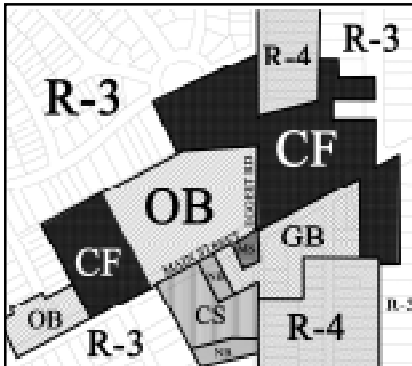




## Main/Eggert Business District

This important community “node” is located at the intersection of Main Street and Eggert Road. This is the first major intersection in the Town along Main Street east of the City of Buffalo line *(See Key Map at left)*.

This area of Eggertsville has the unique character of a “neighborhood center.” It possesses neighborhood businesses, churches, schools, and an “anchor” office building. This area has a sense of place as defined by its traditional street patterns, building forms and siting, and density. For the most part buildings are set closer to the street edge with parking behind buildings.



*For zoning codes refer to Appendix C.*

## Findings

- ❖ Development in the area, such as the plaza on the south east corner (Giacobbi’s), is of an appropriate scale but is set back from Main Street behind its parking. The design treatment of this corner and the southwest corner weaken the overall image of the intersection.
- ❖ The existing zoning is a patchwork of General Business (GB), Office Building (OB), Community Facilities (CF), Motor Services (MS), Neighborhood Business (NB) and Multi Family Residential District 4A (MFR4A). Several of the existing zoning classifications promote uses “out of scale” and character with the surrounding neighborhood building fabric. *(See Zoning Map at left)*
- ❖ Neighborhood-center type land uses make up the Main / Eggert business district. These include churches, shops and restaurants, professional offices, auto repair, office buildings, and schools. It also includes a very desirable multi-family residential complex, amongst a neighborhood of higher-end single-family homes.
- ❖ Main Street serves as a major arterial through this intersection, and yet still maintains a neighborhood character due to its mature trees and buildings set closer to the street. On-street parking provides a desirable “traffic-calming” measure, also helping to lessen the width of this major connector from the City of Buffalo to the Village of Amherst. Occasional traffic congestion at this intersection is due to higher traffic volumes during “rush hour”.

- ❖ The character of the business district has been established through its architecture including impressive historic churches and school buildings. These structures help to create the unique and special “feel” of the business district
- ❖ Main Street offers passersby a pleasant ride through an established community. Large, mature trees hanging over the street help reduce the scale of the road, as does the on-street parking. Sidewalks are evident on both Main and Eggert. Eggert Road is also pleasant in character, with large trees, and an established neighborhood feeling.

The Main/Eggert business district is healthy. Much of this can be attributed to the density of the surrounding neighborhoods, proximity to the University at Buffalo’s South Campus, and location on a major commuter route (Main Street). Opportunities may exist to provide some private infill development on Main Street near the northwest corner.

However, there are several actions the Town can undertake to maintain the viability of this business district. These include regulatory changes to protect district character and encourage appropriate new investment, and image/identity enhancing improvements solidifying this area as a premier neighborhood destination within the Eggertsville and Snyder communities.

## ***Main/Eggert Business District Recommendations***

### ***Action 1***

**Town Planning Department prepares rezoning request applying new “Neighborhood Business” classification to the Main/Eggert business district (See General Recommendations section of Action Plan).** This action will preserve the “Neighborhood Center” identity at this intersection.

Cost: Not applicable

### ***Action 2***

**Town Planning Department retains urban design consultant to prepare architecture design guidelines for any new construction and building rehabilitation in the Main/Eggert business district.** The design guidelines should encourage new

development compatible in scale, style, materials, and architectural expression with existing district buildings.

Cost: \$10,000 to \$15,000

### Action 3

As the Town and Amherst IDA as market conditions dictate, explore the potential for a joint venture that encourages new mixed-use development on the parking lot fronting Main Street near Eggert Road. (See Concept Plan below). This site, given its proximity to neighborhood services, churches, and public transportation and its “walkability”, may be a good site for housing, especially senior housing. Mixed-use development is also desirable. The scale of buildings along Main Street (3-5 stories) presents the opportunity for higher density development projects, while maintaining the character of the neighborhood.

Cost: Not applicable

*Main/Eggert Business  
District Concept Plan*



## ***Action 4***

**Amherst Chamber of Commerce initiates a meeting of business district property owners to determine interest in forming a Business Association.** Initially, the association would serve as the advocate/spokesperson for the business district to the Town. The role of the association would grow as district property owners and tenants deem necessary.

Cost: Not Applicable

## ***Action 5***

**Town Planning Department convenes a committee of district property owners, town historian, Town Preservation Board, and Buffalo & Erie County Historical Society responsible for developing an interpretive program for the business district.** This could include an educational program of interpretive plaques and markers highlighting area history through events, people, places, or architecture.

Cost: Not Applicable

## ***Action 6***

**Town Board approaches NFTA to design and install new bus shelters compatible with the architectural design guidelines (Action 2) for the business district.** These new bus shelters would reinforce the overall character of the business district as a special place.

Cost: Not Applicable

## ***Action 7***

**Town Engineering Department hires a consultant to prepare plans, specifications, and cost estimates for business district right-of-way improvements on Eggert Road and Main Street.** The purpose of the improvements is to strengthen business district identity (*See Concept Plan on previous page*).

Right-of-way improvements should include:

- ❖ Wall feature
- ❖ Sidewalks
- ❖ Street trees / landscape treatments

- ❖ Lighting
- ❖ Signage
- ❖ Street furniture

Cost: Consultant Design \$25,000 - \$30,000  
Construction \$350,000 - 450,000±

## **Action 8**

**Town explores potential Federal, State and private sources to create a pool of funds for grants and low-interest loans to property owners undertaking specific actions to better define the street edge along Main Street and Eggert Road (*See Concept Plan - page 26*). One desirable feature would be the installation of a decorative wall between the “Giacobbi’s” parking lot and the sidewalk. This would strengthen the street edge, hide the parking and maintain a character that is typical along Main Street through both Eggertsville and Snyder. A small Gazebo or vertical elements could be incorporated into the corner for added interest and visual appeal.**

Cost: Not Applicable - For potential construction costs, see above.