

LONG RANGE PLANNING COMMITTEE

Tuesday, January 25, 2022

Meeting #63

MEMBERS PRESENT: Dave Bruno, June Crawford, Dan Drexelius, Eric Fiebelkorn, Lawrence Kieffer, Paul Leuchner, Peter Marston, Jenn Pusatier, Judy Schmidt, Jim Sharpe.

MEMBERS ABSENT: Deborah Billoni, Peter Coppola, Sheila Daminski, Marion Fabiano, Brian Graham, Betty Harris, Sharon Osgood, John Whitney.

Meeting called to order at 6:34 p.m.

LWRP:

At the last meeting it was agreed that Jim S. and Paul L. would go through the LWRP making any necessary changes due to typos and clarifications. That has been completed after four to five hours. Jim S. expressed gratitude to Paul for the hours of diligent work on the document. The LWRP has been submitted to the State for initial review, this process is expected to be 3-5 months.

MASTER PLAN:

During past meetings there were comments that some of the Design Standards are not in line with the Comprehensive Plan. Jim S brought for discussion a review of Design Standards for Town Center that were put in place in 2005-2006.

Discussion opened with three areas of the Town Center standards:

1. Building being dressed up on all 4 sides because of existing buildings being further back.
2. Standard that buildings not be a box. Roofing to have texture.
3. How to conceal the parking lot if it can't be moved to the back, how to dress it up.

Currently the coding we have is a literal document and subject to interpretation. This standard has more visuals to help state the objective and clarify interpretation, this coding is called Form Base Coding.

This type of coding needs to be expanded for other design standards, such as hamlets. Comment was also made that the hardest part has been presenting standards in a way that it can be easily understood. Form Base Coding is also putting a clear picture of what is desired before builders and developers.

Also to be addressed is that some things in the Performance/Design Standards are not working. Example of fencing at Credit Union and the parking for new buildings on GI Blvd. that Dave Mazur recently built. The first plan followed standards yet was not an acceptable look, however, the second plan he brought forward was much better; this showed that there are weaknesses in the standards as it now exist. The need for commercial standards outside of Town Center was also discussed.

Other areas that need attention are residential areas. Example of Whitehaven patio homes, current coding resulted in large home on smaller lot.

LRPC has been asked to work toward Form Based Coding. The best approach would be zone by zone as opposed to working the entire code at once. Discussion was to start the process with top needs being a new look at Town Center, Commercial and Hamlets.

Dave B brought up top three things that always come up at Planning Board by builders that should get a review:

1. Island entrance – all ask for it to be waived, yet it provides work is felt to be a favorable look to developments.

2. Trees, always an issue with tree program
3. Exterior Buildings -50 ft. long rule, that the building has to be broken up. Would like to see something with more definition and prevent the "train" look.

Performance Standard is a guideline and suggestion of what is desired, Code is law. Therefore, the goal is to have code support the design/performance standards.

Question of where the Architectural Review Board came into the process. This board is currently looking more at subdivisions for keeping all houses from looking identical. Planning board actually looks at the facade of the structure.

Thoughts in moving forward:

1. LRPC first to set what objectives are to be accomplished.
2. Meet with area developers and builders for input.
3. Attorney is open to sit in on discussions to outlay legalities.
4. Look for a planner to assist.
5. Review of market analysis currently being worked on by EDAB.
6. Clean up the areas of current Design Standards that are wrong or vague. Ie, width of sidewalks
7. Suggestion of business community being surveyed asking what they want to see. Also noted that different business areas look different or may desire something different.
8. Look at areas criticized by visitors to see if they can be addressed thru design standards.
9. Possibility of business incentive loans/grants/tax deductions.

Goal is to start with the current document, tear it apart and clean it up.

ROUNDTABLE:

June –

1. June announced she is now the new Chair for Historic Preservation.
2. The group is continuing training with Buffalo Niagara Preservation.
3. Applying for certified status as a government organization for grants.
4. Tours at Ferry Village this summer, connecting to walking tours from Ferry Village to River Lea.
5. Looking at water access at the end of Cox to pull people into Ferry Village via water.
6. Cupula at Kelly's County Store has been moved to Highway Department for rebuilding and will then most likely be relocated to Town Commons. Budget approved for \$4000.00.
7. Toured Dave and Nicole Gerber's property and hoping for something there in the fall.
8. Set up to apply for Grants.

Dave –

Dave apologized for absence, has had some health issues. Moving forward members of Planning Board will rotate so that the Board has presence at every meeting.

Judy-

1. RFQ's out this week for updated design for creek and Town Commons area. ADA pathways are on the wish list. Budget has not been set yet. Last design is from 1997 and is a flat rendering.
2. Bridge has been repaired, had a 3 inch drop off, which makes it easier now for mobility equipment.
3. Comment was made that cleaning of the streams is needed, Judy reported that DEC has given approval.
4. Discussion of type of signage, QR code to show history of Cupula.
5. Website design to be revealed this week for first approval.

Dan-

1. Speedway, trees in the right of way causing issue turning left.
2. Needs to look at signage for businesses and allow on sides of buildings.

Jenn-

1. Replacing Mary West as EDAB representative. Looking forward to working with everyone.
2. Discussed the Market Analysis, stated that it was in depth and great conversation with third party.
3. Interviews were held with 15-20 people in all areas of Town such as government, builders, services.
4. Comparison was made to 5 cities with similar demographics to us and how they have progressed in development and growth.
5. Presentation will be scheduled to include Town Board and released to public as well.
6. One comment was that we do not have a dedicated paid town employee that focuses on economic development for the Town.

Jim-

1. Reported that Technology Adv. Board is looking at Broadband into facilities. A 2018 needs assessment study showed the importance of this. County is using money to develop ErieNet, they are going to build and manage. Goal is to have all libraries and 911 connected to fiber.
2. GIS currently is home based; push is to move to the cloud, so it is available to residents.
3. Reported that 2 people no longer on LRPC, Martha Ludwig and Diane Evans for CAB. Jenn. P. has stepped into EDAB spot that was filled by Mary West.

NEXT MEETING:

The next meeting is scheduled for Tuesday, February 22 at 6:30.

ADJOURNMENT:

Jim S. entertained a motion to adjourn, moved by Joan C. and seconded by Jenn P. Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Rhonda

Rhonda Diehl