

SURVEY OF BROWNCROFT NEIGHBORHOOD HOMEOWNERS

The City of Rochester will be amending their Zoning Code in the coming months, based on their Vision 2034 Comprehensive Plan for the future land use and development of the city. You can review this planning document as a PDF from the City’s website, as well as the proposed zoning code amendments to date rochesterzap.com).

It appears from these documents that they will be loosening up regulations that pertain to what is now the “R-1” section of the code, known as mostly single family residential, to allow more living units per lot, short term rental and to expand the types of businesses that can be conducted in a residential house. The new code category name would change to simply “Low Density Residential”

Browncroft, North Winton Village, Highland/Cobbs Hill, ABC Streets and other south east neighborhoods are categorized as “high demand” neighborhoods that the city would like to capitalize on to increase city population, density, and affordability.

This survey is for informational purposes only to garner homeowners’ and residents’ opinions about the neighborhood’s current single family residential status, and the expectations they have for the future in order to express same to the city for purposes of the Zoning Alignment Project. Answers will not affect anyone’s current zoning code status. There are no wrong answers.

1. How long have you lived in the neighborhood? _____.
2. What qualities about the Browncroft Neighborhood do you value or, if you are new to the neighborhood, attracted you to live in the neighborhood? (rate importance of each by circling number)

Characteristic	Not	Somewhat Important	Important	Very Important
Single Family Housing	1	2	3	4
Architectural Merit	1	2	3	4
Attractive Streetscape/Landscape	1	2	3	4
Listing on the National Register of Historic Places	1	2	3	4
Presumed Stability of Property Values And Neighborhood Character	1	2	3	4
Lot size	1	2	3	4
Sidewalks	1	2	3	4
Streetlights	1	2	3	4
Tree lined public right-of-way	1	2	3	4

Proximity to Green Spaces such as parks, school Playgrounds	1	2	3	4
Proximity to Cultural Venues	1	2	3	4
Safe Walk-ability within Neighborhood Streets	1	2	3	4
Safe Walk-ability to shopping venues	1	2	3	4
Safe Walk-ability to the library	1	2	3	4
Safe Walk-ability to restaurants and bars	1	2	3	4
Access to Public Transportation	1	2	3	4
Expressway access countywide	1	2	3	4
Available Schools				
Public	1	2	3	4
Private	1	2	3	4
Relatively low crime rate	1	2	3	4
Price Compared to similar house in Suburbs	1	2	3	4
Lower Taxes than Suburbs for similar housing	1	2	3	4
Existing Neighborhood Association	1	2	3	4

3. Do you ____ own or ____ rent the house you are living in?
4. Do you have children living in your home? ____ yes ____ no. If yes, how many? _____.
5. Does your child(children) attend ____ Public ____ Private school?
6. How many people live in your house ____ permanently or ____ short term, _____ Total?
7. Are the residents in your house all related ____ as traditional family or domestic partnership ____ friendship ____ both ____ no relationship?
8. Is your house a single living unit, or divided into multiple units? ____ single ____ multiple (____ number of units)
9. Would you find it acceptable for the City/neighborhood to allow (more) multiple family units in _____?
____ Yes ____ No Comments _____

10. Is there a home occupation/business in the house? [Note: Doing work at home on a computer, telephone, or creating artwork does not count as a business in the home.] ____ Yes ____ No
11. If yes, what is the home occupation/business? _____

12. Do you believe it would be a good thing for neighborhood character, or the comfort of adjacent neighbors to allow more commercial activities into the residential zone? ____ Yes ____ No Comments:

If you answered yes to the above, what types of businesses would you be comfortable with as a neighbor?

If you answered yes to the above, what limit of the number of cars/customers visiting, or associated with, the business would make it acceptable if you are a nearby neighbor _____, and between what hours of operation _____?

13. Do you agree with the City's proposal to allow boarding houses or other short term rental uses, such as bed and breakfasts or AirBnBs in the low density residential (currently R-1 zoned) areas? ____ yes ____ no.

If yes what restrictions would you recommend be placed on the operation? _____

If no, in what districts do you feel such uses should be allowed instead? ____ Medium Density Residential ____ High Density Residential ____ Boutique Mixed Use ____ Neighborhood Mixed Use ____ Other _____

ADDITIONAL COMMENTS:

Your name and address are requested, but your address alone would be acceptable. In that way we will know that the survey has been completed by a resident of the neighborhood.

Name (optional) _____

Address _____

Date _____ Signature (optional) _____

Please return this survey by mail to:

The Browncroft Neighborhood Association, P.O. Box 10127, Rochester, NY 14610; or by hand delivery to any of the following District Reps: Jim Nicholson, 28 Berwick Road; Holly Petsos, 175 Browncroft Blvd.; David Kaiser, 375 Yarmouth Rd.

Or by email attachment to:

chkpetsos@frontiernet.net by scanning or photographing the completed form. Also, a PDF of the form will be posted on the BNA website for those who are able to download and then use an application that allows you to fill in text.

YOUR ASSISTANCE IS GREATLY APPRECIATED.