

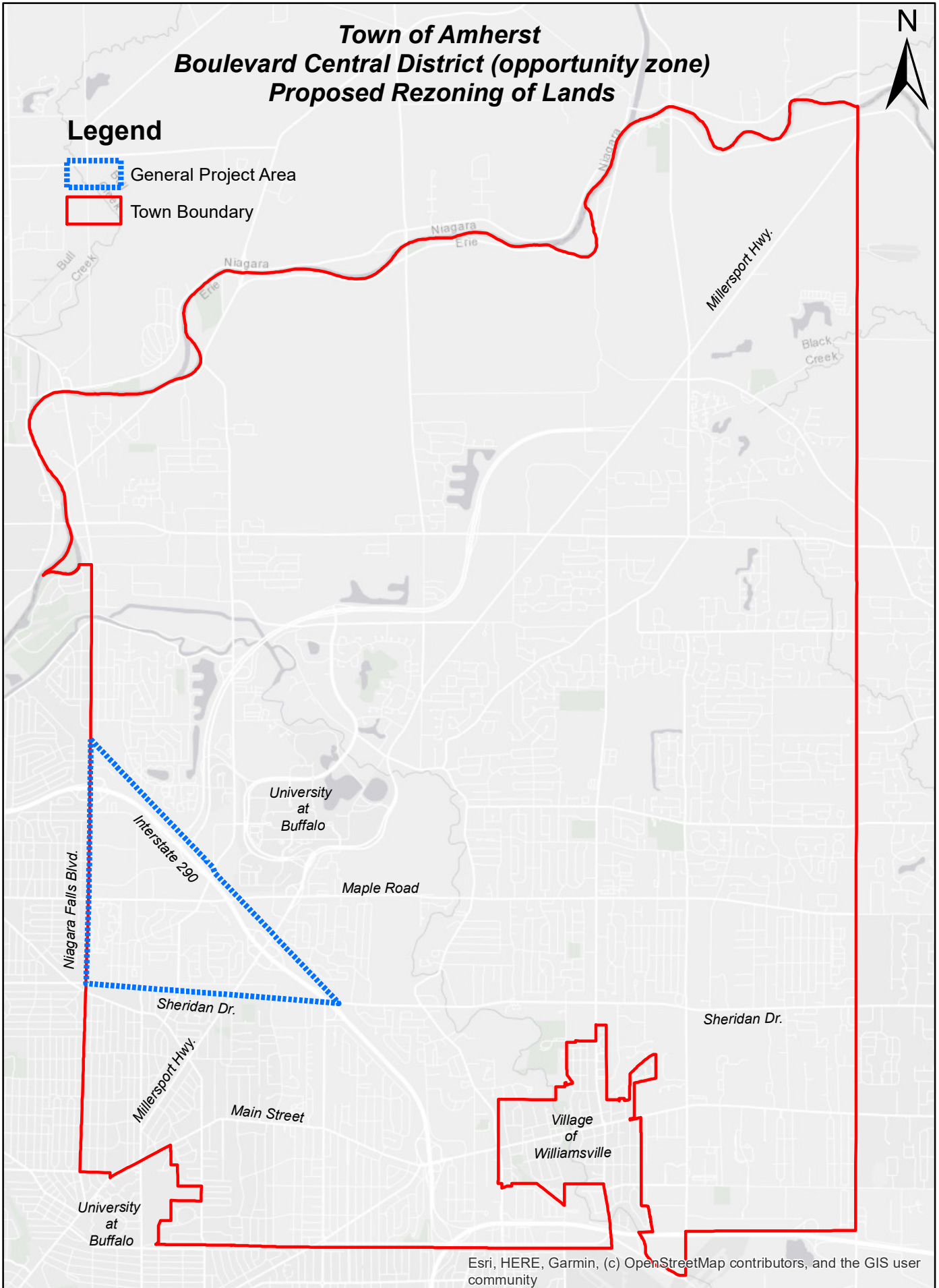


# Town of Amherst Boulevard Central District (opportunity zone) Proposed Rezoning of Lands

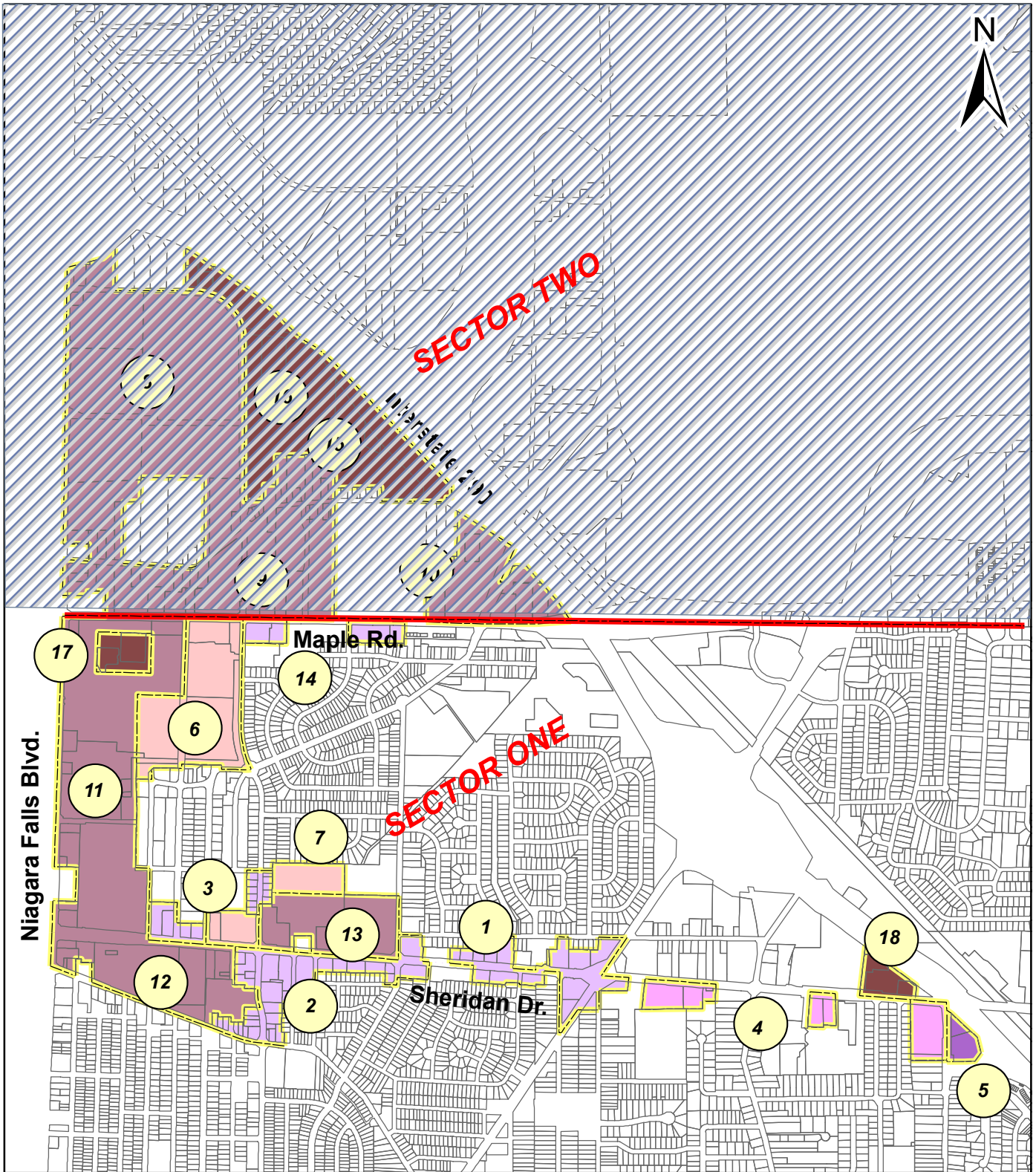


## Legend

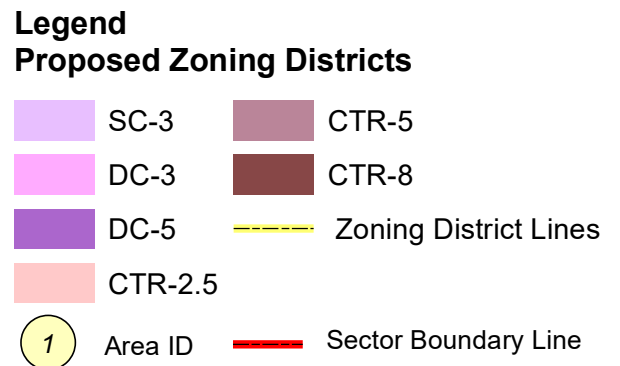
-  General Project Area
-  Town Boundary

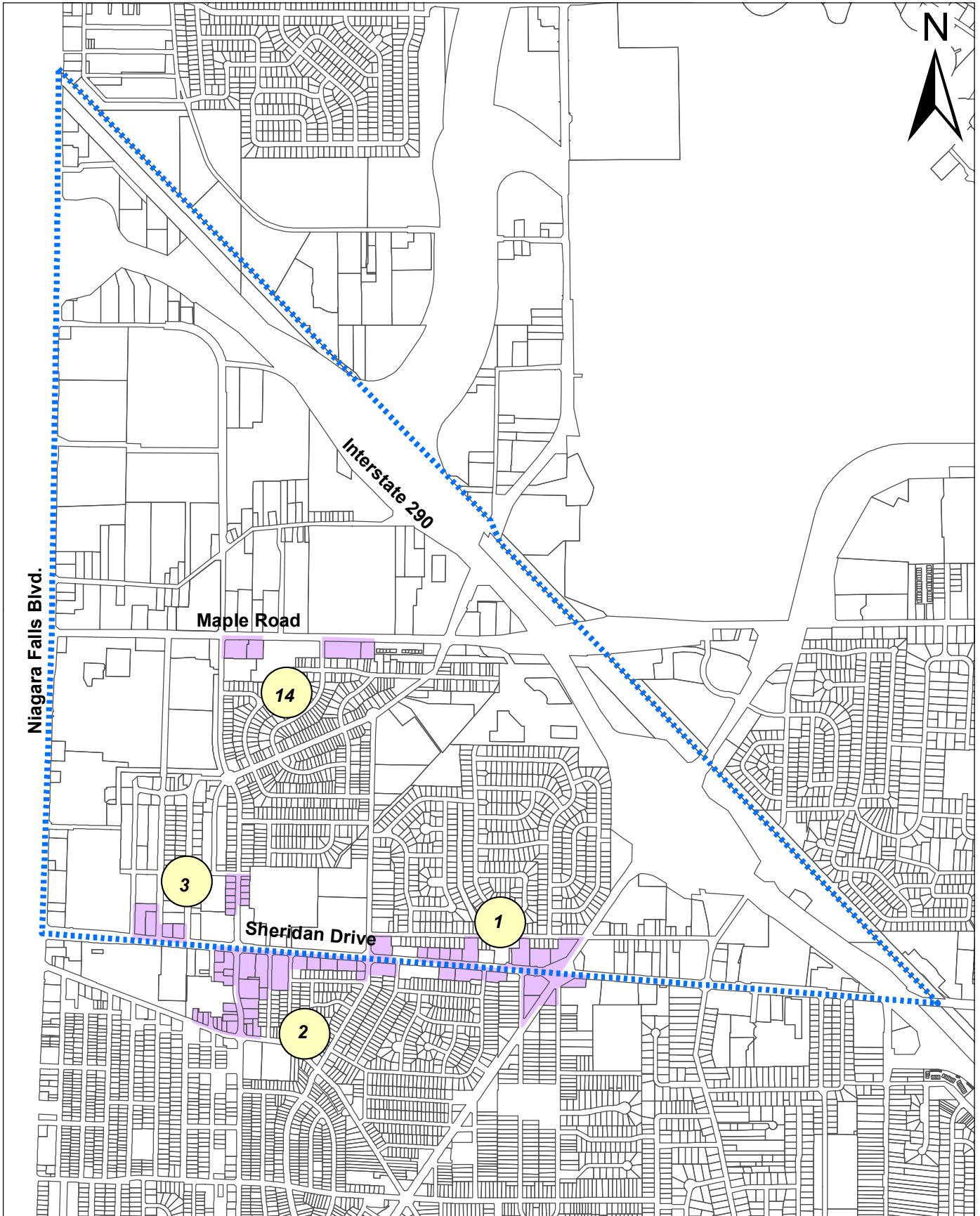


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



**KEY MAP**  
**Town of Amherst**  
**Boulevard Central District**  
**(Opportunity Zone)**  
**Proposed Rezoning of Lands**



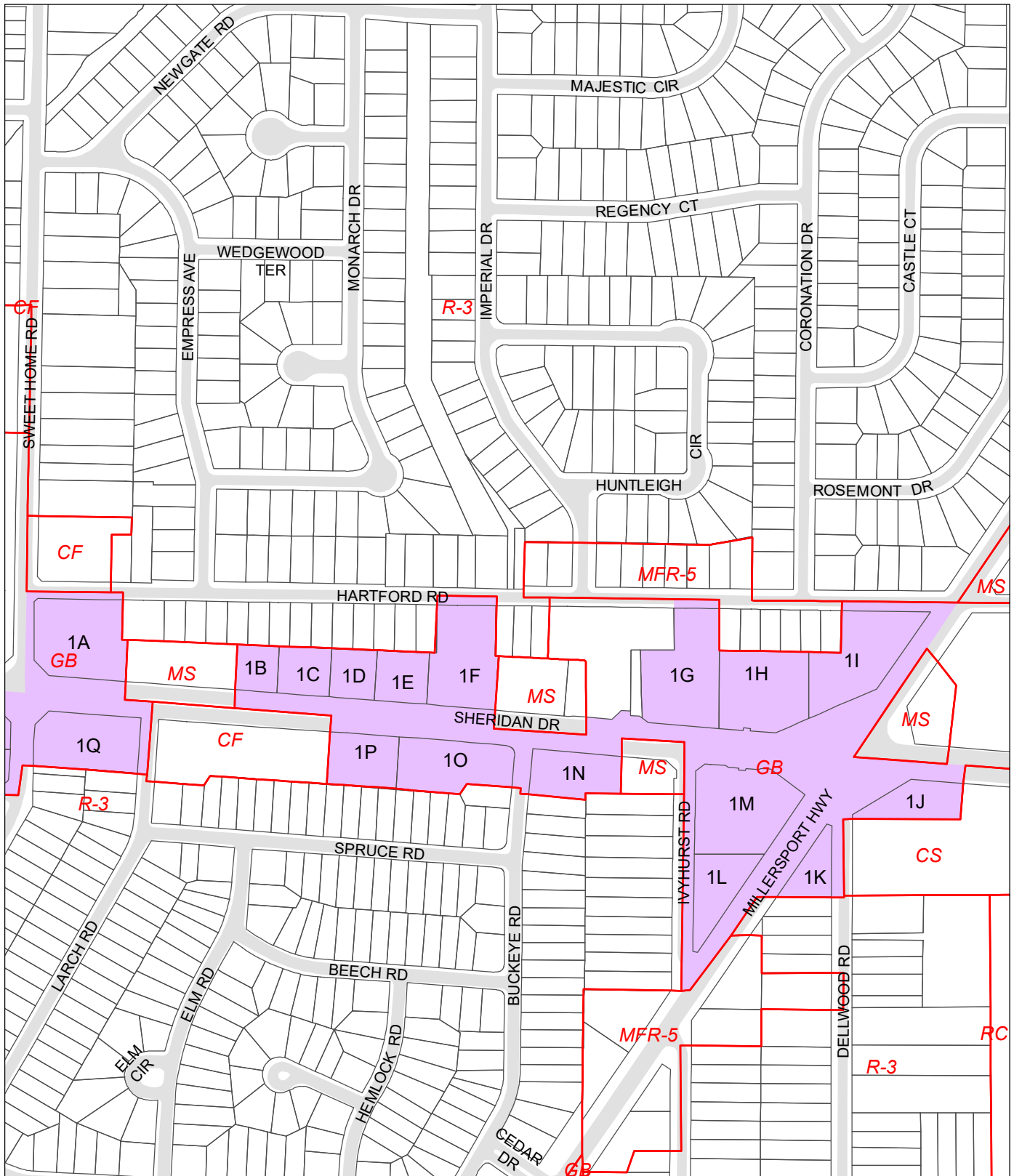


Prepared by the Town of Amherst Planning Department - December 2019

# SC-3 Shallow Corridor 3 - Rezoning

## Legend

- SC-3
- Opportunity Zone
- 2 Area ID



**Z-2019- 09**

Request to Rezone Land from GB to SC-3  
 3400,3454,3476,3488,3490,3500,3580,  
 3620-3624,3636,3651,3605,3545-3575,  
 3521,3493 & 3395 Sherdian Drive; and  
 941 & 910 Millersport Highway

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

**SC-3** Proposed SC-3

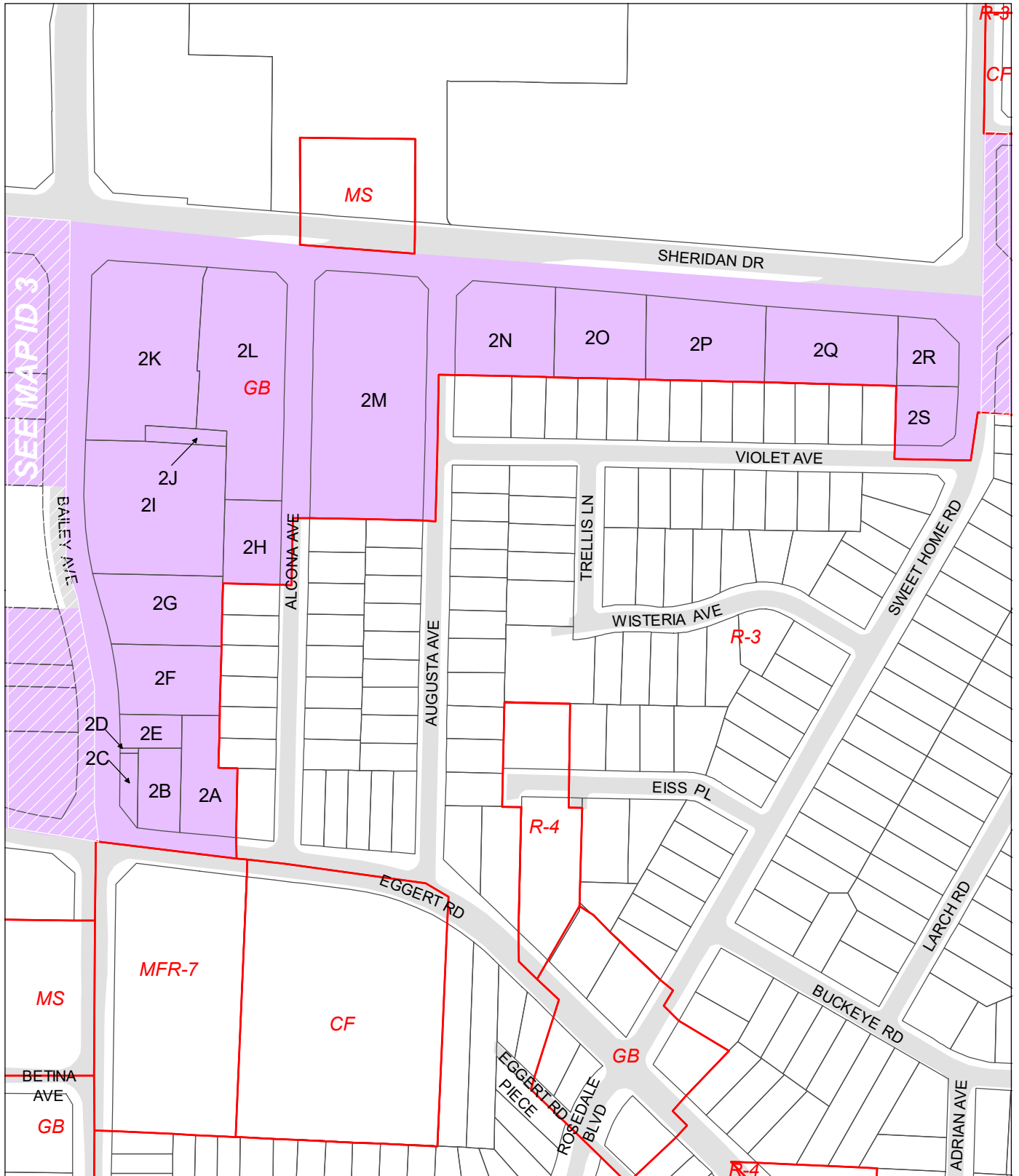
1A = Parcel ID Number

**Area ID # 1**

Prepared by the Town of Amherst Planning Department







**Z-2019-09**

Request to Rezone Land from GB to SC-3

1895, 1897 & 1909 Eggert Road, and 4497, 4501, 4513, 4525 & 4539-4555 Bailey Avenue; and 60 Alcona Ave; and 3245, 3249, 3265, 3275, 3309, 3311, 3333, 3355 & 3381 Sheridan Dr; and 590 Sweet Home Road.

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

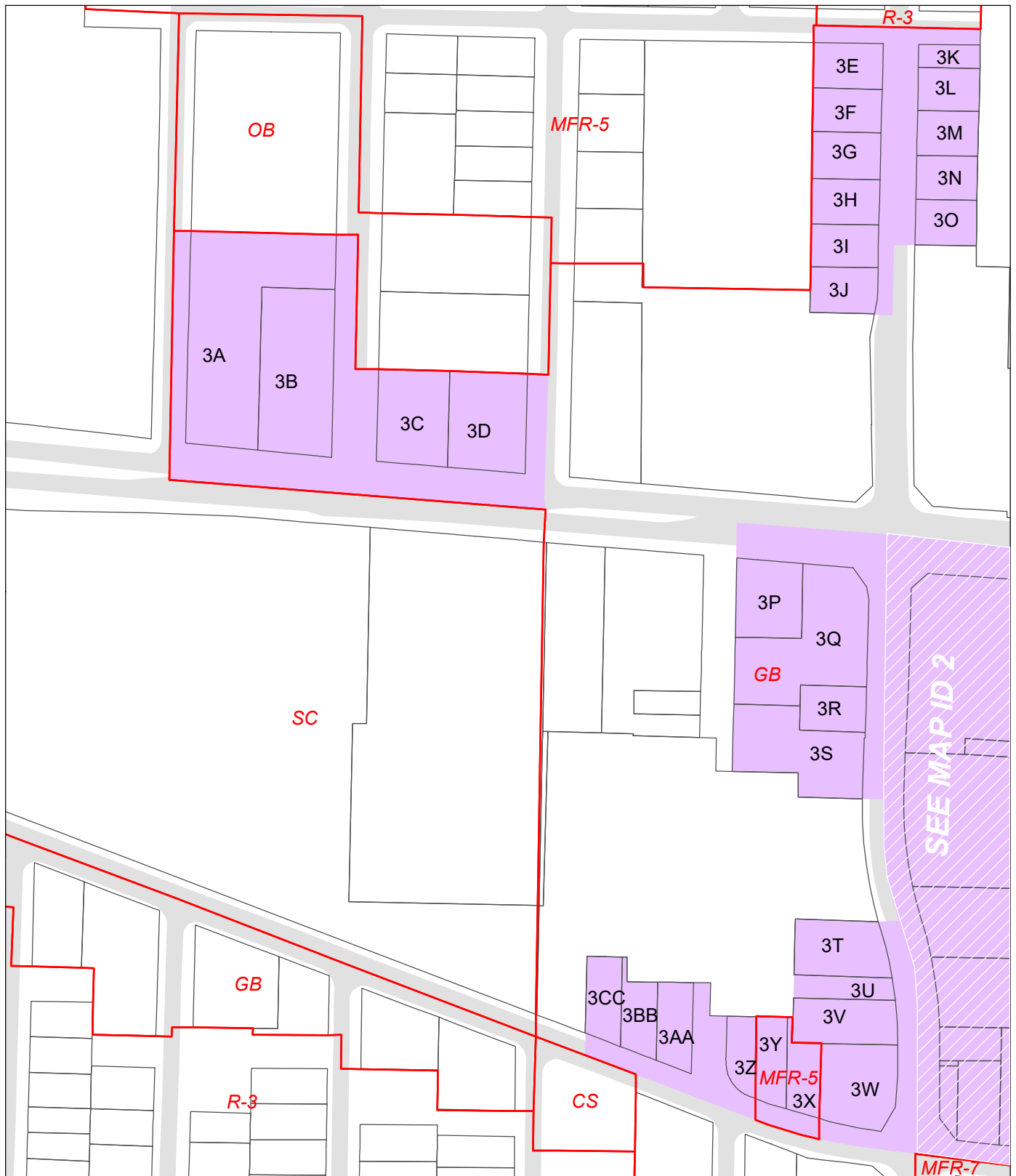
**SC-3** Proposed SC-3

2A = Parcel ID Number

**Area ID # 2**

Prepared by the Town of Amherst Planning Department





**Z-2019-09**

Request to Rezone Land from GB to SC-3

Property located at: 3112,3122,3140,3150, 3185,  
 3221 & 3131 Sheridan Dr.; and 4680,4672,4666, 4658,4650,4642  
 4681,4677,4669,4661,4651, and 4564-4568 N. Bailey Ave.  
 ; and 4510,4524 & 4550-4564 Bailey Ave.; and 1927,1935,1941,  
 1947,1957,1963 & 1971 Eggert Rd

Town of Amherst, Petitioner

December 30, 2019

GB Existing Zoning

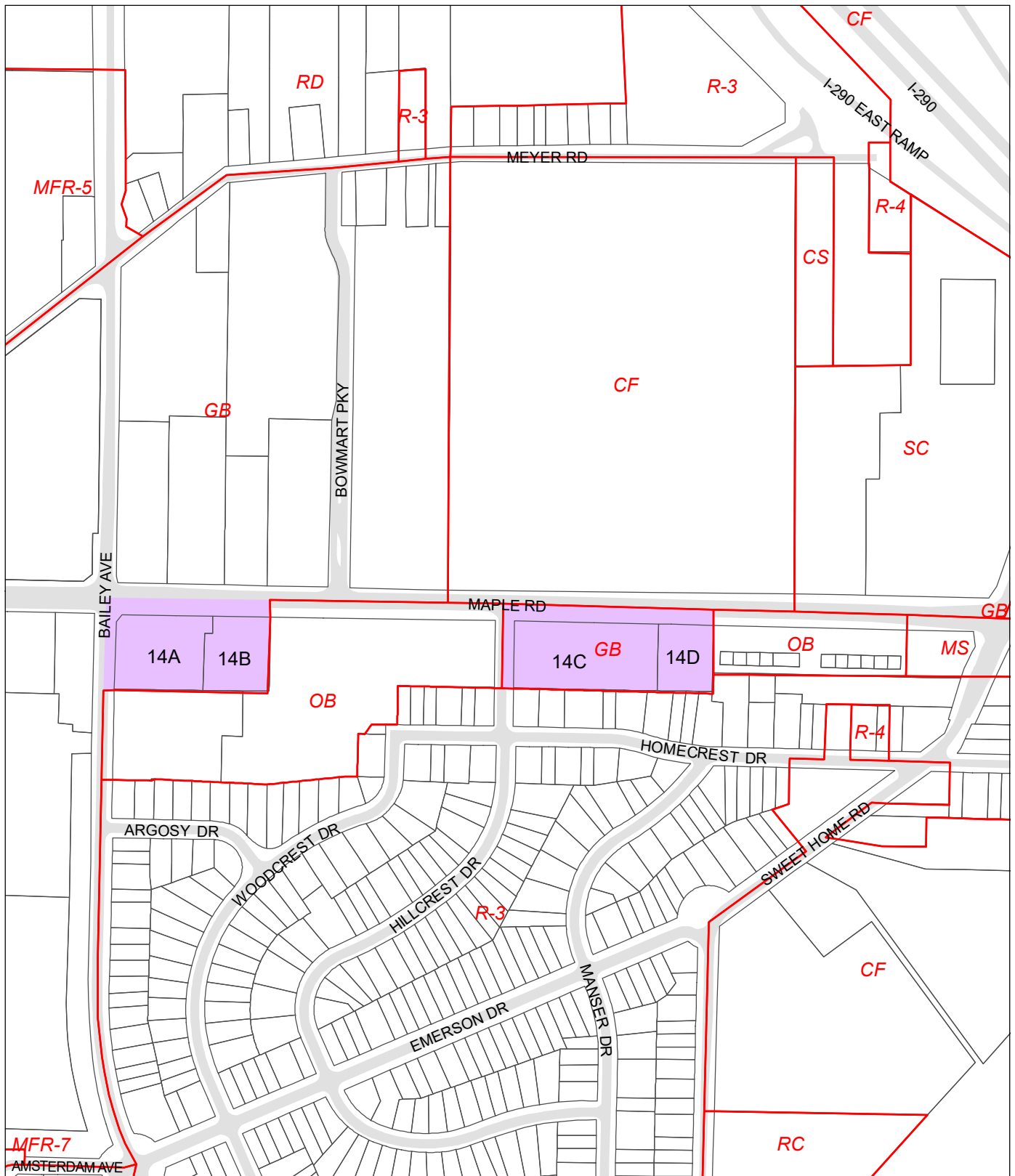
  Proposed SC-3

3A = Parcel ID Number

**Area ID # 3**

*Prepared by the Town of Amherst Planning Department*





**Z-2019- 09**

Request to Rezone Land from GB to CTR-5

Property located at 4001,4003,4125 & 4185 Maple Road

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

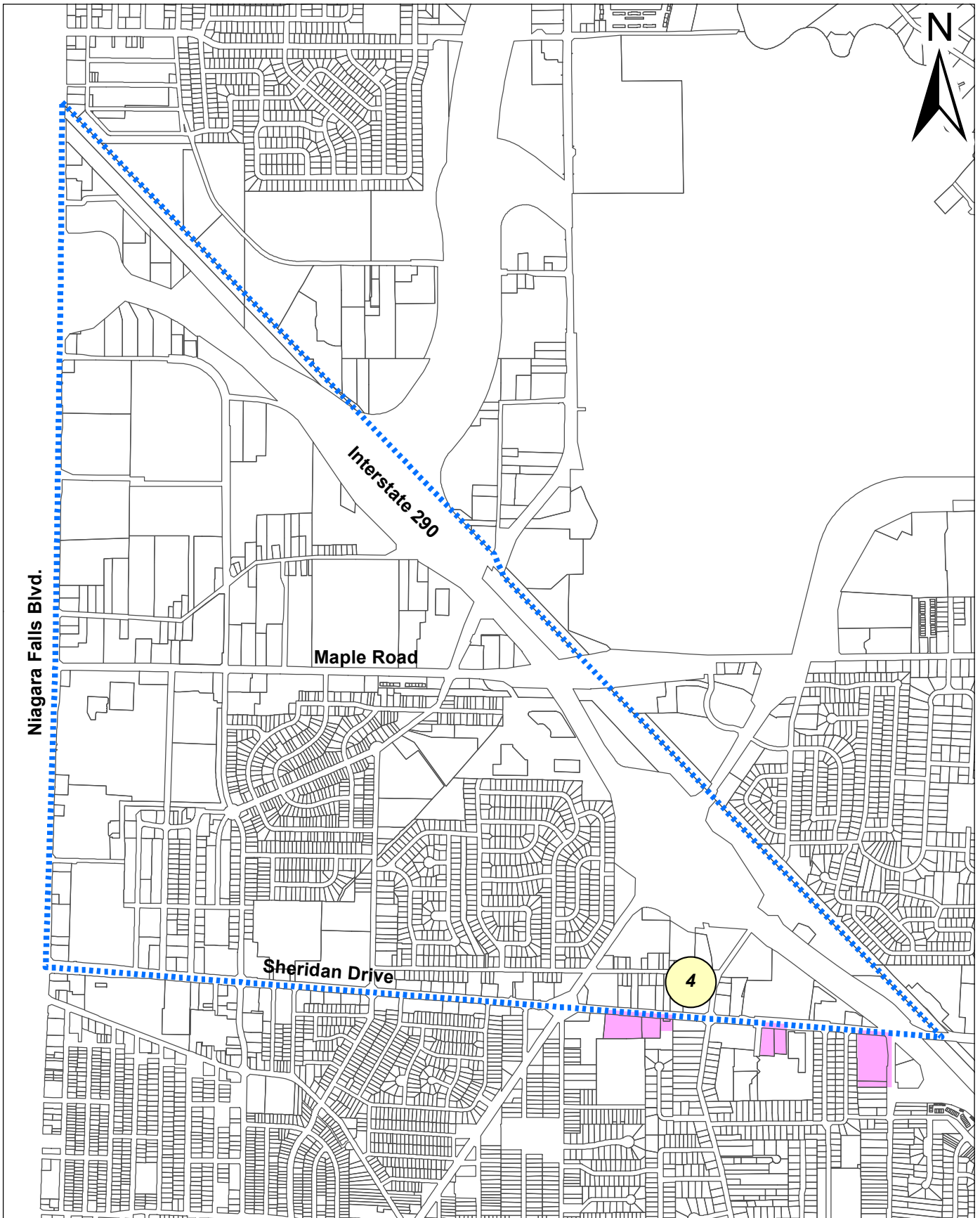
**SC-3** Proposed SC-3

1A = Parcel ID Number

**Area ID # 14**

Prepared by the Town of Amherst Planning Department





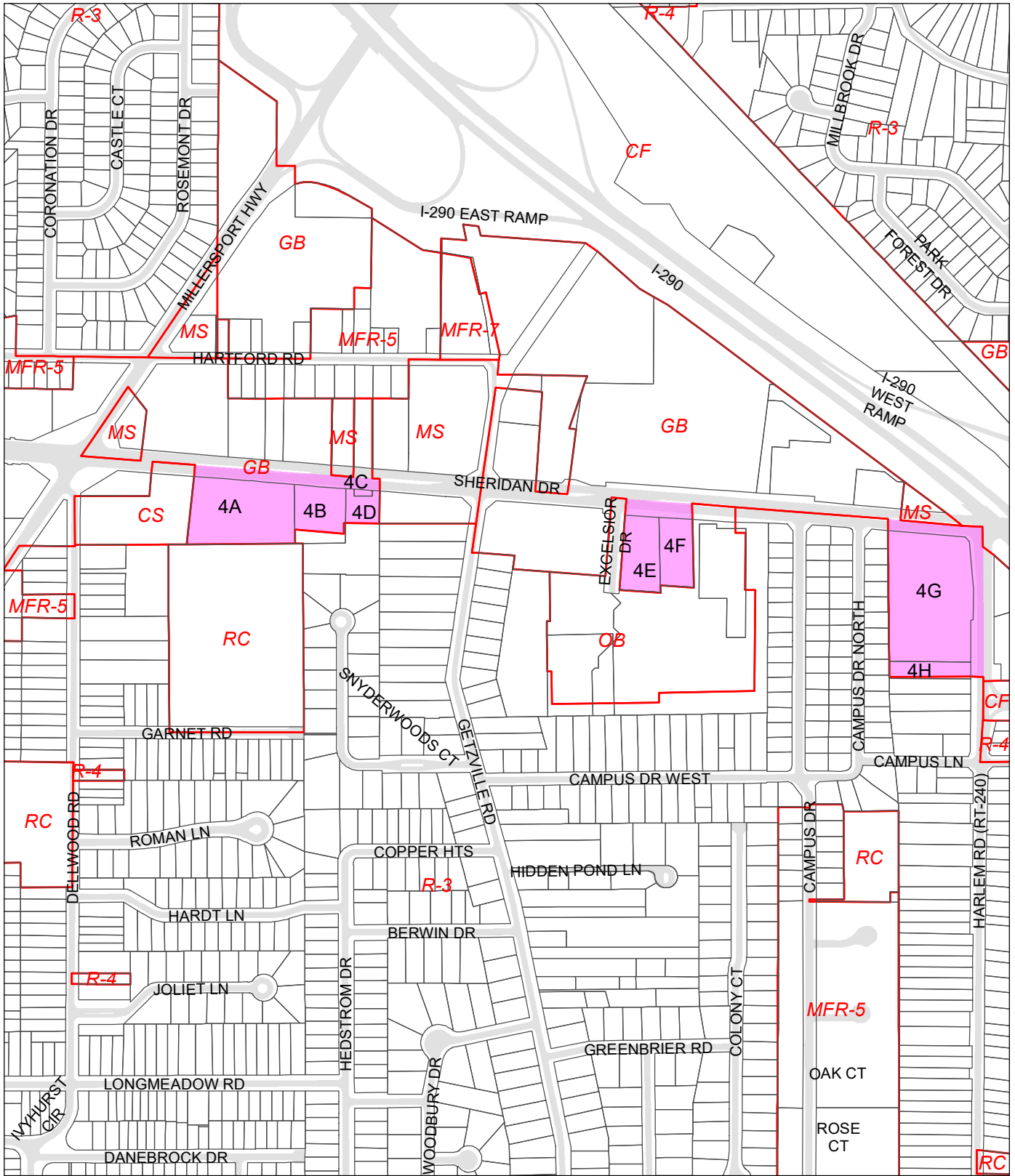
Prepared by the Town of Amherst Planning Department - December 2019

# DC-3 Deep Corridor 3 - Rezoning

## Legend

- DC-3
- Opportunity Zone
- 2 Area ID





**Z-2019- 09**

Request to Rezone Land from GB to DC-3

Property located at:  
 3675,3755,3775,3765,3875 & 3901 Sheridan Drive;  
 and 4960-4994 & 4950 Harlem Road

Town of Amherst, Petitioner

December 30, 2019

GB Existing Zoning

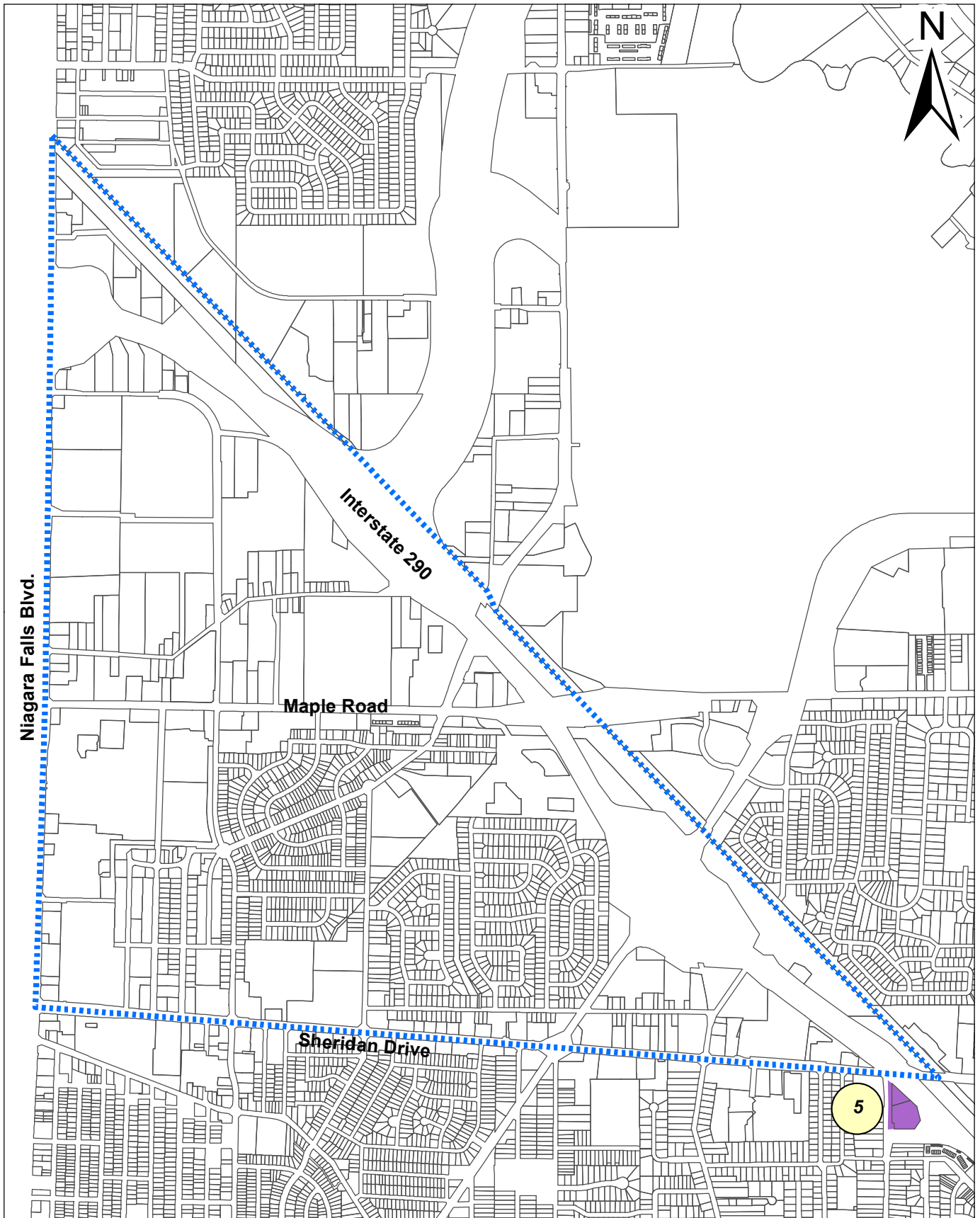
  Proposed DC-3

4A = Parcel ID Number

**Area ID # 4**

*Prepared by the Town of Amherst Planning Department*






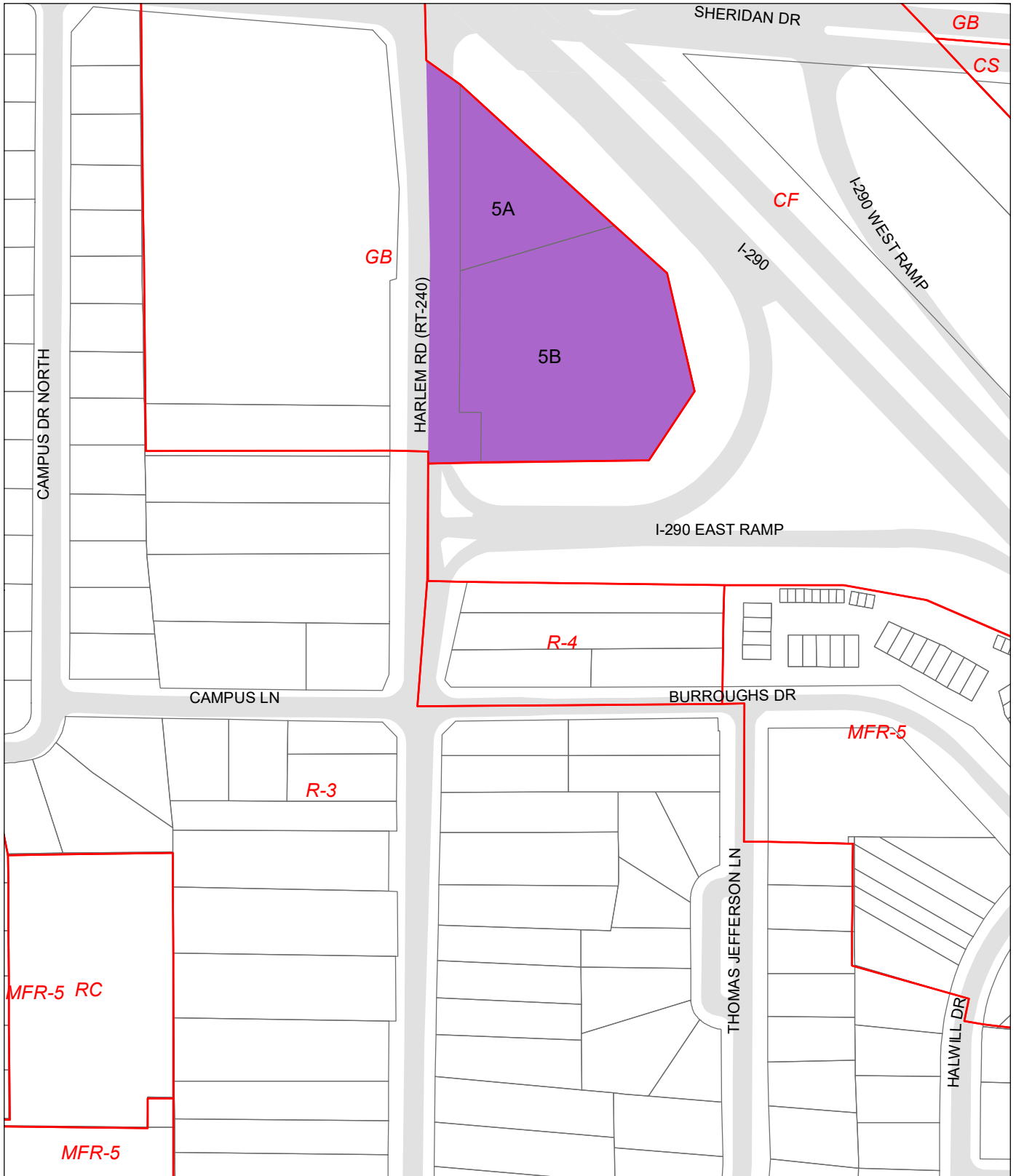


Prepared by the Town of Amherst Planning Department - December 2019

# DC-5 Deep Corridor 5 - Rezoning

## Legend

-  Proposed DC-5
-  Opportunity Zone
-  Area ID



**Z-2019- 09**

Request to Rezone Land from GB to DC-5  
 Property located at 4979-4997 & 4949 Harlem Road

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

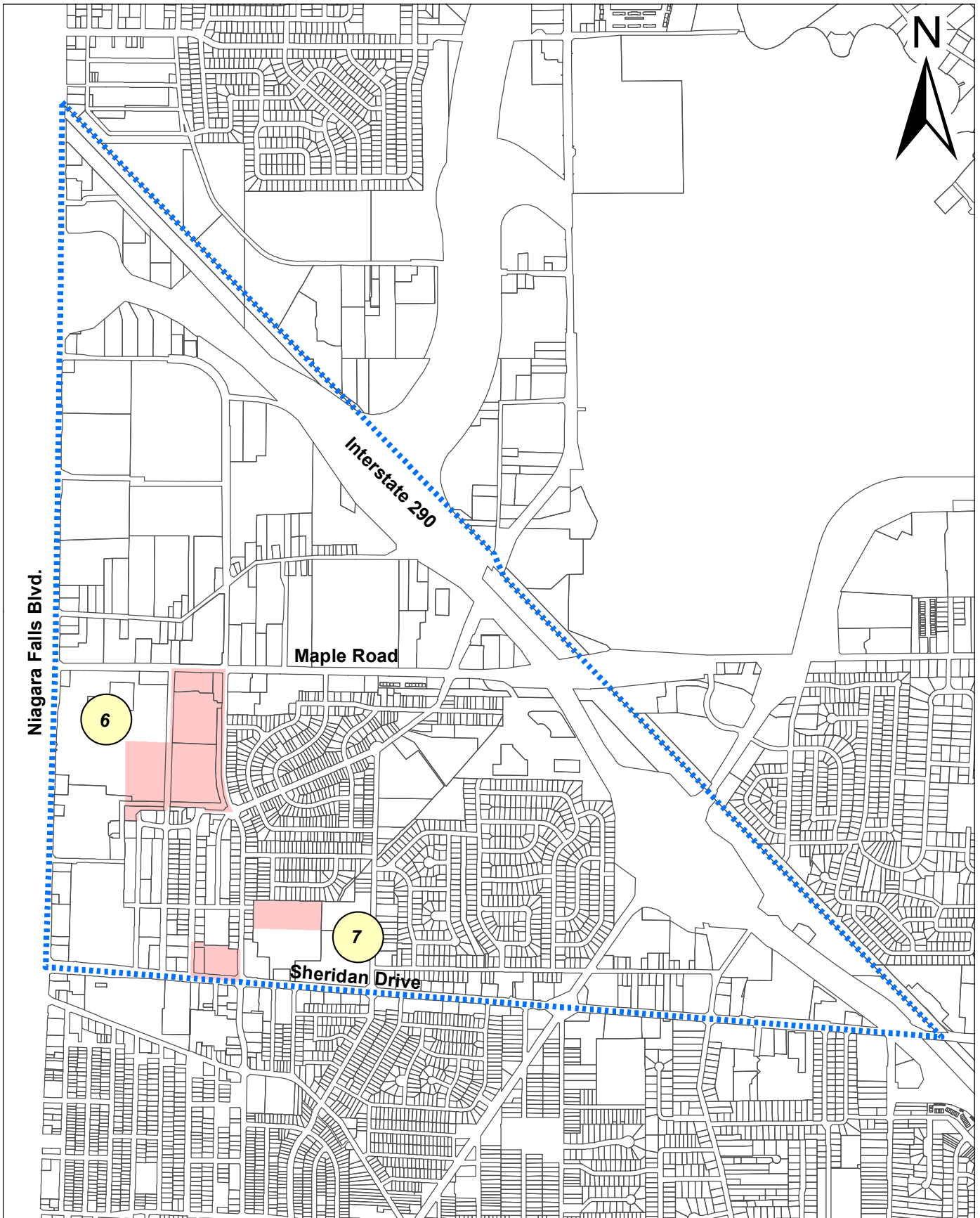
**DC-5** Proposed DC-5

5A = Parcel ID Number

**Area ID # 5**

Prepared by the Town of Amherst Planning Department



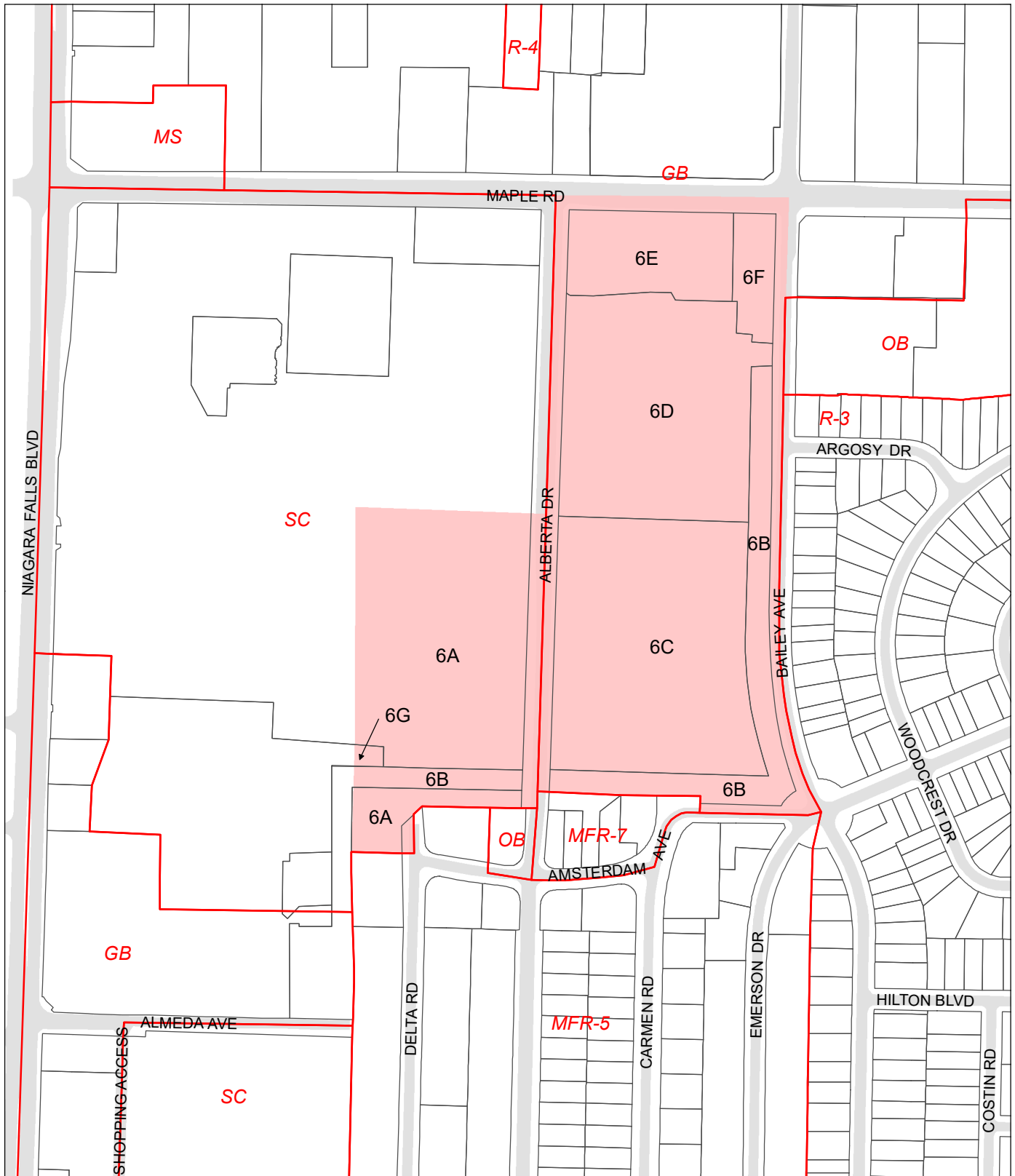


Prepared by the Town of Amherst Planning Department - December 2019

# CTR-2.5 Center 2.5 - Rezonings

### Legend

- CTR-2.5
- Opp. Zone
- 2 Area ID



**Z-2019- 09**

Request to Rezone Land from GB & SC to CTR-2.5

Property located at 1265 Niagara Falls Blvd.;  
and 0 Almeda Drive; and 575 & 675 Alberta Dr.; and  
3951 & 3999 Maple Road

Town of Amherst, Petitioner

December 30, 2019

GB Existing Zoning

  Proposed CTR- 2.5

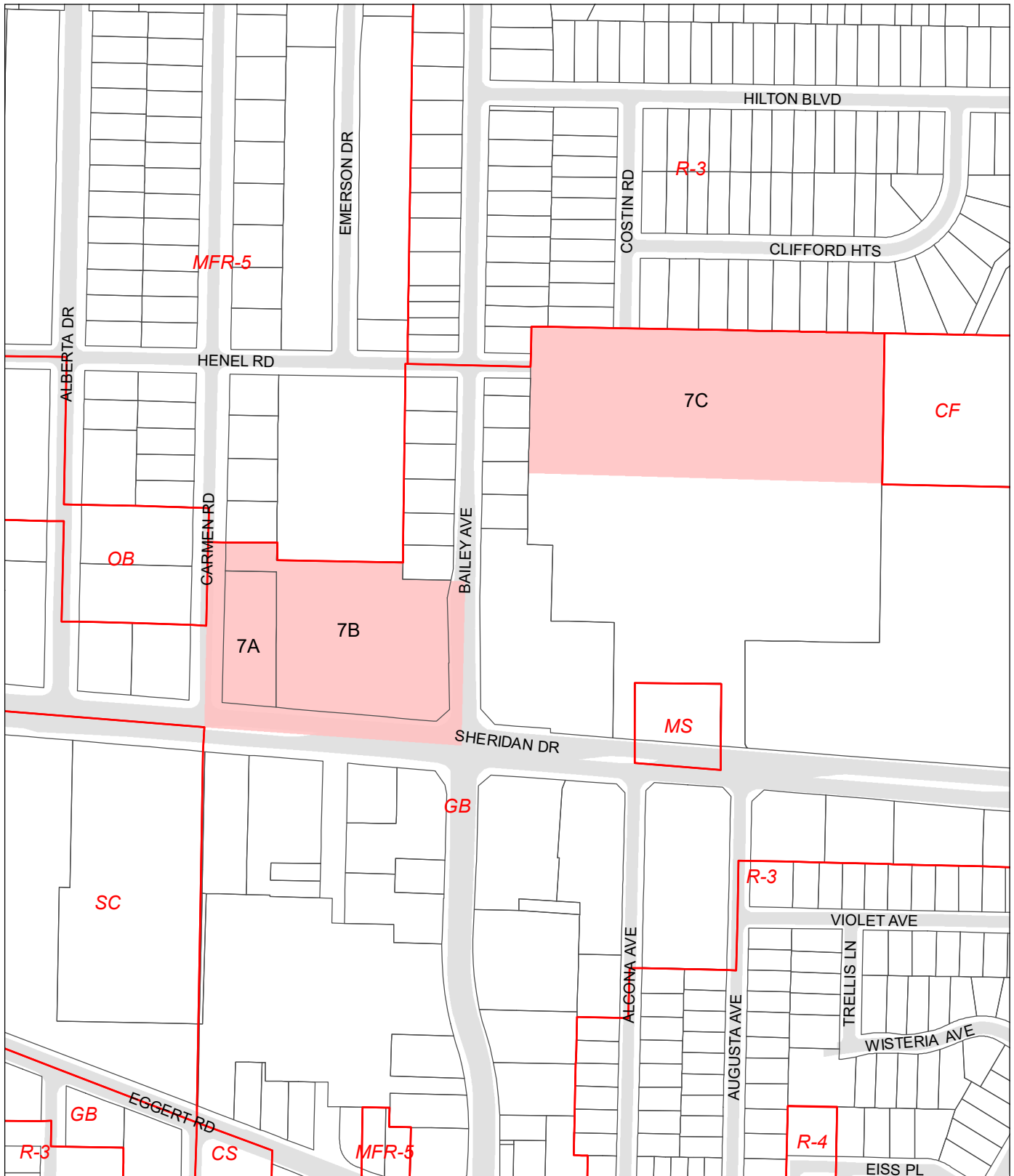
6A = Parcel ID Number

**Area ID # 6**

*Prepared by the Town of Amherst Planning Department*







**Z-2019- 09**

Request to Rezone Land from GB to CTR-2.5

Property located at 3180,3186-3220 & 3290 Sheridan Drive

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

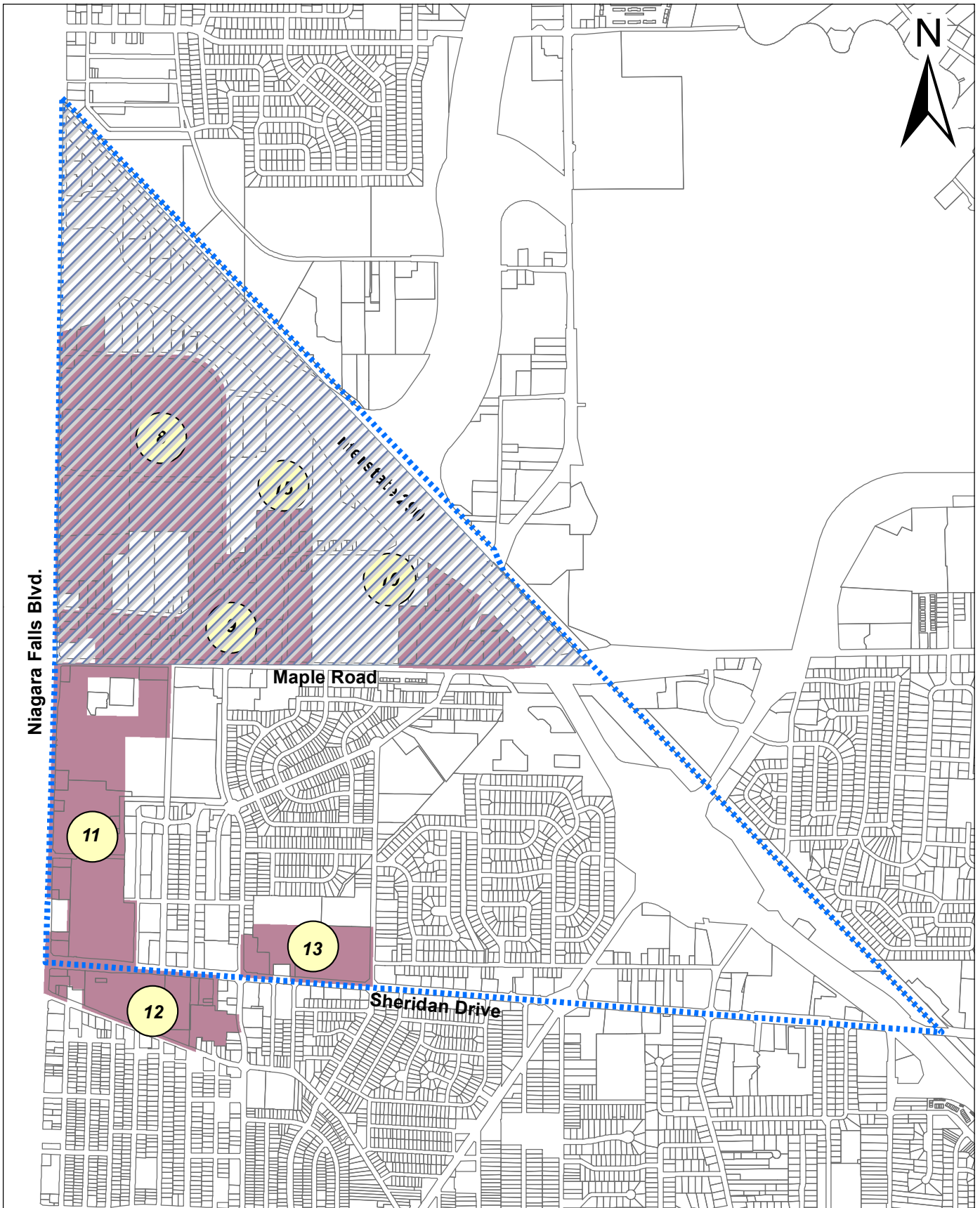
**█** Proposed CTR- 2.5

1A = Parcel ID Number

**Area ID # 7**

*Prepared by the Town of Amherst Planning Department*



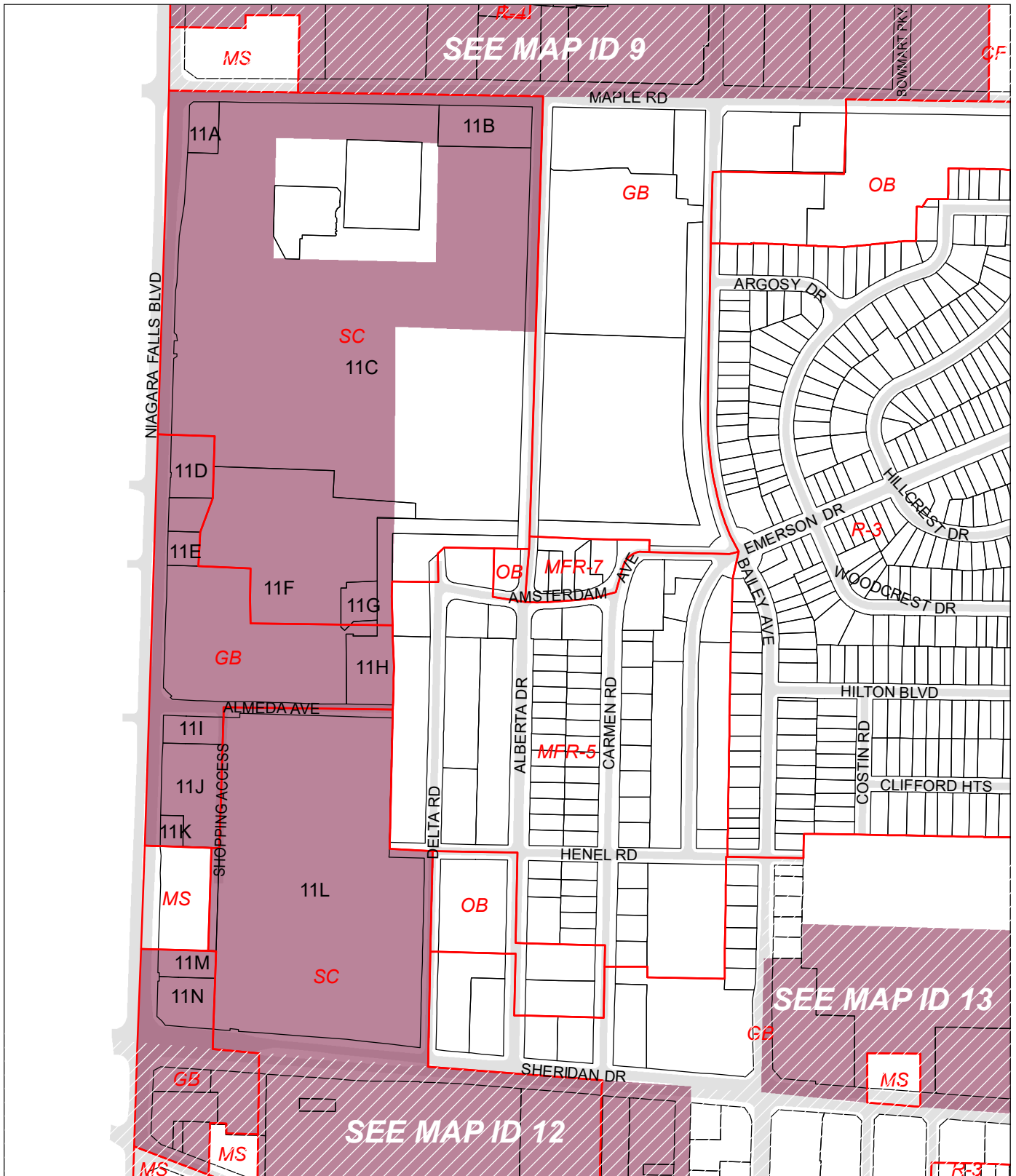


Prepared by the Town of Amherst Planning Department - December 2019

# CTR-5 Center 5 - Rezoning

### Legend

- CTR-5
- Opp Zone
- Sector 2. Rezoning
- 2 Area ID



**Z-2019- 09**

Request to Rezone Land from SC & GB to CTR-5

Property located at 995,1009,1061,1089,1101,1167, 1185,1205,1261, 1265 & 1269 Niagara Falls Boulevard; and 3893 Maple Rd.; and SBL No. 54.03-1-12.1

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

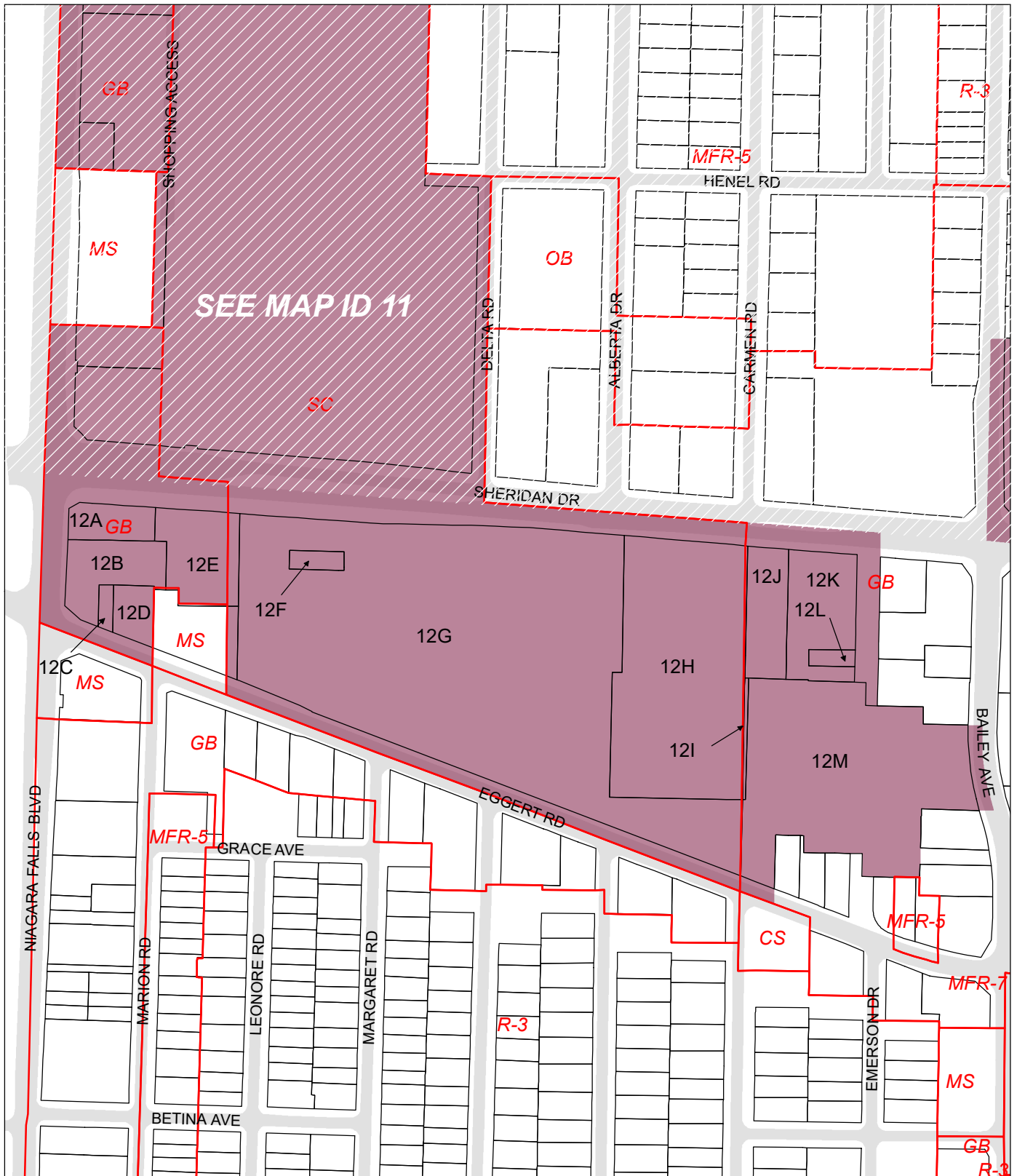
**Proposed CTR-5**

11A = Parcel ID Number

**Area ID # 11**

Prepared by the Town of Amherst Planning Department





**Z-2019-09**

Request to Rezone Land from SC & GB to CTR-5

Property located at 2991, 3025, 3045, 3051, 3131, 3139, 3171 & 3173-3175, Sheridan Drive; and 951 Niagara Falls Blvd.; and 2155 & 2161 Eggert Rd.; and SBL No. 67.41-1-7

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

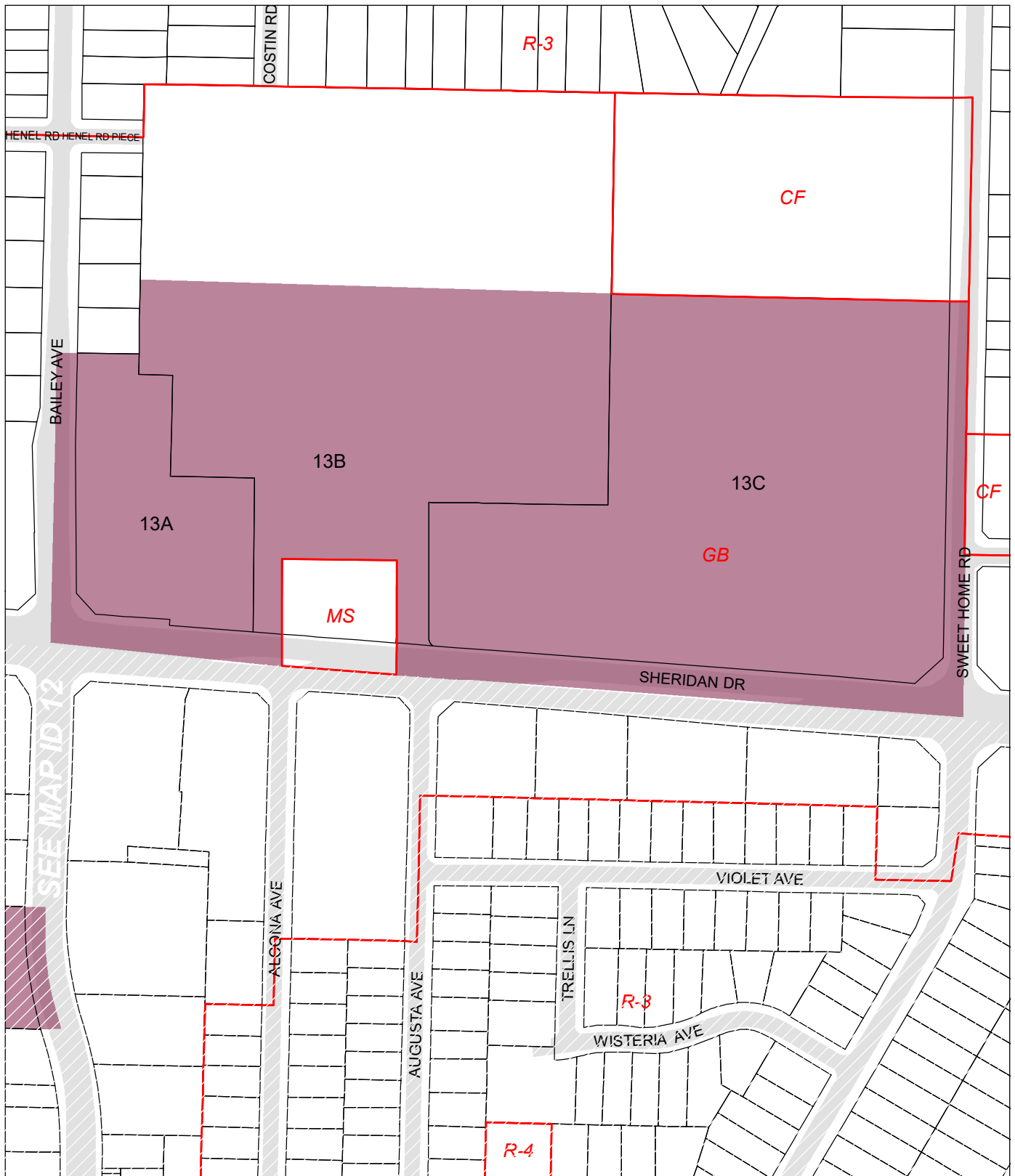
**Proposed CTR-5**

1A = Parcel ID Number

**Area ID # 12**

Prepared by the Town of Amherst Planning Department





**Z-2019- 09**

Request to Rezone Land from GB to CTR-5

Property located at 3232, 3290 & 3300-3394  
Sheridan Drive

Town of Amherst, Petitioner

December 30, 2019

**GB** Existing Zoning

**Proposed CTR-5**

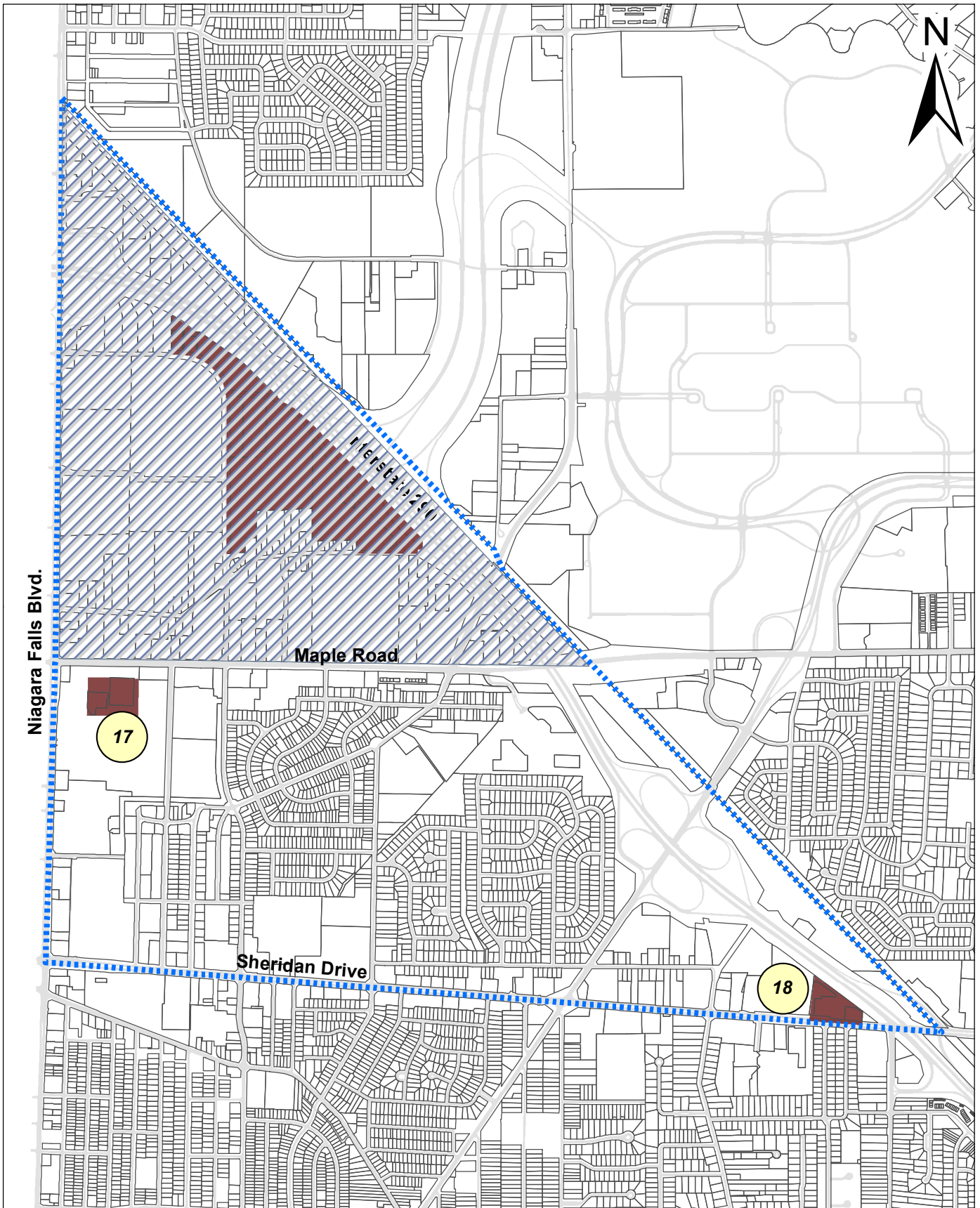
1A = Parcel ID Number

**Area ID # 13**



Prepared by the Town of Amherst Planning Department





Prepared by the Town of Amherst Planning Department - December 2019

# CTR-8 Center 8 - Rezoning

### Legend

- CTR-8
- Project Area
- Sector 2. Rezoning
- 2 Area ID



**Z-2019-09**

Request to Rezone Land from SC to CTR-8

Property located at 1265 & 1267 Niagara Falls Blvd.; and  
3891 Maple Road

Town of Amherst, Petitioner

December 30, 2019

GB Existing Zoning

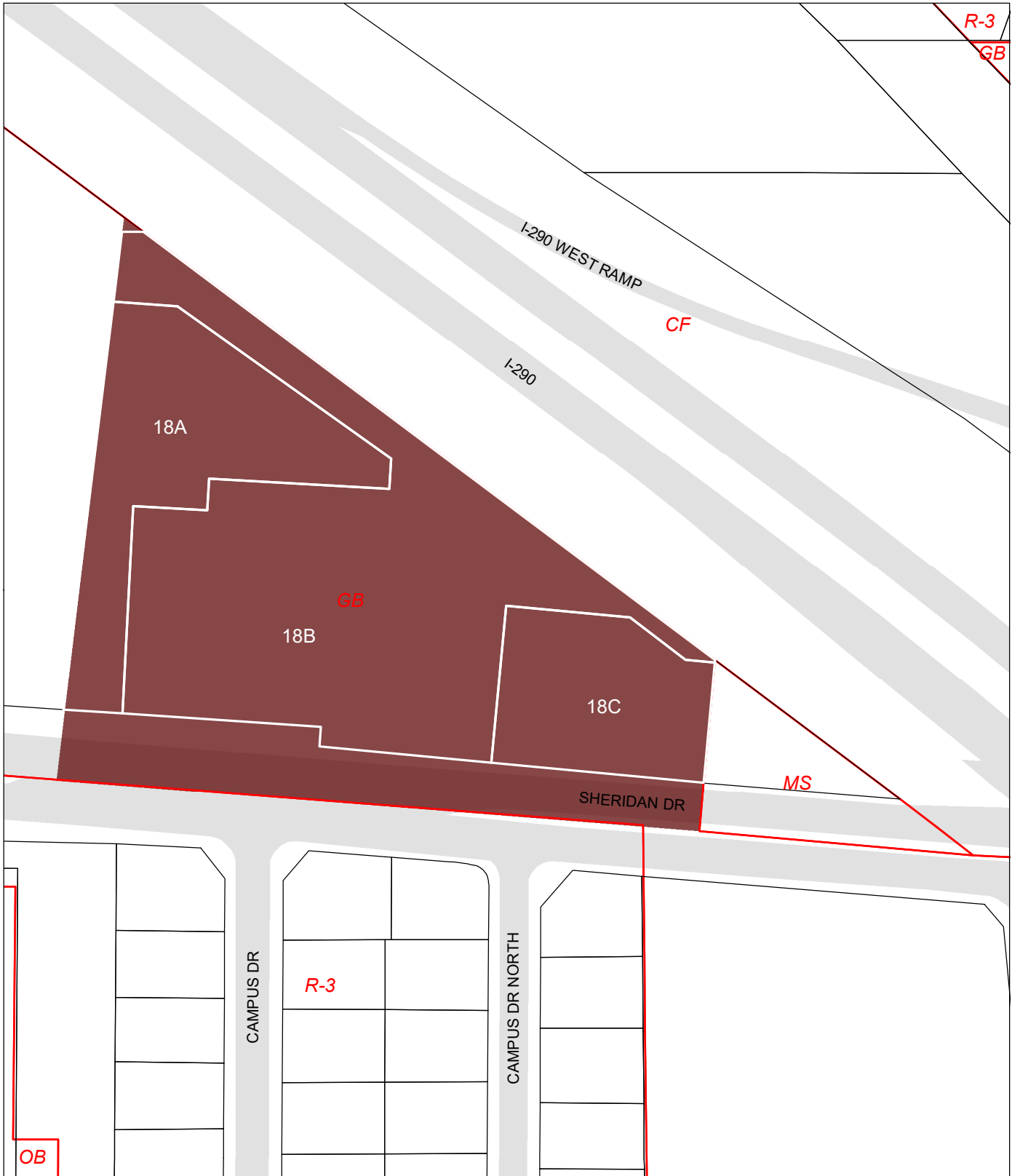
Center 8

17A = Parcel ID Number

**Area ID # 17**



*Prepared by the Town of Amherst Planning Department*



**Z-2019- 09**

Request to Rezone Land from GB to CTR-8  
 Property located at 3980A -3980 & 4020 Sheridan Dr.

Town of Amherst, Petitioner

December 30, 2019

GB Existing Zoning

Center 8 Center 8

1A = Parcel ID Number

**Area ID # 18**



*Prepared by the Town of Amherst Planning Department*