

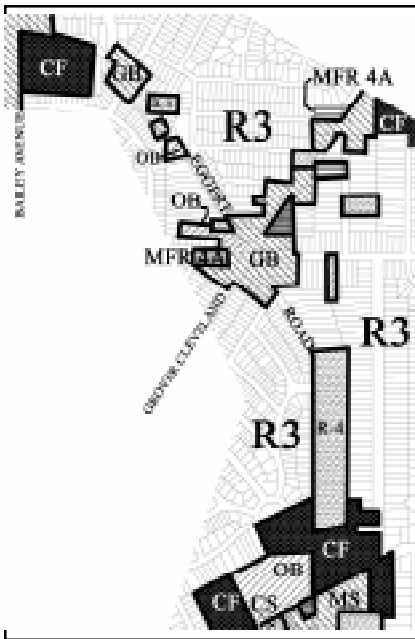


## Eggert Road Corridor

### (Millersport Highway to Niagara Falls Blvd)

Eggert Road cuts through Eggertsville from the south to north in a diagonal fashion linking the City of Buffalo, Town of Amherst and Town of Tonawanda (See Key Map at left).

Eggert Road is truly a neighborhood street. It is primarily residential in nature, with single family homes lining the street. The residential fabric breaks at the intersections with, Sweet Home Road and Bailey Avenue. West of Bailey Avenue, land uses along Eggert Road become primarily commercial in nature.



For zoning codes refer to Appendix C.

### Findings

- ❖ East of Bailey Avenue, properties along Eggert Road are zoned Residential District-3 (R-3), Community Facilities (CF), Office Building (OB), and General Business (GB). R-3 is clearly the predominant zone along this stretch of Eggert Road. West of Bailey Avenue, properties are zoned General Business (GB), Shopping Center (SC), and Motor Service (MS). (See Zoning Map at left)
- ❖ Land uses are primary residential throughout the corridor east of Bailey Avenue. This segment of Eggert Road also includes several neighborhood scale businesses at and near the intersection with Sweet Home Road and a fire hall and senior care facility at intersection with Bailey Avenue. West of Bailey Avenue, land uses include the Northtown Plaza, retailers, services, restaurants, and a few residences.
- ❖ Eggert Road as previously mentioned is a primarily residential Street east of Bailey Avenue. Eggert Road serves as a commuter route during peak hours. This eastern segment is unique in that it is one of the few major roads in Eggertsville allowing on-street parking.
- ❖ Several properties west of Bailey Avenue are either partially or fully vacant. Several properties are for sale. This calls into question the south side of this segment of Eggert Road for continued use of commercial uses.
- ❖ The image of Eggert Road west of Bailey Avenue is poor. For the most part the street is lined with surface parking lots with little or no screening or landscaping.

As implied above, the Eggert Road Corridor has two completely different identities divided by Bailey Avenue. The east segment is residential needing only a few regulatory changes to maintain the residential feel of the neighborhood. The area segment west of Bailey Avenue on the other hand needs a combination of regulatory change transitioning in new uses, public space improvements, and image enhancements. Short-term actions for the Town are three-fold (1) strengthen the existing residential neighborhood, (2) create the development framework converting former marginal commercial properties south of Northtown Plaza to new uses, and (3) creating an appropriate image for Eggert Road west of Bailey Avenue supportive of new uses.

## ***Eggert Road Corridor Recommendations***

***(Millersport Highway to Niagara Falls Blvd.)***

### ***Action 1***

**Town Planning Department prepares rezoning request applying new “Neighborhood Business” classification to the existing General Business District (GB) at the intersections of Sweet Home/Rosedale and Eggert Road better relating potential new development to existing neighborhood character (See General Recommendations section of Action Plan).**

Cost: Not applicable

### ***Action 2***

**Town Planning Department prepares rezoning request to change the former Spectrum Lamp property on Eggert Road, to a Residential District-3 (R-3) classification from its current Office Building (OB) classification. This will promote new uses compatible with the adjacent properties.**

Cost: Not Applicable

### ***Action 3***

**Town Engineering Department prepares final plans, specifications, and cost estimates for a streetscape enhancement program for the section of Eggert Road between Bailey Avenue and Niagara Falls Boulevard.** These improvements will better define the street edge and make the area attractive for potential new investors.

Cost: Consultant Study \$8,000 - \$12,000

Potential Streetscape Upgrades \$200,000 - \$250,000±

### ***Action 4***

**Town Planning Department prepares rezoning request to change the zoning classification on Eggert Road from Bailey Avenue to Marion Road to Multi-Family Residential District-Five (MFR-5) from the current General Business District (GB) classification.** Should the Town desire a location for higher density elderly housing, this area may be rezoned to Multi-Family Residential District-Seven (MFR-7) due to its proximity to bus public transportation, shopping, and services. Senior elderly housing may also help establish new markets for older retail centers such as the Century Mall. Any new development should be encouraged to build to the lot line.

The opportunity also exists for new medium to higher density housing to locate its ancillary parking on the north side of Eggert Road in the Northtown Plaza. Potential developers should be encouraged to approach Northtown Plaza management regarding a potential shared parking agreement for underutilized Plaza parking spaces along Eggert Road.

Cost: Not Applicable

### ***Action 5***

**Town or Amherst Industrial Development Agency explores the potential for 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 the following areas.

- ❖ Northtown Plaza – Landscaping of parking lot along Eggert Road and installation of sidewalks through the parking lot to the Plaza.



- ❖ Properties on the south side of Eggert Road between Bailey Avenue and Niagara Falls Boulevard — pole sign removal and landscaping to screen parking and “green” properties.
- ❖ Properties at the intersection of Sweet Home/Rosedale and Eggert Roads – landscape enhancements to help reinforce the street edge and “green” the properties.

Cost: Not applicable - private/public shared costs.