

IMAGINE AMHERST MEETING NOTES

PROJECT WORKING COMMITTEE MEETING

March 8, 2017

Working Committee Attendees: Dal Giuliani, Chair, Ellen Banks, Duncan Black, David Chiazza, Carl Montante, Jr., Gary Palumbo, Frank Pasztor and Ramona Popowich

Absent: Jim Cwierley, Brian Kulpa, Daniel Ulatowski, Bob White and Jane Woodward

Staff Present: Eric W. Gillert, Dan Howard, Kim Schueler, Amy Carrato

Code Studio: Lee Einsweiler (via telephone)

Dal Giuliani welcomed everyone and explained that the Committee is going to continue their discussion on the Commercial and Mixed Use Center Designations from the last meeting. He asked if there were any comments or concerns on the February 22, 2017 Meeting Notes. Frank Pasztor questioned a section on page three about center #25, regarding the north vs. south side of Main. Dal stated that will be looked into. The notes were accepted.

Ramona Popowich stated that she has been hearing from residents regarding not having meeting materials. She asked Committee Members to think about allowing the public who attends the meetings to have access to the Committee's Working Documents so that they can follow along during the meetings. She suggested that since there are not many people at tonight's meeting, we should discuss it next meeting.

David Chiazza stated he would be ok if the public who attend the meetings have a copy of the Working Documents to view during the meeting, but they should not leave with the documents and would have to turn them in before they leave. He stated that if too many draft documents are floating around, people may be misinformed as to which information is correct and up to date.

Carl Montante asked if the public will have an opportunity to view the final documents and make comments? Dal Giuliani answered yes, after the Committee accepts them, they are posted for the public. Dal also stated his concerns about Working Documents being removed from the meeting. This topic will be discussed again and possibly voted on at the March 29, 2017 meeting.

Regarding the Typology Framework documents, everyone accepted the changes that were made by Code Studio based on their comments at the last meeting. Ramona Popowich had one comment about the number of stories for each center type, and asked for clarification.

Dan Howard asked Lee Einsweiler (present via telephone) for clarification regarding the number of stories for each center type.

Lee Einsweiler suggested Low-Scale Nodes as 2-3 stories (Ramona Popowich suggested 1-2 stories), Medium-Scale Nodes as 3-4 stories (Ramona Popowich suggested 2-3 stories), Corridors as 3-5 stories (depending on parcel depth), and Centers as up to 10 stories. He stated that the Typology Framework is supposed to be general in the Plan for the different center categories and that is why they have not be specifically defined in this

document. There can be more detailed/specific rules written in the Code to individualize specific sites which should have different heights due to location/adjacency to residential areas.

Discussion of Comp Plan Map Amendments:

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

#50, University Place – changed from a Traditional to a Suburban Center

#51, Golden Triangle - accepted as designated

#52, Maple/Amherst Manor - accepted as designated

#53, Gun Club – changed from a Center to a Medium-Scale Node:

- Eric Gillert explained that there was a previously approved plan for this site but it was never built. Dan Howard explained that there was an approximately 100' section of frontage along this parcel on Maple Road was not rezoned commercial.
- Gary Palumbo said that because this site is undeveloped, we should look at what we want it to be in the future. He said he could see it becoming either a Suburban Corridor or a Medium-Scale Node, and if the site is large enough it could even be a Suburban Center but with Traditional form in the interior.
- Ramona Popowich stated that this is near residential across Maple Road and that it should not be a Center because the height would be too high.
- Ellen Banks agreed and stated a Center is out of character for this site/its surrounding neighborhood.
- Carl Montante stated there that there may not be enough depth for a Center designation.

#54, Maple/N. Forest – identified as a Low-Scale Node:

- Gary Palumbo pointed out that currently it is low-scale and it is near residential.
- Dan Howard pointed out that some of the apartment buildings are three stories, and that the commercially zoned properties are not directly adjacent to single-family residential.
- Dal Giuliana pointed out that those apartment have businesses on the first floor.

#55, Maple Strip - accepted as designated

#56, Maple/Ayer – identified as a Low-Scale Node

#57, Clearfield Plaza - identified as a Low-Scale Node

#58, Sweet Home/Skinnersville - accepted as designated

#59, Getzville Plaza – identified as a Medium-Scale Node

#60, Campbell/Dodge – identified as a Low-Scale Node

#61, Dodge Strip – accepted as designated

#62, Hopkins/Dodge – identified as a Medium-Scale Node

- Everyone agreed this should be limited to 3 stories because of the adjacent residential.
- Gary Palumbo stated that if this is Medium-Scale Node that possibly #54 Maple/N. Forest should be as well. The Hopkins/Dodge Center is closer to residential than center #54, and is currently less intense.

#63, Sweet Home/ N. French – identified as a Low-Scale Node

#64, Campbell/N. French – identified as a Low-Scale Node

#65, Crosspointe – accepted as designated

#66, Millersport/Smith/New accepted as designated:

- Ramona Popowich stated this area floods and she would like to see it totally removed. Gary Palumbo agreed and questioned why this was not entirely removed.
- Dan Howard explained the history of this area as zoned SC and then TND which allows for mixed uses.
- Carl Montante pointed out that if you look at the north eastern portion of Town, there are really not many commercial areas to serve people there. He agreed with shrinking the commercial area down into what is shown on the map.

Dan Howard explained that the comments from the Committee from this meeting and the February 22, 2017 meeting will be shared with Code Studio and the Committees will have one more opportunity to discuss Center Designations at the March 29, 2017 meeting.

Public Comment:

- Tom Frank
- Anthony Marconi – request to revisit Main Street areas from Bailey to Kensington.

The Meeting was adjourned at 8:45 p.m.

Commercial and Mixed Use Centers:

50	University Place
51	Golden Triangle
52	Maple/Amherst Manor
53	Gun Club
54	Maple/North Forest
55	Maple Strip
56	Maple Ayer
57	Clearfield Plaza
58	Sweet Home/Skinnersville
59	Getzville Plaza
60	Campbell/Dodge
61	Dodge Strip
62	Hopkins/Dodge
63	Sweet Home/North French

64	Campbell/North French
65	Crosspointe
66	Millersport/Smith/New

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