

South of the Thruway Update to the Comprehensive Plan, Town of Pittsford, NY, 2004

About ten years after its last comprehensive plan update and about eight years after its *Greenprint for the Future* was prepared, the Town of Pittsford decided it was time to revisit the land use patterns for the remaining rural area of town – south of the New York State Thruway. While this area of town was previously protected from growth pressures due to its location at the edge of town and the lack of water and sewer infrastructure, growth pressures were finally reaching the south of the thruway area.

Behan Planning Associates was retained to conduct a six-month planning process to develop a land use plan update, and to amend the zoning to match the community vision for the area. The public process successfully resulted in a creative solution for conservation incentive zoning to allow for rural residential growth in this area, in a way that would respect landowners' expectations and also help to conserve the rural character.

Our work included updates to the town's comprehensive plan as well as drafting of a new zoning district (Rural Residential South Pittsford) and sliding scale zoning. It also included landscape area conservation and development analysis, in cooperation with Cynthia A. Behan, landscape architect.

