VOTING MEMBERS PRESENT:

(x) Jim Sharpe, Chairman  
(x) Mary West, Economic Development  
(x) Dave Bruno, Planning Board  
(x) Diane Evans, Conservation Board  
(x) Beverly Kinney, Town Board  
(x) Eric Fiebelkorn, GI Chamber of Commerce  
(x) Marion Fabiano, Zoning Board of Appeals  
(x) Paul Leuchner, Parks & Recreation  
(x) Martha Ludwig, Citizen-at-Large

NON-VOTING MEMBERS PRESENT:

Pete Marston, Town Board  
Stephen Birtz, Agricultural Group  
Mike Madigan, Town Board

GUESTS PRESENT:

Brian Kulpa, Clark, Patterson, Lee  
Melanie Anderson, Clark, Patterson, Lee  
Elias Reden, DEP  
Robert Eddie  
Tom Stedman  
Jennifer Peresie

MEMBERS EXCUSED:

(x) Sharon Osgood, Citizen-at-Large  
(x) Peter Coppola, Citizen-at-Large  
(x) Dr. Brian Graham – Superintendent of Schools  
(x) Betty Harris, Traffic Safety

MEMBERS ABSENT:

(x) Dan Drexelius, Citizen-at-Large  
(x) Deborah Billoni

(X) Indicates voting members

I. CALL TO ORDER: 7:02 p.m.

II. MINUTES

A motion was made by Eric / Mary to APPROVE the December 13, 2017 LRPC Draft minutes as written.

Ayes: All in favor.  
Motion carried.
III SCHEDULE NEXT MEETING
  • January 24th at 7:00 pm at Town Hall

IV WELCOME
  • Dave Bruno – Planning Board
  • Pete Marston – “promoted” to Town Board

Jim turned meeting Chair over to Brian Kulpa, CPL

V OVERVIEW
  • Last meeting members were assigned homework to read through the report for final questions and comments
  • Melanie received comments from Martha, Diane and Paul
  • Revisions will be emailed
  • Going forward CPL will accept hard copy suggestions and comments, or you can email them
  • Eric asked about timing on this, his first meeting with the new Chamber of Commerce is next Thursday, they will make their comments and send to CPL
  • By the end of the month, CPL will be finalizing priority projects and future land use model, massing models at Love Road, Long Road and East River and giving to members for comments
  • Early February we will be looking at recommendations / implementation for review / comment at next committee meeting
  • By late February complete draft Plan available
  • Early March review / comment period on draft Plan
  • Late March – a public hearing (wrap up) at the High School
  • Planning Board / Town Board joint presentation – early on March 12th 5:00 – second Monday or on the 13th
  • April – environmental review, County review, scheduling for public hearing

VI LAND USE & DEVELOPMENT MODELING – LEGO EXERCISE

A) Love Road
B) Long Road – perhaps a new hamlet mixed use area, if the hotel is successful more people will be visiting the area.
   Need for M1 zoned areas

Brian took photos of the completed Lego exercise

VII DISCUSSION ON PROPOSED MORATORIUM
  • The Town Board has requested input from the advisory boards on the proposed moratorium
  • At the last Planning Board meeting, they requested that the LRPC review the moratorium and share their opinion with them
• There is a proposed moratorium on apartments for six (6) months, we need to determine if the moratorium should include residential building as well
• In doing the Master Plan in 1998, the Town Board put a six (6) month moratorium on development so that a developer didn’t come in and try to push a project through when the committee was attempting planning
• Pete stated that apartments can still be built if there is a moratorium, you just need to go through the Zoning Board of Appeals
• The moratorium was put forward to stop the building of apartments on Grand Island until we get a better look at what the Town Center looks like
• Other Advisory Boards questioned why we are only putting a moratorium on apartments and not on major subdivisions – more than 5 lots
• Bev / Dave stated that at the Planning Board meeting they discussed the moratorium, there was general concern that Grand Island would be sending a message that “we are closed for business” if the moratorium were put into place. The initial vote was split down the middle, with one (1) member abstaining, however, after further discussion, members voted 4 -3 for a moratorium on both apartments and major subdivisions
• Jim stated that the intent of the moratorium has become cloudy, from the beginning it was to stop the rental market now and study it then move forward. The commercial side felt that we were discriminating against one type of development over another.
• Questions arose about the status of our water and sewer plants / lines. At the development stage, the Planning Board can add sewer credits and /or impact fees to a project.
• Huntress was declared a sewer district in 1993, the developer is paying for the sewer build out and then has to turn it over to the Town
• Brian stated that he keeps hearing from residents they don’t want any more residents, which is ok, if that’s really what the residents of the area want, but you are going to have to cut back on the overall municipal offerings.
• Dave stated that at Heron Pointe, the assessment per apartment is over $79,000, and they pay a quarter million plus in taxes per year. They are talking about adding another one hundred (100) units, we’re going to tell them no? The contractors are mostly local, materials are local. There a lot of people from the Niagara Falls Air Base renting here.
• Pete stated that the overall assessment on Heron Pointe is more than the entire assessment of Ransom Road end to end.
• Bev stated that Heron Pointe with 200+ units, has eleven (11) kids in our school system, they pay for their own plowing and lighting. Other businesses in the area are seeing more customers.
• Brian stated that they are going to have to include a projection on population growth, whether that be zero or 30% over the next thirty (30) years.
• We need to plan where the development is going to go and where it ought not to go, and put an emphasis on Design Standards.
• We need to increase density where we can build.
• Eric said that the Chamber of Commerce is not for any moratorium right now, however, they have new members coming in, but he doesn’t think they will be for a moratorium.
• After much discussion, the LRPC members have agreed to send the following memo to the Grand Island Town Board:
TO: Honorable Grand Island Town Board
FROM: Long Range Planning Committee
DATE: January 10, 2018
RE: Proposed Moratorium on Apartments / Major Sub-divisions

It is the recommendation of the Long Range Planning Committee that any proposed future development on Grand Island be reviewed by the Long Range Planning Committee to ensure that the development is consistent with designs being put forth by this committee.

We are not currently taking a position on the moratorium issue as it stands.
VIII  NEXT MEETING:

Wednesday, January 24th, at 7:00 pm, at Town Hall

IX  ADJOURNMENT:

A motion was made by Paul / Mary to ADJOURN at 9:12 pm.

Ayes: All in favor. Motion carried.

Respectfully submitted,

Jacqueline McGinty

Jacqueline McGinty
LRPC Recording Secretary