

MEETING MINUTES

PROJECT: Clarence IDA – Route 5 Corridor Study (“Main St. Clarence”)

CPL PROJECT NO.: 13750.00

DATE: December 6, 2016

PRESENT:	Justin Steinbach	Clark Patterson Lee (CPL)
	Brian Kulpa	Clark Patterson Lee (CPL)
	Molly Vendura	Clark Patterson Lee (CPL)
	Christopher Kempton	IDA Chair
	Clayt Ertel	IDA Vice-Chair
	Dominic Cortese	Clarence Hollow Assoc.
	Elaine Wolfe	IDA Secretary
	Jan Reicis	Clarence Chamber of Commerce
	Wendy Salvati	Clarence Planning Board
Peter DiCostanzo	Clarence TB	

VISITORS:	Pat Casilio	Clarence Town Supervisor
	Bernie Rotella	Rotella Grant Management
	Stephen Bengart	Town Attorney

DISCUSSION:

- Draft plan passed out to comment on for format and initial content – design standards and concepts to be worked out over the next few weeks
- Similarities between committee models and the public feedback, made modifications where applicable
- Additional comments from the committee should be forwarded to CPL
- Comment - At some point do we not include stuff that just won't make sense?

SHERIDAN

- Community center concept – literal translation from community feedback
- State property off Sheridan, not to be confused with the community center area
- Rite aid builds to 20-year life cycle, Tim Horton's to 30 years. There comes a

- point in time when they need to rebuilt. How do you adjust to it or respond to it?
- Banks, pharmacies, fast food and other such buildings not built to long life cycle
- Retail likely to continue in those places. Drive through? How does committee feel about it? Traffic issues.
- Dynamics in this node will change with adding density
- Hamburg roundabout example – single story doesn't work there (doesn't look right), but two story tends to happen
- Tim Horton's can be anywhere and make some cash, doesn't need to be at the intersection
- Green space west of proposed community center center? Office building. Connection to triangle campus.

HOLLOW

- Planning Department asked that we try out additional parking up near bike path extension (near item 8)? *Yes, show it.*
- Townhomes on north side (circle?) *Yes.* Still drainage issues.
- Townhomes on Ransom? Elevation issues, but in long term, worth considering.
- Add Verizon back, parking nearby, townhomes at ransom
- Deli building? Better to have a mixed use structure as shown.
- Long east-west drive off ransom was proposed earlier as being residential development (Visone site plans, 6-8 patio homes over 16 apartments? Upper end apartments preferred.)
- More density in Hollow
- Shepherds funeral home back in
- Concern over parking in total in the hollow – if retail flourishes, then existing parking is gone, especially when events occur
- Note parking is a concern in the future, but not necessarily show it.

DESIGN STDS ELEVATIONS – Hollow

- Brian explained Hollow graphic
- Will note in the plan to shift to hybrid form-based code for the Hollow. Do you go so far as to recommend siding materials? *You can, but how far you (the town) takes the regulations is up to you. Hybrid code creates predictability for developers, but hang up is they might be constrained by materials. Community likes it because it's what they want to see. "If this landed on your Main Street, would you be okay with it?"*
- Don't want to unravel the existing character and fabric
- Retrofit or start over with buildings? Standards could apply for both.
- What about historic preservation? Pertains to Hollow, but not as much in other areas. Harris Hill has competing values and characters in building design – church vs. church school, fire department, etc. Main/Sheridan is "anything goes."
- How do you juggle the varying designs of the buildings in Gunnville Station?

- Want more of a “timeless” building in the hollow, rather than franchise style
- What about the road? Bike lanes should be the same no matter where you are.

INTERSTITCHAL/RURAL CLARENCE

- Keep rural feel with bigger chunks of green between
- Agrarian feel of buildings and site design – was this what people were thinking of?
- Have normal Dec 20th meeting
- Cleaned up models
- Design stds & sections
- Harris – play off of church
- Still worth considering parking at horseshoe property south of hollow
- General discussion after the meeting:
 - Include better discussion on sewer needs to Main Street
 - DOT discussion? Need to reapproach them as the original contact is out. Critical for this. Bernie can reach out.
 - Chris Collins lives in community and can be a resource

Minutes taken by:

Justin Steinbach (Clark Patterson Lee)

NEXT MEETING:

Regular Steering Committee – December 20th, 2016 at Town Hall, 4:30-5:30/6 pm

The foregoing constitutes our understanding of matters discussed and conclusions reached. If there are any errors or omissions in the basic discussion, please notify the Author in writing within seven days.

Cc: All Attendees
File

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