



Eggertsville Action Plan



APPENDIX E

PUBLIC COMMENTS

APPENDIX E

EGGERTSVILLE ACTION PLAN

COMMERCIAL PROPERTY OWNERS MEETING APRIL 27, 2000

<u>NAME</u>	<u>AFFILIATION</u>	<u>PHONE NO.</u>
Gary Black	Town of Amherst Planning	631-7051
Jim Allen	Amherst IDA	688-9000
Richard Leimbach	Town of Amherst Planning	631-7051
Charles Youngers	Property Owner 603 Millersport Hwy.	838-4480
Richard Wedekindt	Property Owner 280 Grover Cleveland	835-2323
Jonathan D. Luther	Northtown Plaza	836-6603
Susan Grelick	Town of Amherst Supervisor	631-7032
F. Robert Danni	Town of Amherst Building Dept.	631-7080
Jane Woodward	Town of Amherst Councilmember	631-7013
Richard Franko	Benderson Development	878-9425
Eric Gillert	Town of Amherst Planning	631-7051

Consent to Amend 4/27/00

EGGERTSVILLE COMMERCIAL BUSINESS/PROPERTY OWNER COMMENTS

4/27/00

Skip Cerio

- on street parking -- count toward required parking
- shared parking and other creative arrangements
- parking lots shared by community and leased back to developer
- parking requirements act as inhibitor to redevelopment

• **Rick Gillert**

- looking toward credit for available on street parking
- strengthen ordinance provision for shared parking
- possible build community parking lots
- existing parking requirements inhibit redevelopment
- BID/Business Association
- 485-b
- traffic calming – Grover Cleveland Highway
- landscape improvements
- Fostering Associations – e.g. ECO & Business Association
- standards – guidelines
- more intensive use with design guidelines and proper scale
- commercial zoning
- "build to" versus setback lines
- zoning for incentives to redevelopment process
 - incentive zoning

Rick Franco

- Moving buildings to the street
 - works where there is pedestrian activity
 - WNY doesn't have the critical mass of pedestrians to make it work
- tenants won't accept it in Buffalo
- customers want available parking in front
- building at streets in other communities – it works! – improves street fabric
- WNY tenants won't accept, customers won't accept, therefore, not viable
- University Plaza – close to Buffalo (less security)
 - Amherst Police substation in Eggertsville would be a positive force Main/Eggert at University Plaza
- HSBC Bank at Main/Harlem works because it's busy
- Shared parking --need an equitable solution for parties involved
- Town of Amherst police station is not where population is
 - don't see their presence in Eggertsville

- problem in getting Amherst people to cross Bailey Avenue
- Boulevard Mall draws from region
- University Plaza: (issues)
 - security
 - police station miles away – recommend community police station plaza
 - shared parking – tenants; property owners don't want to help competitors
- Would offer up University Plaza as a location for police sub-station
- Buffalo, University Heights – not improving

Jonathan Luther

- Northtown Plaza
 - we had to bring in private security – due to change in demographics
 - lighting
 - pulling building to road has security implications – parking in rear is security problem
 - tenants are drawn to new properties
 - older properties suffer
 - change in demographics south of Northtown Plaza
 - security/lighting are important issues

Rick Gillert

- landscaping must be sensitive to security
- screening parking lots could create security problems

Susan Grelick

- include police in proposed community center

Rick Franco

- University Plaza
 - had to tear down buildings and put parking in front to make it viable
 - car society

Rick Gillert

- balance pedestrian and vehicle needs

Jonathan Luther

- has been impacted by new retail development
- had to change focus of tenants – national chains are out
- 485-b – good for new buildings

- tough to use for remodeling
- Tax Breaks
 - sales tax incentives, e.g., per AIDA
 - property tax incentives
- Most of Eggertsville's locations are for remodel, not new build

Rick Gillert

- Town trying to create an environment for private sector investment

R. Wedekindt

- Shared parking
- Sale of car repair – new used couldn't have parking
- On street parking
 - lost on-street parking on streets around funeral home since it opened
- Offices have replaced many neighborhood businesses
- Increase in number of rental housing
 - leads to security problems
- Bob Maislin tried to sell to pediatrician but 4-6 parking spaces short
- Grover Cleveland parking eliminated
- Bailey student housing/parking, therefore, need for parking
- Buffalo – no development around transit stations
- UCI policy at Allen Hall could be possible site
 - former gas station at Bailey Ave./Grover Cleveland Dr.
 - illegal parking at Cambridge – students
 - Pizza Hut – no sidewalks

Susan Grelick

- Study/survey (DeLeuw) include security issues

R. Wedekindt

- inconsistency in enforcement of parking restrictions
- provide community owned shared parking – provide rear entrances

Skip Cerio

- on sight track
 - many unique problems – scale of properties – no 40 or 10 acre sites
 - streetscapes – improvements could make areas more attractive
 - developers follow tenant needs

Rick Gillert

- want to talk to developer in earlier stages

Jim Allen

- Could take title of property in redevelopment area to save sales taxes – work with Town Board to change requirements
- Charge a reduced fee to make it work for smaller retailers
- Agrees with/R. Franco
- Agrees with J. Luther – 485-b only works for larger projects
- AIDA – takes title to fixtures to realize sales tax savings
- Town of Amherst designates redevelopment areas and authorizes AIDA to offer sales tax relief in those areas
- Pre-permitting to avoid bureaucracy
- Charge a reduced or no fee for smaller projects
- No minimum threshold
- BID
- Tax increment financing – probably would get poor reception in Eggertsville/Harlem/Kensington because it results in flat taxes for entire term of bond.

Susan Grelick

- How to motivate a business association.

Richard Franco

- Main Street from Hertel to Bailey Avenue has gotten worse, not better over past 2 years
- Eggertsville has best and worst of housing, businesses and retail.

Jonathan Luther

- Have different tax rates
- BIDS
- Tax increment financing
- Get business community together
- find out what level of incentives might be needed to encourage redevelopment
- big players are willing to reinvest

Jim Allen

- Maybe focus on the big guys first

7:30 A.M. is a better time to start meeting.
e/Jean/Howardmemos

March 23, 2000

Mr. Dan Howard
Planning Department
Town of Amherst Chamber of Commerce
5583 Main Street
Williamsville, New York 14221

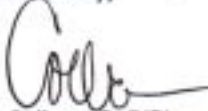
Dear Dan:

I am sorry the response to your memo is so late, I was out sick for a week and my workload expanded tremendously. I am, however, pleased to inform you that the Amherst Chamber of Commerce is very supportive of the Eggertsville Action Plan and stand ready to assist in any way possible.

Please let me know when you would like us to begin the process of organizing business district associations and who with the existing organization will be our point person. Please be advised that I am currently researching private foundations and grants for the purpose of assisting these business associations fiscally.

I look forward to hearing from you regarding the next step. Feel free to contact me at any time the Amherst Chamber of Commerce can be of assistance.

Sincerely,



Colleen C. DiPirro
President/CEO



Do -- Comments from Tonawanda

EG



2919 Delaware Avenue - Room 11 • Kenmore, New York 14217 • (716) 877-8804
Fax (716) 877-1261

Office of the Supervisor
RONALD H. MOLINE

March 24, 2000

Ms. Susan Grelick, Supervisor
Town of Amherst
5583 Main Street
Williamsville, NY 14221

Dear Ms. Grelick:

Thank you for your letter of February 24 and the copy of the Eggertsville Draft Action Plan for our comment. The Eggertsville Draft Action Plan was referred to our Planning Board which has been in contact with Mrs. Weiss and Mr. Gillert. Comments as developed by our Planning Board are enclosed.

As you may be aware, our respective Planning Boards are in contact regarding intermunicipal planning for our communities. Mrs. Catherine Weiss, Planning Board Chair, and Eric Gillert – Planning Director, have met with our Planning Board regarding our support of efforts on your Comprehensive Plan. George Melrose, Planning Board Chair is our focal point contact.

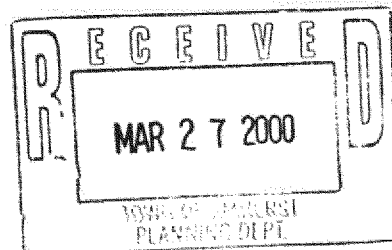
Thank you for the opportunity to participate in these planning activities.

Very truly yours,

RONALD H. MOLINE, SUPERVISOR
TOWN OF TONAWANDA

RHM:ram

cc: Mrs. Catherine Weiss
Eric Gillert
Councilman Ray Sinclair
Mike Hazen
George Melrose



"A GOOD PLACE TO LIVE, WORK AND PLAY"

Ken-Ton
A FIRST RATE COMMUNITY
Where Community Counts!

Comments on Eggertsville Draft Action Plan

The following comments on the subject report were developed at the Town of Tonawanda Planning Board meeting of March 22, 2000

The Tonawanda Planning Board is in full accord with the concept of developing zoning, codes, design guidelines, access management and other planning tools which are compatible across our mutual boundaries.

We thank you for inviting comment on the subject report and provide the following comments:

1. The first finding on page 37 refers to zones R-4, GB, MS and MS and Long meadow street. These do not appear on the adjacent figure, including them would be helpful. . .
2. The second paragraph has , we believe, a typo . It appears that the second sentence should read "The majority of the parcels north of Longmeadow are the depth of the entire block ..."
3. We suggest that Action 2 read

"The Town(Amherst) approach the Town of Tonawanda to determine whether Tonawanda would be willing to jointly establish compatible zoning treatment for the Niagara Falls Boulevard Corridor. Further, to discuss the potential for jointly drafting design guidelines and access management techniques."

*The Planning Board looks forward to
working with Amherst on the Actions,*



James J. Allen
Executive Director

Memo

Date: 2/22/00
To: Susan Grelick, Supervisor, Rick Gillert, Planning Director
Cc: AIDA Board
From: James Allen
RE: Eggertsville Action Plan

Regarding the Eggertsville Action Plan, there are a number of issues that need to be refined and restated.

On page 17, it is stated that "the Amherst IDA's 485-B tax abatement program...has mainly been used by larger development companies to construct new commercial buildings." As you know, the 485-B tax incentive program is a program allowed in the New York State Real Property Law and is used in all municipalities that do not "opt-out" of it. The Town of Amherst and the County of Erie have offered the incentive program since 1976. The Town modified it in 1997, targeting redevelopment areas and raising the minimum investment required in areas outside of the redevelopment districts. The Amherst School board has agreed to begin offering it for the first time this year.

The 485-B incentive program is available for all commercial development regardless of the Amherst IDA's involvement. This must be made clear. The 485-B program is not a program of the Amherst IDA.

It is also stated on page 17 that the Town of Amherst and the Amherst IDA should develop a Memorandum of Understanding regarding their respective roles and responsibilities. I think this is a very good idea given the high expectations for redevelopment. As stated elsewhere in this memorandum, there are several suggestions for Amherst IDA action that may be better suited to the Town and perhaps vice-versa.

On page 18, it is recommended that the Amherst IDA take a proactive role in establishing a business district association. It is my understanding that the Amherst Chamber of Commerce has already offered to assist in the formation of a businesspersons' association for the district. I would recommend that the Chamber continue to serve in this capacity.

2/22/00

1

Also on page 18, it is recommended that the Town Board and the Amherst IDA petition the Western New York delegation to lower the minimum investment required for eligibility for 485-B tax incentives. This recommendation shows a lack of understanding of the 485-B program. Under 485-B, tax incentives are offered on improvements that raise the property's assessed value, the greater the raise in assessment, the greater the incentive. The threshold currently is \$10,000. Generally speaking, any improvements costing less than \$10,000 would not raise the property's assessed value therefore there would be no tax incentives. I believe that the 485-B program should be carefully explained to the business owners in the district to clear up any misconceptions or misunderstandings. Incentives are only available on the value-added by the improvements.

On page 19, the plan calls for property tax abatements for landscaping. Once again, if the landscaping improvements do not cause an increase in assessed value, there would be no tax incentives available. It seems as if the authors of this plan see tax abatement as a reduction in current taxes as opposed to a reduction to the increased taxes due as a result of improvements being made to the property. Again, this issue must be clarified.

The call for a revolving loan program to be established, also found on page 19, is a good idea. Currently, however, we have approximately \$150,000 in CBDG funds available for such purposes. We will talk to the banks and the Small Business Administration to see what they are able to offer. We are willing and able to administer a revolving loan fund.

On page 23, the plan calls for AIDA to offer "grants, low-interest loans or property tax abatements... to better define the street-edge at Bailey/ Grover Cleveland intersection." As stated above, we have only \$150,000 in CBDG funds with which to work. We are not in a position to offer grants of any kind and in regard to a loan, who would be the applicant? Improvements at intersections should look toward Federal and/or State funds. If the Town wishes the IDA to be the applicant for such funds, we could do so but the businesses and residents of the district need to understand that there is not currently a pool of money available for such improvements.

On page 26, the plan calls for a joint venture between AIDA and the Benchmark Corporation for a mixed-use development on their parking lot fronting Main Street (at Eggert Road). As you know, Key Bank currently occupies the building on the corner of Main and Eggert and has announced lay-offs at the facility. Until another user can be identified, assuming that Key Bank vacates the entire facility, it is doubtful that Benchmark would be willing to give up its parking lot at this time. Potential users may need additional parking, which is at a premium in that area. I'm surprised that such a specific recommendation would be made in this draft.

On page 27, there is another call for AIDA to form a business association. This is a role for the Chamber.

Again, on page 28, a call for grants and low interest loans to define the street edge at Main and Eggert. There is no money for such initiatives currently.

Page 31 discusses the formation of a business association. The Chamber is the appropriate vehicle to assist in the formation rather than AIDA.

On page 33, the plan calls for the Town or AIDA to acquire certain properties on Eggert Road and Grover Cleveland Highway. While AIDA has the power to condemn property in the public interest, we have no money to pay the fair market value to the current owners. Funds for such an acquisition would need to be identified for such purposes before any action could be taken.

On page 41, the plan calls for AIDA and the University to develop a "marquee mixed-use project on the northwest corner of Main and Bailey. There is currently a very successful Burger King on that corner. The acquisition costs would be very high if at all possible. Where would the money come from? Once again, this could not be possible without Federal and State assistance.

Page 46 and on page 50 "grants, low-interest loans, or property tax abatements" for streetscape improvements are again discussed. The same concerns expressed above prevail.

The action described on page 51 regarding the Dunham's Plaza at Sweethome and Sheridan is a practical recommendation. We have already discussed the possibility of redeveloping the property with the current landowner. It is conceivable that the plaza could be redeveloped in a manner similar to the Appletree Mall. We will continue to follow this up.

Lastly, the plan does not discuss the possibility of using Tax Increment Financing (TIF) or creating a Business Improvement District (BID) to fund many of these initiatives but it should. Discussions of such an approach did not seem to go over well in discussions with the Harlem Kensington group but it is possible that much of this plan cannot be accomplished without bonding through TIF or BID mechanisms. These approaches should be discussed sooner rather than later because it is doubtful that the amount of money needed to achieve much of this plan can be found otherwise. The residents should not be led down a path that cannot be accomplished without a significant amount of money being made available. The source of that money must be found or alternative means of self-funding (TIF, BID) must be made clear to the business property owners as soon as possible.

JA

Attachments

David F. Suggs

Eggersville Action Plan Comments

David F. Suggs
3905 North Bailey Ave.
Eggersville, NY 14226
836-2868

Regarding Main St. / Kenmore Ave. / Bailey Ave Commercial Corridor:

My family and I have lived for twelve years on the east side of North Bailey, in the block between Main Street and Brant. Action #2, changing west side zoning of Bailey between Burger King and Brant to Residential, is very important to the neighborhood. I would not want any more businesses popping up across the street, although the present home barber shop at Brant is a well established neighbor and an asset to the area. If I understand Action #2, there would be no zoning changes to the oversized Burger King parking to the north side of the property. This lot seems to be used very little – could another business be built on this property? If possible, this should be avoided.

Regarding the streetscape character of the neighborhood – four or five large old trees have ~~only~~ been cut in the past ten years and nothing has been done to replace them. Landscaping to replace them would truly improve the appearance of the block.

Thank you.

David F. Suggs

ECO
367 Rosedale Blvd.
Eggertsville, NY 14226

Eggertsville Community Organization

March 10, 2000

Eggertsville Action Plan
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Dear Mr. Gillert:

We were very pleased to learn about the Eggertsville Action Plan at last month's workshop. We were generally impressed with the plan and hope that the final version will be adopted by the Town Board.

The plan identifies many action steps that will require the participation of various branches of government. We would like to see the action steps spelled out by agency or department responsible for them (for example: the action steps required by the Town Board are, by the Building Department are.). This type of checklist would be useful in measuring progress toward the plan's fulfillment.

It would be helpful to have a prioritization of the action steps. The Six Corners Business District would be a good place to start. A time-line for accomplishing these prioritized action steps would be helpful.

On the Bailey Reconstruction project, we would like to see a discussion of the tree planting issue and specific recommendations. This issue requires immediate attention by the Planning Department. The plan should revisit the Eggert Road area behind Northtown Plaza. It has been suggested that a beautification project for the back of the Plaza would be beneficial to all concerned. One suggestion was to eliminate a row of parking in order to create a park-like environment with trees, flowers, and benches. The plan does not adequately address this area.

The plan also does not discuss the need for a community center. We would like to suggest that Parsons review the attached study, which clearly shows the need for a community center in Eggertsville.

We would like to see the consultant come up with a final plan that the Town Board can adopt. While the Action Plan is a great step, we are concerned that it will have served no purpose if a final plan is not adopted. In closing, we would like to thank all involved for their efforts on this very important project.

Sincerely,

Jerry Schoenle
President

"Neighbors Helping Neighbors"

NORTHTOWN, INC.

Buffalo's Most Convenient Shopping Center

3097 SHERIDAN DRIVE AMHERST, N.Y. 14226

(716) 836-6603 FAX (716) 836-0807

March 13, 2000

Daniel Howard
Planning Department
Town of Amherst
5583 Main Street
Williamsville, NY 14221

Re: Draft Eggertsville Action Plan

Dear Dan,

Thank-you for the opportunity to respond to the draft Eggertsville Action Plan; as there are numerous open and undecided areas we would like to reserve our formal comment until you are closer to a final draft.

As the scope of the plan affects Northtown Plaza and our surrounding area I would appreciate if you would keep me "up-dated" as to the status of this matter.

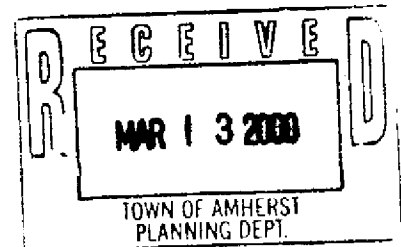
If you have any questions or comments don't hesitate to call.

Regards,

Jonathan D. Luther
President

Cc. DAR
PML
MB

Anthony J. Latona, Esq.





TOWN OF AMHERST

ERIE COUNTY, NEW YORK

5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
FAX 716-631-7036

SUSAN J. GRELICK
Supervisor
716-631-7032

SUSAN K. JAROS
Town Clerk
716-631-7045

MICHAEL G. MCGUIRE
Deputy Supervisor and Councilmember

Councilmembers:
BOB BREWER
WILLIAM L. KINDL
DANIEL J. WARD
RICHARD A. WOJCIWICZ
JANE S. WOODWARD
716-631-7013

MEMO

February 22, 2000

TO: Parsons Transportation Group of N.Y., Inc./DeLeuw Cather

FROM: William L. Kindel, Councilmember *WJK*

RE: RESPONSE - EGGERTSVILLE ACTION PLAN

As an individual who has been involved with the revitalization issue for Eggertsville for over 5 years and as one of the Councilmembers who instituted the special Eggertsville action plan I offer the following comments:

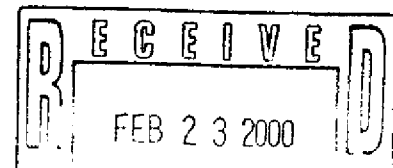
First, I would like to congratulate the consultants for understanding the area, the problems and the potential solutions. This is about where most of the Council was last year.

Now is the time to move forward. I trust we can do that now. Negotiate a new contract that would carry on into the implementation of the action plan. This new contract should include a timetable for the wide-ranging scope of activities.

That is not to say that everything has to be done immediately. However, we keep a timetable so this plan does not go off into oblivion.

The AIDA is a critical component to the redevelopment of Eggertsville. AIDA loans provide a wider range of relief from property taxes and tax on equipment purchases. Therefore, it would be incumbent immediately to meet with the IDA and to discuss the feasibility of establishing a jumbo loan.

The jumbo loan a single large bond would provide assistance of many individual projects, large and small.



Parsons/DeLeuw Cather

2-18-2000

pg. 2

Create new Improved 485-B Loan School Tax Now Not Included:

1. With regarding 485-B I will be in contact with the Amherst and Sweet Home School Districts to begin a dialogue to include school districts in the 485-B program.
2. Opportunity zones can be of any size or any area of Eggertsville. For example six corners, north west corner of Sheridan and Bailey, or the west corner of Bailey and Main. The purpose of opportunity zones would be to assemble individual parcels into lot size large enough to comply with OB, or MFR zoning requirements.
 - A. Town of Amherst to commit dollar resources, or in kind services for land acquisition, legal cost, building demolition, site improvement, parking lots, etc.
 - B. Request for development proposals to be submitted to all eligible developers.
 - C. Community Involvement – ECO and other viewpoints to obtain agreement of future development – Zoning MFR and OB.

Smart Market Growth:

We have already contacted NYS Senator Rath's office to qualify for the PILOT for Smart Growth.

WLK/ps/ek

cc: Town Board

Planning Board

Eric Gillert, Planning Director ✓

Phillip Thielman, Town Attorney

Thomas C. Ketchum, P.E., Building Commissioner

Jeff Bloom, Recreation Director

James Allen, Executive Director, AIDA

ECO Steering Committee



TOWN OF AMHERST

BUILDING DEPARTMENT

ERIE COUNTY, NEW YORK

5583 MAIN STREET

WILLIAMSVILLE, NEW YORK 14221

PHONE: (716) 631-7080

FAX: (716) 631-7192

THOMAS C. KETCHUM, P.E.
Commissioner of Building

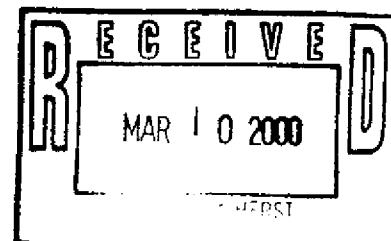
F. ROBERT DANNI, P.E.
Ass't. Commissioner

DATE: March 10, 2000
TO: Dan Howard, Associate Planner
FROM: Thomas C. Ketchum, P.E., Commissioner of Building
RE: Eggertsville Action Plan - Review Comments

Attached for your use are my review comments regarding the reference plan. Please contact me if you have any questions regarding these comments.

Thomas C. Ketchum, P.E.
Commissioner of Building

CC: Susan Grelick, Supervisor (w/att.)



Egbertsville Action Plan – Draft February 2000

Review Comments from T. Ketchum

Page 20 – Action 1: Why are we just proposing a new “Neighborhood Business” classification? We should take a hard look at amending many of our zoning classifications within the target area.

Page 21 - Additional recommendations:

1. The Town needs to provide incentives, financial or otherwise, to enhance redevelopment of the business elements within the target area. Collectively, those incentives need to be as attractive or more attractive than the incentives provided to developers and entrepreneurs that would normally develop vacant parcels in the more undeveloped portions of the Town of Amherst or other outlying communities.
2. A comprehensive property maintenance code needs to be approved along with provisions made for adequate staffing for enforcement purposes.
3. Consider eliminating or re-defining fire limits within the target area and the rest of the Town. Resolving this matter in a sensible manner will facilitate redevelopment and revitalization because building code compliance will be more easily achieved.
4. Consider allowing all OB uses in the GB zoning classification.

Page 22 - Third Finding: Change “lots are too shallow” to “lots are often too shallow ...”

Page 24 –Action 1: Although I understand the goal that is being recommended, do you really want to make these businesses nonconforming? A nonconforming status will make it more difficult for the existing businesses to remain viable. The nonconforming use regulations “encourage” relocation by making it more difficult to do business under those regulations.

Page 27 – Action 2: The Town of Amherst has historically resisted the adoption of architectural design standards. Are we prepared to deal with such a situation? Such standards will create a new level of bureaucracy.

Page 33 – Action 3a: I have the same basic concern expressed in the Page 27 comment.

Page 35 – Action 7: Same as Page 24 comment.

Page 39 – Action 1: Any proposed amendments to the zoning ordinance should include the Building Department in the amendment process since it is the Building Department that enforces and interprets the zoning ordinance.

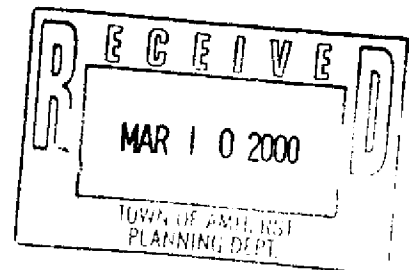
**EGGERTSVILLE ACTION PLAN
Comments**

Marilyn L. Reeves
4 Cloister Court
Eggerstville, NY 14226

The concepts laid out in the Eggertsville Action Plan are excellent. Although some specific recommendations may not be doable, the general proposals for consistency in zoning ("Neighborhood Business"), traffic calming, and streetscape enhancement will make the business areas more dense, pedestrian friendly and the community a more attractive place to live. Indeed, these concepts should be expressed in the Master Plan for the whole town. Although Eggertsville is unique in being built as a village with pedestrian access to business areas, efforts should be made to increase these qualities of livability, pedestrian access, and neighborhood focus throughout the town.

Although conceptually the plan is right, achieving goals of neighborhood business vitality and proposed infill with new businesses may not occur if there is continued amendment of the zoning ordinance to allow large shopping areas and box development in open areas on the periphery of the town. An Eggertsville Action Plan cannot be successful without considering actions in the rest of the town. This requires knowledge and sensitivity to zoning which does not appear to exist. Commitment to development at any cost has been destructive to the town. The Town Board has incrementally amended the zoning ordinance without a Master Plan or any coherent philosophy of community. They seem to ignore accepted interpretations of amendment (e.g., changes in the public interest or evidence of "mistakes). Without a change in philosophy or a masterful selling job on the merits of a Master Plan, the money being expended for this plan and the new plan is a waste of resources.

Marilyn Reeves



Egbertsville Action Plan

Jan. #11

You can leave your written comments in the box provided at the exit of the meeting hall, or you may mail your comments to the address on the reverse of this page.

The deadline for submitting comments on the Draft Action Plan is **Monday March 13, 2000**. Feel free to attach additional sheets if necessary. Please provide your name, address, and a phone number so we may contact you if necessary.

Name: Celia Spacone PhD / David Pratt, Ph.D.

Address: 52 Crosby Blvd.
Amherst NY 14226

Phone number: 838-4044

We were excited to see the Action Plan and generally pleased. Bailey Ave, however, is a horrible mess, right now - the trees have been cut, the street is torn up and the residential/commercial mix is poor. The businesses look dejected. The action plan really doesn't offer much for Bailey Ave that is substantial as far as we can see. Also - the Bailey/Grover Cleveland/Park Circle intersection is dangerous and a nightmare for pedestrians.

Thanks!

Egbertsville Action Plan

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The deadline for submitting comments on the Draft Action Plan is **Monday March 13, 2000**. Feel free to attach additional sheets if necessary. Please provide your name, address, and a phone number so we may contact you if necessary.

Name: Arcela Herdin

Address: 68 Springville
Ambert, NY 14226

Phone number: 833-3910

Plan doesn't address financial impact

Decreasing the commercial space
in Ambert is changing the
ratio of commercial/residential
housing will impact
Ambert Central School District
taxes. This plan will
increase school taxes

Driving more businesses from
Egbertsville

Lower taxes by not wasting
taxpayer dollars on these
type of pie in the sky
planning

Eggersville Action Plan

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Name: Arvela Heider

Address: 68 Springville (2)
Canastota, NY 14226

Phone number: 833-3910

The 514 corners plan is unworkable. The walled structure will decrease usability and will not survive the winter salt & snow. The bays will disintegrate.

Egbertsville Action Plan

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Name: STEPHAN HEIDER

Address: 68 SPRINGVILLE Ave

AMHERST, NY

Phone number: 833-3960

I do NOT UNDERSTAND THE INTERSECTION of
KENMORE + MAIN ST. IT WILL BE VERY DANGEROUS TO
HEAD WEST ON MAIN + GO ONTO KENMORE. WE NEED A SAFE
PEDESTRIAN CROSSING FROM UNIV PLAZA TO UB. THEY
DID A GOOD JOB AT THE UNIV MINNESOTA @ MINNEAPOLIS IN
THE 1930'S.

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Name: Angela Hech

Address: 68 Springville

Phone number: 833-3900

Need left turn signaling
at Main + Eggers
I have to wait 2-3 light
cycles to turn

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Name: ED LYONS

Address: 91 CHASSIN AVE

AMHURST, NY 14226

Phone number: 838-6903

- ① SUGGESTION - ELIMINATE ALL STREET PARKING ALONG SOUTH SIDE OF MAIN ST BETWEEN EGGERT AND CHASSIN. GETTING ON MAIN ST FROM CHASSIN IS VERY DANGEROUS TO DUE TO POOR VISIBILITY MADE WORSE BY CARS COMING WEST ON MAIN AROUND THE BEND. NEEDS TO BE DONE, ESPECIALLY IF WE ARE GOING TO ADD TRIPS AND A WALL ALONG THIS CORRIDOR.
- ② NEED TO FIX PEDESTRIAN PROBLEM/CONFUSION AT UNIVERSITY PLAZA! IMMENSE NOBODY'S BEEN KILLED TRYING TO CROSS OVER TO KENMONT OR MAIN. (~~GOING EAST OR WEST~~)
- ③ WHAT ARE THE PLANS FOR UNIVERSITY PLAZA? SO FAR IT REMAINS A "HODGE PODGE" STILL AN EYE SORE IN SPITE OF RECENT ATTEMPTS TO CLEAN IT UP.

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Name: PAUL JAVICK

Address: 323 CAPEN

Phone number: 833-4539

- ① What HAPPEN TO GRANT \$ FOR Side WALK REPAIR BAILEY → NFB, KENMOR TO long meadow
- ② TAX BASE (could it be improved by REPLACING ALLEN HURST APP WITH Full TAX PAYING, SMALLER BURDEN WITH CONDOMS, SINGLE HOUSES??)
- ③ What Value is LAND SCAPING TO the Six Corners
- ④ What is BEING DONE ABOUT the PROPERTY VALUE GOING DOWN therefore BRING Lower income FAMILIES TO EGGERSTVILLE CONTINUING the decline.

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Name: Louis Simone

Address: 455 GROVER CLEVELAND

Phone number: 836-4502

WE DESPATELY NEED NEW SIDEWALKS, AND A
SLOWER SPEED LIMIT, A MEDIAN IN THE MIDDLE
OF THE ROAD WOULD BE GREAT, ALOT OF THE
TREES ARE OLD AND FALLING APART.

① SIDEWALKS

② SPEED ENFORCEMENT

③ TREES - TRIMMED - NEW PLANTED

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Name: Beth Kutz

Address: 217 Rushin Road

Phone number: 836-3706

① I have concerns regarding the safety of the Main / Kenmore Avenue Corner. Students from the University are forced to make the dangerous trek across Main Street to gain access to the University Plaza shops. This situation is a serious accident waiting to happen. I hope a student or senior citizen will not be injured ~~and~~ before a pedestrian friendly traffic light is installed.

② Will the reduction of so much commercial space to residential cause a shift in the tax base. Our school budget cannot afford to take on the burden some task of "no tax increase" with a lessening of its base. We live in a wonderful school district. Let's attract more small white collar or medical office business to increase our tax base and restore falling neighborhoods. Thank you!

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Name: Michael J. Winiarski Jr.

Address: 427 N. Bailey Ave

Phone number: 838-1833

The town is in need of a "property maintenance" law similar to residential properties for businesses. This will force the upgrading and in turn raise property values. There was insufficient info on the plan to explain the Bailey Ave. corridor (no map, etc). Traffic laws should be more strictly controlled and plans in place to deal with the increase of traffic on Bailey Ave + adjoining streets. Allow on street parking on Bailey with "defined" driveways at all businesses.