

March 16, 2004

Planning Commission

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Proceedings by Authority

State of New York,  
City of Jamestown, ss:  
Mayor's Conference Room

The regular meeting of the Planning Commission of the City of Jamestown, New York was held on Tuesday, March 16, 2004 at 3:30 p.m.

Members Present: Chairman Gregory P. Rabb, Margaret Cornell, Martha Zenns, Paul Andalora, Director of Financial Services James N. Olson, Director of Public Works Jeffrey A. Lehman, City Council Liaison Anthony J. Dolce

Members Absent: Jeffrey L. Nelson

Others Present: City Clerk Shirley A. Sanfilippo, Mayor Teresi, City Council President Lillian Ney, Director of Development Steven Centi, Stephanie Manitta, Principal Planner William Rice, John Whittaker of The Post-Journal

Chairman Rabb called the meeting to order and welcomed Paul Andalora as the newest member of the Commission.

#### ZONING BOARD OF APPEALS

The Commission reviewed the agenda for the Zoning Board of Appeals meeting.

#### COMPREHENSIVE PLAN

Mr. Rice advised that it had been brought to his attention at a meeting with the State Historic Preservation Office that the City had not reaffirmed the Comprehensive Plan that was adopted in 1998. He explained that a Comprehensive Plan should be re-affirmed every five years.

Mr. Lehman moved, seconded by Ms. Cornell, to recommend to City Council that they re-affirm the Comprehensive Plan.

Mr. Centi explained the need to re-affirm the Comprehensive Plan. He advised that a Comprehensive Plan should be reviewed every five years in order to ensure that it was still an active plan. This would be looked at by reviewers when grants are submitted for various projects.

Carried: 6 ayes, 0 nays

#### GOALS OF CITY COUNCIL/MAYOR/DEPARTMENT HEADS

Chairman Rabb encouraged people to attend the public forum on March 18, 2004 at 7:00 p.m. at the Jackson Center. He distributed his comments on the goals and then asked Council President Lillian Ney to speak to the Commission.

Council President Ney addressed the Commission and thanked Chairman Rabb for promoting the March 18, 2004 Public Forum. She explained the agenda for March 18, 2004. She said this will be an opportunity for the community to review what the Strategic Planning and Partnerships Commission has been doing and the goals they have and have not achieved. Each action team of the City of Jamestown will be reporting. After the reporting period they will be sharing their visions of the future. She continued by drawing attention to the report card, that was in the utility bill, stating they wanted to be action oriented and let the community know exactly where they are. These goals came about because of the revised budget process with input from

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the Strategic Planning and Partnerships Commission and the Planning Commission. City Council is to get together every year and set goals for the year. She stated the need for a general direction for what is going on in the City of Jamestown. This is the first year (2004) that it has been implemented. The Coordination and Effective Government Action Team asked Council to set goals. This led to Russ Linden being retained as a consultant. She reported on the retreat attended by the Council, Mayor and Department Heads to develop goals. Some of the important items that came out were housing and a fiscally responsible government. Other important items included public relations, communications, employees, training, and urban design. She stressed the importance of feedback.

Mr. Dolce said the goals were not cut in stone and there is flexibility for change. He said they wanted to know how to make the goals better.

Mr. Centi explained his perspective on the goals as a department head versus an elected official. He felt that the Planning Commission should take the lead in developing an urban design plan.

Mr. Rice said they need a tool to identify land use and were not looking to change or replace the Comprehensive Plan. He suggested that the language in the goal should change to "Create a comprehensive development site inventory".

Ms. Zenns said zoning could make better use of areas. She felt plenty of open communication would allow for a more pro-active approach.

Council President Ney said that the communication systems and information available would help the organization move forward.

Ms. Zenns said this can happen but it is a long process and can be frustrating.

(Mr. Lehman left at 4:20 p.m.)

Mr. Centi stated that there is an educational and communication component for all the groups because people don't realize what each of the groups do.

Chairman Rabb had a couple of questions for Council President Ney regarding the site inventory such as the date, the format, and how to access.

Council President Ney responded this was premature as it was meant to be general and open ended.

Mayor Teresi said this is conceptual. This is the what, not the how.

Council President Ney spoke about the Strategic Planning and Partnerships Commission and the goals. She said this is something to aspire towards and is a set of directions.

Mayor Teresi stated that some people are jumping to conclusions regarding Boards and Commissions and decision-making policies. He said it is the duty of the Strategic Planning and Partnerships Commission to generate ideas and bring them back to City Council and the Mayor to make the final decision.

#### LAKEVIEW HISTORIC DISTRICT

Chairman Rabb said this deals with the redesign of Prendergast Avenue.

Ms. Cornell spoke about recognizing the northside for its historical and architectural beauty. She said that a citizen's group has been formed to look at this area. She advised that this group was discussing placing welcome signs on Prendergast Avenue as well as other ways to preserve the historical character of this area.

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Mr. Dolce said there was a number of residents from the community who showed up. He stated the residents had a lot of ideas regarding how they wanted things in their neighborhood. He also wondered what does a historical overlay district mean, specifically, the benefits.

Mr. Rice replied that it is meant to preserve the character of the area. He went on to state in regards to additions, they must be compatible with the architectural nature of the neighborhood. He said there are grants available; but, it is meant to maintain the character.

Ms. Cornell spoke about the design, for Prendergast Avenue and asked if it would come back to the Planning Commission.

Mr. Rice said it would and it does reinforce the character.

Mayor Teresi stated that anything of redesign or reconstruction in nature has to come back to the Planning Commission.

Ms. Cornell moved to recommend that the City maintain the median on Prendergast Avenue.

Ms. Zenns seconded.

Carried: 5 ayes, 0 nays

#### ZONING MODIFICATION

Mr. Rice spoke about the proposed Waterfront Districts at McCrea Point and the north and south sides of the river near the railroad station. He would like to get an idea of the uses they would like to promote and the exact location of the districts. He went on to say that they also need to factor in any plans that the Board of Public Utilities may have in the area.

Mr. Centi said they need to work with the Board of Public Utilities and have the riverwalk become part of the project. He explained that if the public is using land as park land or perceiving it as park land, then there is an alienation and conversion process that they need to go through.

Mr. Rice said the ultimate goal is to have activities along the Riverwalk. He thought this can be accomplished by using zoning, which leads to safety issues. He felt they need to re-enforce the character areas of the Waterfront.

Mayor Teresi said that there needs to be "ultimate communication" with the Board of Public Utilities regarding the need and feasibility of additional facilities. He further stated many people want this within the limits of the City of Jamestown.

(Mr. Dolce left at 5:00 p.m.)

Chairman Rabb suggested that members of Board of Public Utilities be invited to a meeting in order to make some progress.

Mayor Teresi said it is premature to have Board of Public Utilities as no decisions have been made by them.

Chairman Rabb stated that in his opinion the Planning Commission needed to know their plans before recommendations are made on the Waterfront Districts.

Mr. Rice spoke about creating developer incentives by creating zoning overlay zones.

Ms. Cornell questioned if they needed to wait before anything is done until they speak with the Board of Public Utilities.

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Mr. Rice said he thought they need more time before contacting them; however, he felt the Commission needed to see how they can draw people to certain areas. He also commented that the type of usage is important and what he is looking for is water enhanced type of uses. He also said the visual access as well as the physical access is important.

Chairman Rabb wondered if the Commission was still waiting on the final report from the Cornell study.

Mr. Rice responded that they were.

Mr. Rabb asked if the report would be completed in the near future.

Mr. Rice stated they were working on finalizing the drawings.

There being no further business, the meeting was adjourned.

Shirley A. Sanfilippo  
City Clerk, CMC, RMC