



Public Zoning Workshop Summary

Held March 13, 2021

The Public Zoning Workshop

Details

Date: Saturday, March 13, 10:00 am – 11:45 am

Location: Zoom Webinar & YouTube Livestream (<https://youtu.be/aoRbNyP1L20>)

Panelists: *Barton & Loguidice*
John Steinmetz, FAICP, Senior Managing Land Use Planner
Molly Gaudioso, AICP, Senior Project Community Planner
Grace DeSantis, Community Planner I
Dan Sheridan, Communications Specialist

Town of Pittsford
Spencer Bernard, Chief of Staff
Doug DeRue, Director of Planning, Zoning, and Development

Overview

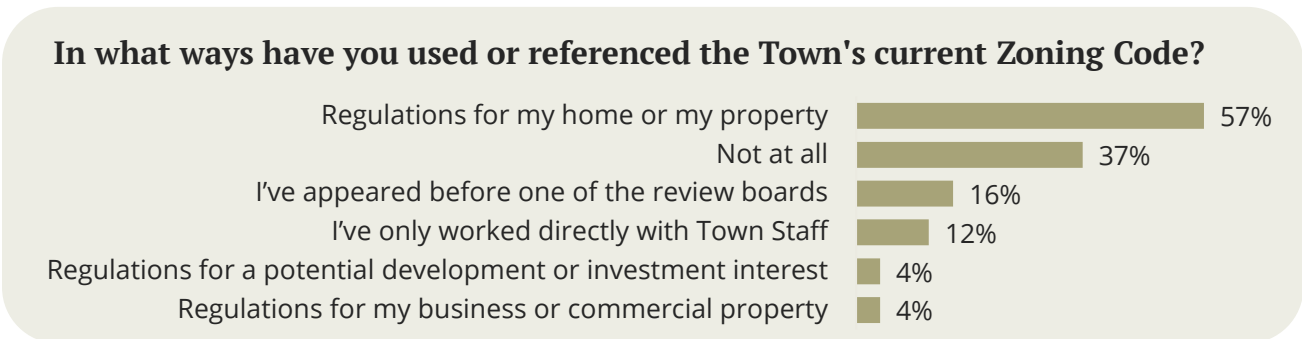
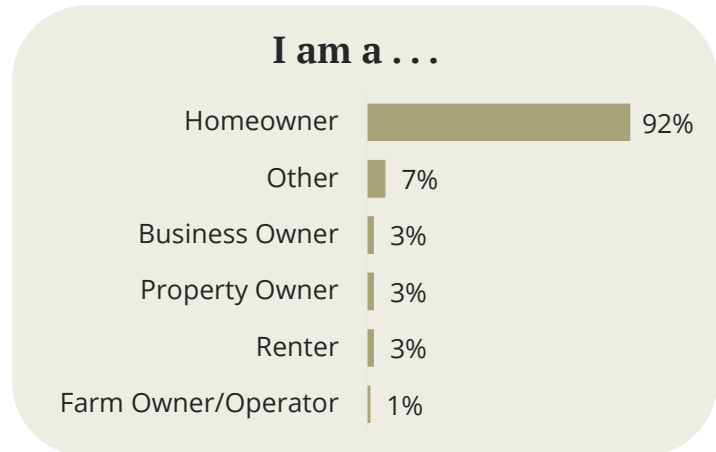
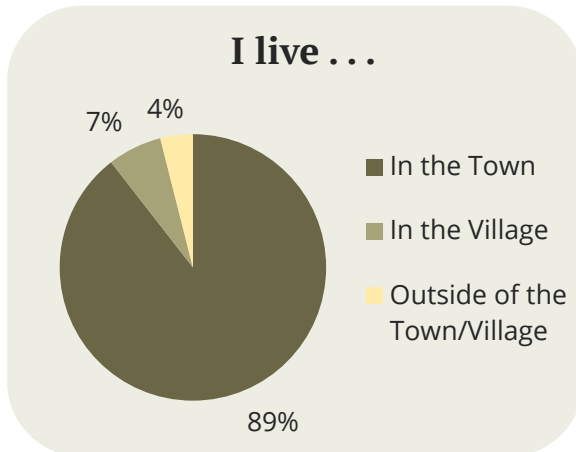
The Zoning Workshop began with a welcome from the Town of Pittsford Supervisor, William Smith, and introductions from the Barton & Loguidice Consultant Team: Molly Gaudioso, John Steinmetz, and Grace DeSantis. Immediately following introductions, Ms. Gaudioso prompted the Workshop attendees to answer a series of questions about themselves. Responses to the polling questions are summarized on the next page.

During the Workshop, Ms. Gaudioso and Mr. Steinmetz presented on a series of topics to inform the attendees of zoning as a practice, as well as introduce them to the Town of Pittsford's Zoning Code Update process. Their discussion including the history of zoning, what zoning can and cannot achieve, the different types of zoning tools, and why codes need to be updated. The proposed timeline for updating the Town's Zoning Code was reviewed (approx. 12 months), preliminary observations of the current Zoning Code were offered, and all opportunities for public input were outlined. Then, Ms. DeSantis provided a virtual tour of the project webpage and Interactive Mapping tool. Attendees were encouraged to access the Interactive Map following the Workshop to provide their input on the Town's Zoning Code.

Throughout the Workshop, the Zoom Webinar's Q&A box was open for attendees to submit questions and comments. In the final 20 minutes of the Workshop, the consultant team addressed many of the questions and comments that had been submitted. Questions and comments related to the Zoning Code are summarized in this document, and a comprehensive list of all feedback received is on file with the Town.

The Attendees

A total of 105 members of the public attended the Zoning Workshop. Of the 105 attendees, 76 participated in the introductory poll, which helped identify the makeup of those in attendance (see below).



Several attendees also answered the poll question: **Why did you choose to join us today?**

- I know that this is an important issue for the Town and wanted to learn more about what is going on
- New in town, curious as to structure of laws
- To learn about the code
- Just to get an idea of where the future planning is going
- Understand where we are
- Town staff member, but also interested in the presentation
- Want to understand the strategy, key goals, and changes required to achieve those goals
- I want to be certain the Zoning updates follow from the [Comp Plan] Update, which is a governing document
- I am interested to see if politics influences this process
- I am a town board member and want to hear public input
- I am a student, this is for an assignment
- I'm interested in land use for habitat areas to increase
- To understand how the code can be changed to allow seniors smaller homes and to understand how the code will lead to affordable housing

Questions & Comments

Throughout the Workshop, a total of 74 questions and comments were received. Below is a brief, bulleted list of feedback received that was related to the zoning code update effort. We were unable to answer all questions during the webinar; however, brief answers and clarifications are provided below. Detailed discussion on certain questions may be viewed in the webinar recording. The full list of questions and comments received is on file with the Town.

Questions

Zoning Code Update Process

- What are the key points, and where do we expect the biggest challenges? Need to define objectives before jumping into the project.

Key objectives of the Zoning Code Update include aligning Code regulations with the goals of the Comprehensive Plan, increasing the user-friendliness and legibility of the Code, and eliminating contradicting and redundant Code components. Some of the biggest challenges that are anticipated to emerge during the Code update include providing provisions for senior housing, the preservation of open space and scenic resources, and regulating the design of commercial corridors. Other challenges will be identified during the public input opportunities.

- Who are the decision makers?

The Steering Committee is guiding and informing the Zoning Code Update process. The public also plays a substantial role by providing input and reviewing draft documents. To be formally adopted as a local law, the Zoning Code must be reviewed and approved by the Town Board.

- Is there a silviculture plan for the town?

No, but Monroe County has an Agricultural Preservation Plan and the Town of Pittsford has a GreenPrint Plan, both of which aim to protect open, green, and agricultural spaces.

- Can you make available a resource video or info page that helps residents understand how exclusionary zoning laws can play a role in the higher housing cost (example: 1 house per acre). If we want to make sure our future neighborhoods are accessible to young people, young families and retirees on a fixed income.

The project website has been updated to include educational materials related to zoning and land use control.

- When will citizens be offered a verbal opportunity to be heard?

Further along in the Zoning Code Update process, there will be a Community Open House and a Public Hearing, during which attendees will have an opportunity to speak. Online input tools accessible via the project website will also be used to collect public input.

Zoning Code Formatting

- Why is historic design included in development standards and placed with nonresidential instead of in district and use requirements? There are more historic residential buildings in the town than business or commercial buildings.

To improve the layout and navigability of the Zoning Code, all design regulations will be included in the development standards. Both residential and nonresidential developments will need to reference the development standards to ensure compliance with historic design standards.

- With the chart just shown regarding [the Village of East Aurora's Village-Center Commercial, Neighborhood Commercial, and General Commercial Districts], would this be used to help residents know if they can add a garage, patio, fence, etc.? How would these charts allow for simplicity?

These charts would indicate which types of accessory structures are allowable for each district. Rather than reading through a narrative to determine what is and is not allowed in a district, the user would only need to scan the table and then visit any other referenced sections.

Zoning Code Contents

- Can you share the importance of getting permits for housing construction/renovations vs not?

Permits for housing construction and renovations help to prevent noncompliance to the Zoning Code's land use and design standards regulations; this assists the community in achieving its overall vision. On the other hand, these permits also can be an administrative burden to community members and Town staff and officials, and it is necessary to implement a straightforward and efficient permitting process.

- What are the restrictions regarding how long someone can have recreational vehicles and commercial vehicles in the driveways? If someone refuses to follow the code, is it possible to penalize them?

According to Section 148-9 of the Zoning Code, one recreational vehicle may be stored indefinitely in a private driveway. Temporary parking of other recreational vehicles in the driveway and/or side or rear yards is permissible for a maximum of 30 days per year. Individuals who want to exceed these limitations on the outdoor storage of recreational

vehicles may apply for a special use permit. Noncompliance to the Zoning Code may be penalized as outlined in Chapter 1 General Provisions and Article III General Penalty.

- How will environmental protections be specifically addressed in our code?

There are programs administered at the federal and state level to evaluate the environmental impact of projects and establish methods of impact mitigation. The Town of Pittsford also has an Environmental Board, which advises the Town Board and Planning Board on matters affecting the Town's natural resources.

- Smaller lots and attached could help seniors and diversity. Should the Code address the issue?

The Zoning Code Update process will include a review of lot size and building type regulations within each residential district. Adjustments will be made to reflect recommendations in the Comprehensive Plan and input from the community.

- How do you address heavy traffic if apartments are to be built above Pittsford plaza buildings, as well as split housing on Main Street?

Heavy traffic can be mitigated by improving pedestrian and bicycle amenities within the streetscape, offering parking in the rear yards of buildings, and a variety of other methods. The Joint Town and Village Active Transportation Plan includes recommendations for improving the Town's streetscapes and responding to traffic demands.

- What is the code going to do to accomplish more diversity? And how is the code going to help seniors downsize? And why are seniors not being consulted given the thirty percent seniors?

The Zoning Code's regulations for residential lot size, building types, and accessory dwelling units will be reviewed and adjusted according to the recommendations in the Comprehensive Plan and input provided by the community. All members of the community will be invited to provide input through our public engagement events and online public engagement tools. Stakeholder interviews will also be conducted to ensure the needs of all age groups and key industries are identified and reflected in the updated Zoning Code.

- What does the term of low income housing or affordable housing mean if it is included in the plan?

Low income and affordable housing is residential development that has been designed and/or regulated to maintain low homeowner and renter costs. Nationally and locally, the determination of "low income" is based on a percentage of area median income (AMI). Typically low income households are defined as those earning 60% or less of the AMI. Zoning

does not typically address low income housing specifically, as it requires more significant and complex regulations. At this time, no determination has been made for low income provisions in the Town's code update. It should also be noted that a zoning code cannot regulate renter versus owner-occupied housing.

- What about affordable housing?

See above answer.

- 2019 survey showed our senior residents don't want low income housing in our town. Why don't we take care of our town residents first before addressing questions outside this town?

The results of the 2019 survey, including the answers to residential development preferences, are shown below. These results, however, are not the sole source of guidance we will rely on in this process. We will also be using a variety of public engagement tools to collect present-day input from community members and identify current residential development preferences.

C2. Thinking about the *type of housing* in the Town, does the Town have the right type of housing in place? Is there a need for additional: (Click the types of housing you believe are needed, if any)

Large Single-Family Homes (greater than 2,500 sq. ft)	6.3%
Smaller Single-Family Homes (less than 2,500 sq. ft.)	29.5%
55+ Housing (Patio Homes, Senior Apartments, Assisted Living, etc)	31.7%
Townhomes	19.5%
Low Income Housing or Government-Subsidized Housing	13.1%

Comments

- It is important that residential properties adjacent to the Monroe Corridor be protected. Any further development in the corridor should address that protection.
- My comment for a suggestion for updating the Codes would be: a. to include Accessory Dwelling Units as options for new residential construction AND for existing residential properties. b. that the resident builds are required to use NYStretch codes including increasing native plant and limited water use c: affordable housing to expand our inventory options to keep our Town viable.
- I believe the Greenprint Plan and other changes which have been mentioned have been great. But now we need a Greenprint 3.0 (we missed 2.0 for the last 20 years) which essentially is a Climate Action Plan, specifically centered around climate changes, adaptations and negation.
- Black sky lighting should be implemented for all exterior lighting, commercial, business, and residential
- Multiple use buildings should be encouraged in the new zoning code
- Restrict "logo" type commercial design, i.e. pizza hut example

- The building demolition ordinance must be updated. It is irresponsible to simply allow demolition at will, particularly as it applies to officially designated historic buildings or buildings eligible for designation.
- Historic districts should be allowed and included in the new code
- Development south of French Road on Monroe Avenue, both sides, must not represent a negative impact on the adjacent National Register eligible neighborhood or other properties with historic integrity.
- Zoning does specify minimum lot size, housing types, etc. which influence housing prices and keep people out, pretty intentionally. In the context of the massive racial wealth gap nationally and in this area, it takes on a modern racial dimension even beyond redlining in the past. To talk about how to create the future we want with zoning, we need to acknowledge the harm it is actively doing right now. We do not currently have a morally neutral zoning code.
- Allow homes to have in-law suites for 3+ generation families.
- Allow residents to conduct limited farming, such as raising chickens, rabbits etc., with appropriate restrictions to allow neighbors to enjoy their homes.
- I love the open space Pittsford has but this is prime land for retail, restaurants etc. (Schoen Place continued on). It seems like this is a better use of the canal front land in my opinion.
- I am really interested in millennials needs and seniors' needs.
- Please let people know that the millennials I know want some diversity in this town. Many people do not come because the town is not diverse.