

# **IMAGINE AMHERST**

## **AMHERST COMPREHENSIVE PLAN AND ZONING PROJECT**

### **Joint Committee Meeting**

May 25, 2017  
7:00 p.m.  
Williamsville Village Hall

### **AGENDA**

1. Introduction – Dal Giuliani
2. \*Accept Joint Committee Meeting Notes from May 10, 2017 – Dal Giuliani
3. Discuss Public Comments from May 2017 Public Information Meetings – Dan Howard
4. \*Discuss/Approve Plan Amendment Materials – Lee Einsweiler/Dan Howard
5. Next Meetings:
  - a. Joint Committee Meeting – June 28, 2017 at Village Hall, 7:00 p.m.
  - b. Joint Committee Meeting – July 26, 2017 at Village Hall, 7:00 p.m.
6. Public Comment – Dal Giuliani
7. Adjourn

\*Action Items

## **Imagine Amherst: Task 6.1 - Comprehensive Plan Amendment**

### **Public Information Meetings**

**May 17, 2017 at Transit Middle School**

**May 23, 2017 at Amherst Middle School**

1. Written Comments received at the Imagine Amherst public meetings are attached.
2. The following is a summary of Verbal Comments from attendees at the Imagine Amherst public meetings:

#### May 17, 2017

Robb Haenszel – He agreed with the idea of differentiating the commercial areas because they are all very different and shouldn't all get GB zoning which allows for a lot of height. He is most concerned with the edges of the Village of Williamsville, as he does not want another Mosey to occur there because it is too high. He thinks the edges should be more like the Village with their form and height because they are like an extension of the Village. He also commented that the northeast area of Amherst shouldn't become commercial and likely won't because of the environmental issues there (wetlands) which is what he prefers.

Mr. and Mrs. Trinca – Concerned about commercial development on Transit Road and its impacts on adjacent residential areas. Of particular concern is noise from surrounding commercial development such as: construction, delivery trucks and loading facilities, speakers at drive-thru businesses. Asked if there are zoning tools available to mitigate noise impacts and include them in this project.

#### May 23, 2017

- Parking in the back/behind buildings is ok but a lot of attention should be focused on transitions and proper buffers to block out noise and light.
- There is a major difference between 2 and 3 stories – should look very hard into this when buildings are very close to residential areas.
- Attention to details on each side of building so that each side is attractive, not just the front.
- These new Plan policies and corresponding Zoning Code provisions should kick in when something significant happens to a property like reconfiguring the building or the parking, because no new modifications or code compliance happens when a property is just sold or when they reuse a building. We need to pay attention to the transition between the old Plan/Code and the new changes - usually these would kick in when a significant redevelopment occurs.
- Corridor parcel depths are very different depending on where you are, and the transitions to neighbors need a lot of attention.

- Building Height for low-scale nodes should definitely be low if they are right up next to residential properties. The proposed 3 stories should be close to the street, and maybe should not be allowed at all in some cases.
- Once this new Plan language goes into effect, it should be made sure that taller buildings should not be allowed in areas where it would be inappropriate.
- The public should be provided access to the Zoning Code as soon as its available – there are some lighting recommendations that a resident is proposing that he would like considered when the Zoning changes occur.
- The Code should maybe not only say the number of stories that area allowed in these different areas, but also have a maximum height in feet, because stories differ depending on uses.
- Being too restrictive could affect architectural freedom with buildings – they tend to all become cookie-cutter and may not be feasible.
- Transitions of land uses – commercial to multi-family to single-family – is a good way to buffer.
- These ideas for the Plan and Code should be tied into or coordinated with IDA policies.



# Town of Amherst Comprehensive Plan and Zoning Code Project

Please provide any comments, questions, or feedback about this project in the section below. Hand this form to a member of the Planning Department at the end of the meeting or mail to 5583 Main Street, Williamsville, NY 14221.

NAME: DAVID KOWAL

PHONE: 837-6708

EMAIL: \_\_\_\_\_

MAILING ADDRESS: 16 EMPRESS AVE  
AMHERST NY 14226

COMMENTS: \_\_\_\_\_

CLARENCE TOWN LAW REQUIRES AN EXTRA  
TOWN BOARD APPROVAL FOR LARGE  
BUILDINGS - BIG BOX STORES LIKE WALMART.

ST. MARY'S CHURCH REQUIRED AN EXTRA  
APPROVAL

AMHERST SHOULD LIFT THE CLARENCE LAW &  
APPROVE IT FOR USE IN AMHERST.



# Town of Amherst Comprehensive Plan and Zoning Code Project

Please provide any comments, questions, or feedback about this project in the section below. Hand this form to a member of the Planning Department at the end of the meeting or mail to 5583 Main Street, Williamsville, NY 14221.

NAME: Jane Cox

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

MAILING ADDRESS: 4584 Harlem Rd  
Amherst, NY 14226

COMMENTS: \_\_\_\_\_

- Hand out maps are impossible to read, could have been printed on 2 separate pages.

- I don't like the idea of building stories replacing building height in the Code.

- Regarding the Main/Harlem area, I don't want to see tall buildings over 2 stories. The proximity of commercial to residential affects homeowners with noise, lighting, parking lots, snowplowing and traffic increases. Fences are not enough to mitigate these problems.



# Town of Amherst Comprehensive Plan and Zoning Code Project

Please provide any comments, questions, or feedback about this project in the section below. Hand this form to a member of the Planning Department at the end of the meeting or mail to 5583 Main Street, Williamsville, NY 14221.

NAME: Thomas Frank

PHONE: (716) 276-3595

EMAIL: twfrankeinstein@gmail.com

MAILING ADDRESS: 5403 Main St, Apt 112  
Williamsville, NY 14221

COMMENTS: Imagine the 21st Century Amherst Comprehensive (BiCentennial) Plan and Zoning Project...

Planning Board Hearing is asked to draft a comprehensive Plan Amendment for applying Maps & Zoning to Wehrle Dr from Transit Road to Harlem Rd

Vacant Commercial Properties need to be prioritized in the Comprehensive Commercial Plan & supported by the ALPB policy.



# Town of Amherst Comprehensive Plan and Zoning Code Project

Please provide any comments, questions, or feedback about this project in the section below. Hand this form to a member of the Planning Department at the end of the meeting or mail to 5583 Main Street, Williamsville, NY 14221.

NAME: Linda Fusani

PHONE: 633-2919

EMAIL: \_\_\_\_\_

MAILING ADDRESS: 320 Teakwood Terrace  
Williamsville, NY 14221

Wish list +  
COMMENTS: Concerns re: Noise + light pollution  
coming from Transit Road into residential  
areas @ night - Delta Sonic Tops Markets  
w/ engines of trucks running (cleaning/flushing) Drag races  
on Transit Rd, Sheridan Dr + Youngs Rd-esp  
happen in the summer. (2) re: safety -  
in Wmsville + Snyder main street should be  
slower + I'd like to see the bumpouts  
(if parking is not too compromised) + for  
a median for pedestrians to stand on if  
on coming traffic is too dense - even @  
the cross walks. (3) A pedestrian bridge(s)  
on Transit Rd like Sheridan Drive has  
in Tonawanda. It's too dangerous for bikes or  
pedestrians.  
Thank you for reading this!



# Town of Amherst Comprehensive Plan and Zoning Code Project

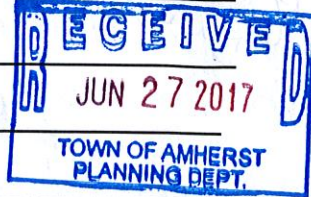
Please provide any comments, questions, or feedback about this project in the section below. Hand this form to a member of the Planning Department at the end of the meeting or mail to 5583 Main Street, Williamsville, NY 14221.

NAME: Wynne & Mark Trinca

PHONE: 716-632-4670

EMAIL: wtrinca@yahoo.com

MAILING ADDRESS: 175 Breezewood Cmn  
2. Amherst, Ny 14051.



COMMENTS: \_\_\_\_\_

We think it's very important that when you are developing neighborhoods, that you remember noise. Noise pollution is becoming overwhelming in <sup>our</sup> neighborhood. We live at 175 Breezewood Cmn. This is a lovely, wooded, tree shaded area that began in 1983. Behind our unit is 9400 Transit Rd. There is a daycare, pizzeria, restaurant, etc, etc. Then in front of this bldg is Transit Rd. We have almost continual noise. If it isn't commercial related, its street noise including motorcycles. With ↑ development comes not only destruction of our natural habitats but comes air and noise pollution. There are



Several Bldgs, not just 9400 that were allowed to build "behind" our community.

It is a shame because in doing so, the town helped to ↓ quality of life for us. The balance was tipped along time ago in favor of the commercial developers. But we all share the same space and if we don't all take care of it, we won't have any good!

Thank you -

Wynne Mark  
Trenca