

## **Zoning Review Working Group Meeting Notes**

February 27, 2019

**Working Group Attendees:** Brian Kulpa – Chair, Brian Andrzejewski, Jacqueline Berger, Dan Howard, Ellen Kost, Dave Mingoia, Alissa Shields

**Absent:** Mark Berke, Kelly Dixon, Doug Gesel, Dal Giuliani, Scott Marshall, John Radens, Mark Rountree, Dan Ulatowski

**Staff Present:** Kim Amplement, Amy Carrato, Laurie Stillwell

The meeting began at 6:40 pm.

Brian Kulpa explained that the Working Group will be going through the Figure 6-A map from the Comprehensive Plan, which has been modified to reflect the changes the Group decided on last time – there is only “node” and “corridor” designations and some of the center geometries changed. He explained that the Group will assign new Zoning Districts to the centers that have been identified as Traditional.

The Working Group went through various centers on the map and the zoning district decisions/ changes that were made are reflected in the table on page 2. The following list also depicts other comments and discussions made during this review:

- #10 – should this be Suburban, not Traditional?
- #12 & #13 – rearrange to make two centers: one north and one south of Sheridan Drive.
- #11 – should this be Traditional?
- #33 – add the refurbished Cantalician center to this center
- #40 – split into two: west and east sides of South Forest
- #3 – change this to Traditional
- #18 & #24 – should these be Traditional? Discuss at the next meeting
- #1 & #2 – rearrange to make two centers: one west and one east of Niagara Falls Boulevard

Dan Howard went through a tentative schedule until the end of March which concludes the NYSERDA Contract. He stated that the Working Group has two more meetings, on March 7<sup>th</sup> and March 13<sup>th</sup>, there will be an information session at the Town Board Work Session on March 18<sup>th</sup> where it is encouraged that Planning Board and Zoning Board of Appeals members attend. There will also be a training session for local professionals and staff along with meeting with other communities on March 25<sup>th</sup> and 26<sup>th</sup>. He stated that this schedule is tentative right now and that more details and information regarding be relayed to the Working Group once things are made final.

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#	Name	Comprehensive Plan		Zoning District Notes
		Form	Type	
2	Walgreens (NFB)	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
3	NFB / Ellicott Creek Strip	Traditional	Corridor	Traditional Corridor 2.5 (SC-2.5)
6	Consumer Square / Ridge Lea	Traditional	Node	Traditional Node 8 (TN-8)
7	University Place	Traditional	Node	Traditional Node 8 (TN-8)
8	Boulevard Mall	Traditional	Node	Traditional Node 8 (TN-8)
9	Wegmans (Alberta)	Traditional	Node	Traditional Node 4 (TN-4)
10	Golden Triangle	Traditional	Node	Traditional Node 8 (TN-8)
12	Walmart (Sheridan)	Traditional	Node	Traditional Node 4 (TN-4)
13	Northtown Plaza	Traditional	Node	Traditional Node 2.5 (TN-2.5)
14	NFB Strip	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
15	Eggert Strip	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
16	Eggert / Bailey	Traditional	Node	Traditional Node 2.5 (TN-2.5)
17	Bailey Strip	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
19	Northtown Auto (Sheridan)	Traditional	Node	Traditional Node 8 (TN-8)
25	Millersport / Arcade	Traditional	Node	Traditional Node 2.5 (TN-2.5)
26	Six Corners	Traditional	Node	Traditional Node 2.5 (TN-2.5)
27	Bailey / Grover Cleveland	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
28	Bailey Live-Work	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
29	Main / Bailey	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
30	University Plaza	Traditional	Node	Traditional Node 4 (TN-4)
31	Kenmore Avenue	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
32	Eggertville (Main / Eggert - West Side)	Traditional	Node	Traditional Node 4 (TN-4) & Node 2.5 (TN-2.5) at back towards residential
33	Eggertville (Main / Eggert - East Side)	Traditional	Node	Traditional Node 2.5 (TN-2.5)
34	Snyder (Main / Harlem)	Traditional	Node	Traditional Node 2.5 (TN-2.5)
35	Harlem Strip	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5)
37	Kensington / Saratoga	Traditional	Node	Traditional Node 2.5 (TN-2.5)
38	Main / Kensington	Traditional	Node	Traditional Node 2.5 (TN-2.5)
39	West of Village - North of Main	Traditional	Node	Traditional Node 4 (TN-4)
40	West of Village - South of Main (West Side)	Traditional	Corridor	Traditional Corridor 2.5 (TN-2.5)
41	West of Village - South of Main (East Side)	Traditional	Corridor	Traditional Corridor 4 (TC-4)
48	Main Strip	Traditional	Corridor	Traditional Corridor 2.5 (TC-2.5) & Corridor 4 (TC-4) at Lymstone Lofts/Rachel's
61	Swormville	Traditional	Node	Traditional Node 2.5 (TN-2.5)
65	Campbell / Dodge	Traditional	Node	Traditional Node 2.5 (TN-2.5)

Public Comment:

Don Smith – need public participation, Town should track changes from Draft Code to Final Code.

The meeting ended at 8:21 p.m.