

**Proposed Amendments to Comprehensive Plan
Councilman Kevin S. Beckford
9/19/2019**

1. Recommended amendment on p. 34

Amend the 3rd policy statement under “Residential Development” on p. 34 to read as follows:

- **CURRENT:** Amend the Town’s current cluster development standards to provide that open space required to meet minimum requirements, or to be provided in exchange for increased density or other accommodations, be situated along roadway corridors. This places it where it can be seen, therefore providing the greatest community benefit. Such open space should be required in addition to the landscaped buffers referenced elsewhere in this section. Development placing housing next to a road or close to it, with open space on the other side of the houses, should be discouraged.
- **ADD:** Allow for socioeconomic diversification (suited for incomes levels \$45K-\$90K) of home types and prices within each development project; i.e. apartment, condo, town homes and patio homes. **Reason:** In an effort to provide long term sustainability of Pittsford’s viability and house prices it is important that we add additional housing stock that is affordable for both our seniors (who are looking to downsize), single professionals and young families who are looking to access our A-rated schools.
- **Beckford: will not support:** housing options targeted specifically for 55-plus residents. We can provide housing stock/prices that will meet the needs of our seniors and young families. I primarily disagree with designating new homes to being exclusive to 55-plus.

2. Recommended amendment on p. 36

Amend statement of action #15 under “Residential Development” on p. 36 to read as follows:

- **CURRENT:** Consider providing incentives to developers who develop affordable housing in the Town of Pittsford for residents 55 and over.
- **REPLACE WITH:** Consider providing incentives to developers to develop more affordable homes (suited for incomes levels \$45K-\$90K), home types and prices within each development project; i.e. apartments, condo, town homes and patio homes.

Amend statement of action #14 under “Residential Development” on p. 36 to read as follows:

- **CURRENT:** Provide neighborhood amenities where possible and supported by the neighborhood, to bring communities together and provide social connectedness among residents.
- **REPLACE WITH:** Provide neighborhood amenities like **Grills, Playgrounds** and **Pavilions** (in new & existing neighborhoods) where possible and supported by the neighborhood, to bring communities together and provide social connectedness among residents.

3. Recommended to follow page 36. Add additional page:

Three Generations Program

National trends show a desire for neighborhoods to reflect a level of diversification in ages, incomes and ethnic groups. Pittsford average household income is 2X of the surrounding areas. In the last 10 years, most housing stock added had entry points of well over \$300K, making it impossible for our seniors to downsize and young families to move to Pittsford.

PROBLEM TODAY: (1) Seniors unable to downsize to affordable apartments, townhomes or condos are leaving Pittsford; moving to neighboring towns who have more affordable housing stock. (2) Young people and young families making \$45K-\$90K are unable to find enough housing stock they can afford.

The (per my suggested amendment) policy recommendations for residential development in this Comprehensive Plan (p. 34) contemplate diversification of housing stock to accommodate shifting needs. Many Pittsford residents have expressed interest in more affordable housing options that would allow their kids to live here after college and to allow seniors to downsize. This suggest we encourage and incentivize developers to provide a broader range of price points than may be available currently.

The Plan's recommended actions regarding residential development specifically include (p.36) considering (per my suggested amendment) incentives for developers to provide more affordable homes (suited for incomes levels \$45K-\$90K), home types and prices within each development project; i.e. apartment, condo, town homes and patio homes.

Beckford: will not support: creating a retirement community zoning district for "exclusive" occupancy by people 55 years old and older.

Beckford: will support: creating a senior citizen residence area within a (three-generation) district "floating zone" specifically for multi-family dwellings arranged as individual units for young families and people 55 and older. This would allow for neighborhoods with three generations, parents, kids and grandparents.

4. Recommended amendment on p. 20

Amend the "**Potential Future Land Use**" section to add "**Condo**". The tax implications of a condo (1/3 to 1/2 of assessed value) would allow for more affordable housing option for seniors, young people and young families.