



MEETING MINUTES

PROJECT: Clarence IDA – Route 5 Corridor Study

CPL PROJECT NO.: 13750.00

DATE: April 19, 2016

PRESENT:	Justin Steinbach	Clark Patterson Lee
	Brian Kulpa	Clark Patterson Lee
	Christopher Kempton	Committee Chair/IDA Treasurer
	Mark Tronconi	At Large
	Jon Bleuer	Town of Clarence Planning
	Noel Dill	Discover Main Street Rep.
	Lou Visone	At Large
	Clayt Ertel	IDA Vice-Chair
	Domenic Cortese	Clarence Hollow Association Rep.
	Elaine Wolfe	IDA Secretary
	Wendy W Salvati	Clarence PB
	Peter DiCostanzo	Clarence TB
	Jan Reicis	Clarence Chamber of Commerce

VISITORS: Steven Bengart, Paul Shearer

APPROVAL OF MINUTES

Chairman Chris Kempton opened the meeting by requesting approval of the minutes from the March 15, 2016 meeting. Motion to approve made by Dominic Cortese and seconded by Peter DiCostanzo.

DISCUSSION:

- Brian Kulpa reviewed the corridor breakdown with the three “cores of excellence” and the two intermediate / interstitial areas – the intent behind these areas are maintaining the agrarian feel and character while encouraging development opportunities



- Going to each core character area in the corridor, general discussion of intersections, character, and what we hope to examine in more detail:
 - Harris Hill
 - Starts to tell a story about the corridor
 - Nottingham Terrace is important to include – dense, historical basis (oldest street in Town)
 - Drive in access only and not pedestrian friendly
 - Church (north) and school (south) are big volume generators, more cars than people, but pedestrian potential
 - How to stitch together the existing pedestrian network? Some gaps and inconsistencies with connections make for difficult / unsafe travel.
 - What is the overall appetite for change???
 - There are a lot of uses here that could drive more pedestrian traffic – two schools in proximity
 - Motorists use Harris Hill Road to avoid Transit Road and as a direct connection to Lockport
 - Intersection was widened and changed to allow for various turning movements but resulted in an offset design
 - How to change land uses? Going to be some inconsistencies, but zoning process can help this. It may realistically take 10-15 years, but a larger transportation project (from DOT) could speed this up (Hamburg example)
 - The better and preferred path is to get the zoning right first and let the market dictate changes (proactive rather than reactive)
 - Use streetscape and street pattern changes to spur land use changes
 - Current funding through TAP and CDBG for sidewalk gaps
 - Half empty vs. established businesses – dentist office and other small building west of Harris Hill could be combined and redeveloped into a larger mixed use (“what do you want out of it?”)
 - Bring the building forward to the street to make better use of the property; septic systems still in use here and can be an issue with developable area
 - Likely do not see a roundabout here due to extent of property acquisition – are these safer for pedestrians? DOT says there are fewer fatalities due to the lower speeds (20-30 MPH). Also less drastic bicycle accidents on roundabouts. They follow the same traffic pattern as vehicles.
 - Main Street @ Shimerville
 - Getting away from density and moving more towards agrarian character
 - “Clean” intersection, could have a roundabout here



- Nursery property – could zone to look more like this in the area
- South side of the street looks / feels more suburban with the newer residential homes – is this what you want?
- Sheridan @ Main Street
 - What could happen if you had a new destination moment different from Harris Hill and Clarence Hollow here?
 - DOT would look favorably to changes in the intersection if the planning process is followed
- Main Street @ Gunnville Road / High School
 - Future of the intersection with to be examined closer
- Main Street @ Clarence Hollow
 - CPL will examine each intersection between Ransom Road and Salt Road
- CPL performed a brief VPS (Visual Preference Survey) to the committee to show them how it would be used with the community and the type of images presented in order to gain feedback for features and design ideas that are supported. A similar exercise will be done with the design committee to get their feedback.
- Justin Steinbach went over the draft vision statement based on the information that was provided by the committee during the SWOT (strength, weaknesses, opportunities, threats) analysis at the earlier meeting.
- CPL will send out the draft vision for anyone to comment and edit. Results will be compiled into a new vision statement for the plan.
- Currently the project is a bit off schedule with social media outreach. CPL will set up a Facebook page for community feedback and information sharing, but branding is still needed for the project. (!!!)
- The Gunnville character area was discussed in regards to a name / designation of it. Several ideas were provided based on the historical significance of the area, including the RR station and the Thompson family.
 1. Gunnville Station
 2. Thompson Corners
 3. The Oaks (reference to the oak savannah south of the area, rare but underwhelming)
<https://wnylc.org/2014/03/24/rare-oak-savannah-protected-the-annual-meeting-and-the-garlic-mustard-challenge/>
 4. The Oaks – anchored by Shimerville and Gunnville
 5. Oaks Corners
 6. Gunnville Oaks
 7. Shimerville
- #1 and #3 were called out the most during discussions



- Community outreach was discussed with a number of events brought up beginning in May. June is recommended for a kickoff in order to get outreach and the plan well underway.
- The complete list of events will be forwarded to CPL to coordinate efforts. CPL will not attend each event, but outreach materials (poster, flyer / handout, etc.) will be prepared for each / any event.
- Farmers Market would be the first key event to attend. CPL would need to provide a tent, but space may be at a premium.

Minutes taken by:

Justin Steinbach (Clark Patterson Lee)

NEXT MEETING:

Regular Steering Committee - May 17th, 2016 at Town Hall, 4:30-5:30 pm

Physical Design Subcommittee – May 4th, 2016 at Town Hall, 4:30-6:00 pm

Advocacy Subcommittee - May 9th, 2016 at HomeRun Creative (5436 Main Street, Williamsville), 3:00-4:30 pm

Funding Subcommittee – May 12th, 2016 at Town Hall, 4:00-5:30 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

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