public Scoping Workshop Comprehensive Plan Update October 26, 2009 7pm-9pm Henrietta Senior Center

Icebreaker Question: When you think of Henrietta, what comes to mind?

Sprawl Historic signi cance RIT Trails (Lehigh Valley) **Schools** Jefferson Road People **Royal Comets** Homes Community Disorganized No Center Loss of Green Space Few Bicycle/Pedestrian Options A place without a center **Genesee River**

NEIGHBORHOODS/ COMMUNITY CHARACTER/ HOUSING

Question #1: What qualities does the town have that makes Henrietta a good place to live?

POSITIVES

Diversity

* The town has an opportunity to do more to preserve the open spaces.

Affordable housing, ranging from less than \$100,000 to over \$300,000 with a median price of just under \$150,000

CONCERNS

The comprehensive plan should be incorporated into zoning decisions

*Commercial and residential areas should be de ned and kept separate

Future use of existing vacant lands in the town should be planned for and managed in a more positive way.

There is a perception that new development is diminishing property values of existing residential because of the loss of green/ open space, increase in trafc, etc.

The qualities of family friendly neighborhoods should be de ned and those that are existing should be maintained as such. For example, should not allow larger developments in or near such as apartment complex or student housing.

Residents of the Locust Hill Drive area are concerned about an adjacent development proposal. Residents voiced concern over potential negative impacts on open space, ooding concerns, and potential traf c impacts on Jefferson Road.

Drainage issues should be addressed in some areas of the town. Those mentioned speci cally include the Locust Hill area, especially homes with septic systems.



NEIGHBORHOODS/ COMMUNITY CHARACTER/ HOUSING

Question #2: What things have you seen in other communities that Henrietta could do to make the town a better place?

More trees and green space areas should be provided in new developments.

Existing trees and green space should be better preserved.

There should be a balance between open space areas & developments.

There should be additional limits on building heights.

More active recreation parks should be provided for residents.

* More streetlights should be provided on major roadways.

Developers should be encouraged or required to incorporate and set aside open space areas into their plans, or be charged a fee that is put towards recreation amenities in the town. Area wide open spaces should be joined to create larger continuous patches. Perinton was mentioned as a good example/ model.

A Purchase of Development Rights program should be considered to protect working farmland and natural areas.

*Participants would like to see the idea of a town center developed more fully, designed in a way that makes it accessible from neighborhood areas by walking or biking, which would provide greater sense of community.

Development should be planned in advance and coordinated, instead of being allowed to evolve through convenience.

Schoen Place in Pittsford could be emulated in certain areas of the town, speci cally the area near Lehigh Station Road at Mathews and Fields (near the old rail depot).

Existing vacant shopping centers might be considered for future residential use in a master planned community type of development.

Question #3: What type of housing do you think makes sense in Henrietta?

Extending the Rural Residential Zoning into areas north of the Thruway would be one way to help maintain low density housing and keep green / open space.

More owner occupied (even with multi-family housing), and fewer rentals.

The $\frac{1}{2}$ acre lot size is preferred rather than smaller lots

Family neighborhoods should be kept separate from larger scale development, including multi-family and student housing

Low density should be preserved to preserve open space and "family" feeling

Green open space should be protected and buffers provided between developments- keep developments "separate"

Question #4: What neighborhoods in Henrietta do you like? What do you like about these neighborhoods?

Erie Station is a good model for other areas in the town from an aesthetic standpoint and its incorporation of mixed use

The Locust Hill area is a friendly neighborhood that feels safe



COMMERCIAL/ RETAIL

Question #1: Where does it make sense to locate additional commercial/retail uses?

More emphasis for new businesses should be placed in the hamlet areas. A special emphasis should be on encouraging new businesses in the vicinity of Erie Station Village

*An effort should be made to encourage new businesses to the community to use existing buildings and previously developed spaces (vacant/underutilized) spaces rst.

There should be consideration of rezoning the areas along East River road that are currently zoned for industrial uses (i.e., property formerly owned by Kodak) and as part of that analysis, consider other more prime sites (i.e. at or near intersection of I-90 and I-390)

There should be a focus on attracting businesses to Henrietta that would bene t its residents and the overall quality of life of the town—in particular those in new/growth industries.

Question #2:How would you like to see existing retail sites designed?

Commercial buildings should be built with "green roofs" that assist in the heating and cooling of buildings while providing stormwater retention bene ts.

More businesses should work to have higher standard of façade design and landscaping -- the new Wegmans store provides a good example.

There should be more creative uniformity in commercial architectural and site design within the town to make it feel more like Henrietta, the town we are proud of.

Incentives or "carrots" should be used to encourage higher quality design.

A more proactive role should be used to guide revitalization of existing shopping centers, recognizing some challenges in how to accomplish this goal in properties that are older with lower rents/revenue streams (there are often the home to mom and pop (locally owned) shops.

Question #2 continued:How would you like to see existing retail sites designed?

In II retail development should be encouraged in existing commercial areas instead of on green eld sites.

More effort should be taken to control light pollution from commercial areas

There should be a focus on attracting businesses to Henrietta that would bene t its residents and the overall quality of life of the town

Efforts should be taken to work with the owners of Southtown Plaza to improve the design of the area (ie enhance area around Bank of America to make it safer for drivers and pedestrians).

Question #3:What do you like/dislike about the design of existing retail development?

LIKE:

Calkins and Lehigh Station Road areas (less driveways and common access)

A good example mentioned in another community is in Webster with their newer strip malls along East Ridge Road and 104

WInJeff Plaza (Jefferson at Winton) has done a good job with their façade



COMMERCIAL/ RETAIL



Question #3 continued: What do you like/dislike about the design of the existing retail development?

DISLIKE

There seems to be code enforcement challenges in the commercial areas. Could code enforcement efforts be enhanced in a way that preserves existing buildings for reuse instead of building new?

Residents are concerned about the (lack of) attractiveness of empty stores - what can be done in the meantime

How did we end up with 3 drug stores at the corner of Calkins and East Henrietta roads? Is this something that could be stopped?

Efforts should be made to address drainage issues in existing Industrial zoned areas along East River Road.

Residents feel "over-retailed" with Suburban Plaza being noted as a speci c example.

Question #4: How would you like to see commercial uses integrated into the town?

De ne "expansion" of commercial areas in a way that does not damage or weaken the existing assets in the town.

There should be more/better buffer(s) between residential areas/ businesses

Consideration should be granted regarding a potential moratorium on commercial development in the town.

Tax abatement should be used sparingly and only to encourage certain types of jobs and tax-producting commercial development that meet the goals of the community

Efforts should be made to draw more manufacturing to Henrietta

The creation of "green technology (solar energy equipment/engineering) and "green jobs" through increased collaboration with RIT should be encouraged.

PARKS& RECREATION/ COMMUNITY FACILITIES/ OPEN SPACE



Question #1: Are there town parks that are easily accessible to your neighborhood? Which ones do you use the most?

* The town park and recreation facilities are relatively accessible to residents, particularly those that have a car or auto access.

Question #2: What do you like/dislike about the existing parks?

Ball elds

Tinker Park is an asset to the town and region

DISLIKES

*Maintenance of existing park areas Geese in park areas Parking at parks and community facilities should be improved Question #3: What do you like/dislike about the existing community facilities?

DISLIKES

Maintenance of existing parks and recreational facilities.

Better security within the Town Hall Park area

PARKS& RECREATION/ COMMUNITY FACILITIES/ OPEN SPACE



Question #5: What do you think of the quality of the open space Question #4: What new uses/facilities (recreation and/or community facility) would you like to see? areas in town? Access to local water resources (Erie Canal and Genesee River) * More efforts should be made to protect and preserve open space areas, especially near residential areas More hiking, walking, biking facilities Consideration of the purchase of remaining areas of vacant land in the More parkland town should be evaluated A new concert venue in the town Efforts could be taken to better preserve and enhance wetland areas within the town A new cabin in the Martin Road park * A winter skating rink, possibly by ooding tennis courts or a pond Instead of building parks, efforts should be made to "connect preserves" (create preserves and provide linkages between them) * A dog park The consideration of using building or impact fees to pay for parks * A new community center should be assessed The Parks and Recreation Master Plan should be updated The reuse of the Belfry golf course lands should be addressed Parks for passive activities, outdoor education & recreational activities. Scout troops should be encouraged to utilize park areas and be more active in the maintenance of park facilities Consideration should be made toward the creation of an arboretum consisting of community gardens and farms A Brochure should be created that lists and describes the existing parklands and recreational resources of Henrietta. * More bicycle lanes throughout the town

HISTORIC BUILDINGS/ HERITAGE AREAS



Question #1: What do you think the town could do better to preserve its historic sites?

Efforts should be taken to preserve buildings and sites as they become eligible for historic designation, rather than in response to a potential project

Efforts should be made to promote "preservation of our historic history"

A focus should be made to get residents interested in historic preservation

Coordination efforts should be taken between local residents involved in promoting and protecting historical buildings and regional preservation entities such as the Landmark Society.

A local effort should be taken to educate people more on historic preservation and historic areas in the town

Communication when historic buildings are for sale between the town and potential buyers and sellers of historic properties should be improved

Improvements should be made in utilizing the resources that the town has available related to historic preservation

Zone an area within the town to create a "Main Street" kind of place. This could potentially be part of a town center development area.

Designating historic areas with historic ags

* Work to create a more cohesive look for the hamlets, make these areas feel more like a town center/Main Street kind of place.

* Promote the concept of a town center.

Rethink the existing zoning in the Cartwright area

Scale back the highway by narrowing roadways and adding sidewalks. Residents realize that this could increase congestion through these areas, but also recognize the improvement to the quality of life.

A focus should be taken to attract "Businesses that draw me in" that are smaller scale, provide just the right amount of parking, and should complement other areas while being competitive.

Some businesses, such as Dominicos, in the hamlet areas are doing well and should be encouraged.

The support of historic buildings and sites, such as the Cartwright property should be emphasized

TRANSPORTATION/ MOBILITY



Question #1: How do you see the quality of the road in your neighborhood/town wide?

A perception of some residents is that the roads in the town, particularly in certain areas, are overcrowded.

Some speci c roads that were mentioned include the Valley View/Shore Drive area, Along Erie Station at Countess and other intersections, Jefferson Road near Locust Hill,

Drainage issues along certain roadways in the town should be studied and addressed. An example that was cited was John Street.

The state and county have done a good job with the redesign of the intersection of Jefferson and East River roads.

Long-term maintenance of locally maintained roadways should continue to be a focus

When major intersections are rebuilt in Henrietta, intersections should be built with concrete to improve durability

There is a lack of visibility at some intersections. One that was noted was the intersection of Calkins and Pinnacle Roads

Question #2: Are there trails or sidewalks available within your neighborhood?

* Not really

* More and better bike and trail facilities that connect neighborhoods to commercial areas, schools, parks, community services, and employment centers should be provided

Signage for pedestrians and bicyclists should be improved

Effort to increase awareness of existing bicycle and pedestrian facilities should be undertaken

*The consideration of the provision of dedicated bike lanes along major thoroughfares should be addressed

*Efforts should be made to make Henrietta more bicycle and pedestrian friendly

The completion of Henrietta's section of the Lehigh Valley trail should take place.

Trails and sidewalks within the town should be better maintained

The provision of a network of trails between Town Hall and Gro-Moore behind Calkins Road should be explored

* Pedestrian and bicycle connections between neighborhoods are desired

Pedestrian scaled lighting should be utilized more often

TRANSPORTATION/ MOBILITY



Question #3: Do you use public transportation? If you wanted/ needed to, is it accessible from your neighborhood?

Roadways should be redesigned to create pull-off areas at bus stops for public transit

Bus service should be improved to the Riverton area and other sections of Southwest Henrietta

More bus service should be in place to accommodate elderly residents

* Better signage and shelters should be provided along bus routes, especially at park and ride hubs such as Suburban Plaza.

Efforts should be taken to better inform residents about transit options within Henrietta

Regionally, RGRTA and RTS should emulate Toronto or Ottawa in its service options and design in the Rochester region

Transit routes within the town should better match the needs of the residents living in Henrietta rather than serve the town arbitrarily

Efforts to improve bus service to and within the town should

RTS or another entity should employ smaller buses between neighborhood areas and major transit facilities in the town, similar to the hub and spoke system employed by airlines.

A focus should be to nd ways to make bus service to regional sites and services more accessible to youths in the town "kids have no way to get around" One means identied by attendees was some sort of token or pass system that would give discounts to students.

Question #4: What do you like/dislike about the transportation options in your community?

Efforts should be taken to Improve pedestrian access between various shopping centers around Marketplace Mall, especially along Hylan Drive and Jefferson Road

There is a perception that Henrietta has been designed around using a car as the only viable transportation option, making it unsafe for bicyclists or pedestrians

The redesign of roadways in Henrietta should provide multi-modal options, including provision for pedestrians, bicyclists and transit users, as well as auto users

A focus should be taken to reduce the size/number of parking areas and reduce the amount of vehicle use within Henrietta.

* Better communication and coordination between the various government entities that control area roads (the town, Monroe County and NYSDOT) should take place. The county and state should also be more responsive to local needs related to transportation.

Efforts should be made to continue to improve the overall transportation network within by providing additional options and redundancies within the road network.. An example cited was the road through the industrial park off of Calkins Road.

The town does a good job with its snowplow service

No new roads should be allowed to feed into Jefferson Road

TRANSPORTATION/ MOBILITY



Question #4 continued: What do you like/dislike about the transportation options in your community?

New roadway intersections should be designed to be perpendicular. One intersection that was mentioned as an issue was at Jefferson and Clay Roads

Major retail or new intersections should be required to provide turning lanes

Consideration of assessing the potential utilization of service roads along major corridors should be taken

Interconnections between adjacent uses and properties along major road corridors should be encouraged.

More handicapped parking spaces should be provided

There are too many parking lots that are too large in the town. Excess parking areas should be converted either into green spaces or mixed use neighborhoods

Bicycle and pedestrian facilities and access help to enhance the quality of life in a community.

While RIT provides shuttle service to area amenities for its students, there are few public transportation options available to residents within the rest of Henrietta

Efforts should be made between RIT, the town, and other relevant jurisdictions to improve bicycle access along corridors leading to/from the school.

AGRICULTURE



Question #1: Do you feel that Henrietta has a strong tie to agriculture?

In the past there were strong ties to agriculture, but not any more

Residents do not see these ties, since farming has been phased out of the town over time.

Question #2: Do you know a local farmer?
* Few participants know a local farmer

Question #3: What could be done better to protect and enhance agriculture?

Find people that are interested in farming

Get more people interested in protecting farmland and agriculture to participate in local government.

Preserve the existing rural properties in the town

Keep as much green space as possible

ADDITIONAL COMMENTS The following are a list of comments received at the public scoping workshop that do not t well into one of the above categories.



OTHER COMMENTS RECEIVED

There is a perception that the development community has been favored too much over the years, creating a situation where the town's infrastructure and services are perpetually trying to catch up to the development that has taken place.

The town should think of how to design itself to thrive and survive in the Peak Oil future.

Perception of the town is Jefferson Road

The role/effectiveness of COMIDA in development should be assessed.

A goal of the plan should be to provide clear vision for Henrietta's future since "we are not doing this for us... it is for our kids"

We need to recognize that zoning does not solve everything....public rights are limited when it comes to land use decisions

Funding streams need to be established to support the plan goals

The change in federal wetland regulations may have had a negative impact with drainage and building

An effort should be made to study whether RIT should be required to provide payments for services/facilities that students and staff use

There is a concern about a loss of land in the RIT area, particularly wetlands and green space. One issue mentioned were "rezoned" wetlands

*Efforts should be made for the community to collaborate with RIT

Town of Henrietta Public Scoping Workshop Comprehensive Plan Update November 10, 2009 7pm-9pm Henrietta Senior Center

Icebreaker Question: What do you see as the biggest challenge or opportunity facing Henrietta?

CHALLENGES

Growth

Maintaining open space Preserving smaller scale community areas that exist in the town Containing commercial development Maintaining existing tax base Traffic impacts

OPPORTUNITIES

Preserve Farmland

Taking advantage of resources available to the town

HAMLETS



Question 1: Is it important to make new development compatible with the existing built form in the historic hamlets?

The hamlet areas should incorporate mixed-use buildings whenever it is sensible. In addition, opportunities for infill development should be explored within hamlet areas where feasible.

Residents see Erie Station Village as a good example of collaborative planning for a hamlet-scaled development. In this case, the original landowner was able to have input into the project while the public was involved in a way that was beneficial for the project. The result was that buildings in the development emulated both barns that respected the agricultural history of the site while also incorporating buildings and uses that extended the hamlet form.

There are concerns for the potential protection and reuse of the Henrietta Hotel and Café building. Perhaps efforts could be taken to have the building designated as a historic site.

There has been some disappointment with the way that the commercial portions of Erie Station Village near East River Road have been built.

HAMLETS

Question 2: Could there be additional hamlets developed in the town?

There should be an understanding of how to define a hamlet before efforts would be undertaken to expand existing areas or create new ones.

There are some opportunities for hamlet development to the north of East Henrietta along East Henrietta Road.

Attendees saw East Henrietta as more difficult to expand and develop more, since much of it is already built out. If development or redevelopment was to take place, ideally it would probably be on the western side of East Henrietta Road north of Lehigh Station Road.

There may be some opportunities to rethink the development of the remaining areas of Riverton with a hamlet or village form. The SW section of the town was another area mentioned for this type of redevelopment.

Question 3: In order to make these areas feel more human scaled, with a "main street" kind of vitality, would the community prioritize pedestrian needs over vehicles needs?

Sidewalks and pedestrian facilities should be integrated within the hamlet areas.

There is a need to provide enhanced pedestrian, bicycle, and transit access to "centers" like Wegmans and other locations in the town.

Other hamlet related comments:

In hamlet areas, opportunities for the creation and location of pocket parks serving hamlet residents should be explored.

Better sidewalk access and bicycle paths should be provided to connect destinations within and immediately adjacent to the hamlet.

Residents feel that an effort should be made to work with RTS to improve bus service to hamlets.

There should be better pedestrian connectivity across West Henrietta Road into the retail portion of Erie Station Village.

The schools should work to identify ways to connect students to employment centers from a transportation standpoint, both at Marketplace and at other job centers.

Within the hamlet areas, a priority should be made to encourage the location of small, locally owned and oriented businesses.

There is a concern that small businesses in the town are located in areas that do not provide for their long-term success and that the larger shopping centers along Jefferson Road and Hylan Drive take business away from the hamlet areas.



ECONOMIC OPPORTUNITIES

Question 1: How can vacant buildings be utilized in the best interest of the community (aesthetics and use)? Could they be considered for future residential developments? How can we encourage new businesses to use these buildings first before building new?

There is a concern that many of the vacant buildings in the town are unattractive from an aesthetic standpoint. One way of remedying this could be through façade improvements. Potentially, these improvements could be partially funded through tax incentive programs.

It may be possible to incorporate residential uses on some of the commercial sites.

Efforts should be made to incentivize renovation to make the redevelopment of existing sites competitive with building on greenfield sites or demolishing existing buildings and building anew.

Another method explored could be to restrict commercial uses to areas currently zoned for commercial uses, similar to what has taken place in Pittsford.

There is a concern that many of these buildings are not accommodating to businesses seeking a specific template for their needs. In some cases, building new is less expensive and burdensome than renovating an existing building. There is also a concern about code compliance within the older build-ings and sites.

Reuse efforts should be focused on restaurant sites in each of the hamlets and the vacant commercial sites (in particular, the car dealerships along West Henrietta Road).

The incorporation of design guidelines for commercial uses or along key corridors could create a higher quality of commercial development standards.

Question 2: How can Henrietta attract and accommodate green technologies/high technology industries in order to diversify the economic base (to avoid being "over-retailed")?

* One possibility could be to incorporate renewable technologies such as solar and wind power into existing buildings.

The town and other local agencies can work to encourage new businesses to locate in Henrietta through:

Tax incentives;

Collaboration with RIT, similar to what was done on the Fuel Cell project;

The creation and strategic location of alternative energy fuel stations in the town;

Looking at opportunities in the medical and research fields, perhaps in combination with RIT and U of R.



ECONOMIC OPPORTUNITIES

Question 3: Agriculture serves as approximately 12% of the land use in Henrietta and people value the open space that agriculture affords. Are there economic opportunities that could be realized from this sector?

More efforts should be made to incentivize the preservation of agricultural lands in the town.

There should be consideration of a town-wide discussion and vote of investing in agricultural land protection, but there is also a concern of the cost to an individual resident for such an effort.

The town has previously participated in the NYS Farmland Protection Program as part of the protection of the Aldrich Farm.

Efforts should be made to encourage residents to buy locally produced produce and meat.

*There may be an opportunity for a Farmers Market in the town near the Fairgrounds/Gro-Moore properties. Another alternative could be to create an agricultural cooperative that would assist in the marketing of local produce and animal products.

Another means of encouraging agricultural businesses in the town may be to allow small-scale development to promote and encourage the sale of local goods.

There is a concern by some residents that the work ethic is not the same as in previous generations. This could potentially limit the potential for the continued use of local lands for agriculture to occur.

ECONOMIC OPPORTUNITIES



In many cases, agricultural lands are seen as a source of retirement income for a farm owner.

Some existing agricultural lands no longer used for larger scale agricultural use could be utilized as community gardens where residents can farm small plots of land for their needs.

Another option discussed for farming would be the incorporation of smaller-scale farm sites or so called ranchettes or hobby farms. Some of the uses mentioned would be for niche crops serving local restaurants or flowers for wildflower arranging.

There should be an effort made to encourage and promote farming and agriculture to the next generation of potential farmers. Perhaps this could be done with RIT, Alfred State, or through Cornell Cooperative Extension or BOCES.

LAND USE PATTERNS

Question 1: How does the spatial relationship of existing land use affect the town as a whole: separation, compatibility, walk-ability, traffic.

The quiet neighborhoods are seen as a positive in the town.

Having everything within a short drive in the town is seen as a positive by residents.

In existing neighborhoods, efforts should be made to enhance and expand sidewalk networks, whenever possible.

The existing greenbelts in the town are very pleasing, but maintenance of the greenbelt areas tends to be inconsistent.

Residents feel that a previous town policy toward the creation and maintenance of greenbelts around development areas should be reinstated to encourage the preservation of additional open space.

There is a concern that lots are small in newer developments in relation to the older neighborhoods in the town.

There is a concern that in some areas, property maintenance has been deferred. Some participants felt that residents and property owners of affected properties should work together to identify ways of helping with this. Some ways identified include applying for grants to assist with improvements, working with vocational programs that would assist in these efforts, volunteering, etc. An example mentioned was the Rebuilding Saratoga program.



In the eyes of some residents, there should be an effort to keep commercial uses contained in existing commercial areas. A concern is this could create more traffic along key corridors.

In some residents eyes, commercial and residential uses should be kept separated.

Residents living in the Calkins/Pinnacle area like being within 5 minutes of everything, but are concerned that green space is getting further away from them, even though it is still relatively close by in relation to areas closer to Rochester.

There is a worry that now that the locally owned businesses are gone in much of the town, it will be difficult to bring create or attract new locally owned start-up businesses in their place.

There is also a concern that absentee landlords are buying homes near RIT for student housing. This could become a code enforcement concern in many of the existing neighborhoods, since the use of properties for student housing may not be allowed in these neighborhoods. If this is the case, there is a feeling that property owners should be held accountable. This may need to be addressed in an update to the zoning and building codes in the town.

LAND USE PATTERNS



Question 1 continued: How does the spatial relationship of existing land use affect the town as a whole: separation, compatibility, walk-ability, traffic.

There may be a need to diversify housing options in the town to limit conflicts between existing residential areas and new residential uses that may take place in existing neighborhoods.

There was a discussion about where growth should go. Some options would be south of the Thruway, as infill in centrally located sites with vacant buildings, or to allow an increase in density in some areas of the town where development patterns warrant more extensive development.

Additional residential options, such as accessory apartments, may be warranted in some areas of the town.

It may be sensible to extend the zoning for south of the Thruway to vacant properties on lands south of Lehigh Station Road at the eastern and western ends of the town that have traditionally been agricultural in nature.

There was mention of potentially placing a moratorium on development for areas north of the Thruway while land use options for these areas can be further explored through the Comprehensive Plan and Zoning Update process.

Some residents see the issue of addressing land use and zoning concerns as a high priority as part of the Comprehensive Planning process.

PARKS & RECREATION

Question 1: Rate access to passive/active recreation areas- are these areas accessible to all users?

There is an overall feeling that there are a good number of parks of high quality in the town.

Veterans Park is the most accessible recreational site for town residents.

The parks are seen as reasonably accessible to residents, particularly those with cars.

Farrell Fields (ball field complex in West Henrietta) is accessible by car only.

Some residents would like to see a dog park added at some site in the town.

In one neighborhood, a sledding hill is walked to and frequently used in the winter and should be protected.

Some residents feel that additional parklands acquired by the town should remain as open space only.

More parking is needed at Andrews Park and other parks in the town.

Efforts should be made to work with the Rush-Henrietta school district to collaborate and coordinate on the construction and use of athletic fields and recreational facilities.



Question 2: Discuss possible linkages of open spaces/ trails/recreation (use map to 'connect the dots', identify opportunities for future links); if there are gaps in the network- discuss opportunities to acquire future spaces to complete the network.

There was mention of a nature walkway that may be possible near Jefferson Estates.

There is a desire for a trail to be created along the river, as well as along Martin Road to connect to Martin Rd. Park.

The extension of sidewalks to park and recreation sites in the town should be considered.

There is a desire to see the Lehigh Valley trail completed through the Belfry Golf Course.

Other Comments:

There should be an effort to look into how wetlands are defined as part of their protection efforts, since this may affect potential development of these sites.

It was mentioned that there are residents that desire to have land near Riverbend Park and Riverton Golf Course sold to allow for expansion of park uses.

TOWN CENTER

Question 1:

Consider the extent of the potential Town Center? Where should the boundaries be?

There were several locations mentioned as potential sites for a town center type of development, including:

- The former Golden Bear golf site at Hylan/Calkins Road
- Along East Henrietta Road near Calkins Road
- Somewhere with several nearby destinations, such as a post office, library, shops, and schools

• Some residents looked at the area behind the Dome Center and Gro-Moore as an area that could be developed as a destination with restaurants and other shops and services

• Another location identified was the Cartwright site along the Lehigh Valley Rail line at Lehigh Station Road. This is a historically preserved site that could benefit from cooperative planning, similar to what has been done at the Spring House site or Schoen Place in Pittsford.

The highest priority site, however, seemed to remain in the Town Hall/Veterans Park area.

There is no identity along East Henrietta Road between Calkins and Lehigh Station Roads. Some residents think it would be nice to see efforts to make this a destination with community amenities provided. Other central points in the town include West Henrietta and the Town Hall/Veterans Park area. Some examples mentioned in other communities where



existing development locations have been rethought for hamlet/ town center style development include Penfield, where through zoning and incentives, development has taken place that encourages a hamlet scale development at Penfield Four Corners (441 & Five Mile Line) and in Lloyds Corners (441 & 250).

Question 2: What mix of uses would be appropriate for a town center/"main street" environment?

There were some questions on how to define a town center, whether it be a smaller scale project that mixes uses or something larger, similar to a hamlet or village type of development. Some similar examples that can be considered as points of reference within the town would be Park Point at RIT or Erie Station Village, while some example given for regional projects would be the project underway at the edge of downtown Webster, and the Clinton Crossings project in Brighton.

One possibility for a town center would include recreational facilities with shops and restaurants nearby or included as part of the development. Participants described it as a priority to combine youth oriented uses and recreational opportunities with shops and services. A part of this site could incorporate a community center with indoor recreational and meeting facilities.

It was also mentioned that perhaps an outdoor music venue, similar to what is at the town hall/community center complex in Perinton, could make sense as part of this complex.

TOWN CENTER



Question 3: How important is it to you to create a vision? Would you support the Town investing resources in this future vision?:

Along East Henrietta Road, efforts should be made to look into rehabilitating older buildings, particularly for residential uses. Additionally, streetlights should be extended along the corridor.

There was some concern about Suburban Plaza, in particular a concern that the state of the national economy is holding up reinvestment and redevelopment efforts of the plaza. Residents see an opportunity to enhance bus service at this location, since it serves as a regional park and ride location, and for collaborative planning as a part of the redevelopment of a town center along East Henrietta Road.

In some residents' eyes, the creation of a Town Center may not be the highest priority for the town and its residents to pursue at this time.

MULTI-MODAL TRANSPORTATION



Question 1: Discuss areas which should be prioritized in the effort to improve bicycle and pedestrian facilities.

Currently, there are few sidewalks or bus routes near the area where most residents live in the town, with the Pinnacle Drive area being specifically mentioned.

There is a need to provide better lighting and safety for pedestrians and auto users along many corridors in the town. This is of particular concern after the recent pedestrian fatality along Lehigh Station Road. One means of doing so would be to provide additional sidewalk facilities on both sides of major roadways and to school and community sites.

One resident mentioned that the last bus leaves Marketplace at 2:30 in the afternoon. Such limited service is a major inconvenience since he relies on the bus for transportation.

Participants offered some alternatives including:

- Improve bike access to make it "comfortable"; and
- To increase the frequency of bus service to areas of the town, perhaps by using smaller buses funneling service to a local park & ride site to feed regional buses

MULTI-MODAL TRANSPORTATION

Question 2: Discuss ways to increase alternative transportation options.

"No car, No go" is a concern for some town residents.

Better bus service is desired for younger residents and others that need bus service from neighborhood areas to parks and commercial destinations in the town.

It is seen as difficult to get across town via methods other than by car.

The existing bus routes leave many gaps in service for town residents, making it difficult to move around town without a car.

There are no shelters at Suburban Plaza.

There is a regional park & ride location that is busy. This area may be best reconfigured as a regional transit center where parking, shelters, and shops and services may be closely placed together.

In the future, as demand warrants it and as fuel costs rise, the town should consider working with regional entities to create a light rail service that would provide access to and from Henrietta from other parts of the region, as well as to areas within Henrietta.

There are no transit connections from residential areas of town to the Town Hall and Library area.

Other comments:

Along major roadways, some

residents see the provision of service roads or interconnections between plazas as an option to consider. Also, new development that would create significant impacts should be required to provide dedicated turning lanes into and out of their sites.

There is a perceived need to expand the roadway network to provide redundancy and increase transportation options in the town. As part of the construction of these new roadways, facilities should be incorporated to provide for multi-modal options for residents.



Appendix B

Community Survey Summary Report

Town of Henrietta 2010 STRATEGIC UPDATE TO THE COMPREHENSIVE PLAN COMMUNITY SURVEY



Prepared by:



112 Spring Street, Suite 305 Saratoga Springs, NY 12866 www.behanplanning.com Prepared for:



Town of Henrietta 475 Calkins Road Henrietta, NY 14467

Overview

The Town of Henrietta is in the process of updating its Comprehensive Plan. The main focus of this effort is the establishment of priorities and an action plan for implementing these priorities over the next five to ten years. Two well-attended public workshops, held in October and November of 2009, started to provide the Town with an understanding of the priority issues and opportunities that should be addressed in the plan. Building from these workshops the town prepared a community survey. The intent of the survey was to expand the conversation to all of the Town's residents in order to get a better understanding of the relative level of interest and concern in the community regarding a variety of issues and opportunities related to the Town's future development.

Approximately 15,000 survey questionnaires were mailed to Town residents at the beginning of the summer 2010. The Town developed a mailing address database for this purpose that included owners of all residential tax parcels and occupants of units in apartment complexes within Henrietta (not including RIT dormitories). A copy of the survey questionnaire is attached to this report as Appendix A. A pre-addressed, postage paid return envelope was included with each questionnaire to make it easier for people to respond.

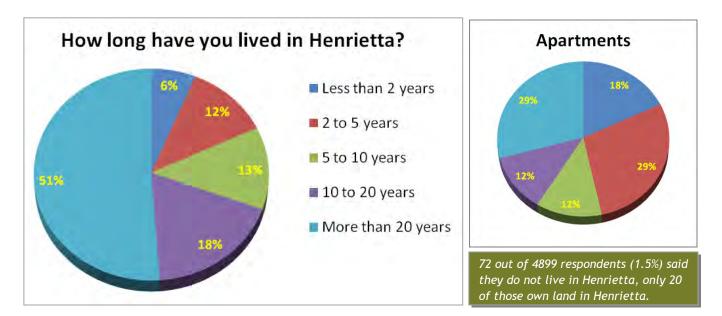
In the end, approximately 4,900, or 32%, of the questionnaires were completed and returned to the Town to be scanned and analyzed. That is a very high response rate for a survey of this type and it gives us a high level of confidence that the results are representative of the Town's population as a whole. Statistically, we can be 99% certain that the response to any question on this survey is within +/-2 (the margin of error) of the actual value for the entire population surveyed.

A summary of the survey responses is presented on the following pages. For each question, the responses are displayed graphically and a brief narrative description of the response is provided. Though written comments were only solicited for Questions 20 and 22, and at the end of the survey under "Additional Comments", many survey respondents wrote comments in the margins alongside particular questions. While such comments should not be viewed as necessarily representative of the community as a whole, they can provide some insight into why people answered certain questions as they did. A small selection of comments is provided alongside the analysis of some of the question responses below to illustrate in an anecdotal way the range of comments received.

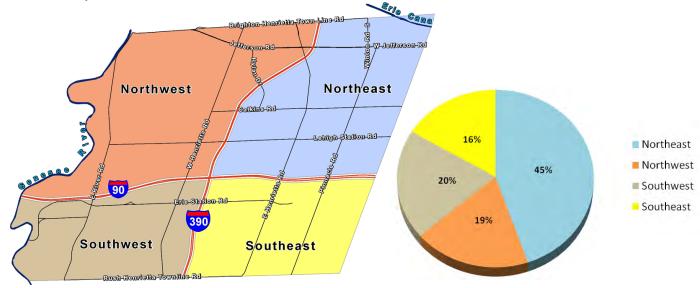
Respondent Demographics

Question #1: How long have you lived in Henrietta?

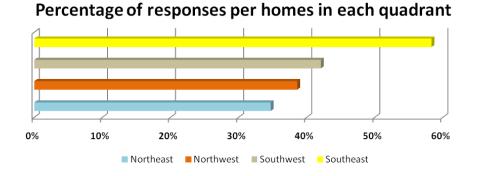
As illustrated in the chart, the majority of respondents have lived in Henrietta for more than 20 years, and the distribution of responses shows a decline in respondents as the number of years living in Henrietta declines. Isolating just the responses from those living in apartments shows a much more even distribution of years living in town, with approximately equal numbers living in Henrietta over 20 years and living in town two to five years.



Question #2: Using the Thruway (I-90) and Interstate 390 as dividers (see map), what section of Henrietta do you live in?

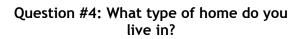


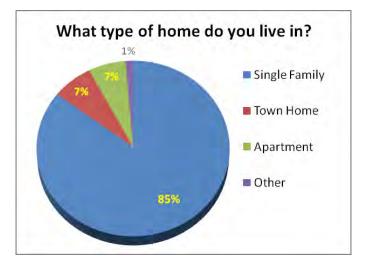
While the responses from the Northeast are more than double any other section of town, it is important to note that the population breakdown between these four quadrants nearly matches the response rate - approximately 52% of homes are located in the Northeast, while only 11% are located in the Southeast. Looking at the number of responses relative to homes in each quadrant, the Southeast had the highest percentage of responses, with the Northeast having the fewest.



Question #3: Do you own property in Henrietta?







Farmland and Open Space

Today, approximately 12% of Henrietta's land is classified as agricultural. Another 23% is classified as vacant, while 1% is considered parks and conserved land.

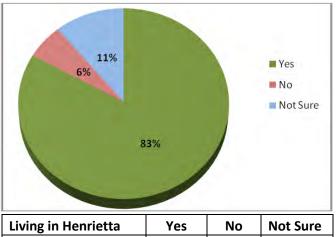
Question #5: Do you generally support efforts to protect key farmland and open space areas in Henrietta and should the Town develop a plan for doing so?

There seems to be strong support for agriculture and open space in Henrietta, based both on question #5 and question #20. As can be seen in the chart over 80% or respondents support efforts to protect farmland and open space, with less than 10% indicating they are unsupportive. The results are fairly consistent across all four quadrants of the

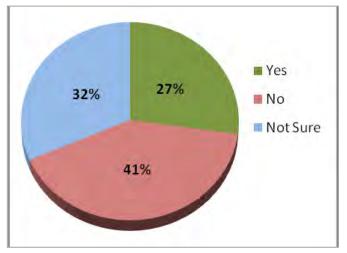
town, however they vary based on years of residency, with those living in Henrietta for more than 20 years being the most supportive.

Question #6: Might you be willing to pay an increase in your local property taxes to help fund a land conservation program for key farmland and open space areas in Henrietta?

While the overwhelming majority of respondents indicated that they support efforts to protect land in the town (Question #5), only about a quarter of them said they would be willing to pay for that protection. However a full third of respondents indicated they were "Not Sure", leaving about 40% that said they do not support an increase in taxes to pay for conservation. The large "Not Sure" response indicates the desire for more information before residents are willing to respond yes or no to this question. Results were similar across all



Living in Henrietta	Yes	No	Not Sure
Less than 2 years	74%	6%	20%
2 to 5 years	75%	10%	15%
5 to 10 years	84%	6%	11%
10 to 20 years	82%	6%	12%
More than 20 years	87%	5%	8%



sections of town, with the Southeast appearing to be the most supportive – 30% "Yes" / 39% "No", and the southwest the least supportive, 25% "Yes" / 43% "No".

Some comments that were written on the questionnaires in regard to this question included:

"Within reason"

"It needs to be spread out evenly"

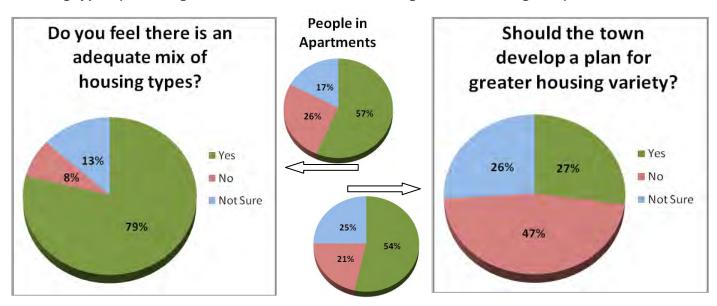
"It has to benefit me in southwest. I'm not paying for northeast to keep their open land"

Housing

Question #7: Do you feel there is an adequate mix of housing types (single-family homes, apartments, townhomes, affordable or workforce housing, senior living) available in Henrietta today?

and

Question #8: Should the Town develop a plan or strategy for encouraging a greater variety of housing types (including affordable or workforce housing, senior housing, etc.)?



As can be seen in the charts above, over ³/₄ of the respondents believe there is an adequate mix of housing in Henrietta, and nearly half do not feel a housing plan is necessary. When the responses from apartment residents are isolated, however, the distribution is much different, with over a quarter of the respondents believing there is not enough variety, and over half saying that a plan should be prepared. While the regional distribution for Question #7 was nearly the same, there were some differences for Question #8 - in the Southwest 25% of respondents were in favor of completing a plan, while 51% were against; in the Northwest 32% were in favor of a plan, and 42% were against it. There was also more uncertainty regarding the availability of housing choices among the newer residents (21% of those living in Henrietta less than two years were unsure if there was an adequate mix of housing) compared to the long-term residents (11% "Not Sure").

Some comments in regard to these questions included:

Question 7:

"Need more senior income level housing"

Question 8:

"Possibly more variety for growing senior population"

6

Town Center

There has been some discussion about the concept of creating a "Town Center" in Henrietta. A Town Center could serve as a gathering place for the community, and might include a mix of residential, commercial, recreational, and civic uses designed in an interconnected, pedestrian-friendly manner (think "Main Street").

Question #9: Should the Town explore this idea further, identify where a Town Center would make sense, and prepare a plan that would create a framework for the future development of a Town Center?

Image of a new Town Center in Gaithersburg, Maryland

There appears to be moderate support for a Town Center in

Henrietta, with less than a third of respondents indicating that planning for a Town center was unnecessary. These results were consistent geographically across the town. There did seem to be more interest in a Town center among the residents that have only been in town for a few years, compared to those that have lived in Henrietta long-term.

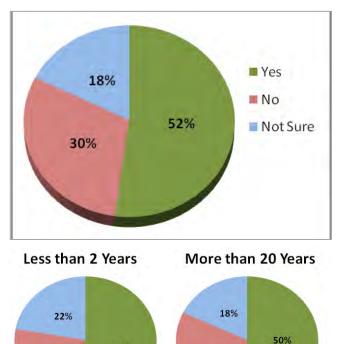
Some comments in regard to this question included:

"Only if the correct location is selected"

"Eats up too much taxes!"

"I like the idea but I would be concerned with who would fund the project"

"Wouldn't a Space Needle or Skylon Tower be cool in Henrietta? It could be seen from Mt. Morris and farther!"



32%

59%

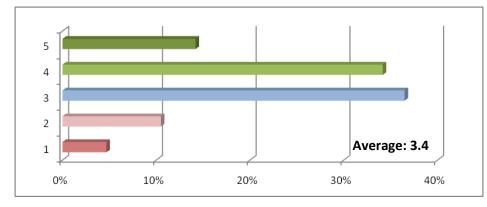
19%



Commercial Development

Approximately 12% of Henrietta is developed for commercial purposes.

Question #10: How satisfied are you with the character (design and layout) of existing commercial development in Henrietta? (1=least satisfied, 5=most satisfied)



There appears to be a relatively high level of satisfaction with the character of existing commercial development in Henrietta. There is a less than 2% variation in both geography and number of years living in town.

Question #11: Should the Town prepare building/site design guidelines for commercial development in Henrietta?

While the majority of respondents seem satisfied with the character of existing commercial development (Question #10), approximately 2/3 of the respondents indicated that design guidelines should be developed. These results were virtually the same across the town, but vary significantly based on how long people have lived in town - 56% of respondents that have lived in town for less than two years felt design guidelines should be developed, while 72% of the respondents that have been in town for over 20 years felt it was important. The gap between these groups appears to be comprised of respondents who are unsure about the need rather than being against the idea - 34% less than two years were "Not Sure" while only 17% of those over twenty years were "Not Sure" of the need for design guidelines.

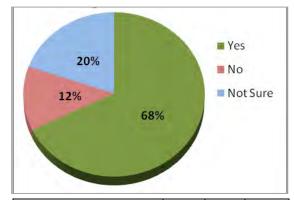
Some comments in regard to this question included:

"Depends on what your guidelines would be"

"Yes - for East Henrietta Road"

"Keep commercial in restricted areas"

"Fill vacant spaces before building!"



			Not
	Yes	No	Sure
Less than 2 years	56%	10%	34%
2 to 5 years	63%	14%	23%
5 to 10 years	66%	13%	21%
10 to 20 years	65%	15%	20%
More than 20 years	72%	11%	17%

Question #12: Though its legal ability to do so is limited, should the Town try to create policies that encourage the redevelopment of currently vacant or underutilized commercial sites as an alternative to commercial development in new locations?

There is clear consensus across the town for reuse and redevelopment of currently vacant or underutilized commercial sites.

Some comments in regard to this question included:

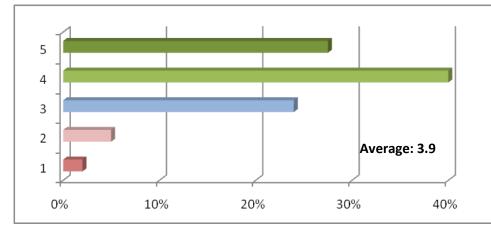
"Most assuredly"

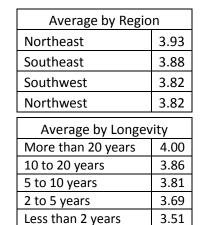
"*<u>Yes</u>!!!*"

"Without spending any tax payer \$!"

Parks and Recreation

Question #13: How satisfied are you with existing parks in Henrietta? (1=least satisfied, 5=most satisfied)



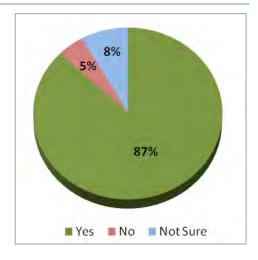


There appears to be a relatively high level of satisfaction across the town with existing parks. Those in the Northeast seem to be the most satisfied, as are those that have lived in town for more than 20 years. The west side of town seems to be slightly less satisfied, as are the respondents that have lived in the town for less than two years.

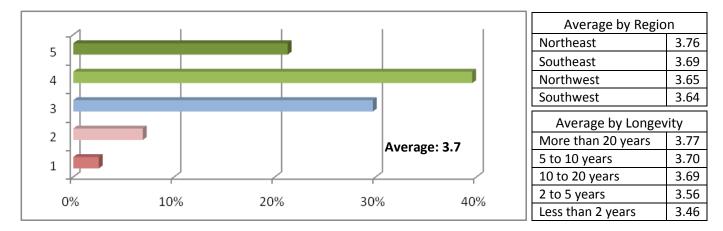
Some comments in regard to this question included:

"Need larger less populated parks"

"The best in Monroe County"



Question #14: How satisfied are you with the availability and condition of recreational facilities in Henrietta? (1=least satisfied, 5=most satisfied)



There is slightly lower satisfaction regarding the availability and condition of recreational facilities in Henrietta, however the numbers are still quite high. The relative satisfaction level mimics the previous question in terms of geography and number of years living in the town.

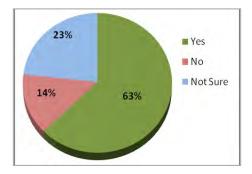
Question #15: Should the Town prepare a Parks and Recreation Master Plan to develop a comprehensive strategy for maintaining and/or expanding its parks and recreational facilities?

There appears to be a strong desire for the town to prepare a master plan for parks and recreation – these results had little variation based on location or length of time living in Henrietta.

Some comments in regard to this question included:

(maintaining) "Yes"

"Do not expand more parks."



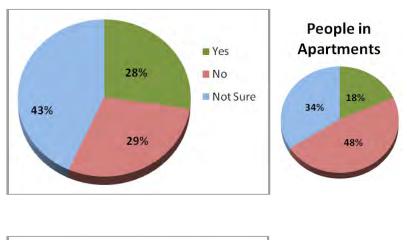
Transportation

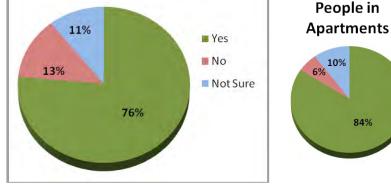
Question #16: Do you think there is an adequate level of public transportation service (buses) in Henrietta?

Of all the questions, there seems to be the most uncertainty on the topic of public transportation. It is likely that most people do not use public transportation, nor seek it out, and therefore are unaware of its level of adequacy. Those living in apartments seem to more clearly believe there is a lack of adequate public transportation available. Responses were similar across all regions of the town.

Question #17: Do you support the creation of more trails and sidewalks in Henrietta?

There seems to be clear support for more trails and sidewalks in Henrietta, with slightly higher favorable responses from those living in apartments. Those in the Northwest had the highest favorable response at 80%, with those in the Southeast having the lowest at 74%.

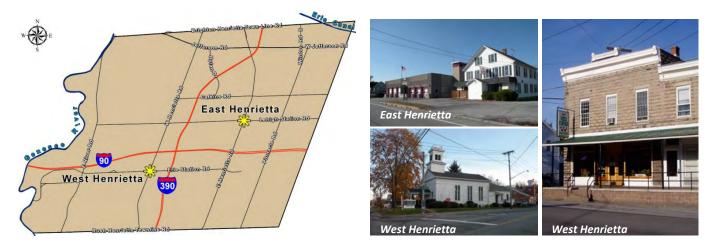






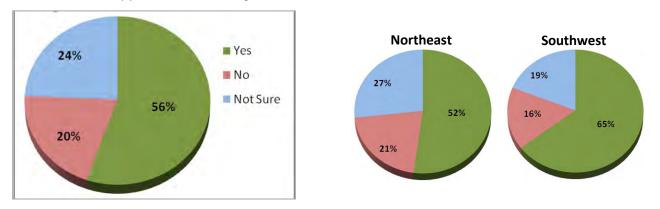
Hamlet Areas

The Town of Henrietta has two traditional, compact settlements - the **Hamlets of East Henrietta** and **West Henrietta**. Like the concept of a "Town Center" described previously in Question #9 (above), a hamlet can be a smaller-scale center of community activity for the surrounding area. An appropriate mix of residential, commercial, recreational, and civic uses - well designed in an interconnected, pedestrian-friendly manner - are characteristics of a successful hamlet.



Question #18: Should the Town develop neighborhood master plans and/or design guidelines to guide the character of future development or redevelopment in and around these hamlets?

Just over half the respondents are in favor of developing neighborhood master plans and/or design guidelines, with another approximately ¼ unsure. Respondents that are closer to West Henrietta seem to be the most in favor, with 65% saying "Yes" and only 16% saying "No". There does not seem to be as much support in the vicinity of East Henrietta.



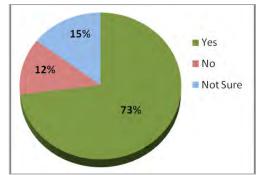
A comment in regard to this question:

"Depends. If this means 1,000's of more homes in West Henrietta then no."

Economic Development

Question #19: Should the Town pursue strategies and/or create additional incentives to encourage desired industries to locate in Henrietta and to facilitate the development and growth of local businesses?

There is strong support for encouraging desired industries to locate in Henrietta and for facilitating the development and growth of local businesses. This support is further demonstrated in the next question regarding priorities.



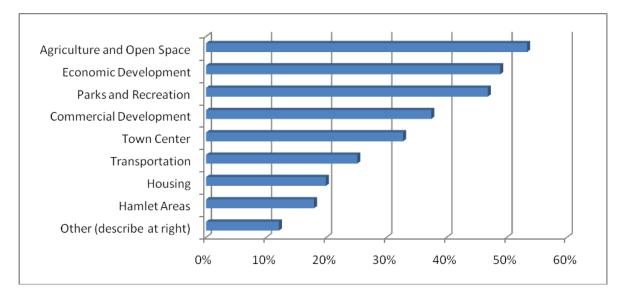
Some comments in regard to this question included:

"Yes - north of Thruway"

"Aside from taxpayer money"

Summary Questions

Question #20: In your opinion, which are the three (3) most important issues that should be addressed by the Town as it updates the Comprehensive Plan? <u>Please select three (3)</u>



Over half of respondents selected Agriculture and Open Space as one of their top three priorities. As can be seen in the chart Economic Development and Parks and Recreation were a close second and third. The top three priority categories account for just over half of all responses received for this question. Around a third of respondents selected Commercial Development and/or Town Center as a priority, followed by Transportation with approximately ¼ of respondents listing that as one of their priorities. Some of the responses to the "Other" option included:

"Filling empty buildings"

"Bike paths to shopping centers"

"Keeping our town clean. Too much waste around on our roads and neighborhoods"

"Services and activities for youth - 12 to 18 years old"

"Keep tax low"

"Develop a town service for curbside pickup of piles of yard debris (leaves, branches, etc.)"

"Code enforcement...before we start other items let's fix what we have"

"Safety, crime reduction"

"Sidewalks"

"Commercial redevelopment. Beautify existing structures"

"Embrace a move towards sustainability. Please investigate the Transition Towns movement"

"Keeping property taxes down as Monroe County is already in the top 10 highest taxing counties in the country"

"More street lights in new housing development areas"

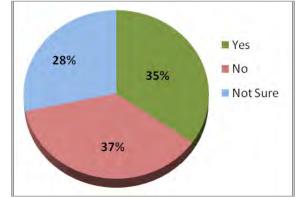
"Bicycle paths would enhance our community"

"Need to utilize existing empty commercial space. If we cannot rent/lease/sell existing space would town consider repurposing into open space?"

"Commercial/Economic Development drives our community and should remain a priority to provide jobs and lower taxes"

"More handicap accessibility such as more parking spaces. Spaces that are for people in wheelchairs only"

Question #21: The Town Board always strives to keep the Town's share of property taxes as low as possible. However, we recognize the value of investing in the Town's future through sound planning that leads to action. Completing some of the studies indicated above and implementing programs or projects that might result from these studies will require the Town to spend some money. The Town will always look for outside sources of funding (i.e. grants) first; but if it is necessary, would you be willing to accept a modest increase in your local property tax to see these issues addressed over the next few years?



The response to this question was roughly split into thirds among "Yes", "No" and "Not Sure". It is encouraging that 35% of respondents said "Yes" with such limited information. The 28% who were "Not Sure" might reasonably want more information before committing to the idea of even a "modest" increase in taxes. There also appears to be a slight increase in the willingness to invest in such work based on the length

	Yes	No	Not Sure
Less than 2 years	26%	39%	35%
2 to 5 years	35%	37%	29%
5 to 10 years	35%	37%	29%
10 to 20 years	35%	36%	28%
More than 20 years	37%	36%	27%

of time a respondent has lived in Henrietta - from a low of 26% among those living in town less than two years, to a high of 37% for those living in town for over 20 years. The percentage of respondents who said "No" does not vary significantly, but longer term residents were less likely to answer "Not Sure."

Some comments in regard to this question included:

"I live in Henrietta because of the low taxes"

"Depends on what modest is"

"Some money spent wisely is fine, but major steps have to be taken to specify exactly what you intend to get out of the monies spent"

"modest"

"Maybe something else should be removed from budget to accommodate planning costs"

"We pay too much now! I am okay with going without"

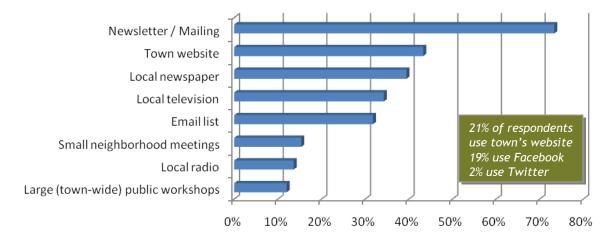
"Depends on the plan"

"Would depend on the amount of tax increase, our property values keep getting re-assessed as it is, thereby raising taxes indirectly. I would want a comprehensive study done before I would fully support"

"Do make do with less. I have to!"

"Yes - if needed"

Question #22: As we prepare the 2010 Strategic Update to the Comprehensive Plan, and if we conduct follow-up studies or plans regarding some of the topics described in this survey, the Town Board will continue to reach out to the community for input. What are the best ways for us to keep you informed about upcoming events (public workshops, meetings) and work in progress; and for you to provide input as we go forward? <u>Please check all that apply</u>.



It is interesting to note that over 70% of respondents selected Newsletter/Mailing as one of the best ways for the Town to keep them informed about upcoming events and work in progress related to this Comprehensive Plan Update. This was by far the most popular selection. Meetings, whether large or small, where selected by surprisingly small numbers of survey respondents.

Some comments in regard to this question included:

"Penny Saver, Henrietta Post"

"No computer"

"Talk to the people face to face"

Additional Comments

Following Question #22, the survey questionnaire asked respondents to provide any additional questions or comments. A small selection of representative responses follows:

"We chose to build our home in Henrietta because of the low taxes and proximity to business and retail, yet we do have a section of Henrietta that is rural and open. I would support a modest increase in taxes provided Henrietta continues to be one of the lowest tax towns in the county."

"The Town should be sure to add maintaining current neighborhoods - drainage, sidewalks, lighting, etc...some need attention!"

"We are senior citizens on a fixed income and we cannot afford any higher taxes. We are for more affordable senior housing."

"It's vital that Henrietta use existing abandoned space/buildings for new businesses/stores vs. building new ones."

"More sidewalks/bicycle paths would encourage healthier forms of movement. Safety is the last thing engineers seem to think about. New Jefferson Road sidewalks are welcome, but what about the neighborhoods? I see kids walking the streets everywhere."

"A public park needs to be developed in West Henrietta. The town is in desperate need for a recreation center/sports complex or facility."

"Look into joint venture with the school district to develop a recreational facility for residential use"

"Please don't overdevelop! Henrietta has a very unique large town - small town charm that exists and makes it a very wonderful place to live!"

"We really are unsure what is meant by the town center and development of hamlets. Stores? Restaurants? Street lights? A recreation center? It was so vague it's very hard to answer yes or no without <u>specific</u> examples."

"An idea for the town would be a centralized YMCA or similar venue that is safe and low cost for town residents, maybe located in/near the town center."

"Monitor rental properties better and pass more laws to insure they keep up the properties"

"Lower taxes + less spending = Economic Development. Pass it on to your friends in the State Government."

"Road and traffic patterns are a problem with new development areas"

"Love the free concerts/movies in summer in Henrietta"

"It would be nice if there were more street lights in our neighborhoods"

"Is there an opportunity to develop a park system by utilizing volunteers for clean-up and lawn care? This would be accomplished thru - high school community service hours, local churches, boy/girl scouts - eagle projects, etc."

"We need to have program for mental health issues from support groups for parents and kids to recreation and activity programs."

"Thank you for asking for our input"

"I think you are on a fishing expedition to find out how to spend money! Stop"

"Thank you for taking the time to create this survey asking the public for our opinions! Kudos!"

"Something to prevent four pharmacies on the same intersection and get none on the west side of town"

"Should think about boating access - we have multiple waterways in the town (canal, river,...)"

"I am trying to bike more and would love to see a network of trails so people could get around without getting killed by cars and trucks."

Summary and Conclusions

Building from the ideas discussed at the public workshops in the Fall 2009, the results of this community survey provide the Town Board with a strong indication from the entire community about the primary issues of concern that should be addressed as it updates the Town Comprehensive Plan. There are clearly a number of issues that residents would like to see addressed, including Agriculture and Open Space, Economic Development, Parks and Recreation, and others. It is equally clear that the community appreciates and wishes to maintain a fiscally conservative approach to resolving these issues. Therefore, going forward the Town will need to act, but it must set priorities and look for approaches that are creative and resource efficient.

Over the coming weeks, the Town Board will review the survey results and develop ideas for the Plan Update. These ideas will be the subject of further discussion in the community before a Draft Comprehensive Plan Update is prepared for review and adoption in the early part of 2011.

Appendix A Survey Questionnaire



Town of Henrietta 2010 Strategic Update to the Comprehensive Plan **Community Survey**

Dear Henrietta Resident/Property Owner:

Have you thought about how you would like to see the Town of Henrietta develop in the near future?

As you may know, the Town is currently updating its existing Comprehensive Plan. The main focus of this effort will be the establishment of priorities and an action plan for implementing these priorities over the next five to ten years.

Two well-attended public workshops, held in October and November of 2009, have begun to provide the Town with an understanding of the priority issues and opportunities that should be addressed. Now we want to expand the conversation to all of the Town's residents.

To help the Town of Henrietta prepare for the future, please take a few minutes to fill out the attached survey. Completed surveys are not identified by name, so your comments will remain anonymous. This is your opportunity to provide valuable insight into the issues that affect the residents of Henrietta, and to help us find opportunities to enhance the quality of life in our Town.

After completing the survey, please return it to Town Hall (in the enclosed envelope or drop-off in person) by July 16, 2010.

On behalf of the Henrietta Town Board, I thank you for getting involved!

Sincerely,

Michael Yudelson **Supervisor**

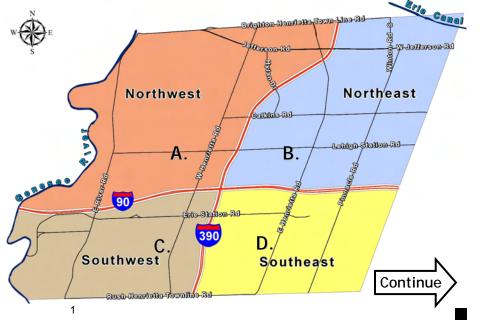
Henrietta Town Hall 475 Calkins Road Henrietta, NY 14467

First, please tell us a little about yourself / your household:

- 1) How long have you lived in Henrietta?
 - Less than 2 years \Box 2 to 5 years 5 to 10 years 10 to 20 years
 - More than 20 years
- 2) Using the Thruway (I-90) and Interstate 390 as dividers (see map at right), what section of Henrietta do you live in?
 - A. Northwest \Box
 - B. Northeast
 - C. Southwest
 - D. Southeast

If you do **not** live in Henrietta please select the response below that best describes you, then skip to Question 5:

□ I own property in Henrietta (but I do not live in Henrietta) □ I own/manage/work for a business in Henrietta



3) Do you own property in Henrietta?

4) What type of home do you live in?

Yes	Single Family	Town Home	
No	Apartment	Other	

Based on public feedback at the community workshops held last fall, we have a few questions about certain topics:

Topic - Agriculture and Open Space

Today, approximately 12% of Henrietta's land is classified as agricultural. Another 23% is classified as vacant, while 1% is considered parks and conserved land.

5) Do you generally support efforts to protect key farmland and open space areas in Henrietta and should the Town develop a plan for doing so?

Yes D No D Not sure D

6) Might you be willing to pay an increase in your local property taxes to help fund a land conservation program for key farmland and open space areas in Henrietta?

Yes D No D Not sure D

Topic - Housing

7) Do you feel there is an adequate mix of housing types (single-family homes, apartments, townhomes, affordable or workforce housing, senior living) available in Henrietta today?

Yes \Box No \Box Not sure \Box

8) Should the Town develop a plan or strategy for encouraging a greater variety of housing types (including affordable or workforce housing, senior housing, etc.)?

Yes
No
Not sure

Topic - Town Center

There has been some discussion about the concept of creating a "Town Center" in Henrietta. A Town Center could serve as a gathering place for the community, and might include a mix of residential, commercial, recreational, and civic uses designed in an interconnected, pedestrian-friendly manner (think "Main Street").

9) Should the Town explore this idea further, identify where a Town Center would make sense, and prepare a plan that would create a framework for the future development of a Town Center?

Yes D No D Not sure D



Image of a new Town Center in Gaithersburg, Maryland

Continu



Approximately 12% of Henrietta is developed for commercial purposes.

10) How satisfied are you with the character (design and layout) of existing commercial development in Henrietta? (1=least satisfied, 5=most satisfied)

11) Should the Town prepare building/site design guidelines for commercial development in Henrietta?

Yes
No
Not sure

12) Though its legal ability to do so is limited, should the Town try to create policies that encourage the redevelopment of currently vacant or underutilized commercial sites as an alternative to commercial development in new locations?

Yes D No D Not sure D

Topic - Parks and Recreation

13) How satisfied are you with existing parks in Henrietta? (1=least satisfied, 5=most satisfied)

14) How satisfied are you with the availability and condition of recreational facilities in Henrietta? (1=least satisfied, 5=most satisfied)

15) Should the Town prepare a Parks and Recreation Master Plan to develop a comprehensive strategy for maintaining and/or expanding its parks and recreational facilities?

Yes D No D Not sure D

Topic - Transportation

16) Do you think there is an adequate level of public transportation service (buses) in Henrietta?

Yes 🗆 No 🗆 Not sure 🗆

17) Do you support the creation of more trails and sidewalks in Henrietta?

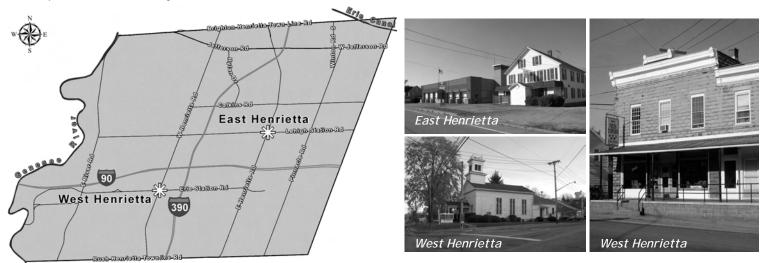
Yes D No D Not sure D



Continue

Topic - Hamlet Areas

The Town of Henrietta has two traditional, compact settlements - the Hamlets of East Henrietta and West Henrietta. Like the concept of a "Town Center" described before Question # 9 (above), a hamlet can be a smaller-scale center of community activity for the surrounding area. An appropriate mix of residential, commercial, recreational, and civic uses - well designed in an interconnected, pedestrian-friendly manner - are characteristics of a successful hamlet.



18) Should the Town develop neighborhood master plans and/or design guidelines to guide the character of future development or redevelopment in and around these hamlets?

Yes D No D Not sure D

Topic - Economic Development

19) Should the Town pursue strategies and/or create additional incentives to encourage desired industries to locate in Henrietta and to facilitate the development and growth of local businesses?

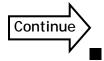
Yes D No D Not sure D

In summary, help us to understand your priorities for the Town's future:

20) In your opinion, which are the three (3) most important issues that should be addressed by the Town as it updates the Comprehensive Plan? <u>Please select three (3)</u>

Agriculture and Open Space Housing П Town Center П **Commercial Development** Parks and Recreation Transportation Hamlet Areas Economic Development Other (describe at right)

If you selected *other*, please describe briefly below-



21) The Town Board always strives to keep the Town's share of property taxes as low as possible. However, we recognize the value of investing in the Town's future through sound planning that leads to action. Completing some of the studies indicated above and implementing programs or projects that might result from these studies will require the Town to spend some money. The Town will always look for outside sources of funding (i.e. grants) first; but if it is necessary, would you be willing to accept a modest increase in your local property tax to see these issues addressed over the next few years?

Yes D No D Not sure D

22) As we prepare the 2010 Strategic Update to the Comprehensive Plan, and if we conduct followup studies or plans regarding some of the topics described in this survey, the Town Board will continue to reach out to the community for input. What are the best ways for us to keep you informed about upcoming events (public workshops, meetings) and work in progress; and for you to provide input as we go forward? <u>Please check all that apply</u>.

Town website	
Email list	
Newsletter / mailing	
Local newspaper	
Local television	
Local radio	
Large (town-wide) public workshops	
Small neighborhood meetings	

Note: If you want to be on an email list for future announcements, please sign-up at:

www.henrietta.org/enotify.html

Also, so that we can continue to enhance the Town's communication with the community, please let us know if you regularly use the following (check all that apply):

- □ Henrietta website (www.henrietta.org)
- □ Facebook
- □ Twitter

Additional Comments:

Other

If you have any additional questions or comments, please provide them here, or on additional pages if necessary.

Thank you for your time.

Please drop-off the completed survey at Town Hall, or send it to us in the enclosed postage paid envelope by <u>July 16, 2010</u>. The results of this survey will be shared with town residents at a future Comprehensive Plan Workshop and will be posted on the Town website.

Appendix C

Public Workshop Notes - October 2010



Town of Henrietta 2010 Strategic Update to the Comprehensive Plan

PUBLIC WORKSHOP – COMMUNITY SURVEY RESULTS October 13, 2010 – Town Hall

MEETING NOTES

Supervisor Michael Yudelson opened the meeting by welcoming everyone and thanking them for their attendance. He acknowledged Councilwoman Janet Zinck, who was also in attendance, and introduced Michael Welti, AICP of Behan Planning and Design. Mr. Welti introduced his two colleagues, Cynthia Behan and Rebecca Nolan, and then presented the results of the community survey via a PowerPoint presentation. The presentation followed the general outline of the Community Survey Report, which was made available to the community at the workshop and which can be obtained at Town Hall and on the Town's website: www.henrietta.org.

Following his presentation of the complete community survey results, Mr. Welti went back to each of the individual survey topics: Farmland and Open Space, Housing, Town Center, Commercial Development, Parks and Recreation, Transportation, Hamlet Areas, Economic Development, and the Summary Questions. For each of these topics, he very briefly re-stated the survey results and his interpretation of these results. He then asked the audience to provide any additional insight they might have regarding the results for that topic. Do the workshop attendees interpret the results in the same manner? From the viewpoint of those in the audience, what were town residents saying when they responded to the questions for that topic as they did?

A summary of the facilitated discussion for each topic is provided below.

Farmland and Open Space (Questions 5 and 6)

- Someone referenced the Town of Pittsford's successful methods for preserving open space with low cost to residents
- It was noted that 32% of people are "not sure" when asked if they would be willing to pay speaker felt that people don't understand that development also costs them money for services (roads, schools, etc). More information is needed.
- It was noted that the Towns of Penfield and Webster also have conservation programs have done this through referenda. This speaker felt keep distribution of farmland around town.
- The 2004 survey also indicated that a majority wants to do it, but the Town has lost open space since then. The Town needs a mechanism for conserving farmland and open space.
- Several techniques for conserving land were very briefly discussed donation of conservation easements, purchase of development rights, creative site design or conservation subdivision, etc. There seemed to be much interest in delving into these topics at greater length at a future workshop or education session.

Housing (Questions 7 and 8)

- There was agreement in the audience regarding the need for more affordable housing options for seniors
- With two very large universities in the area, some are seeing encroachment of rental/student housing into residential neighborhoods. This was not addressed in the survey but it has been a problem in some cases.

Parks and Recreation (Questions 13 – 15)

In response to a request from some members of the audience who needed to leave early, the discussion skipped ahead to Parks and Recreation

- It was noted that the Town of Henrietta has a stellar gymnastics program something that the Town should be very proud of but it is run out of a highly inadequate facility.
- In the survey, we should have asked whether "you or anyone in your family have used any of the recreational facilities in Henrietta?" Some wondered whether the high level of satisfaction shown in the survey was really a result of segments of the community that do not make use of such facilities. They indicated that those that do use the recreation programs are aware that there are numerous problems:
 - Some are packed and dangerous (Mel Hill Rd?)
 - Some programs are at schools/elsewhere
 - o Some facilities are rented
- There was discussion of a community center option
- Take advantage of grant funding or charitable donations
- Someone suggested that the Town look into purchasing one of the vacant car dealerships for conversion to a recreational facility.
- Another person suggested that the Town needs a comprehensive land use plan. Look at assets of the land ecological/environmental value
- Somewhat off topic, one person wanted to know about sewer infrastructure extensions for a
 neighborhood that is still using septic systems (Station Road area). Supervisor Yudelson said that the
 town is aware of the problem and is looking into it. Approximately 20 homes would benefit if the
 Town created a special district there, but due to the cost residents have not been interested in the
 past

Town Center (Question 9)

- Some felt that people responding to this question did not understand the concept. What are the benefits? In this regard, the community survey was too general should do another survey with more specifics. Location wasn't specified. This needs to be explored create a vision of town center and hamlet areas. It won't ever be like Pittsford Village.
- Land near the golf dome/water park area. Entice developers to that area.

- Again trouble envisioning town center here. Supervisor Yudelson noted that there is an example in Penfield. East Henrietta Road up to Lehigh Station central area with shops, homes, school, church.
- Another person suggested developing complex near Wegmans with senior center, dental offices, etc. Like Victor. Suggested getting an architect to design it for free.
- Commercial development. Strong support for guidelines and redevelopment
- Was suggested that we should stop new construction and focus development in parts of town that are vacant. Some eyesores are impacting the town negatively. Code violations at specific locations were mentioned
- How would a Town Center connect to the hamlets?
- It would be complex to design

Commercial Development (Questions 10-12)

- Strong support for design guidelines and for redevelopment of existing vacant or underutilized commercial sites
- Focus development in these areas stop or create disincentives for new construction
- There are too many vacant buildings now eyesores impact the town negatively. There are maintenance issues / code violations that should be addressed.
- Some did not agree with the relatively high level of satisfaction indicated by the survey

Parks and Recreation (Questions 13 – 15)

Though discussed earlier, some wanted to discuss this topic further.

- The percentage of parkland in Henrietta is way below the national average. Points to need for a land use plan.
- Supervisor Yudelson noted that the survey indicates that people are satisfied. Town just opened a new park along the river.
- It was noted that there are no county parks in the town
- Town should focus on maintaining what we have
- There was a question and discussion about a specific park that was partially developed several years ago are there plans to do the remaining components.

Transportation (Questions 16 and 17)

- In regard to the question about public transportation service, it was noted that the buses don't run at right times. Schedule needs to be improved frequency and times to be used by people of Henrietta. Loops are improved.
- Hamlets have nice sidewalks. These need to be extended.
- Trails need more look for missing links. Supervisor Yudelson noted that the Town does have a grant writer and that they are looking for grants
- Jefferson road will include sidewalks and bike lanes. State DOT is doing the work. Town, however, will need to maintain these (four miles of sidewalks to plow in winter)
- Should get developers to do more construction and maintenance cost
- 4 miles of sidewalks will be plowed

• Trails – Brighton and other local communities provide some good examples

Hamlet Areas (Question 18)

- West Henrietta the audience agreed that this hamlet has maintained its identity and they tended to support the idea of revitalization planning for this hamlet
- East Henrietta not as easily identifiable as West Henrietta. Less support for efforts in this hamlet.
- Someone suggested that they should be treated equally in revitalization efforts even if East Henrietta has less character.

Economic Development (Question 19)

- It was noted that farms are businesses. American Farmland Trust could help facilitate farmland preservation
- Support local businesses in the hamlets perhaps try to keep chains out
- Fill vacant spaces
- It was noted that many people are not aware of how much (little) they are paying in town taxes. Need information / education

Summary Questions (Questions 20-22)

It was noted that a greater effort needs to be made to educate people about costs. Many people do
not understand the difference between county, school, and town taxes. It might be better to present
town tax increases in terms of dollars rather than percentages – make it easier to understand and less
scary. People might be willing to pay for some of these things once they understand how it will affect
them.

Mr. Welti concluded the meeting with a brief summary of the next steps for this planning effort. He indicated that the survey results and the comments from this workshop will be used by the Town Board to develop preliminary ideas for the plan. These will be the subject of some stakeholder meetings in November and another public workshop probably in December. A draft plan will then be prepared for consideration by the Town Board in early 2011. There will also be formal opportunities for public comment as the Town Board considers whether to adopt the plan update early next year.

Someone in the audience noted that the public announcement of this workshop came very late and more residents would probably have attended had they known sooner and been able to plan accordingly. Supervisor Yudelson said that the Town will make sure to get the word out sooner for the next workshop.

After thanking everyone again for attending, the meeting was adjourned.

Appendix D

Notes from Public Information Meeting - April, 25, 2011



Town of Henrietta

2011 Strategic Update to the Comprehensive Plan

INFORMATIONAL MEETING – OVERVIEW: PUBLIC REVIEW DRAFT APRIL 25TH, 2011 - 7PM @ Town Hall

MEETING NOTES

Supervisor Michael Yudelson opened the meeting by welcoming everyone and thanking them for coming. He acknowledged the other members of the Town Board who were also in attendance, and introduced Michael Welti, AICP of Behan Planning and Design. Mr. Welti introduced his colleague, Michael Allen, and then presented an overview of the draft plan via a PowerPoint presentation. The public review draft was posted on the Town's website (www.henrietta.org) several days in advance of this meeting, and hardcopies were also made available to all who attended.

Following the presentation, Mr. Welti solicited questions and comments from the public. These will be considered by the Town Board as it works to prepare a final draft of the 2011 Strategic Update to the Comprehensive Plan in the coming weeks. The final draft will be subject to a formal adoption process including a public hearing(s) as required by law.

Questions and comments are summarized below:

- Likes the concepts presented, but wondering why some of these items are 'long term' goals could they not be addressed sooner? Why not 2-4 years?
- Rather than creating a new 'Town Center', why not focus on promoting what they already have?
- 'Town Center' concept may have to be better explained / illustrated to people so that they understand what is being proposed get everyone on the same page.
- Town needs proactive steps to get what it wants Town Board should take the lead.
- How does the town fund this work?
- What percentage of people were 'pleased' with the current state of the town in the survey?
 - Responses indicated that most people seemed to be generally pleased with the town, though there was not a question on the survey that asked this question specifically.
- On page 12-13 of draft regarding traffic there appear to be some assumptions which are incorrect. Traffic conditions may not be accurately reflected. A recent road closing may have diverted traffic and skewed the results. Stated 57% drop may actually be a 25% increase? Should double check these figures. If it is not possible to provide more information here, perhaps this section (traffic) should not be included at all.
- Pleased to see sustainability in the plan as a stated goal. Town should consider what will we have in 10 years? Try to look 10 years ahead and consider ramifications of our work ahead of time.
- RGRTA Study does this mean they are considering more bus service in Henrietta?
 - Study has not yet started, but it will look at potential sites in the region for redevelopment as possible express bus service hubs which could include mixed use, transit-oriented

development. This work could tie in nicely with the Town's desire to redesign and redevelop older commercial sites that are now vacant or underutilized.

- Has lived here 5 years, but does not know where the current town center is or if one exists at all. Some think of it as the Jefferson Road corridor, but it is hard to define. Town is instead made up of different and separate islands. Town would benefit for having a town center. Things need to be connected somehow. What about an electric bus line or similar concept?
- Noticed a common thread in the presentation Agriculture was not tied to economic development? Should instead consider Agriculture as a possible economic development tool. Knowing where their food comes from is increasingly important to people. You can market this. There is an organization or institution in Town (just down the street?) that is dedicated to this concept. This is a local resource that should be utilized.
- Commercial redevelopment difficult to say for certain what commercial vacancy is. Difference between 'perceived' and 'real' vacancy rates. Tax and financial incentives could be considered to draw business infill. What about a 'retainer' to commercial developers? Instead of providing tax breaks, town could temporarily waive some development/tax/permit costs for a period of time until business has been established. After period expires, business would then pay money, but it would give them a grace period to get up and profitable first.
- The idea of doing a business inventory on vacancy rates actually came from the commercial/real estate sector during stakeholder meetings. There may be a misperception on the real amount of vacancy rates.
- Agriculture preservation is important. Should conserve south of thruway and make green infrastructure connections.
 - Want to preserve all active farmland, not just areas south of thruway.
- Should include the smaller hamlets when trying to determine commercial vacancy.
- The Rochester Regional Community Design Center has a current exhibit that shows examples of commercial redevelopment from around the country.
- Biggest issues seem to be about paying for some of these things. Is there a way to better define the actual cost and benefits to taxpayers to do some of these things? This much conservation land = this much tax increase? A comparative analysis of the relative costs to do these different things. Then residents can make more informed decisions about what they want to pursue. Be specific, more detailed, or people will lose interest.
- How do you get people on-board or excited about the town center master plan if people are all imagining different or incorrect things?
 - May have to draw something up first to get people started, then work from there.
- Should set up Master Plan at the local Wegmans to get people involved.
- People want to know: what benefit is there for me? Will I see an increase in my property taxes? What do I get in return? Will there be an increase in my property values?
- What weight will be given to the survey responses between new residents and long-time residents? Will long-term residents be given more weight?
- Were any surveys filled out by non-resident landowners? (Landowners who live elsewhere)
 - Yes surveys were sent to all property owners. Non-resident landowners however had a very low response rate, so did not affect results very much.
- Redevelopment is important for "what it looks like." Town should set design standards for this.

- Public hearing about bus terminal in Rochester on Saturday. Several potential bus locations should be considered by RGRTA study. Hamlets can be good location.
- Town should include greenspace/landscaping requirements for commercial development which require large trees for any new development. Not the small new trees you often see planted, but large ones which are already mature and provide shade.

After everyone had an opportunity to provide a comment or to ask questions, the meeting wrapped-up with some applause. Mr. Welti and Supervisor Yudelson thanked everyone again for attending, and the meeting was adjourned.

