

## GENESEO PLANNED RESIDENTIAL DISTRICT ZONING

*Geneseo, New York*

Passero Associates, in association with Ron Brand, conducted an extensive examination of existing Village zoning regulations and development concerns. We developed innovative Planned Residential Development (PRD) regulations that provided a smart growth planning guide for the Planning Board. The new PRD regulations included clustering of development to preserve sensitive environmental features, provide open space and reduce site infrastructure costs. The regulation addresses minimum parcel size, compatibility with current zoning and development density. In order for the Village Board to visualize how these regulations might be applied, we prepared a theoretical subdivision layout plan that depicted lot yield, open space acreage, preservation and buffering of environmental areas and length of infrastructure improvements. We guided the Planning Board and Village Board through the drafting and adoption of the new regulations and with SEQR compliance.

**Client:**  
Village of Geneseo

**Completed:**  
2004

**Project Cost:**  
\$6,500

**Client Contact:**  
Sandy Brennan  
Chair, Village  
Planning Board  
(585) 243-1177

