LONG RANGE PLANNING COMMITTEE MEETING
MINUTES OF MEETING NO. 10
May 10th, 2017

Members Present:

(x) Jim Sharpe, Chairman
(x) Eric Fiebelkorn, GI Chamber of Commerce
(x) Mary West, Economic Development
(x) Paul Yaeger, Conservation Board
(x) David Bruno, Planning Board
(x) Paul Leuchner, Parks & Recreation
(x) Dan Drexelius, Citizen-at-Large
(x) Deborah Billoni, Citizen-at-Large
(x) Peter Coppola, Citizen-at-Large
(x) Martha Ludwig, Citizen-at-Large
(x) Sharon Osgood, Citizen-at-Large

Mike Madigan, Town Board
William Koch, Historic Preservation
Stephen Birtz, Ag Group

Members Excused:

(x) Beverly Kinney, Town Board
(x) Betty Harris, Traffic Safety

Members Absent:

(x) Marion Fabiano, Zoning Board of Appeals
(x) Dr. Brian Graham, Superintendent Grand Island Central School District

Planners:

Brian Kulpa, Clark, Patterson, Lee
Melanie Anderson, Clark Patterson, Lee
Elias Reden, Erie County Planning

Guests:

Diane Nassar
Sharon Nicols
Ben Bidell
Catherine Steffan
Patricia Covley

X indicates voting members

I. CALL TO ORDER:

7:06 pm
II. MINUTES

A motion was made by Paul / Eric to APPROVE the April 5, 2017 LRPC Draft minutes as written.

Ayes: All in favor.
Motion carried.

III. UPDATE – Brian Kulpa, CPL

- Last month we reviewed the outreach plan, draft vision statement and direction
- CPL is currently working on inventory and analysis, gathering sewage maps and storm water management system maps and drawings, water drawings and traffic counts
- Goals for this evenings meeting:
  - Finalize outreach plan
  - Finalize vision statement
  - Hub and spoke exercise
  - Community profile – what we are looking for
  - Schedule first public outreach forum

IV. REVIEW DRAFT VISION STATEMENT – Brian Kulpa, CPL

- Discussion, input on vision statement
- Our previous plan spoke about what the town was at the time, and with this plan there is some aspiration for change
- There are two different types of plan approaches, one is to shelter and protect and the other is to strive toward a goal – be aspirational
- Discussion about “heart of Niagara” phrase, informal vote, 11 in favor, 2 opposed

NEW DRAFT VISION STATEMENT:

“Grand Island, the “heart of the Niagara” – a unique community unlike any other in western New York combining a relaxed, island lifestyle with small town living. We will capitalize on our natural assets; enhance our Town Center; and create opportunities for growth to sustain our community for the future while striving for harmony between the natural environment, development, and our heritage.”

V. DIRECTION - Update - Brian Kulpa, CPL

At the last meeting we agreed that:

- As an outsider looking in at Grand Island, it appears that our development is scatter shot.
- We are looking for organizational methodology
- At the last meeting we agreed that the hub and spoke methodology would work well
- CPL completed the waterfront plan for the Town of Tonawanda, they used a similar hub and spoke for their LWRP that started at Sheridan Park and was a passive plan, cut rays through there to start talking about - if they wanted to get to the water, what is that we would be trying to get to. It became an organizational philosophy. They organized it around the parks and
put key features around the spokes and tied everything back to a center, then run a loop and tie it all back.

- It has been established that we want our center of town to be a true Town Center with mixed use, more dense, walkable
- We have the dense center of town near Town Hall
- CPL looked at the map and came up with key areas of interest:
  - Ferry Village
  - Beaver Island
  - Buckhorn
  - Nike Base

VI. HUB AND SPOKE EXERCISE

- Cut nine (9) sections not following roads but radiating to points through a cross section of the community so we can say here’s what is happening or not happening with the development pattern that supports or doesn’t support what this group has said may be of interest.

- Traditionally in a hub and spoke plan, you would have a dense center and your density would start to decrease as you move away from the center. What we have on Grand Island has a somewhat dense center followed by a very suburbanized pattern, followed by a transect of power lines and thruway which gives you a span of open space, followed by a dense village collection of house, finally terminating at the water’s edge. What we don’t have is the stockpile of water related business cluster. Normally the marina would be at the water’s edge, then you’d see businesses and then you would see residential. Both ends are working differently than the norm. We want to talk about each one of these rays and will work our way through them and what they mean to that part of the Island.

- For tonight’s exercise, we will be working on rays 1 – 4. We want everyone to jot down ideas about what they would like to see in that field. The worksheets will be collected at the end of the night and CPL will marry the comments together between the rays and hope to start populating the fields with what happens between the rays.

- The first question is: “is the priority to have your center be your spokes or to have multiple destinations and outlying facilities feed your center? Is the goal to drive from the outside to the inside or to create destination on the inside and let everything map to the outside?”

- There are two levels of town center, the ¼ mile walk and the ½ mile radius. The dot in the hub and spoke map is approximately ¼ mile, tried to keep it to the triangle.

- Brian stated that we will be approaching this exercise from two (2) different angles, first, the person from the outside coming to Grand Island, and, secondly, then the person that lives here. If you live here, you are coming into the center, if you are from the outside you’re starting at the center and going out.

- 1st story we are attempting to attract people to the Island, what do we need to have at town center for them to start their journey as a gateway, physical, services etc.

- Peter asked Brian to explain the concept thinking behind Spring Street development in Williamsville. Brian explained that the Village is linear people coming from Clarence to Buffalo and Buffalo to Clarence all day. Spring St was the village center traditionally, the mill was opened in 1811, and is a local landmark and we have a beautiful waterfall next to it in the heart of Williamsville. The village bought the mill and invested heavily in the area off Main Street, they did that because they lacked a town square where people could congregate for activities like a farmer’s market or a winter festival, everything was being done in the parks and was scattered instead of concentrated at the heart of the
village. Now people are attracted to what our residents are already at, so they stop. It was built for service to residents first and then make everybody else say, “wow.”

- Brian stated that thinking of Grand Island, unless we create the greatest downtown from scratch, people are probably not coming to Grand Island to experience a village flavor. He believes our gateway has to have stuff that people need to start their adventure on Grand Island. Perhaps a town center that gives you keys to all the state parks, and trails and boat rentals etc.

- Think about you, as a resident of Grand Island, what it is that you need to make you want to come to town center.

- Continued exercise through spoke four (4).

- We are going to use the Comprehensive Plan to build capitol plans and we will use it to leverage grants. So it becomes about if we put sidewalks into this plan, it will have an associated cost, so we can later have a talk about doing them or not doing them.

VII. NEXT MEETING: Meeting # 12

Wednesday, June 14, at 7:00 pm.

Hub and Spoke exercise to continue next month.

CPL will email concepts and community events.

VI. ADJOURNMENT:

9:17 pm.

Respectfully submitted,

Jacqueline McGinty

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LRPC Recording Secretary