LONG RANGE PLANNING COMMITTEE MEETING
MINUTES OF MEETING NO. 12
DECEMBER 13, 2017

Members Present:

(x) Jim Sharpe, Chairman
(x) Beverly Kinney, Planning Board
(x) Paul Leuchner, Parks & Recreation
(x) Dan Drexelius, Citizen-at-Large
(x) Diane Evans, Conservation Board
(x) Martha Ludwig, Citizen-at-Large
(x) Eric Fiebelkorn, GI Chamber of Commerce
(x) Pete Marston, GI Planning Board
(x) Peter Coppola, Citizen-at-Large

Members Excused:

(x) Dorothy Bitner, Traffic Safety
(x) Marion Fabiano, Zoning Board of Appeals

Members Absent:

(x) Mary West, Economic Development
(x) Deborah Billoni, Citizen-at-Large
(x) Sharon Osgood, Citizen-at-Large
(x) Mike Madigan, Councilman

Guests:

Brian Kulpa, Clark Patterson Lee
Melanie Anderson, Clark Patterson Lee
Elias Reden, Erie County Planning
3 residents and 1 other board member (sue?)

X indicates voting members

I. CALL TO ORDER: 7:01 p.m.

II. MINUTES

A motion was made by Pete Marston / Eric Fiebelkorn to APPROVE the September 14, 2016 LRPC Draft minutes as written.

Ayes: All in favor. Motion carried.
III. PARKS & REC AND PLANNING BOARD PRESENTATION
By: Pete Marston and Paul Leuchner

Part 1 – Map showing trails and easements was reviewed and discussed with entire group. Snowmobile trails, NFG easements, existing bike trails, proposed trails, and National Grid easements. See map PDF for further information. There is currently a snowmobile park and ride on Bush Rd. Eagle overlook and Buckhorn parking could also provide parking for snowmobilers.

Part 2 – Questions and comments about acquiring and utilizing these easements as trails were mentioned. Clark Patterson Lee as the professional and consultant should figure out where parking and activity nodes can be. Developing within the easement would need to go through the Town and State.

Part 3 – Combining this information with future land use and possible development will guide us toward finding these “nodes” of activity, rest and parking. This is ultimately an Action item for Clark Patterson Lee. (see list at end of document) Paul said he shared a trails map with “one of our guys” – CPL to check internally.

IV. CLARK PATTERSON LEE PRESENTATION
By: Brian Kulpa and Melanie Anderson

Brian opened agenda items with reviewing section 1-3 of the Comprehensive Plan report. Three people had marked up their printed documents and spoke with Melanie after the meeting. Action item listed below for report corrections.

After trails map was discussed, Brian jumped into Land use and how the committee can start combining the types of zoning categories that exist into a more manageable list of regulations. By doing this, it allows the Town of Grand Island, Board of Directors and Planning Committee to organize their zoning, land-use and restrictions on design standards according to building use. Categories listed are as follows:

- Mixed-use (new)
- R-1 Residential (low density)
- R-2 Residential (high density)
- Waterfront Residential (maybe)
- Rural Residential

- Agriculture
- Conservation
- Industrial

Some back-and-forth conversation about residents living in areas we’ve called out as future mixed-use pushing back on more growth. Led to keeping the development in the center and around existing business “hamlets” around the island. Further into the conversation, after half the group stated that a majority of the Grand Island population don’t use the “town center”, they agreed to allow mixed-use, provided there would be building and design limitation in the residential areas.

Brian said, “to enhance and bring people to the center, we need to encourage density”. Density in the sense of adding residential around a commercial/business core. Bringing more homes to the center of the island encourages people to use what is around them. Granted, most of the community doesn’t like Tops, they still use it and can walk there. Ultimately, walkability is what attracts residents and visitors.
V. PRESENTATION ROUNDTABLE (Q&A)

Elias says what is the expectation of the Town center? Town doesn’t want growth, but we can’t fight the market force; therefore, how do we establish a town center? Our residents are opposed to this, what can we do? Perhaps, the right approach is to shrink the “core” (town center) and create an “incubation corridor”, likely along Grand Island Boulevard.

Eric says, do we need to find an “anchor tenant”? Who? This is the type of attraction we need to bring people from on and off the island to shop. For example, some people will drive to buffalo to shop at Wegmans or Niagara Falls for Sams Club.

What is the optimal population size for a hamlet to thrive? What is driving more population in other towns/cities? More apartments bring more people, usually. Maybe that’s not the case here on Grand Island.

Are we aiming for a vibrant center or niche hamlets? Hamlets around the Island would be best located:

At the new Holiday Inn Express (Long Rd and GI Blvd), Love Rd plaza (current thriving hamlet), Ferry Village along East River Rd., Whitehaven and East River Rd (by River Oaks and Radisson Inn), Ransom and Stoney Point where a vacant gas station remains and the smallest one up north by Sandy beach.

Will new or existing zoning resist against development in these areas? Will it be the residents or can the Town organize their standards to fit within these residential districts?

Betty says, “Grand Island is unique with its hamlet neighborhoods, keep development and major businesses along the Grand Island Boulevard”. Use the trails and promote eco-tourism to branch out into these hamlets. Locations for parking, rest, activity and food along the trails can be a small market to bring local businesses into the unique setting of Grand Island. This leads us into where are we going with these initial projects?

VI. ACTION ITEMS

We need to get pre-approved site through SEQR.

Diane and Jim would agree on the proposal to include a Conservation section into the Comprehensive Plan report.

Clark Patterson Lee will work on the providing the following “priority projects” for the graphics portion of the report.

- Potential Park in Nucherino lot, next to Sidway School
- East River and Whitehaven Intersection (hamlet)
- Land around off ramp @ Long Rd and GI Blvd (North gateway)
- Love and Baseline (extend toward existing plaza)
- Nike Base (eco-tourism hub, master plan)
- Wayfinding – signage and trails
- Roundabout and South end of GI Blvd (South gateway)
- Conservation and open space plans
- LRPC to continue reviewing report
- CPL to send PDF of report
- CPL to send out digital copy of trails and land use map
- LRPC members need to wrap their heads around the entire project. What is our projection for the next 20 years? What do we need to be sustainable? Per Jim’s request.

Future Meeting Dates: January 10th and need to set up one more in January.
VI. NEXT MEETING: Meeting # 10

Wednesday, January 10th, at 7:00 pm.

Objectives for the January 10th meeting:

- Review report for final questions and comments
- Review priority projects provided by CPL.
- Set next meeting date and final public meeting.
- Finalize report for submission in March.

VIII. ADJOURNMENT:

A motion was made by Beverly / Paul to ADJOURN at 9:18 pm.

Ayes: All in favor. Motion carried.

Respectfully submitted,

Melanie Anderson

Melanie Anderson
LRPC- CPL Consultant