

Report Summary

- #1 – Changes to the current planning and zoning are strongly recommended.

Report Summary

- #2 – Current regs do not encourage the type of visionary planning which could be of greatest benefit to our community. Enhanced site plan and architectural review authority with specific design standards recommended. (Future model)

Example:
Use of design standards as references

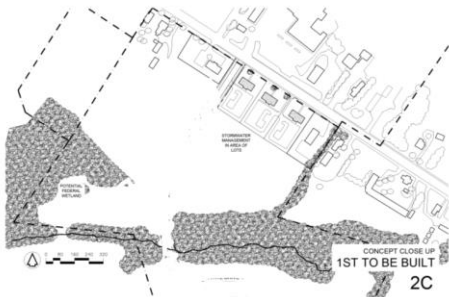
VILLAGE OF PITTSFORD
Historic and Architectural Design District
Building Design Standards



Report Summary

- #3 – Current building cap of 3500 square feet is among most significant flaws. Negative outcomes possible while precluding many desirable uses.

Most likely scenario?



Maximum commercial build-out



Status quo not optimum

- Minimal build-out scenarios have negative visual impact while doing little to promote economic growth.
- Greater build-outs are less likely and while they have somewhat more economic impact, they are also likely to have greater negative visual and aesthetic impact.

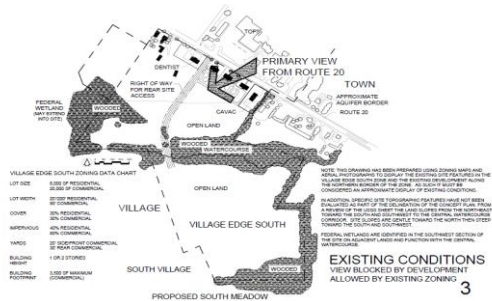
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- #4 – An enhanced conservation analysis process should be put in place.
- One example is view shed preservation...

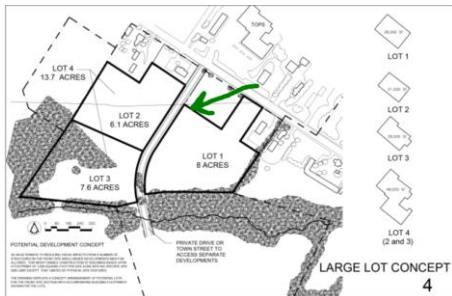
Key view to SW



Viewshed Analysis



One potential tool: well-planned larger lots/buildings to preserve view



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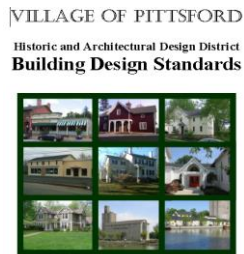
- #5 – VES should be viewed as two distinct zones versus one as it is currently. Northern portion compatible with multiple uses, southern portion's uses should be harmonious with nearby residential areas.



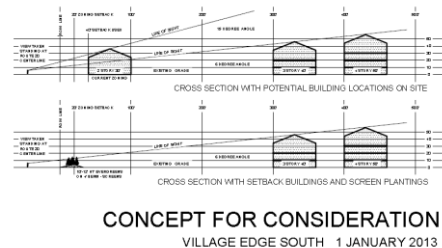
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- #6 – Form over function should be a guiding principle. Potential for a modern hotel would have a huge economic benefit. Creating the potential for new retail uses that cannot be located downtown could benefit overall retail climate.

Numerous means to achieve positive “form” desirable to community –
 Example 1 – Design Standards:



Numerous means to achieve positive “form” desirable to community –
 Example 2 – Site Design/Set-back:



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- #7 – This process could create opportunities to plan the whole zone or major parts of it comprehensively, with significant benefits to the community.

Example:
 Long-term
 planning for
 connectivity



Report Summary

- #8 – Protection of aquifer is a paramount concern. Well-designed projects could actually improve current conditions.

Example: Current Route 20 run-off impact



Currently at Step 2 of 4

- Step 1: Determine if existing planning and zoning is optimum or if it could be improved. (5 months of study, unanimous conclusion that status quo is not ideal.)
- Step 2: Analyze options, form recommendations regarding ways to improve planning for VES zone (tonight's report), seek board approval to go to Step 3.
- Step 3: Engage outside expertise and develop specific language to modify VES section of Comprehensive Plan for subsequent review, public input and board approval.
- Step 4: (If Step 3 is carried out) Draft specific language for improvements to actual zoning for review, input and eventual board approval.

Bottom Line Committee Findings/Recommendations:

- 1) The status quo is not the "safe option."
- 2) Major potential benefits for the community exist both aesthetically and economically.
- 3) Process includes two more checkpoints for public review and board approval.
- 4) Moving forward is in the public interest.

Agenda:

- 1) Comments/input by other committee members
- 2) Questions/comments by Board of Trustees
- 3) Questions/comments from members of the public

