

**IMAGINE AMHERST  
DRAFT WORKSHOP NOTES**

JOINT WORKSHOP  
TECHNICAL ADVISORY and PROJECT WORKING COMMITTEES  
July 11 & 12, 2017

**Working Committee Attendees:** Dal Giuliani, Chair, Ellen Banks (7/12 only), Duncan Black, David Chiazza, Jim Cwierley, Carl Montante, Jr. (7/11 only), Gary Palumbo, Frank Pasztor, Ramona Popowich, and Daniel Ulatowski

**Absent:** Brian Kulpa, Bob White, and Jane Woodward

**Technical Committee Attendees:** Brian Andrzejewski, Rick Gillert, and Bill Pidgeon (7/11 only)

**Absent:** Kelly Dixon, David Mingoia, Bart Roberts, and Mark Rountree

**Staff Present:** Dan Howard, Kim Schueler, Amy Carrato, Laurie Stillwell

**Code Studio:** Lee Einsweiler

**Tuesday, July 11, 2017**

The workshop was held at Sweet Home High School, 1901 Sweet Home Rd. Dal Giuliani began the workshop at 6:10 pm. He asked if there are any changes to the June 28, 2017 meeting notes. The notes were accepted.

Lee Einsweiler reviewed the goals of this workshop:

- There are proposed Comprehensive Plan Amendments in front of the Planning Board. These meetings will allow the Committees to move forward and work on the draft Zoning Framework and general outline of the proposed zoning districts.
- There are maps of the Comprehensive Plan proposed categorizations, and at these meetings the Committees will put the proposed zoning districts on the map to correspond to the Plan Amendment.
- There are 5 current zoning districts that will be eliminated: GB, NB, SC, TNB, LW
- The number of stories will be site specific and are reflected in the proposed zoning districts.
- Once districts are selected, they can be modified in future meetings or the actual proposed zoning districts can be modified as well.
- Reviewed the proposed zoning districts in the handout.

The following centers were reviewed:

- #1 Suburban Center, 5 stories max
- #2 Suburban Center, 5 stories max

Discussion on transitions, involvement of the OB, MFR-5 parcels nearby, the tools in zoning would allow transitions and buffering.

- #4 Suburban Center, 5 stories max  
Discussion on number of stories on east side of site near residential should be lower, can be higher on west side near Niagara Falls Blvd., use of buffers/berms as transitions, roadway connection to Chestnut Ridge Rd?, dividing of site for multiple mixed use buildings.
- #3 Suburban Corridor, 3 stories max  
Discussion on development on Tonawanda side of Niagara Falls Blvd, character of the area is different than the rest of the Blvd.
- #5 Suburban Center, 5 stories max
- #6 Suburban Center, 8 stories max  
Discussion on current residential surrounding it, surface/structured parking
- #7 Suburban Center, 5 stories max  
Discussion on building placement, RD zoning within
- #8 Suburban Center, 5 stories max
- #9 Suburban Center, 5 stories max
- #12 Suburban Center, 5 stories max
- #13 Suburban Center, 8 stories max
- #10 Suburban Center, 8 stories max
- #11 Suburban Corridor, 3 stories max
- #19 Split (Discussion on transitions, splitting the site, number of stories)  
East Side – Suburban Center, 8 stories max  
West Side – Suburban Center, 5 stories max

Public Comment:

- None

The July 11, 2017 meeting was adjourned at 9:35 p.m.

**Wednesday, July 12, 2017**

The workshop was held at Sweet Home High School, 1901 Sweet Home Rd. Dal Giuliani began the workshop at 6:15 pm.

Lee Einsweiler stated we started with Centers yesterday so today we will start at the smaller end with Low-Scale Nodes.

- #15 Traditional Corridor, 2 ½ stories max
- #16 Traditional Medium Scale Node, 2 ½ stories max
- #17 2 ½ stories max  
Discussion on parking, parcel depth, types of roof, appropriate tenant, types of uses, landscaping/transitions.
- #26 Traditional Low Scale Node, 2 ½ stories max

Discussion on parking, number of stories, consistency of building on road  
*The Committee recommends that the Planning Board amend the Plan Amendment to reflect Center #26 as a Corridor, not a Node.*

- #38 Traditional Corridor 3 stories  
Discussion on number of stories, roof styles,
- #27, #28, #30 Traditional Corridor 2 ½ stories max
- #29 Traditional Center, 5 stories max  
Discussion on placement of building on site, creating internal streets
- #21 Suburban Medium Scale Node, 4 stories max  
Discussion on center type, transitions, screening, use of walls in place of fences, proximity to residential, use of step back  
*The Committee recommends that the Planning Board amend the Plan Amendment to reflect Center #21 as suburban, not traditional.*
- #22 Suburban Center, 5 stories max  
Discussion on center type, transitions, screening, use of walls in place of fences, proximity to residential, use of step back. Ramona Popowich stated she would like Low Scale Nodes to be 1-2 stories not 2-3.  
*The Committee recommends that the Planning Board amend the Plan Amendment to reflect Center #22 as suburban, not traditional.*
- #35 Traditional Low-Scale Node 2 ½ stories max  
Discussion on size of site, surrounding area, façade, number of stories, what is allowed under current zoning of parcel. Ramona Popowich stated she would like Nodes to be 1-2 ½ stories. *The Committee recommends that the Planning Board amend the Plan Amendment to reflect Low-Scale Node to be 1 to 3 stories, and Medium-Scale Node to be 1 to 4 stories.*
- #37, #39 Traditional Medium Scale Node 3 ½ or 4 story with set back  
Discussion on splitting #39, number of stories, other building in town, step back, location of site, what is allowed under current zoning of parcel. Ramona Popowich stated she would like 3 stories.
- #33 Traditional Low-Scale Node 2 ½ stories max  
Discussion on building placement, parking, surrounding neighborhood, step back, roof style.

Dal Giulinaï stated the Planning Board will hold a separate public hearing on the draft proposal of the Zoning Code Framework/Amendments. He asked if anyone had questions for Lee, there were none. He stated that there needs to be more education in general regarding this process. Most comments are on the process, not on the proposed changes.

Public Comment:

- None

The July 12, 2017 meeting was adjourned at 10:45 p.m.