

## TOWN OF VICTOR COMPREHENSIVE PLAN WORKSHOP

December 8, 2014 – 6:00 P.M.

(Located at 85 East Main Street)

### PRESENT:

**Victor Town Board:** Jack Marren, Supervisor; Silvio Palermo, Dave Tantillo, Dan Crowley, Carl Herke

**Victor Village Board:** John Holden, Mayor; Tim Acquilano, Larry Rhodes, Brad Pearson

**OTHER:** Mark Tayrien, Cathy Templar, Heather Zollo, Meg Chaides, John M. Palomaki, John H. Palomaki, Jennifer Michniewicz, Donna Morley, Jerry Colyer, Kathy Rayburn, Paul Lytle, John Hotto, Brian Powers, Ernie Santoro, Babette Huber, Vince Pettrone, Kevin Newton, Bill Bowan, Kate Crowley, Phil Clark, Sue George, Mark Years, John Francis, Marge Elder, Steve Elder, Al Gallina, Jeffrey Cody, Donna Clements, Jack Dianetti, Craig Hughes, Douglas Fisher, Dan Duprey, Glenn Cooke, Katie Evans, Kim Kinsella, David Wright, Dawn Canter, Brian Emelson, Scott Harter, Melody Burri, Timothy Brown, Muriel Nado, Michael Damico, Mitch Donovan, Alan Ramsey, Cheryl Herke, John Wadsworth, Pam Hogenes

Supervisor Marren did introductions and thanked everyone for attending the workshop.

Mark Tayrien from LaBella Associates did presentation and thanked all that had worked on the Comprehensive Plan and all that were in attendance this evening.

Ms. Katie Evans thanked everyone that had worked on the Comprehensive Plan and all that were in attendance. The document will be on the Town of Victor's website by Tuesday or Wednesday for the public review.

Mr. Tayrien had a slide presentation that he reviewed. It included some background information, where the input for this plan came from, how this plan has evolved, what will be encountered in regards to adoption and implementation of the plan, where Victor has been and where Victor will go. Some of the items to be discussed are the structure of this document, some themes that kept coming up, some competing interest that we've encountered, an overview of the plan. Mr. Tayrien will talk about some of the revisions that took place on the plan and end with questions if there is time.

*The following are the items that Mr. Tayrien had comments on.*

A Comprehensive Plan is meant to be a policy level document adopted by a Town and/or a Village Board. It is not a zoning ordinance.

- Purpose - Among the most important powers and duties is the power to undertake comprehensive planning and to regulate land use.
- Definition – Is basically everything it takes to set long range plan for growth and development of a town.
- Progression/Hierarchy – Begin with a vision and to identify the goals and then the strategy or the implementation steps.

- Three ways to generate or produce a Comprehensive Plan
  - Town Board can do this directly or hand to Planning Board or the Town Board can appoint a special committee. In this instance, a special committee was appointed and is now back in the hands of the Town Board.

Plan Input – At this point Mr. Tayrien mentioned everyone that was involved with the Comprehensive Plan. The plan started with Saratoga Associates and they produced a Consultant’s Draft. LaBella then worked with the Comprehensive Plan Committee and developed a draft that was presented to the Town Board in July 2012. There was also a public hearing before the Town Board and the public input was reflected in subsequent drafts of the Comprehensive Plan presented to the Director of Development. There were also some informal presentations to the Town Board in 2012, including reports on some research that the Town Board had asked Mr. Tayrien to do regarding incentive zoning.

Three different focus groups were established by the Town Board and their input is also reflected in the present draft of the Comprehensive Plan. Recently there has also been staff input from Katie Evans, Director of Development and Kathy Rayburn, Director of Economic Development that has been incorporated as well. The plan has evolved with all the different input and this plan reflects the related changes.

Authors and input to the Comprehensive Plan came from:

- Comprehensive Planning Committee
- Town Board
- Public Input
- Task Force/Focus Groups
  - Economic Dev
  - Land Use
  - Traffic
- Staff

Comprehensive Planning Process

- Comprehensive Plan presented final draft to Town & Village Boards
- Town Board
  - Reviewed plan
  - Discussed potential revisions
  - Public hearing (2 had taken place; 1 by Comp Plan Committee & 1 by Town Board)
  - Revisions were made in response from public comment
  - Goal is to adopt a final plan but environmental review (SEQR) needs to be completed prior to this.
  - At this time, Town Board may have a second public hearing as the draft now before the board is different due to the revisions
  - May have more revisions due to comments from the public hearing public input
  - When environmental review is completed, adoption is the final step prior to implementation
  - This draft of the plan presents a number of strategies or action items to be acted upon

- Implementation team would review plan and strategies and develop policy program that allows for adoption
- Implementation would then require referral back to the Town Board for adoption of implementing measures
- Implementation could involve establishment of programs, such as those facilitating movement of development rights, revisions to the zoning law or map, or other initiatives

Document has nine chapters.

- Community Profile and vision
  - 2012 document had a vision chapter but not a community profile as now included
- Natural and Cultural Resources
  - Earlier version of document was called Green Infrastructure
  - Now includes both cultural and historic resources
- Agricultural Protection (same)
- Growth Management & Community Character
  - Earlier version was called Growth Management & Open Space
  - Presented differently but substance is much the same
  - One significant change is substitution of Incentive Zoning in place of Transfer of Development Rights
- Community development
  - Earlier version was called Neighborhood and Housing Development
    - Additional content in chapter regarding infrastructure development, sanitary sewer master plan, stormwater, etc
- Economic Development (same)
- Transportation
  - More information added from the Transportation Task Force
- Future Land Use
  - This was final chapter in 2012 version.
- Implementation Plan
  - All strategies and action items from all the chapters are brought together in this chapter. They have been assigned different phases for an overview of the sequence in which implementation activities will take place.
  - 72 action items

The chapters have been reorganized. All but chapter 1 and 9 feature a common topical organization beginning with existing conditions, including key findings and ending with goals and implementation strategies.

The Agricultural Protection plan will be submitted to the County as well as the Dept of Agricultural & Markets for approval once there has been a public hearing. Funding for this planning effort came from the Agricultural & Markets to produce this component of the plan. As many of the multiple initiatives are interdependent and closely related, it takes several chapters in order to make up this plan rather than it being limited to a single chapter.

The Transportation Plan was funded by Genesee Transportation Council and they have already accepted this chapter and adopted it.

#### Prominent Themes

- One of the reasons this plan is so complex is because there is a number of competing interests that continue to surface. Below are the desired actions vs the competing interest.
  - DESIRE to maintain open space, rural character, low density in outlying areas. COMPETING is the effect on property values & economic burden of preserving open space.
  - DESIRE anti-sprawl focus which calls for more development within the core area of the community. COMPETING traffic congestion within the core area. The anti-sprawl provisions are recruiting traffic from the outlying areas into the central area.
  - DESIRE to provide utility services throughout community. COMPETING many have growth inducing effects.
  - DESIRE emergence as regional destination, increased tax base and sales tax. COMPETING more traffic, more development.
  - DESIRE better impact recognition & development that fits the site. COMPETING review & approval process already long and complex.

How much has the plan changed:

- Structural changes (elimination of some redundancy)
- Appendices, some new added
- Natural Resources, Cultural Resources & Green Infrastructure (only title has changed)
- NRI has since been completed and adopted
- Tasks from Traffic Task Force has been incorporated
- Call for additional plans (infrastructure, IT, emergency services, etc)
- Incentive Zoning replaces Transfer Development Rights
- Density offsets are still required

Comparing different tools involving movement of development rights:

#### Transfer Development Rights (TDR)

- Example: If an owner could develop 10 sites on his property but instead of developing it, they will sell the rights for those 10 site to someone who wants to build more than they are allowed to build in an area closer to the core. The developer would buy those 10 sites and they would be transferred to their property. Now the original owner may only be able to develop the remaining lot on his site.
  - A developer purchases the rights from an owner of a rural parcel
  - Town allows developer to transfer rights to increase density somewhere else
  - Transfers are allowed from “sending areas” to “receiving areas”
  - There is an offset. You’re moving units around, there is no net increase in anticipated build out. Overall build out remains the same.
- The process now is a developer asks to rezone to increase the density on a site and there is no offset.

### Incentive Zoning

- Now included in the updated Comprehensive Plan draft
  - Due to a number of comments received from the public
  - Difficulty in implementing Transfer Development Rights
- Developer purchases rights from an owner of a rural parcel
- Dedicates these rights to the town
- Town awards a density bonus to a developer in exchange for the developer providing the town a public amenity.
- Still reducing density in outlying area and increasing in core area.
- Town is very involved because it's the town receiving the building rights and holding them in a trust or dedication.
- No sending/receiving as in the Transfer Development Rights but there is still an offset. It's very similar to clustering on a community-wide basis. You're modifying the distribution of units across the community but the total remains the same.

### Purchase of Development Rights (PDR)

- This also severs the development rights from the rest of the property.
- A municipality purchases the development rights from the owner of a rural property.
- The development rights leave the property so the site would not be able to be developed as densely as it could have been.
- They are not transferred to any other site. They are held in trust by the community. They don't result in any additional building somewhere else in the community.
- You are decreasing the anticipated build out of the town.
- The community is providing the funds to purchase the development rights.

### Community Profile and Vision

- Community Profile
  - 13 subsections
  - Victor is not only developing from a residential standpoint but from a commercial standpoint also.
- Vision Statement
  - Same as in the 2012 plan written by the committee working with Saratoga
  - This is the reason we have a Comprehensive Plan

Mr. Tayrien read the Vision Statement from Chapter 1 and then highlights of the goals and strategies included in each of the next seven chapters.

### Natural & Cultural Resources

- Develop an inventory of cultural (historic) resources (new)
  - 2012 plan called for the development of the NRI (Natural Resource Inventory)
    - This has been completed and adopted
  - There is no cultural or historic counterpart to the NRI. No document that identifies and defines or delineates all of the cultural and historic resources in

town. The draft plan calls for development of a cultural resource inventory as well.

Supervisor Marren made the comment that the NRI encompasses not only the Town but also the Village.

#### Growth Management & Community Character

- In this chapter Mr. Tayrien showed a “growth” graphic showing the approximate number of Victor housing units from 1970 to 2020. 1970 there were approximately 822 units and the approximate number in 2010 is 4,679 units. At this rate of growth, the town could conceivably be built out in 2020 or 2025. We are a little more than 50% built out now.
- Victor still has a window of opportunity to implement measures that will guide how the community will ultimately develop.

#### Transportation

- 2012 version had lots of information and data but not very many solutions
- Traffic Task Force did a very good job of going through the data and coming up with a list of solutions and prioritizing them
- What was there before is still there now but this now incorporates all of the information from the Traffic Task Force

#### Future Land Use

- This and other chapters in the 2012 version had a zoning audit which has been extracted and consolidated into a single Appendix that is referenced in the body of the draft plan.
- This is calling for the zoning code to be amended to respond to the recommendations and observations found in the zoning laws.

#### Maps

- Existing Land Use
  - Shows what is existing with the current zoning map
- Proposed Land Use
  - Not much change from the current map
- Changes to Base Density
  - Shows some change in the density areas

#### Implementation Plan

- Mr. Tayrien reviewed the strategies now identified as Phase 1 implementation activities in the draft plan.
  - If public comment or changed circumstances suggest that the Implementation Plan needs to be changed there would be no need to go back to amend the substantive chapters of the plan. The sequence and priority of the strategies could be changed by an amendment to this chapter alone.
- Phase 1

- Immediate need
- Phase 2
  - Short Term need
- Phase 3
  - Mid term need
- Phase 4
  - Long term need

#### Appendices

- New or revised Items that have been added
  - I. Zoning Audit
  - IX. Draft green Infrastructure review Policy
  - XI. 2014 Town of Victor NRI
  - XII. Historic Buildings in Victor
  - XIV. Victor Traffic Task Force Report

Once again, Mr. Tayrien expressed his appreciation to be able to work with the community on the Comprehensive Plan and the efforts of all of those that he had the privilege of meeting and working with.

Supervisor Marren thanked Mr. Tayrien for his work and also thanked:

- Members of the local Development Corp
- The Board and the Advisory Committee
- Cathy Templar, Secretary
- Kathy Rayburn, Economic Development
  - Sue George, Kathy's assistant
- Kim Kinsella, Project Coordinator
- Jeff Cody
- David Wright
- Jack Dianetti
- Members of Clark Patterson Lee (Traffic Engineers)

The Village Board members were asked if they had any comments:

Mayor John Holden recognized Mr. John Palomaki as a former Town Board member. Mayor Holden conveyed his appreciation to the committee. This is an opportunity for the Town residents and the Village residents to take a look at the future and see what land uses and activities they would like to take place. During his ten-year, traffic congestion on Route 96 and Main Street in the Village has been a major emphasis. Mayor Holden served on the Traffic Committee with Councilman Tantillo and it's been a frustrating effort resolving issues with three traffic lights. Hopefully there will be a solution. There have been several meetings with NYS DOT over the past 15 years to try to resolve the traffic issue.

The Comprehensive Plan is a great endeavor and a huge task and he appreciates all the work and effort of the Town Board and the Committee members.

Supervisor Marren recognized Mr. Palomaki and explained that he had represented the Town of Victor on the Ontario County Planning Board for the past 10 years. Also Paul Lytle who served as the facilitator on the Comprehensive Plan was recognized.

Mr. Larry Rhodes from the Village Board stated there was a lot of material to review and the same issue keeps being mentioned; closer to the core, additional density near the Village, etc. This isn't going to help the traffic issues and that's a concern and the Village residents might want a public hearing on that.

Mr. Tim Acquilano thanked everyone for their hard work. He would like to work as partners and do what's best for the Town and Village.

Councilman Palermo asked Mr. Tayrien about the incentive zoning that is replacing the TDRs. When he refers to the town accepting the developers dedication of the parcel, is that in comparison to a developer dedicating a road and the town accepts all responsibility of that parcel?

Mr. Tayrien stated it was similar in terms of process but the town would not be getting all of the property rights. The town would only be getting the development rights. The owner of the property would still remain the owner of the property and in many instances the property would still be farmed. The town doesn't necessarily step in as a full owner of the property.

Supervisor Marren asked Ms. Katie Evans to explain when the residents could review the material.

Ms. Evans stated the Comprehensive Plan would be on the Town's website within the following 2 days. There will be hard copies within the Village and Town Clerk's office and the Victor Community Library.

The next step would be to ask the Boards if they were comfortable setting the public hearing and if so establishing the public comment period.

Supervisor Marren stated that they are ready to set the public hearing and will keep it open for a set period of time so that people who vacation south would be able to send in their comments.

Meeting ended at 7:00 PM