

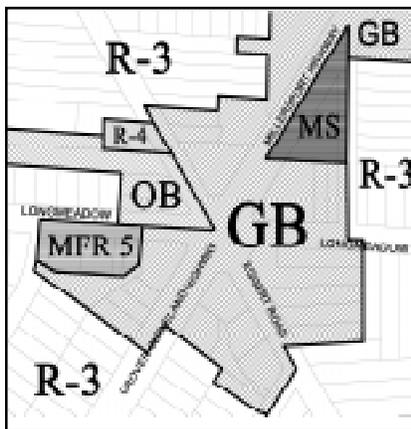
Six Corners Business District

The Six Corners business district is located within the center of the Egbertsville Community at the intersection of Eggert Road, Millersport Highway/Grover Cleveland Highway, and Longmeadow Road (See Key Map at left).

Six Corners is largely a neighborhood business area with smaller shops and businesses catering to the surrounding community and daily commuters. On a map, the area would seem to be a focal neighborhood center due to the six-legged intersection of three streets. However, it lacks the character and density to establish it as such.

Findings

- ❖ The business district is comprised of six zoning districts: Residential District 3 (R3), Residential District 4 (R4), Multi-Family Residential District 5 (MFR5), Motor Service (MS), Office Building (OB) and General Business (GB). This patchwork pattern of zoning encourages development patterns out of “scale” and “character” with the traditional design of surrounding neighborhoods (*See Zoning Map at left*).
- ❖ Uses in the Six Corners area include smaller “neighborhood-oriented” businesses such as convenience stores, gas station, pizzeria, professional services, medical offices, and small restaurants. These types of land uses are generally compatible with the surrounding neighborhoods.
- ❖ Several older structures sit vacant on or near the Six Corners intersection. In some cases, functional obsolescence constrains these structures from being reused. The irregular parcel shapes and antiquated zoning requirements also limit parcel reuse. The most obvious vacancy is beside Leonardi’s Pizza and the intersection of Longmeadow Road and Eggert Road.
- ❖ The design of major area thoroughfares, namely Grover Cleveland Highway/Millersport Highway and Eggert Road, and the geometry of the Six Corners intersection have been designed to accommodate primarily single mode of travel — the automobile. The design intent of these streets is carry city-to-suburb, suburb-to-suburb and campus-to-campus commuters. Complaints from area residents regarding



For zoning codes refer to Appendix C.

speeding on Grover Cleveland Highway/Millersport Highway and pedestrian safety are continuing problems.

- ❖ As implied above, the fact that these commuter routes are also residential streets seems to have been lost. Accommodations for pedestrians, bicyclists and public transportation are poor, especially at the Six Corner intersection. Due to the lack of on-street parking on Grover Cleveland Highway, some residents have literally paved their front yards to provide room for off-street parking.
- ❖ The Six Corners business district has the potential makings of a real “neighborhood center” – busy streets and retail services that meet the daily needs of area residents. The district has a strong core of existing businesses and numerous location assets upon which to build. However, it lacks the density, image, and pedestrian amenities to be recognized by investors as a neighborhood destination.

A series of actions are necessary at the Six Corners area to package its assets in such a manner as to create the image, density, and development framework attractive to private investors. Actions include regulatory changes establishing land use controls compatible with the surrounding traditional neighborhood development pattern, site assembly and preparation for public or private investment, and right-of-way and public space improvements creating a unique, pedestrian-friendly neighborhood center identity.

Six Corners Business District Recommendations

Action 1

Town Planning Department prepares rezoning request applying new “Neighborhood Business” classification to the Six Corners business district (See [General Recommendations section of Action Plan](#)). This action will remove uncertainty for developers about what may “spring up” next door.

Cost: Not applicable

Action 2

Amherst Chamber of Commerce initiates a meeting of business district property owners to determine interest in forming a business association. A business Association would act jointly with the Eggertsville Community Organization, and yet be a separate functioning entity. The association would initially serve as the advocate/spokesperson for the business district to the Town. The role of the association could evolve as deemed necessary by property owners and tenants to include:

- ❖ business recruitment;
- ❖ marketing;
- ❖ parking management; and/or
- ❖ maintenance.

Cost: Not Applicable

Action 3

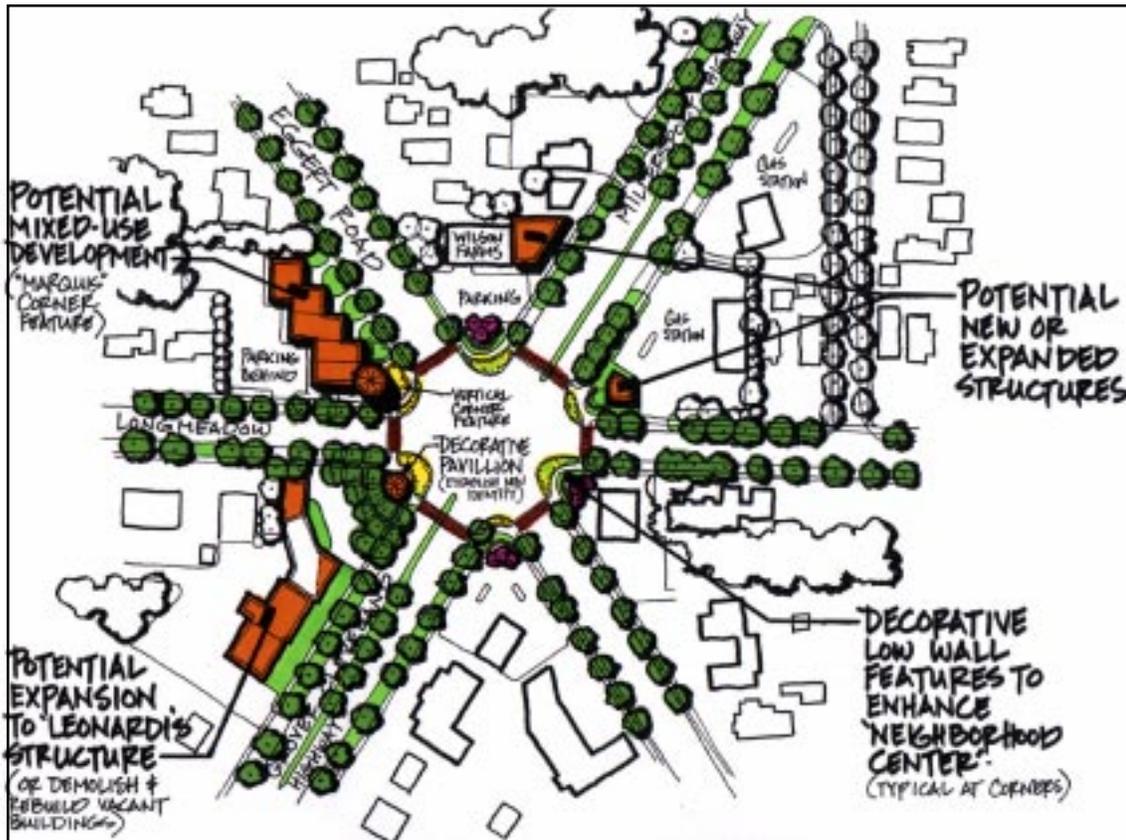
Create a “sense of place” or identity through the application of private and public design guidelines. The figure on the next page illustrates a conceptual plan establishing an identity for the business district.

The Town Planning Department retains an urban design consultant to:

a) Prepare design guidelines for new construction and renovations in the business district. The guidelines should focus on elements such as building orientation, building scale, architectural style, location of parking, setbacks, and types of building materials.

b) Prepare design guidelines for right-of-ways and public spaces. The guidelines should address elements such as overall design theme, street geometry, planting areas, plant materials, sidewalk widths and locations, lighting, and signage.

Consultant Cost: \$20,000 - \$25,000



*Six Corners Business District
Concept Plan*

Action 4

Town Engineering Department hires a consultant to prepare plans, specifications, and cost estimates for business district right-of-way improvements at Six Corners intersection. The purpose of the improvements is to create an identity for business district. The Town would need to work closely with the New York State Department of Transportation in implementing the recommendations.

Right-of-way improvements should include:

- ❖ Sidewalks
- ❖ Street trees
- ❖ Lighting
- ❖ Signage
- ❖ Street furniture
- ❖ Curb cut removals
- ❖ Intersection geometry modifications

Cost: Consultant Design \$20,000 - \$25,000

Construction: \$500,000 - \$600,000, not including major intersection work.

Action 5

The Town or Amherst Industrial Development Agency acquires 1616 Eggert Road, 1620 Eggert Road, 1628 Eggert Road, 600 Grover Cleveland Highway, and 602 Grover Cleveland Highway. The first step in this process would be to identify funding sources for property acquisition. As an alternative, the Town should regularly check property tax arrears to determine whether specific properties can be acquired through the county In-Rem process. The Town of Amherst demolishes the vacant structures, and grades and seeds the sites for temporary or short-term use as public space. The Town retains the site for future public/community facilities or The Amherst Industrial Development Agency requests proposals for private mixed-use development.

Cost: Appraisals to be determined.

Acquisition price to be determined by appraisals (The Town should first explore Town and County tax records to determine if this site can be acquired through the in-rem process.)

Action 6

Town or Amherst Industrial Development Agency offers grants, low-interest loans, or property tax abatements to property owners undertaking specific actions improve the district streetscape. These incentives should be initially targeted to:

- ❖ remove pole signs;
- ❖ remove the guardrail surrounding the parking lot on the corner of Eggert Road and Hendricks, and replace with decorative fencing or landscaping; and
- ❖ improve screening of Wilson Farms dumpster and yard along Millersport Highway.

Cost: Not Applicable

Action 7

The Town should begin transitioning the area between the Six Corners proposed “Neighborhood Business” district and “Commercial Service” district at Sheridan Drive and Millersport Highway into a multi-family residential area by rezoning the strip for Multi-Family Residential District-5 (MFR-5) uses. The area should transition over time to multifamily housing and small scale office uses. As this area begins to take on a residential focus, traffic calming treatments such as the recommendation for Grover Cleveland Highway could be applied to Millersport Highway. Opportunities to provide safe pedestrian access from the neighborhoods and the northwest side of Millersport Highway to Dellwood Park should be explored. This could include an actuated signal and street neck down.

Cost: Not Applicable

Action 8

Similar to Action 5 of the General Recommendations, the Town should work closely with NYSDOT to “reclaim” Grover Cleveland Highway for the neighborhood and explore traffic calming techniques along this route. The Town and State should explore on-street parking along Grover Cleveland Highway which would discourage front yard parking for the adjacent single family homes.

Cost: See General Action 5 on page 20.