

GOALS AND POLICIES

UPDATE TO 1974

C O M P R E H E N S I V E   P L A N

FINAL

February 1979

## INDEX

	PAGE
SUMMARY	2
ENERGY	3
RURAL ESTATE RESIDENTIAL	4
RESIDENTIAL	6
PLANNED COMMERCIAL DEVELOPMENT	7
INDUSTRIAL	9
INDUSTRIAL RESEARCH AND DEVELOPMENT	11

UPDATE TO 1974  
COMPREHENSIVE PLAN

SUMMARY

This plan represents an updated 5 year Comprehensive Plan for the Town of Henrietta. The intent is to guide development into areas the Town feels it would be most beneficial to the existing residents, future residents, and businesses. By channeling developments into these locations, a more desirable layout of the Town can be achieved, with fewer sewer trunk extensions, large waterline extensions, and less demand on local government for increased services. The services that are required can then be provided at a more cost effective ratio.

Changes to the 1974 Comprehensive Plan include; a new Industrial Research and Development Area, creation of a Rural Estate Residential designation, additional Planned Commercial Development Areas and a reduction of the Planned Unit Development Area. These changes are necessitated by decreased population projections, changes in County policies and development patterns.

## ADDITIONAL GOAL AND POLICIES

### ENERGY

GOAL - Reduce the energy consumption per capita, to decrease our dependence upon exhaustible resources.

POLICIES - Encourage energy conservation in new and existing Residential, Commercial, Industrial, and Governmental developments.

Encourage research into alternative energy sources such as; wind, solar, and aquatic.

Support and enforce the State energy code.

Promote awareness for the need to conserve energy.

Encourage the use of mass transit and car pooling.

Encourage, by example, the usage of solar systems to augment conventional heating in new Municipal buildings such as; the Henrietta Public Library.

PROPOSED REVISIONS

## RURAL-ESTATE RESIDENTIAL (New Designation)

LOCATION

Generally south of the New York State Thruway and west of East Henrietta Road bordering on the Town of Rush and the Genesee River.

GOAL - Strike a balance between development and agriculture, allowing both to continue. Provide housing in a spacious setting with the conveniences and advantages of living in a suburban community, (while preserving the existing rural areas of the Town).

Policies - Encourage home developments on large lots.

Require a minimum lot size of 3 acres and in environmentally sensitive areas, (wetlands, floodplains, woodlots, or poor soil areas) require 5 acre lots.

Enact a new subdivision ordinance including design standards that encourage economical development for large lot subdivisions.

(continued)

Policies (continued)

Provide a balance between the proposed higher density of Riverton, and the productive farm land in the eastern part of the Town.

[Justification for designation]

This area includes portions that were formerly Planned Unit Development (high density), and Rural Agricultural (5 acre lots). It is envisioned as providing for the future housing needs for Henrietta and is recognised as such in the Monroe County Land Use Policy Report for development between 1975 and 2000.

PROPOSED REVISIONS

RESIDENTIAL (Additional Area)

LOCATION

Generally the area bounded by Bailey Road, West Henrietta Road, the New York State Thruway and East River Road, also, area by Farrell Road Extension.

GOAL - As defined in 1974 Comprehensive Plan.

Policies - Same as existing plan.

Permitted and Prohibited uses - as defined by the Town of Henrietta Zoning Ordinance.

[Justification for designation]

The high demand for high density multi-family and single family development did not materialize as expected in this corridor. The reduction to a less intensive usage shall provide an opportunity for new residential development at normal suburban densities; 2-3 units per acre which is more consistent with proposed population projections. This change will help bring into agreement the Comprehensive Plan and the actual Zoning.

PROPOSED REVISIONS

PLANNED COMMERCIAL DEVELOPMENT (P.C.D.) (NEW DESIGNATION, NEW AREAS)

LOCATION #1 - Methodist Hill - east side, bounded by West Henrietta Road, Lehigh Station Road, Calkins Road, and the Genesee Expressway.

LOCATION #2 - Area east and south of proposed Marketplace Mall, bounded by Conrail, Calkins Road, Clay Road, and south of the existing Industrial uses along Jefferson Road.

GOAL - Provide planned areas for Commercial type development, readily accessible to Town and County residents and businesses, designed to serve community needs.

Policies - Allow inovative designs that encourage preservation and accentuation of the desireable natural features.

Encourage mixed usage development to insure compatibility with the existing adjacent uses.

Permitted and Prohibited uses - as defined by the Town of Henrietta Zoning Ordinance.

(continued)



## [Justification for designation]

This designation provides procedures that allow the Town to see an overall development plan for the areas at preliminary planning stages. This will ensure a high quality coordinated project that is compatible with adjacent uses and environmental concerns.

### LOCATION #1 - Methodist Hill Area

This area has excellent potential for Commercial-Industrial Office Complexes or combinations of the above uses: being the first exit off the Thruway and between the Expressway and West Henrietta Road provides a multitude of opportunities. Methodist Hill affords a panoramic view of Henrietta which should be used to the advantage of the development.

### LOCATION #2 - Area near proposed Marketplace

This area has the potential of becoming the major crossroads of southern Monroe County, since the Expressway, West Henrietta Road, and Jefferson Road all serve the site. The area can be designed to provide complimentary services to the proposed Marketplace, while utilizing the land to the utmost advantage.

PROPOSED REVISIONS

INDUSTRIAL (New Areas)

LOCATION #1 - Bounded by New York State Thruway, West Henrietta Road, Erie Station Road and East River Road.

LOCATION #2 - Adjacent to existing Industrial uses south of Lehigh Station Road and east of Conrail.

GOAL - As defined in 1974 Comprehensive Plan.

Policies - As defined in 1974 Comprehensive Plan.

Permitted and Prohibited Uses - As defined by the Town of Henrietta Zoning Ordinance.

[Justification of designation]

LOCATION #1 - South of Thruway

The proximity to the Thruway and Genesee Expressway, availability of sewers and water, and railroad access, makes this area an excellent location for Industrial development. There are several small facilities already in the area and an extension to Thruway Park Drive to loop into Erie Station Road is feasible. At this time it should be designated Industrial to ensure that new residences are not built where they would conflict with the future usage of the land.

(continued)

LOCATION #2 - Lehigh Station Road Area

This change will bring the Comprehensive Plan into agreement with the actual zoning. The proximity to the expressway and the availability of water and railroad facilities encourage the expansion of the existing Industrial uses.

PROPOSED REVISIONS

## INDUSTRIAL RESEARCH AND DEVELOPMENT (NEW DESIGNATION, NEW AREA)

LOCATION

Generally area along both sides of East River Road, south of Rochester Institute of Technology and adjacent to and including the Eastman Kodak Marketing Educational Center.

GOAL - Provide an area to encourage the development of high quality Industrial type educational, research and development facilities to locate.

Policies - Encourage the continuation of the campus type setting initiated by Rochester Institute of Technology and the Kodak Marketing Educational Center.

Remove innovative and abundant landscaping, large setbacks, and maximum utilization of the unique natural features within the area.

Permitted uses could include; Marketing Centers, Research Centers, Industrial Training Centers.

(continued)

[Justification for designation]

This area of the Town presently has a variety of usages within a relatively small area. At the existing Kodak Marketing Center site, no manufacturing or fabrication is conducted. The natural features including drumlins as well as the floodplain do not lend themselves to intensive development, rather they encourage this unique development pattern to be continued.