

**IMAGINE AMHERST
DRAFT WORKSHOP NOTES**

JOINT MEETING
TECHNICAL ADVISORY and PROJECT WORKING COMMITTEES
August 23, 2017

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

Absent: Ellen Banks, Brian Kulpa, and Jane Woodward

Technical Committee Attendees: Doug Gesel, Rick Gillert, David Mingoia

Absent: Brian Andrzejewski, Kelly Dixon, Bart Roberts, and Mark Rountree

Staff Present: Dan Howard, Kim Schueler, Laurie Stillwell

Dal Giuliani began the meeting at 7:03 pm. He asked if there are any changes to the July 26, 2017 meeting notes. Ramona Popowich stated she would like center #60 added to the list of centers that were reviewed. The notes were accepted with that change.

Dan Howard started a discussion on the Draft Zoning Framework:

- Dan stated that Lee wanted to bring up the hotel vs. boutique hotel discussion again. The Committee was shown some images that Lee had sent the Planning Staff about the difference between the two types.
 - Duncan Black stated that hotels are about the services they provide
 - Some members of the Committee stated it shouldn't be about size, but whether a hotel should be allowed in that area/center or not
 - Rick Gillert stated that if there is a distinction, there needs to be definitions
 - Ramona Popowich asked whether it should be broken up into "bed and breakfast" and "boutique hotel"
 - Doug Gesel stated that bed and breakfasts are allowed in all residential areas currently
 - It was determined by the majority of the Committee to allow hotels in the Medium-Scale Node 4 category, and not allow any in the Low-Scale Nodes
- Kim outlined the changes to the graphics on page 8 of the framework.
- Gary Palumbo pointed out that after he reviewed the work done so far, 9 of the newly proposed districts show a reduction in maximum height.
 - Carl Montante Jr. stated that the reduced height may make it more difficult since the project is encouraging mixed use and that property owners may not be happy with height reductions.
 - Dan Ulatowski brought up that in the second paragraph of Section 3-3-2 of the Plan language the word "also" should be removed.
- The majority of the Committee voted to allow the Draft Zoning Framework to be released to the public with the above edit regarding hotels.

Laurie Stillwell presented on a Staff Zoning Analysis that is underway which looks at each individual center.

- Carl asked if there will be any changes to the parking requirements?
 - Dan Howard explained that Code Studio will likely take a look at that and may make some adjustments.
 - Rick stated that the Town already allows for shared parking and that developers can and still would be able to submit an alternative parking plan.
 - Dave Chiazza stated that this should be looked at since the project encourages mixed use which is not really proposed or built much today.
 - Dan Ulatowski said that the ULI has studies on shared parking that can be examined.

Kim Schueler described the changes that have been made to the Draft Comprehensive Plan Amendments based on staff review and comments from Code Studio and the Committee.

- The Committee discussed whether or not to put language into the Plan about frontages. Rick Gillert stated that he has some concerns about putting the language and graphics regarding frontages in the Plan. It was determined to leave this out of the Plan but to include it in the revised Zoning Code.
- The Committee agreed to the changes that Kim described, as shown below:
 - *Changes in center designations*
 - *Sheridan / Harlem East Side went from Traditional to Suburban*
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 - *Bailey / Grover Cleveland went from Low-Scale Node to Corridor*
 - *Transit / Millersport went from Medium-Scale Node to Corridor*
 - *Getzville Plaza went from Medium-Scale Node to Low-Scale Node*
 - *On Figure 6-A, the note in legend which said "centers which are shown to transform are indicated in bold with an asterisk (*)" and corresponding bolding of center names on the right hand side of the map were removed*
 - *Heights for the four "types" were changed (both in the text and the graphic)*
 - *Low-Scale Node is now "1 to 2 ½ stories" (down from 3)*
 - *Medium-Scale Node is now "1 to 4 stories"*
 - *Corridor is now "1 to 5 stories"*
 - *Center is now "1 to 8 stories"*
 - *Models/graphics shown for the four "types" are to be replaced with examples/models from Amherst*
 - *Changes in center boundaries or splitting of centers/zoning districts*
 - *Walmart (Sheridan and Sheridan / Millersport Strip – a southern section of the Walmart center will now be included in the Sheridan / Millersport center next to it.*
 - *Northtown Auto (Sheridan) – west of Getzville and east of Getzville as 2 different zoning districts, but keep as one center in the Plan (labeled Suburban Center)*
 - *Sheridan / Sunrise – The north and south sides will be split and the Plan map will be changed to show these as different centers (Suburban Center on north and Suburban Corridor on south)*
 - *Sheridan / Getzville Strip – This center's zoning designation will be changed to S-COR-3 (instead of S-COR-5)*
 - *Egbertsville (Main / Eggert – North Side) – change from T-MSN-3 to T-MSN-3.5*
 - *Hopkins / Dodge Strip – should remain as one Suburban Low-Scale Node but have 2 zoning districts (S-LSN-2.5 on strip plaza, S-LSN-3 on Phelps Swim School)*

- As discussed earlier, the word “also” would be removed from paragraph 2 of Section 3-3-2.
- Dan U. asked staff to take one more look at the Focal Area Plans to make sure they are up-to-date. Dan Howard agreed to review these plans.

Public Comment:

There were no public comments.

The meeting was adjourned at 8:40 p.m.