

**Agenda**  
**Historic Site Committee**  
**March 12, 2019**  
**7:15 p.m. – Town Board Conference Room**

**Approval of Minutes: February 19, 2019**

**Correspondence:**

**Old Business:**

1. Winslow Property – 3490 East Henrietta Road – update
2. Cartwright Inn Property
3. Dollar General Building, West Henrietta Hamlet
4. Reconfiguration of Historic Site Districts
5. Cemetery tour in conjunction with Memorial Day
6. Good Shepherd Church Property – ownership transfer
7. Creating 'Heritage Areas'
8. Artifacts found at 32 Lehigh Station Road and 200 Lehigh Station Road
9. May Heritage Awards

**New Business:**

1. Proposal to rezone property on Lehigh Station Road from Residential R-1-15 to Residential R-2-15 (1294 Lehigh Station Road – Andrew Short House)

**Future Meeting Dates:**

**April 9, 2019**

**May 14, 2019**

**June 11, 2019**

**September 10, 2019**

**October 8, 2019**

**November 12, 2019**

**December 10, 2019**

Henrietta Historic Site Committee  
Meeting Minutes  
March 12, 2019

*[Secretary's Note about the meeting date: In anticipation of the Planning Board public hearing regarding Dollar General, the Historic Site Committee's March meeting was moved from March 12th to March 19th so that Committee members could attend the public hearing. Once Dollar General was removed from the Planning Board's agenda, the Historic Site Committee meeting was moved back to March 12<sup>th</sup> so that the rezoning application submitted for 1294 Lehigh Station Road could be discussed.]*

The meeting was called to order in the Henrietta Town Board Conference Room by M. Lebel at 7:17 pm.

**Present:** Kitty Englert, Gary Goodridge, Michelle Lebel, Rebecca Wiesner  
**Excused:** Anita Hawkins, Dave Oliver, Tina Thompson  
**Also Present:** Councilman Adair, Councilman Barley, Bryan Powers from Mark IV Construction, and (1) resident

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**Presentation:**

**Application to Rezone Property on Lehigh Station Road, including 1294 Lehigh Station Road,  
(Tax ID Nos. 175.12-1-3.1 and 175.12-1-3.2)  
from Residential R-1-15 to Residential R-2-15**

**PRESENTER:** Bryan Powers, Mark IV Construction, Lehigh Park LLC

In 2007, Mark IV Enterprises was approached by the Henrietta Town Supervisor for help with a defunct senior housing project on Lehigh Station Road known as Autumn Woods that was partially constructed and then abandoned. As a result, Mark IV Enterprises replaced the defunct senior housing with a multiple dwelling project known as Lehigh Park Apartments. Once the Lehigh Park Apartments project was completed in 2010, Mark IV purchased an additional 18 acres (175.12-1-3.1) adjoining the project to the east.

In 2012, Lehigh Park Associates submitted an application to rezone the property at 175.12-1-3.1 from R-1-15 to R-2-15 in order to construct additional multiple dwellings as a second phase of the Lehigh Park Apartments project; following lots of feedback from residents, the application was withdrawn in order to consider ways to address comments from both residents and the Town.

Bryan Powers said that sometime between 2015 and 2016 the Henrietta Town Supervisor spoke to Mark IV about also purchasing the property at 1294 Lehigh Station Road, which was subsequently purchased from Bonnie Kase in 2016, following its designation on the National Register of Historic Places in 2014 and as a local historic site in 2015.

In 2016 the developer was ready to resubmit plans for a second phase of their Lehigh Park Apartments project, but the Town implemented a temporary moratorium on the new development of multiple dwellings on November 2, 2016 which wasn't lifted until December 31, 2018, so the project has been dormant until now.



Excerpt of the site plan presented by Bryan Powers highlighting the 1294 Lehigh Station Road parcel.

Bryan Powers explained that the historic property at 1294 Lehigh Station Road, known as the Andrew Short House, has been rented as a residential unit since they purchased the property and that the developer wants it to survive as a historic residence. The drawings presented of the proposal (attached) show both an apartment building and townhouse encroaching onto the 1294 Lehigh Station Road parcel. Powers proposed subdividing the 1294 Lehigh Station Road parcel since the lot size was larger than a standard lot.

K. Englert asked about drainage and whether the property at 1294 Lehigh Station Road would need to be lifted. Powers replied that the project would include drainage improvements that should help without having to lift the house. In order to not encroach on the 1294 Lehigh Station Road parcel, K. Englert suggested that the buildings be rearranged.

G. Goodridge asked for clarification on the acreage of the property; the plans submitted show the acreage as 0.765 acres, but the assessment records show the acreage as 0.67. Powers explained that the discrepancy was most likely due to the acreage being calculated to the middle of the roadway.

G. Goodridge informed Bryan Powers that the Historic Site Committee had submitted a letter to the Town Board dated March 11, 2019 recommending that the proposal to rezone 1294 Lehigh Station Road be denied (attached) and that the subdivision not be allowed.

M. Lebel expressed concern that if one designated historic site is subdivided, it will put all of the Town's designated historic sites in jeopardy by setting a precedent.

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### **Approval of Minutes: February 19, 2019**

A motion to approve the minutes of February 19, 2019 as submitted was made by G. Goodridge, seconded by K. Englert, and approved.

**Correspondence:** None

**Old Business:**

**1. Winslow Property – 3490 East Henrietta Road – Update**

There is not any update on 3490 East Henrietta Road as the property owner has not yet applied for a building permit.

**2. Cartwright Inn Property**

T. Thompson and G. Goodridge had the opportunity to tour the inside of the Cartwright Inn at 5691 West Henrietta Road with Kevin Wilson, Assistant Building Inspector for the Town of Henrietta, and Tim Pratt, Education and Program Director for the Hansen Nature Center. The main 1830s structure – the part of the building with the double peaks – is still stable, but the building is in need of work. Michael Hedding, who attended the October 9, 2018 HSC meeting to discuss his interest in restoring the Cartwright Inn, is interested in restoring the original 1830s structure and removing all of the newer additions.

**3. Dollar General Building, West Henrietta Hamlet**

Resident Sue Quinn asked for clarification on where the proposed Dollar General would be located and G. Goodridge went over the proposed site plan. Councilman Barley had reached out to the State Historic Preservation Office (SHPO) for clarification on their letter dated January 22, 2019 regarding Dollar General’s proposed project (attached) and in response, SHPO sent a revised letter dated February 25, 2019 (attached) with the following update:

January 22, 2019 Letter

We have reviewed the project submission received on 1/2/2019. Given the setting of the project site, the size, location, and scale of the proposed new building should be appropriate to the context of the surrounding buildings and district.

February 25, 2019 Letter

We have reviewed the project submission received on 2/5/2019, including the site layout and utilities plan. In order to determine whether the proposed new building is appropriate to the context of the surrounding buildings and district, we ask that you provide the following additional information:

1. Elevation drawings of the proposed building exterior.
2. A description of the proposed exterior materials and corresponding manufacturer’s product information sheets if available.

The Committee sent a letter to the Town Board dated February 27, 2019 recommending that the proposal to build a Dollar General on the vacant land that is part of the historic site at 5711 West Henrietta Road be denied (attached). Councilman Barley asked whether there was anything Dollar General could do to make their proposal acceptable to the Committee. K. Englert replied that Dollar General could move their proposed building further up West Henrietta Road, outside of the West Henrietta hamlet. M. Lebel added that once the Historic Site Committee and Town Board allow one designated historic site to be subdivided, it would set a precedent and make it difficult to turn down such a request in the future.

**4. Reconfiguration of Historic Site Districts**

M. Lebel tabled reconfiguration of Historic Site Districts.

**5. Cemetery Tour in Conjunction with Memorial Day**

Due to D. Oliver’s deployment, the cemetery tour may have to be rescheduled for June.

**6. Good Shepherd Church Property – Ownership Transfer**

There has not yet been an update on the transfer of the Good Shepherd Church property at 3286 East Henrietta Road to the School District. Councilman Adair reported that at the recent Rush-Henrietta Board of Education meeting, it was noted that this was a standard length of time for the transfer to be approved and finalized.

**7. Creating ‘Heritage Areas’**

M. Lebel tabled discussion on the creation of heritage areas, but expressed concern for the vacant lot at 5694 West Henrietta Road where the former Three Sisters Ice Cream sits, not wanting the historic character of the West Henrietta hamlet to be lost to development.

**8. Artifacts Found at 32 Lehigh Station Road and 200 Lehigh Station Road**

There has not been any update on what artifacts were found at 32 Lehigh Station Road and 200 Lehigh Station Road.

**9. May Heritage Awards**

G. Goodridge suggested that the HSC consider Ken’s Pizza Corner at 5655 West Henrietta Road for a centennial award since it has been owned by the Chase family for approximately one hundred years.

**New Business:**

**1. Proposal to rezone property on Lehigh Station Road from Residential R-1-15 to Residential R-2-15 (1294 Lehigh Station Road – Andrew Short House)**

This topic was discussed earlier in the meeting during Bryan Powers’ presentation.

**2. Committee Member Changes**

Historic Site Committee Member Laura King passed away on February 25, 2019. The Town Board will recognize Laura at a future Town Board meeting. A notice regarding the open position on the Historic Site Committee will be posted.

On the motion of G. Goodridge, the meeting adjourned at 8:40 p.m. without objection.

**Meeting Schedule:**

April 9, 2019  
May 14, 2019  
June 11, 2019  
September 10, 2019  
October 8, 2019  
November 12, 2019  
December 10, 2019

Respectfully submitted,

Rebecca Wiesner, Secretary



# Untitled Map

Write a description for your map.

Legend



Google Earth

©2018 Google





TOWN OF HENRIETTA  
County of Monroe • State of New York  
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
(585) 334-7700 • www.henrietta.org

STEPHEN L. SCHULTZ  
Supervisor

PETER C. MINOTTI  
Deputy Town Supervisor

M. RICK PAGE  
SCOTT M. ADAIR  
ROBERT BARLEY JR.  
MICHAEL J. STAFFORD  
Council Members

March 11, 2019

Henrietta Town Board  
475 Calkins Road  
Henrietta, NY 14467

Re: Rezoning Request from Lehigh Park II LLC

Dear Supervisor Schultz and members of the Town Board:

The Historic Site Committee of Henrietta is recommending that the proposal to rezone 1294 Lehigh Station Rd., known as the Andrew Short House, tax # 175.12-1-3.2, be denied.

This property was placed on the National Register of Historic Places on 23 January 2015 and placed in the Eleventh Historic Site District by Town Board Resolution #5-88/2015 on 18 February 2015.

**From the National Register of Historic Places Registration NPS Form 10-900:** Constructed in the 1850s, the house is a farm residence of vertical wood plank construction, the first to be documented for the locality among a handful of surviving farm houses from the nineteenth century along Lehigh Station Road. The house is a two story, front gabled building with two single-story additions on the rear, one added in the late nineteenth century and the other in the mid-twentieth century. All windows are one over-one wood double hung sash except for two replacement windows in the north elevation and two single-light fixed windows in the concrete rear addition. The main façade (south elevation) has a single-story full-width front porch, most of which as replaced in-kind, a center entrance, and evenly spaced windows. A square bay window is visible in the lower portion of the west elevation.

With most of the historic fabric still intact, the house is an excellent example of mid nineteenth century plank house construction and of how it was updated to fit the needs of the farm and family. The house is a rare surviving example of this construction method in the town, which is now heavily developed with residential enclaves and apartment complexes to the north and east and light industry to the west on the former Lehigh Valley Railroad grounds. The house is also a reminder of the town's former agricultural past, standing at the edge of the remaining farm property along Florendin and Lehigh Station Roads.

In spite of the residential development, the property retains its rural character largely due to a creek, plantings and a town park created to the north. These create a barrier between the development and the house.

**Pursuant to Henrietta Town Code Section 295-39 sub-section B:** Plan review within historic sites shall include, but is not necessarily restricted to, all items relating to the exterior facade of the structure, substantial changes in landscaping or street features, such as fencing and walls, and the addition of any structure or sign that changes the view of the existing building, particularly from a public street. We feel allowing the rezoning from R-1-15 to R-2-15 and subsequent building of multifamily dwellings on this property is a significant change in landscaping, street features, the public street view and will negatively impact the character of this property.

Please contact the Committee Chair, Michelle Lebel, or the Town Historian, Tina Thompson, if you have any questions.

Thank you for your attention to our concerns,  
Henrietta Historic Site Committee



## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

January 22, 2019

Mr. Christopher Koenig  
Elan Planning, Design, and Landscape Architecture, PLLC  
18 Division Street, #304  
Saratoga Springs, NY 12866

Re: SEQRA  
Dollar General Development Project: Henrietta  
5711 West Henrietta Road, Henrietta, NY  
19PR00025

Dear Mr. Koenig:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We note that the subject property is located immediately adjacent to 5711 West Henrietta Road, which is individually eligible for listing in the State and National Registers of Historic Places. Additionally, the property is within the boundary of a potential West Henrietta Historic District, which is eligible for listing as one of the earliest settlement areas in Henrietta with an intact setting and many contributing 19<sup>th</sup> century buildings.

We have reviewed the project submission received on 1/2/2019. Given the setting of the project site, the size, location, and scale of the proposed new building should be appropriate to the context of the surrounding buildings and district.

If the lead agency concludes that additional studies would be beneficial to identify and/or assess potential impacts upon historic resources, the OPRHP would be pleased to provide additional guidance. If this project will involve state or federal permitting, funding or licensing, it may require a more rigorous review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law. If you have any questions, I can be reached at (518) 268-2217.

Sincerely,

Christina Vagvolgyi  
Historic Preservation Technical Specialist  
e-mail: christina.vagvolgyi@parks.ny.gov

via e-mail only

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Division for Historic Preservation

P. O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ERIK KULLESEID  
Acting Commissioner

February 25, 2019

Mr. Charles Vandrei  
Agency Historic Preservation Officer, Division of Lands and Forests  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233

Re: DEC  
Dollar General Development Project: Henrietta  
5711 West Henrietta Road, Henrietta, NY  
19PR00025

Dear Mr. Vandrei:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the subject property is located immediately adjacent to 5711 West Henrietta Road, which is individually eligible for listing in the State and National Registers of Historic Places. Additionally, the property is within the boundary of a potential West Henrietta Historic District, which is eligible for listing as one of the earliest settlement areas in Henrietta with an intact setting and many contributing 19th century buildings.

We have reviewed the project submission received on 2/5/2019, including the site layout and utilities plan. In order to determine whether the proposed new building is appropriate to the context of the surrounding buildings and district, we ask that you provide the following additional information:

1. Elevation drawings of the proposed building exterior.
2. A description of the proposed exterior materials and corresponding manufacturer's product information sheets if available.

We would appreciate the requested information be provided via our Cultural Resource Information System (CRIS) at [www.nysparks.com/shpo/online-tools/](http://www.nysparks.com/shpo/online-tools/). Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new

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## Division for Historic Preservation

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information for an existing project." You will need this project number (19PR00025) and your e-mail address. If you have any questions, I can be reached at (518) 268-2217.

Sincerely,

A handwritten signature in cursive script that reads "Christina Vagvolgyi".

Christina Vagvolgyi  
Historic Preservation Technical Specialist  
e-mail: christina.vagvolgyi@parks.ny.gov

via e-mail only



TOWN OF HENRIETTA  
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MICHAEL J. STAFFORD  
Council Members

February 27, 2019

Henrietta Town Board  
475 Calkins Road  
Henrietta, NY 14467

Re: Dollar General Proposal

Dear Supervisor Schultz and members of the Town Board:

The Historic Site Committee, as allowed under Town Code Chapter 295-Article X, Section 295-39, is recommending that the proposal to build a Dollar General on the vacant land that is part of the historic site at 5711 West Henrietta Road, tax number 189.09-1-11, be denied. This property is located on the southwest corner of Erie Station and West Henrietta Roads. It was added to Historic Site District No. 12, the West Henrietta Historic Preservation District, by a Town Board Resolution on February 5, 2003.

The location of a busy commercial enterprise such as a Dollar General will not only significantly alter the landscape of the property at 5711 West Henrietta Road; it will significantly impact the historical and cultural landscape of the entire four corner area.

The four corners at West Henrietta and Erie Station Road is the location of some of the earliest development of the town. Today, the immediate surroundings represent a diverse community of residential, community service, and houses of worship, with few commercial properties. This location is the last representation of what the early architecture and the atmosphere of Henrietta was like when it became a town and should be protected.

The West Henrietta Hamlet is the location of the first properties that were placed in the first Historic Site District in 1979 by the Henrietta Town Board, as recommended by the Historic Site Committee.

This is a brief review of the properties located in the West Henrietta Hamlet:

- Diagonally across from the site of the proposed store is the West Henrietta Baptist Church; built in 1838, it is the oldest church structure in the town and one of the oldest still standing and being used as a church in the county.
- To the east of the church is the brick building that was built as District School No. 8 in 1866 (774 Erie Station Road) and is now used as the West Henrietta Post Office and Fire

Department. In 1926 this school was replaced by a building owned by the school district located at 649 Erie Station Road.

- On the south side of Erie Station Road, across from the post office and fire department is St. Mark's Lutheran Church. This church building was a former Universalist Church that was constructed in 1882 (137 years old). Next door is the former Grange Hall that was built in 1904 and is now home to the Henrietta Church of the First Born.
- The small red brick building at 5712 West Henrietta Road is the former Rochester Telephone Exchange. The Rochester Telephone Company used a rear room in the concrete block store as a local substation. This brick building was constructed c.1924-1927 as Rochester Telephone's Henrietta Office and used for the local switchboard. According to a 1988 Architectural Survey by the Landmark Society of Western New York, this is the only building in the West Hamlet that represents the Tudor Revival Style.
- The northwest corner of West Henrietta and Erie Station Roads is the location of Pizza Corner. This building has belonged to the Chase family since 1919. This location first had a brick store built by Elihu and Micajah Kirby in 1831. When this store burned in 1905, it was replaced by the concrete block building there today. This store has housed a soda fountain, bakery, beauty shop, realty office, and meat market. The upstairs was used at one time by the Masonic Lodge. One of the first telephones in Henrietta was installed here and ran from the store to Dr. Walker's residence diagonally across the street (just north of the West Henrietta Baptist Church).
- The Cartwright Inn building was built as a hotel in 1831 and operated as an inn and hotel for its entire existence except during prohibition when it became an auto repair shop and service station. It was purchased in 1949 by Gordon Cartwright. He and his wife did live above the restaurant.
- The Greek Revival house at 5711 West Henrietta Road, just south of the inn, was built c. 1835. The 1858 map has this labeled A. Williams. Alexander Williams was an early settler and successful blacksmith and carriage builder. This house was purchased by Gordon Cartwright c. 1949. It became an apartment house in the 1950s.
- We do not know the date of construction for the house at 5781 West Henrietta Road that has been used as a funeral home. The house first appears on the 1872 map.

Clearly, the buildings located on the four corners are in excess of 100 years old except for the Rochester Telephone building. The town is extremely fortunate that these historic buildings have lasted into the 21st Century. The historic character of this corner is a valuable asset to the social and cultural history of our town.

It is the opinion of the Historic Site Committee that every effort should be made to protect the historic properties in the West Henrietta Hamlet. The Comprehensive Plan of the Town of Henrietta is a blueprint for how we develop as a community. The proposed store does not meet the visual character goals as described in the Comprehensive Plan. It is also our opinion that the location of a 'box store' on the Cartwright Inn corner would detrimentally affect the historic character of the West Henrietta hamlet.

Please contact the Committee Chair, Michelle Lebel, or the Town Historian, Tina Thompson, if you have any questions.

Thank you for your attention to our concerns,  
Henrietta Historic Site Committee

Included for your information:

- A list of properties on West Henrietta Road, south of Erie Station Road
- The 1858 West Henrietta map, which shows the A. Williams carriage shop
- A summary- *Henrietta Hamlet Area Existing Recommendations and Actions* from the Town of Henrietta Comprehensive Plan 2001-2003, which states, “The Hamlets of East Henrietta and West Henrietta should be maintained, expanded and enhanced.”
- Page 15 of the Strategic Update of the Comprehensive Plan states under **Cultural Resource Goals**, ‘Promote the Historic and Cultural Heritage of the Town of Henrietta through the Preservation of Historically Significant Features.’
- Page 9 of the draft of the Comprehensive Land Use Plan-2018 Update- reiterates the above statement.

Sources:

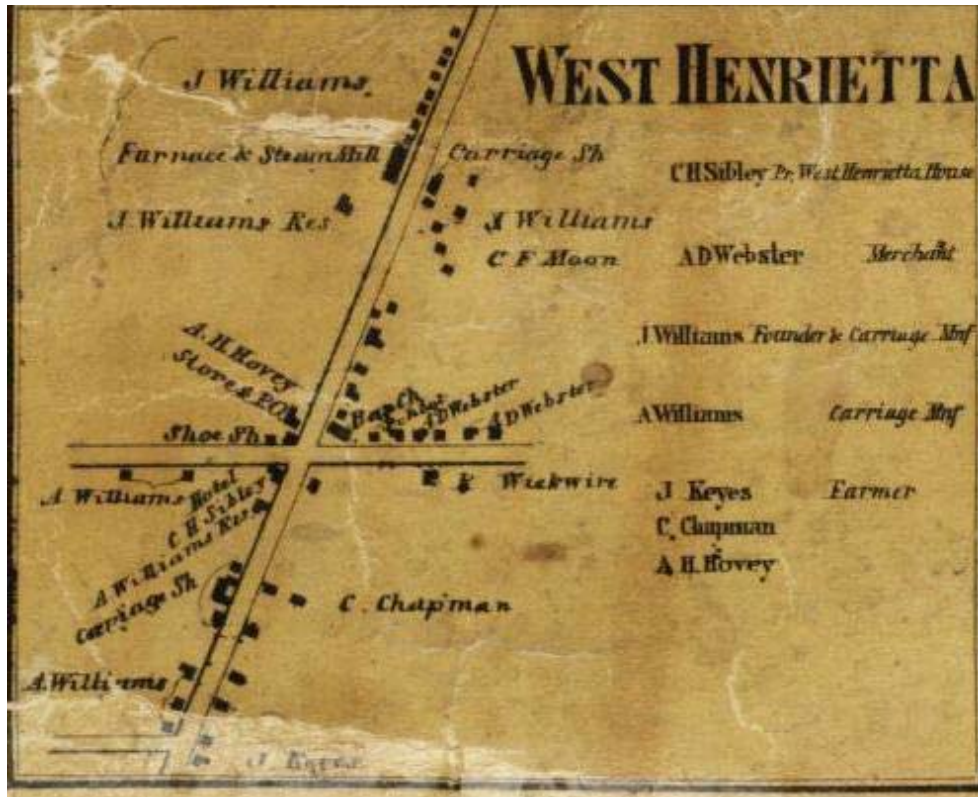
- *Henrietta Heritage* by Eleanor Crane Kalsbeck, published 1977
- *Architectural and Historical Survey of the West Henrietta Hamlet* by Cynthia Howk of the Landmark Society of Western New York, 1988
- Historian’s Office Files

xc: Henrietta Planning Board

Dates for additional historic properties that will be impacted by the proposed construction of a 'box store'. Properties in bold belong to a Historic Site District.

**South of Erie Station Rd**

- 5691 West Henrietta Rd – Ralph Sacheli Estate - Lot 26 5<sup>th</sup> r 10673 **1831** Cartwrights Inn
- 5694 West Henrietta Rd – Maurice Stewart - Lot 25 4<sup>th</sup> r 2362 Former 3 Sisters Ice Cream
- **5711 West Henrietta Rd** – Ralph Sacheli Estate - **Cartwright House (apartments)**
- 5714 West Henrietta Rd – Dale Waderich - Lot 25 4<sup>th</sup> r 756 **1920**
- 5722 West Henrietta Rd – Timothy Head - Lot 25 4<sup>th</sup> r 2236 **1880**
- 5742 West Henrietta Rd – Betty Wynne - Lot 25 4<sup>th</sup> r 1981 **1874**
- **5772 West Henrietta Rd** – **Chad Pierce** - Lot 25 4<sup>th</sup> r 2510 **1800**
- 5781 West Henrietta Rd – Private residence – Lot 26 5<sup>th</sup> r 2928 **1830**
- **5863 West Henrietta Rd** – **Gregory Sherman** - Lot 26 5<sup>th</sup> r 1802 **1830**



1858 West Henrietta map, which shows the A. Williams carriage shop – the U shaped building icon – across from C. Chapman on the map

# Henrietta Hamlet Area Existing Recommendations and Actions



## From the Town of Henrietta Comprehensive Plan

- The Hamlets of East Henrietta and West Henrietta should be maintained, expanded, and enhanced.
- The hamlets are intended to provide for a variety of pedestrian-friendly mix of activities and services with a village atmosphere that will provide a comfortable gathering place where residents and visitors may come together.
- A hamlet overlay district is recommended to serve as an overlay to the lot, bulk, and use requirements of underlying zoning districts.
- The Hamlet Overlay District would include the following components/goals: walkability; mixed-use (commercial-residential) areas; a diversity in neighborhood services accessible to the residents and visitors within easy walking distance; and a variety of housing choices for people of all age groups, family sizes, and income levels
- Additional drive-in commercial and auto related uses (e.g., gas stations, car washes, auto repair shops, and car dealers) should be strictly regulated, especially in the hamlets of East Henrietta Road and West Henrietta Road.
- Opportunities for other historic museums should first consider locations in the Town Center or in the Hamlets of East Henrietta or West Henrietta.

## Paraphrased from the Genesee/Finger Lakes Regional Planning Council's *Optimizing Transportation Infrastructure Through Effective Land Use: Opportunities for Transit Supportive Development in the Greater Rochester Area*

- Update zoning regulations to ensure that higher density mixed-use development projects are allowed.
- Consider building Park and Ride lots within or adjacent to hamlet areas to provide both a central bus stop for residents and an area where people living nearby can park their cars if they are riding the bus.
- Identify nearby sites for similar improvements, and ensure that future developments are linked to transportation infrastructure including streets and sidewalks.
- Improve links to nearby historic hamlet areas
- Expand the "traditional village" street and sidewalk network onto nearby parcels.



East Henrietta



West Henrietta



- 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

## 4. Goals and Objectives in 2018

Building upon the Town's previous land use planning initiatives some new goals and objectives are provided in this update to reflect emerging development issues and possible redevelopment opportunities. These new goals and objectives should supplement those expressed in the 2003 Comprehensive Land Use Plan, the 2011 Strategic Update, and those expressed in the Town's earlier comprehensive plans that pre-date the 2003 Plan. These new additions include:

### **Goal 1. Create Opportunities for Redevelopment and Reuse of Underutilized and Vacant Properties**

- Identify areas for infill, mixed-use, and possibly multi-use development in appropriate areas that are already served by existing public infrastructure and community services
- Redirect development through incentives and other administrative and legislative means away from sensitive environmental areas and significant community resources, both natural and cultural
- Provide incentives for re-investment, redevelopment and reuse of properties
- Encourage mixed-use development to expand housing choices and neighborhood services

### **Goal 2. Implement Complete Street Policies and Projects per the Town's Active Transportation Plan**

- Require pedestrian and bicycling safety improvements for all major development projects, particularly along major arterials, important intersections, and collector streets
- Require access management, the consolidation of underutilized driveways and limit new curb cuts, with shared parking opportunities, where necessary and practicable
- Connect existing and future development areas through the site design process by setting aside future street and utility rights-of-way and stub roads

### **Goal 3. Enhance Community Character**

- Maintain working farmlands, open space resources, and scenic landscapes that contribute to Henrietta's heritage and diverse character
- Promote sustainable land use practices, low impact development, and flexible, but high-quality building design that can accommodate future changes in use
- Encourage green infrastructure, the reduction of impervious surfaces, and re-establishment of natural buffers and drainage patterns
- Revitalize "tired" neighborhoods
- Clean-up degraded and contaminated properties
- Discourage conventional commercial strip development patterns along State and County roadways

### **Goal 4. Establish Great Places and Destinations that Foster a Sense of the Henrietta Community**

- Develop centers of neighborhood activity with pedestrian connections to venues for social gathering and community events
- Establish high quality site design with development standards and guidelines to enhance the look and function of developing areas without sacrificing local character

- Connect people and places through linked street patterns with pedestrian pathways and bicycling facilities and amenities
- Require interconnected sidewalks and pedestrian-scale features as part of comprehensive and context-sensitive site design for all major development projects

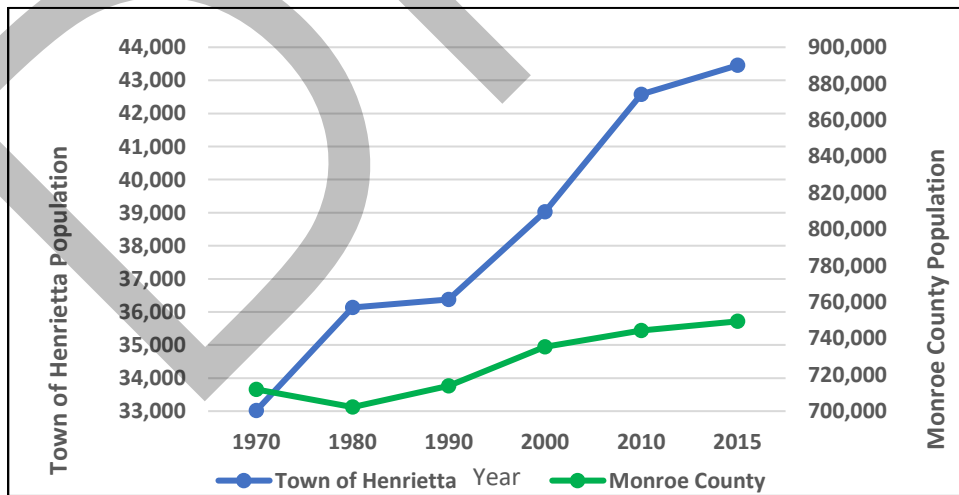
## 5. Existing Conditions Update

### 5.1 Population

According to the American Community Survey (ACS) 5-year estimates (2011-2015), the population within the Town of Henrietta was approximately 43,450 people. More recent estimates in 2017 put the population at approximately 43,536 people. While these numbers are estimates, this represents an approximate increase of 2.0 percent plus in total population from the 2010 (U.S. Decennial Census) population of 42,581. Monroe County has also experienced an increase (0.7 percent) in total population from 744,344 in 2010 (U.S. Decennial Census) to 749,356 in 2015 (ACS 5-year estimates). The projected 2020 population for the Town of Henrietta and Monroe County is estimated to be 44,343 and 754,402, respectively. This would be about a 4 percent increase in population in Henrietta between 2010 and 2020. Projections for the Town and County are based on their respective 2010-2015 growth rates.

The average household size for the Town of Henrietta is estimated to be 2.65 persons per household, which is slightly higher than the 2010 (U.S. Decennial Census) number of 2.51 persons per household. Figure 1 compares population change for the Town of Henrietta and Monroe County from 1970-2015. The U.S. Decennial Census and the ACS 5-year estimates indicate the total number of housing units in the Town increased 1.5 percent from 16,078 units to 16,326 units between 2010-2015; and the vacancy rate increased from 3.9 percent to 5.1 percent over the same time frame. Based on recent census data (2015) and as shown in Figure 2, the Town of Henrietta has seen an increased number of homes built from 2000-2015 as compared to the County. The median home value for the Town is \$139,400, while the County has a slightly lower median home value of \$138,600.

**Figure 1. Population Change (1970-2015)**



Data Source: U.S. Decennial Census and American Community Survey 5-year estimates 2011-2015