

IMAGINE AMHERST MEETING NOTES

PROJECT WORKING COMMITTEE MEETING February 22, 2017

Working Committee Attendees: Dal Guiliani, Chair, Duncan Black, David Chiazza, Jim Cwierley, Brian Kulpa, Gary Palumbo, Frank Pasztor, Ramona Popowich and Daniel Ulatowski

Absent: Ellen Banks, Steven Herberger, Carl Montante, Jr., Bob White and Jane Woodward

Staff Present: Dan Howard, Kim Schueler, Amy Carrato

Dal Guiliani welcomed everyone and explained that the Committee is going to discuss the map and table that were distributed at the last meeting and hopefully have reviewed this past month.

Dan Howard asked if there were any comments or concerns on the January 11, 2017 Meeting Notes. The only change is to mark Brian Kulpa in attendance at the meeting - he arrived late. The notes were accepted with that change.

Dan explained that Lee Einsweiler is not available for this meeting due to a delayed flight. Currently the project is slightly behind schedule. The Committee must review materials for the proposed Plan amendments and come to a consensus in order to move on to drafting the zoning code changes, they hope to start drafting this spring.

Discussion of Typologies:

Dan Howard reviewed the two primary center forms -Traditional and Suburban- and asked if anyone had any comments; everyone was ok with the forms.

- Gary Palumbo asked if these two forms, Traditional and Suburban, have changed since they got them in January. Dan Howard answered no they haven't.
- Frank Pasztor has some questions about specific center designations. Dan Howard explained that the committee will discuss each center and its designation.

Kim Schueler reviewed the three types -Center, Corridor and Node- based on comments brought up at the Technical Advisory Committee on February 8, 2017, that committee suggested the following changes: use the terms "roadway" not highway, "variable in size/generally shallow" not shallow parcel depth, and use "compact/small" not shallowest parcel depth. Committee members were asked if they had any additional comments or suggestions on the types:

- Dan Ulatowski – people tend to think of "highway" as an Interstate, try to use either arterials/collectors or roadway because it is fairly generic. Dan Howard pointed out that the current Plan uses arterials and collectors as terms already and we wouldn't want to create confusion by using those; roadway may work.
- Brian Kulpa – use something like higher/lesser volume to describe different roadways for each type
- David Chiazza – could use something like side street versus main road

- Gary Palumbo – use commercial roadway for the Corridor type, since they are typically on these
- David Chiazza questioned the use of the term Corridor using “shallow parcel depth.” The depth of lots are different depending on the road, but typically they are established down the whole corridor; maybe use consistent parcel depth
- Dan Ulatowski – corridor makes you think of a linear form, continuity
- Everyone agreed that the Technical Advisory Committee’s comment for Node regarding “compact” was good and should be used
- Ramona Popowich questioned if each type of center should have a height associated; 1-2 for Node, 2-3 for Corridor, and 3 or more for Center
- Brian Kulpa agreed with Ramona and he feels the Committee should set a height/number of stories for each center type because that is what residents will want to know.

Gary Palumbo asked if there will be narrative in the Plan that coincides with these forms and types in order to help people understand. Dan Howard explained that yes there will be narrative, but that Code Studio just needs consensus on these terms and descriptions in order to work with them in the narrative.

Discussion of Comp Plan Map Amendments:

Dal Giuliani suggested categorizing the centers based on what it is currently and then think about how some of these centers should or could look like in the future.

Dan Howard stated that sites could vary slightly in the zoning code language. These changes to the centers in the Plan will be a guide for zoning and future development, but it has to be determined if the centers are correctly designated for today’s conditions.

Dal Giuliani lead a review of the Commercial and Mixed Use Center Designations. (A list of center numbers and the corresponding center is given on page 6)

#1–9 were accepted as designated on the map.

#10, Northtown - Dan Howard discussed comments made by the Technical Committee – the area along both sides of Eggert Road could be different than the Northtown Plaza site. He asked the committee if they had any comments/suggestions regarding this:

- Jim Cwierley – in the Charrette there was 3 “nodes”, which allowed more height at intersections
- Dal Giulian – suggested that #10 be broken up into Niagara Falls Boulevard and then both sides of Eggert as another
- Brian Kulpa – the corner of Eggert/Bailey could be either a traditional node or a center – should allow for more density, continuation of Eggert on both sides transforming into traditional
- Dan Ulatowski – a center has the most density so maybe Eggert/Bailey should be a node

- Duncan Black – keep the height at the intersection, lower heights should be near residential
- Dan Howard – a node can have height and density but when located near residential we will have to pay close attention to transitions
- David Chiazza – suggested that he was having trouble classifying nodes so he was splitting nodes into 2 categories – “Jr. Node” and “Sr. Node” – some nodes can’t be a center but are almost too large to be a node – “Sr. Node” is more intense/dense, allows more height

Dal Giuliani stated #10 can be discussed further next month.

Dan Howard asked if the committee wants to introduce another type of node as David Chiazza suggested? – the Committee agreed there should be another type of node

Brian Kulpa asked about whether the Committee should consider the future transit extension being proposed by the NFTA for this area? It seems as if transit-oriented development should be considered. Dan Howard suggested the committee could consider future conditions such as light rail in the area, but those centers should not expand into existing non-commercially zoned areas.

#11 was changed from Suburban to Traditional

#15, University Plaza - David Chiazza stated he thought that right now this plaza is more suburban than traditional. Jim Cwierley agreed with him. Brian Kulpa stated he would like to see this be more of a traditional designation in the future – the Committee agreed.

#12–16 were accepted as designated

#17 changed to a “Sr. Node”

#18–19 were accepted as designated

#20, Transit/North French - Ramona Popowich stated this area should not be classified as a center in the future because it is located near a residential area and should have a lower height. Brian Kulpa suggested making this location a “Sr. Node.”

#20 was changed to Sr. Node

#21–24 were accepted as designated

#25, Eggertsville (Main/Eggert) - David Chiazza suggested separating this – the north side as a “Sr. Node” due to the large bank site, and the south side as a “Jr. Node.” Frank Pasztor suggested that this location could be a center due to its size. Dan Ulatowski stated the node designation seems most appropriate. Brian Kulpa stated the north side may develop with some density because of the large parcels.

#26 was accepted as designated

#27, Harlem/Kensington - Jim Cwierley stated that this area doesn't seem like a traditional node because of the traffic circles, concerned about traffic. Brian Kulpa disagreed. Dan Howard noted that it is designated this way because of the overlay district (TNB) that was placed there when the Town worked on this area with the community a few years ago.

#28 was accepted as designated

29 was changed to a "Sr. Node"

#30, West of Village of Williamsville - Brian Kulpa disagrees with designation as Center, should be Node. Dal Giuliani stated it was discussed at the Charrette to have less stories near Main St. and more stories where Tops is currently located further back from Main. Gary Palumbo suggested "Sr. Node" designation. Brian Kulpa stated "Sr. Node" may work and that although it is more suburban now, it should transform to traditional, similar to the Village. David Chiazza stated this is currently some of the most expensive real estate in the Town and it could develop as traditional if the market called for it, #30 was changed to "Sr. Node"

#31, Walker Center - Brian Kulpa suggested splitting – south side is Traditional Corridor, north side is a Suburban Center but should be a Traditional Center in the future. David Chiazza stated there is no frontage for development so it may be hard to develop as traditional. Brian Kulpa stated if Park Club Lane went east to N. Forest, not south to Main St., that would increase frontage. David Chiazza suggested "Sr. Node." Dan Ulatowski would like to see this become more traditional because it is near the Village. Dal Giuliani asked if re-routing Park Club Lane is something a developer would be willing to do? David Chiazza couldn't give a definitive answer but wouldn't rule that out. Dan Howard noted that a different road configuration had been discussed in the past. #31 was split into two: north side of Main changed to a Traditional "Sr. Node" and the south side of Main to a Traditional Corridor

#32–33 were accepted as designated

#34, Wehrle/Cayuga & #35, Wehrle Strip - Brian Kulpa suggested making this traditional in the future - this is a fairly dense area, would like to see a Traditional Node on the NE corner, make it more walkable for nearby residents. Dan Ulatowski stated there may be an opportunity for redevelopment. Ramona Popowich would like to make this area more walkable. Dan Howard noted that due to its proximity to the airport there will be restrictions for future development, such as height, so it may not be able to become very dense, and that this area is currently auto-oriented with Wehrle Drive. Gary Palumbo stated it should be a Suburban Node but can be improved upon. David Chiazza stated this area has a Suburban Business Park feel; it is a commercial corridor, not traditional, and it needs modest setbacks not buildings at the road because of the speed and volume of Wehrle. Brian Kulpa stated there is dense residential near this area, it can become more walkable for them. Dan Howard stated there are ways to improve suburban areas with language in the Code. Dal Giulian suggested combining #34 & #35 and calling it a Suburban Node. Duncan Black agrees with combining these.

#36, Main/Hirshfield and #37, Main/Oakland were combined and called a Traditional Corridor – an extension of the Village

#38, Main/Youngs - Brian Kulpa stated this should be traditional. He stated that the north side currently has 5 different zoning districts and that we should include these as Traditional even though they are non-commercial. Gary Palumbo asked if this project is setting up for future development of non-commercial sites. Dan Howard reminded the Committee, per discussions at previous meetings, that the project focus was on locations that are currently zoned commercial and not to promote the spread of development. The Committee agreed to call this a Suburban Node and maybe address the other non-commercial zoning districts in the Plan language in case they are ever proposed for redevelopment.

#39–41 were accepted as designated

#42, Sheridan/Sunrise - Dal Giuliani questioned if Center is the correct designation for this location - there isn't a lot of land and it is close to residential. Brian Kulpa stated that it doesn't really fit any of the categories. David Chiazza stated it should be Center due to its location near the elevated highway which allows for more height, that there is not much frontage on Sheridan so it can't really be a Corridor, and that Centers are by highway interchanges. Gary Palumbo wouldn't like to see a more intensive use at this site, but suggested that we keep it as a Center but protect the surrounding neighborhood by writing language in the Plan. Dan Ulatowski would like it to remain Center as well. Duncan Black stated #5 is similar and is a Center. Dal Giuliani suggested "Sr. Node" as a compromise, #5 doesn't have the same density of residents as this center does. Dal Giuliani took a vote – the majority voted Suburban Center.

#43, Sheridan/Harlem - Brian Kulpa suggested that this should be a Traditional "Sr. Node" so buildings would be at the road and the parking as a buffer to neighboring residents. There was some discussion regarding the highway interchange and height that could be allowed on the east side of Harlem.

#44 – 47 were accepted as designated

#48, Six Corners - Brian Kulpa suggested Traditional. Gary Palumbo suggested Node.

#48 changed to Suburban Node

#49, Walmart (Sheridan) – Frank Pasztor doesn't want to see more height or a 5 story parking ramp in this center as it is close to residential. Brian Kulpa suggested Traditional Node to make more walkable. Gary Palumbo disagreed and stated that because Sheridan is a major roadway with a large traffic volume that it should not be traditional. Brian Kulpa stated if you want to use parking as a buffer to the residential behind it should be designated Traditional but if it is left as Suburban we need to work on the language in the Plan and Code. Brian asked if parking could be done in both the front (a few bays) and rear of building? David Chiazza stated that because these larger stores already have established site plan development types and that product loading is done typically in the rear, that both front and rear parking is not practical for retail in this area. #49 was accepted as designated with a note to really pay attention to transitions to the residential areas.

Dal Giuliani suggested the committee resume with center #50 at next meeting and revisit any questions or comments on some of the more difficult centers.

Gary Palumbo asked if this needs to be completed by the end of March? Dan Howard stated that is the intent. David Chiazza suggested the committee meet again before their next meeting to finish the few centers they haven't addressed. Dan Howard asked for a show of hands of who could meet again – consensus for another meeting was confirmed.

The next meeting, as suggested by the Committee, will be March 8, 2017 at 7:00pm at Village Hall.

Public Comment:

- None

The Meeting was adjourned at 9 p.m.

Commercial and Mixed Use Centers:

1	Wegmans (NFB)
2	Walgreens (NFB)
3	Classics Restaurant
4	Home Depot (NFB)
5	Innkeepers Lane
6	Consumer Square/Ridge Lea
7	Wegmans (Alberta)
8	Boulevard Mall
9	Northtown Plaza
10	Eggert/NFB Strip
11	Bailey Strip
12	Bailey/Grover Cleveland
13	Bailey Live-Work
14	Main/Bailey
15	University Plaza
16	Kenmore Avenue
17	Transit/Millersport
18	Swormville
19	Transit/Dodge
20	Transit/North French
21	Transit/Casey
22	Transit/Maple
23	Transit from Main to Maple
24	Transit/Wehrle
25	Eggertsville (Main/Eggert)
26	Snyder (Main/Harlem)
27	Harlem/Kensington

28	Kensington/Saratoga
29	Main/Kensington
30	West of Village of Williamsville
31	Walker Center
32	Wehrle/South Forest
33	Wehrle/South Union
34	Wehrle/Cayuga
35	Wehrle Strip
36	Main/Hirshfield
37	Main/Oakland
38	Main/Youngs
39	Williamsville Place
40	Evans Strip
41	Sheridan/Hopkins
42	Sheridan/Sunrise
43	Sheridan/Harlem
44	Northtown Auto (Sheridan)
45	Sheridan/Getzville
46	Sheridan/Millersport
47	Millersport/Arcade
48	Six Corners
49	Walmart (Sheridan)