

**IMAGINE AMHERST
DRAFT MEETING NOTES**

JOINT MEETING
TECHNICAL ADVISORY and PROJECT WORKING COMMITTEES
July 26, 2017

Working Committee Attendees: Dal Giuliani, Chair, Ellen Banks, Duncan Black, David Chiazza, Carl Montante, Jr., Frank Pasztor, Ramona Popowich, Daniel Ulatowski, Bob White.

Absent: Jim Cwierley, Brian Kulpa, Gary Palumbo, and Jane Woodward

Technical Committee Attendees: Doug Gesel

Absent: Brian Andrzejewski, Kelly Dixon, Rick Gillert, David Mingoia, Bart Roberts, and Mark Rountree

Staff Present: Dan Howard, Kim Schueler, Amy Carrato, Laurie Stillwell

Code Studio: Lee Einsweiler (via telephone)

Dal Giuliani began the meeting at 7:05 pm. He asked if there are any changes to the July 11 & 12, 2017 workshop notes. The notes were accepted.

Lee Einsweiler reviewed the changes to the Proposed Zoning District Framework that were made based on comments from the workshop. He stated that changes are noted in red on the revised Framework document that the Committee received. It included:

- Changes to the proposed districts
- Changes to heights and addition of general language on building height
- Additional language to the Transition section
- Additional language on Block Standards

Ramona Popowich questioned the ½ stories, are the measurements taken from the peak of a pitched roof or the flat surface? Lee Einsweiler stated the height is measured to the top of the peaked roof.

Carl Montante, Jr. questioned why a hotel is not an allowed use in S-MSN-4 and T-CTR-5. A lengthy discussion followed full-service hotels vs. boutique hotels and where these types of hotels should be allowed. A vote was taken to group all into the “Hotel” category and to removed “Boutique Hotels.”

#29 – Discussion regarding building placements/new maximum setback needed (larger). It was voted to allow Hotel as a use in this center.

Lee Einsweiler discussed splitting #20 – Sheridan/Sunrise and #23 - Sheridan/Getzville Strip.

- #20 – The committee agrees to split: North Side as S-CTR-5 and South Side as S-COR-3
- #23 – The committee agrees to split: Area/parking just west of Getzville Road as S-COR-3 and the rest of the center as S-COR-5

Lee Einsweiler asked the Committee to review the rest of the proposed Zoning Districts for each center.

Ramona Popowich asked if #60 – Hopkins/Dodge would realistically be redeveloped. There are concerns about parking at this location. It was agreed by the majority of the Committee that a new Zoning District called S-LSN-2½ should be created and that this center should be split: the Michael Phelps Swim School area as S-LSN-3 and the rest of the center at S-LSN-2½.

Discussion followed about bulk planes – that these are typically used for after a 3rd story and could kick in as requirements in Nodes at 24 feet.

Dan Ulatowski asked that for “Center” Designations whether or not mixed-use should be required? Lee said that this could be tricky but is something to think about.

Duncan Black suggested that on Page 8 of the Zoning Framework document, as part of the “Building Height” section, that we add a 2D drawing showing heights of the different designations and then what is allowed today.

Lee Einsweiler said he will incorporate changes based on the Committee’s conversations at this meeting, and left the meeting.

The following centers were reviewed:

- #14 – NFB Strip, no change
- #18 – Sheridan/Millersport Strip, no change
- #24 – Millersport/Arcade, no change
- #25 – Six Corners, no change
- #31 – Eggertsville (Main/Eggert – North Side), no change
- #32 – Eggertsville (Main/Eggert – South Side), no change
- #34 – Harlem/Kensington, no change
- #36 – Main/Kensington, no change
- #40 – Wehrle/South Forest, no change
- #41 – Wehrle/South Union, no change
- #42 – Wehrle/Cayuga, no change
- #43 – Sheridan/Hopkins, no change
- #44 – Evans Strip, no change
- #45 – Williamsville Place, no change
- #46 – Main Strip, no change but would like to pay attention to setbacks and setbacks
- #47 – Main/Youngs, no change
- #48 – Transit/Wehrle, no change
- #49 – Transit from Main to Maple, no change
- #50 – Transit/Maple, no change

Meeting Notes

July 26, 2017

Page 3

- #51 – Maple/Ayer – reduce to 2 ½ – S-LSN-2 ½
- #52 – Maple Strip, no change
- #53 – Maple/North Forest, no change
- #54 – Gun Club, no change
- #55 – Clearfield Plaza, no change
- #56 – Transit/Casey, no change
- #57 – Transit/North French, no change
- #58 – Transit/Dodge – reduce to 2 ½ – S-LSN-2 ½
- #59 – Swormville, no change
- #60 – Hopkins & Dodge, change southern portion to SLSN-3, northern portion to SLSN - 2 ½
- #61 – Getzville Plaza, change to Low-Scale Node – S-LSN-2 ½
- #62 – Sweet Home/Skinnersville, no change
- #63 – Campbell/Dodge, no change
- #64 – Dodge Strip, no change
- #65 – Sweet Home/North French, no change
- #66 – Campbell/North French – reduce to 2 ½ – S-LSN-2 ½
- #67 – Crosspointe, no change
- #68 – Transit/Millersport, changed to Corridor – S-COR-3

Dal Giuliani reviewed the tentative upcoming meeting dates.

Public Comment:

- Mary Shapiro
- Tom Frank
- Don Smith

The meeting was adjourned at 9:47 p.m.