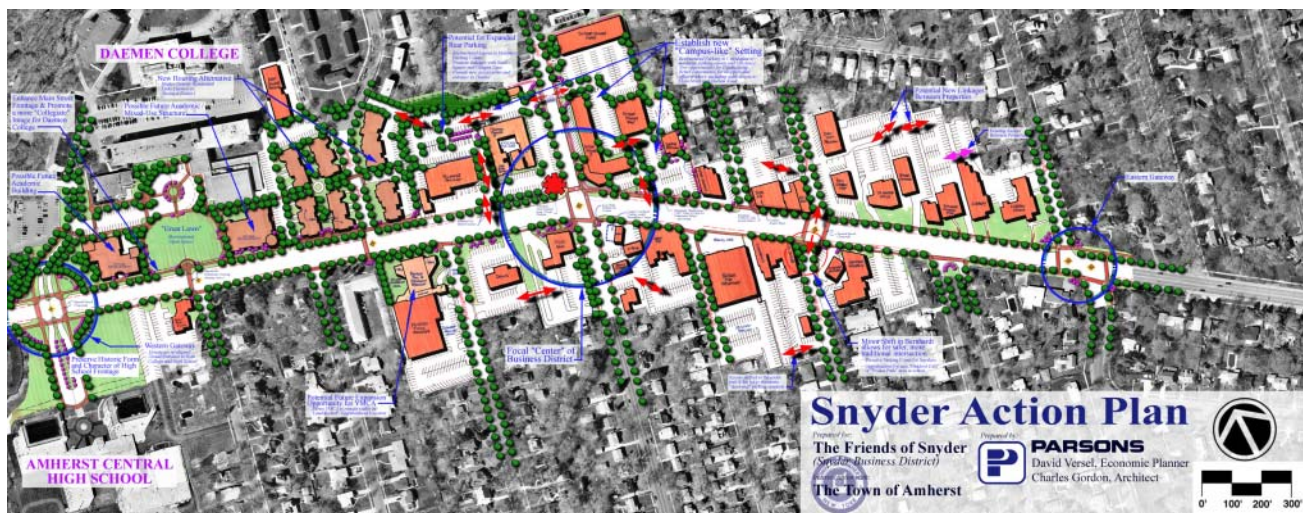


6. Plan Recommendations

Specific Site Recommendations

This section makes recommendations for improving specific site in the Snyder business district. Each recommendation also includes ways to begin implementing the desired course of action. This provides a blueprint for both the business owners and community in general to take the next step.

Note: All sketches shown are conceptual in nature and are only meant to illustrate one of many possible ideas regarding the recommendations.



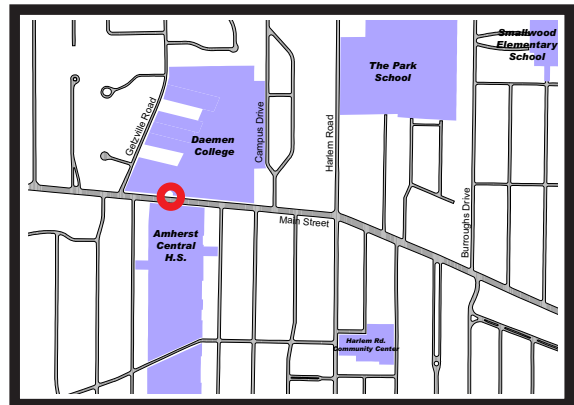
Conceptual Master Plan Recommendations

6.1 Western Gateway/Aligned Driveways

Create a western “gateway” into the Snyder community / Business District and enhance the sense of arrival by aligning the driveways of Amherst Central High School and Daemen College. This initiative would include:



- a major signalized intersection to increase pedestrian and vehicular safety, and to slow traffic speeds



- highly obvious and well-defined pedestrian crossings (decorative pavement and outer striping)
- attractively landscaped surroundings that draw on the historic Main Street gateways, including the use of indigenous stone.
- re-aligning the entrance drive - - shifting Daemen’s entrance to the west and enhancing it into a grand entrance for the college.
- preserving Amherst High School’s historic and formal main entrance, as well as preserving its bus parking facilities, although narrowing the end at Main Street to allow for a more conventional intersection scenario.



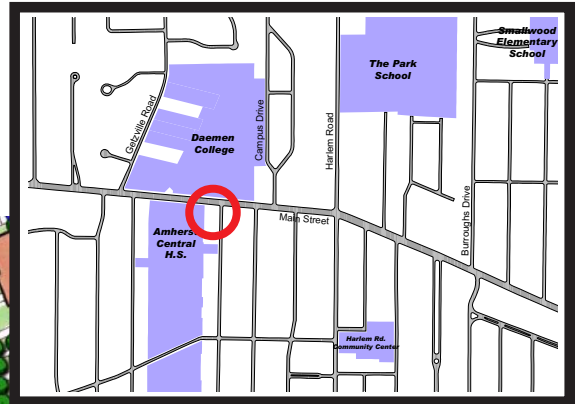
Actions

- *Daemen College to coordinate their capital improvement programs with Amherst Central School District, and to work with the Town of Amherst and NYSDOT to arrive at a mutually agreeable solution. The Town Engineering Department should assist Daemen in hiring a consultant to prepare detailed construction documents and move toward construction.*

6.2 Potential College Expansion

Any future college expansion could help tie Daemen into the Snyder community and make better use of their Main Street frontage. This initiative would include:

- *drawing Daemen into the Snyder community by improving its Main Street edge*
- *establish street edge with formally planted trees, wrought iron fencing, and decorative walls.*
- *preserving at least half of the front lawn for recreational open/green space*
- *framing the open space with attractive new buildings*
- *create more of a “collegiate” character for Daemen*
- *highlighting the location of Musicalfare Theater on the Daemen College campus as a major community asset, i.e. establishing more dominant signage for the Theater along the Main Street frontage.*



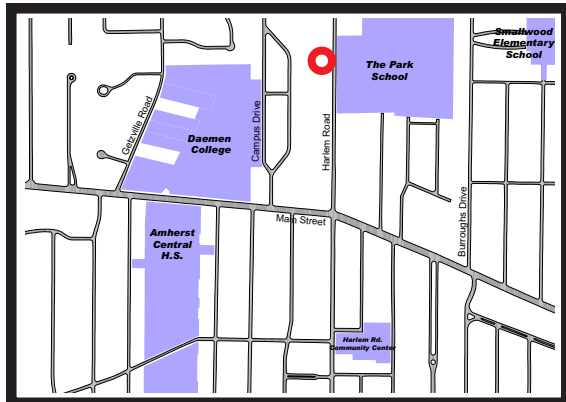
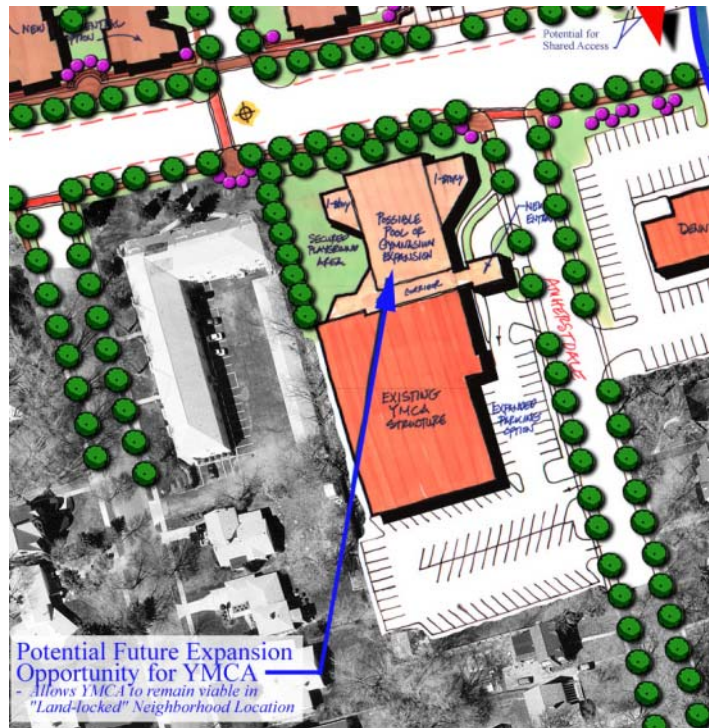
Actions

- ➔ *Daemen College identifies sites and building programs, such as a library/information center, on its long range plan that reinforces the objectives of this action plan. These include improving Daemen’s “collegiate character,” better framing the front lawn, and drawing the campus closer to Main Street and into the Business District. Also, work with Musicalfare Theater to better highlight and recognize its hidden campus location.*

6.3 Potential YMCA Expansion

With a change in zoning regulations and some creative planning, the YMCA could expand on-site, enhance its presence on Main Street and remain a vital part of the Snyder community. This initiative would include:

- remaining viable into the future -- in order to stay competitive the YMCA needs to expand
- remaining in Snyder-- every effort should be made to retain this key community institution
- new zoning that would be more conducive for the YMCA to make improvements.
- improving existing YMCA facilities
- increasing on-site parking and possibly sharing parking with Denny's Restaurant
- Exploring opportunities for "sharing" new facilities between the YMCA, Amherst Central Schools, Park School, Daemen College, and the Town of Amherst



Actions

- ➔ *The Town of Amherst to work with the YMCA to encourage their expansion at their current location, or very close nearby. This expansion helps bring the YMCA building into the community by establishing a greater Main Street presence.*

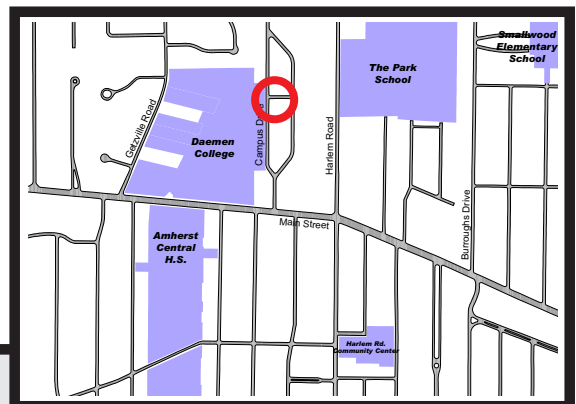
6.4 Campus Drive - Potential Housing Infill

As outlined in the General Recommendations section, increasing residential density and housing choice is important for the continued vitality of Snyder.

One key area identified for increasing housing density and/or offering a new housing option, is along Campus Drive. There are nearly 100 identical 4-unit apartment buildings in the Campus Manor development, so a new, upgraded and unique housing offering may be very desirable within the area. This initiative includes:



- building on the precedent set by Daemen College’s new student housing -- opportunities exist to replace a few of the older apartments closer to Main Street with higher density and higher quality development.
- providing more housing choice, as Snyder residents may decide at certain stages of their lives that a single family home is not what they want - currently many are forced to move out to suburban “senior citizens” developments.
- increasing the community’s image and prestige through well-designed development.



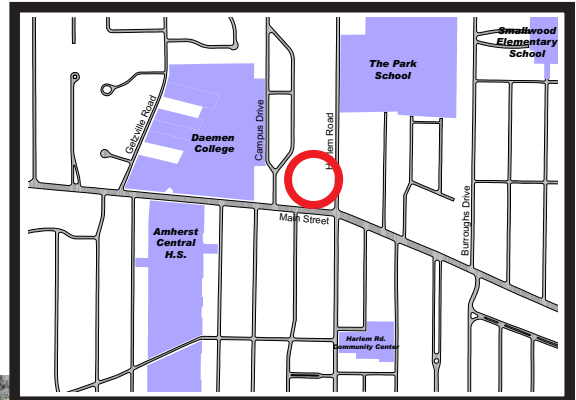
Actions

- ➔ *The Friends of Snyder to solicit interest from developers and the owners of Campus Manor to move this initiative forward.*
- ➔ *The Town of Amherst works to change zoning ordinances to facilitate this type of development.*

6.5 Palanker / Snyder Square Connections

In this area, like others throughout the business district, it is strongly encouraged that barriers between parking areas should be removed. This creates better efficiency, connectivity, and safety for the neighborhood. In this area, the initiative includes:

- using the lot behind the Palanker Building for additional parking, designated for office workers.
- reserving front parking areas for retail patrons
- establishing a single point of access between Snyder Square and the Palanker Building from Main Street and constructing a shared access drive to the rear of the property
- Construct an attractive pedestrian walkway between the Palanker Building and Snyder Square, as well as enhancing the existing pedestrian sidewalk from Snyder Square to Main Street
- Discourage “cut through” traffic by designing the parking so there is no direct route from Harlem to Main
- Consider establishing rear entrances to the Palanker Building and Snyder Square directly connecting the expanded parking lot -- this would be particularly effective for the Theater-in-the-Square (O’Connell Theater).



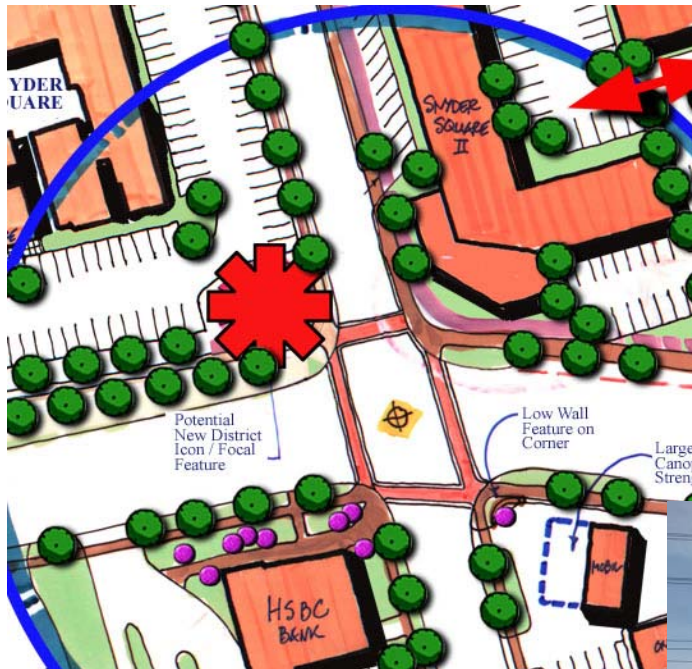
Actions

- The Friends of Snyder to work with business/property owners to promote this type of shared access.
- Explore funding availability through the Amherst IDA for shared parking and expansion proposals

6.6 Village Square / Community Landmark

Communities benefit from a strong visual landmark that can serve to orient people and show that they are in fact “somewhere.” It also helps them remember the place once they have left. Given the lack of memorable “icons” within the Snyder business district, this initiative recommends that:

- *a prominent corner in the area, such as Main and Harlem, be utilized for a new, high visibility structure. This can be a gazebo, a clock tower, or possibly even a small but distinctive building such as a re-located Snyder Post Office.*



- *This structure should have some vertical feature (i.e. a clocktower for example) to help define the ‘Center of Snyder’ and provide a memorable landmark that people think of when they think of Snyder.*

- *This corner location has the advantage of long views down Main Street thanks to the bend in the road.*



Actions

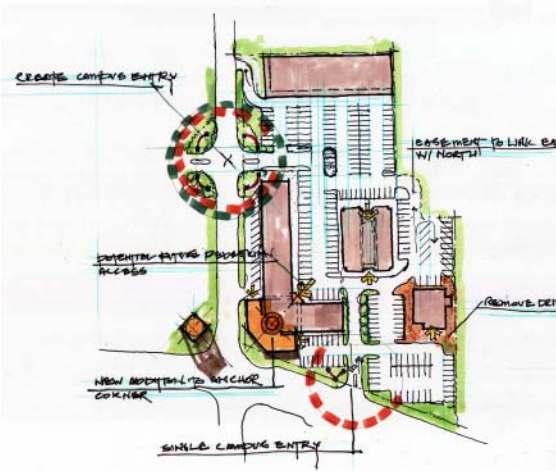
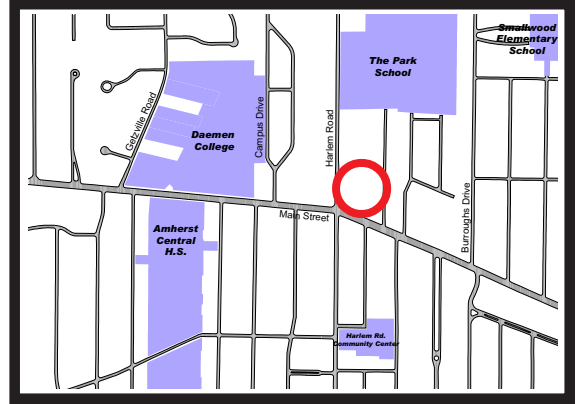
- ➔ *The Friends of Snyder to work with the Town Engineering Department and business/property owners and retain an architect to prepare plans for a ‘community icon’ structure.*

6.7 Snyder Square II Access Improvements

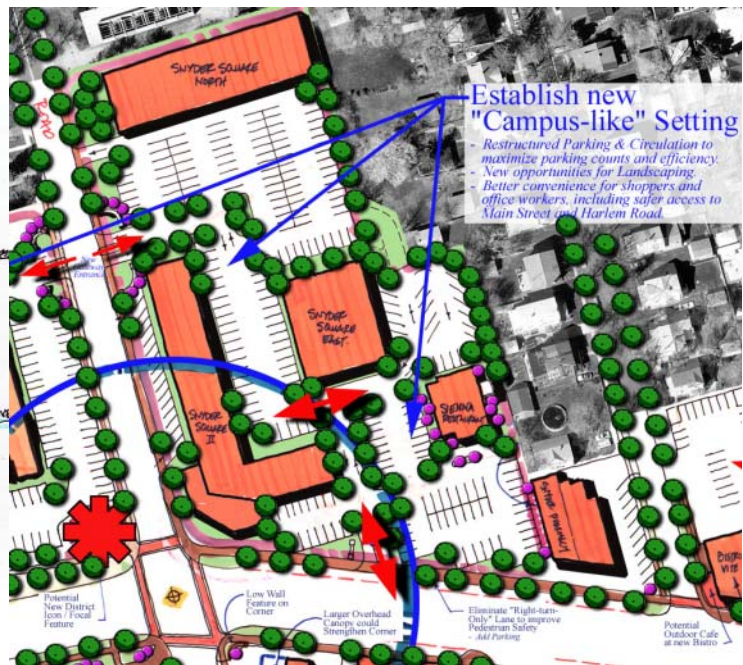
In this area, like others throughout the business district, it is strongly encouraged that barriers between parking areas should be removed. This creates better efficiency, connectivity, and safety for the neighborhood.

In this area, the initiative includes:

- Connection of various parking lots in the area to facilitate better traffic flow and safety
- Closure of one or more curb cuts near the corner of Main and Harlem to improve pedestrian and motorist safety.
- enhancing this prominent corner with a low wall and/or plantings to help define the space and increase pedestrian comfort and walkability at this key intersection.



Earlier concept for northeast corner of Main-Harlem intersection.



Actions

- *The Friends of Snyder to work with business / property owners to promote this kind of shared access. Consider the benefits of improved access and safety from Main Street, better internal circulation between buildings, possible increased parking counts and property edge beautification opportunities.*

6.8 Mobil Station

This corner, a very prominent one, is currently a “sea of asphalt.” Examples of appropriately designed corner gas stations include ones located at Delaware Avenue and Allen Street and Main Street and Winspear , both in the City of Buffalo. This initiative includes:

- *landscaping enhancement with a low wall and/or plantings to increase pedestrian comfort and walkability, but not hinder site lines or views to the station.*



Actions

- *The Friends of Snyder to work with business/property owners to encourage landscaping improvements for this prime corner.*

6.9 Fruehauf Corner

This is another corner that currently, on the west side, is a large expanse of paving. This initiative includes:

- *landscaping enhancement with a low wall and/or plantings to increase pedestrian comfort and walkability*
- *providing/promoting an outside dining opportunity on the east side in conjunction with the new Bistro Vite (former Squire Shop) development.*



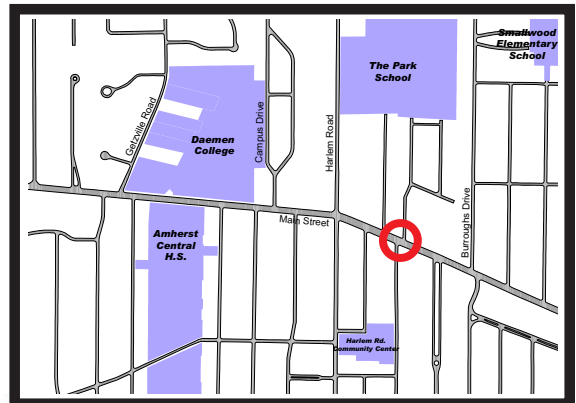
Actions

- *The Friends of Snyder works with business/property owners to encourage landscaping improvements for this corner.*
- *The Town of Amherst should develop code language that will promote outdoor restaurant seating in road rights-of-way within this district.*

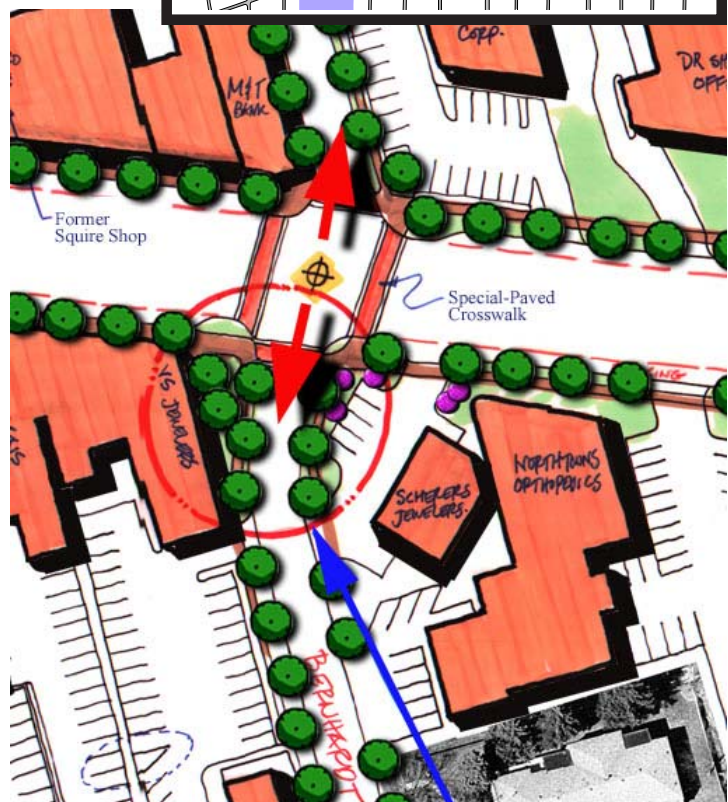
6.10 Aligned Intersection - Chateau/Bernhardt

These two streets are currently offset in their intersection with Main Street. While the intersection is signalized, the offset makes for confusing and potentially dangerous situations with vehicle turning movements and pedestrian crossings. This initiative includes:

- *shifting Bernhardt Drive to the east a few feet to more closely align the angle with Chateau Terrace*
- *maintaining the parking area for Scherer's Jewelers*
- *providing an outdoor plaza/seating area alongside the Roth Building*



Existing Intersection Configuration



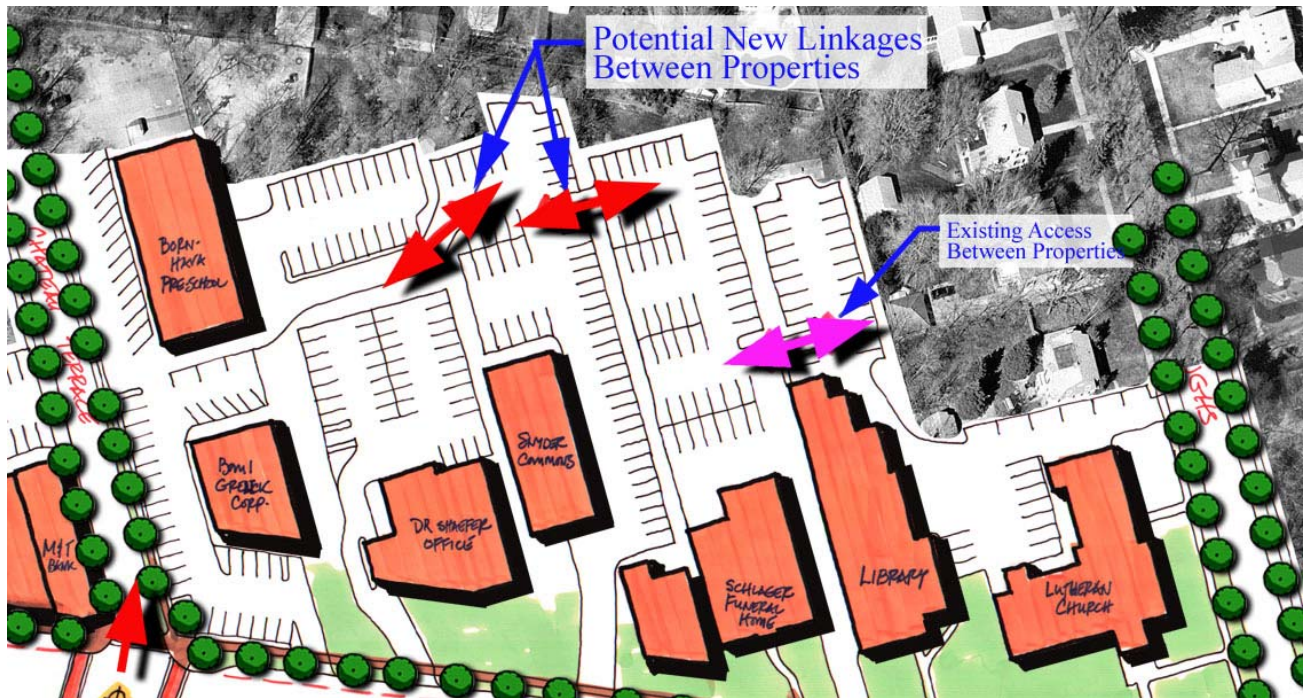
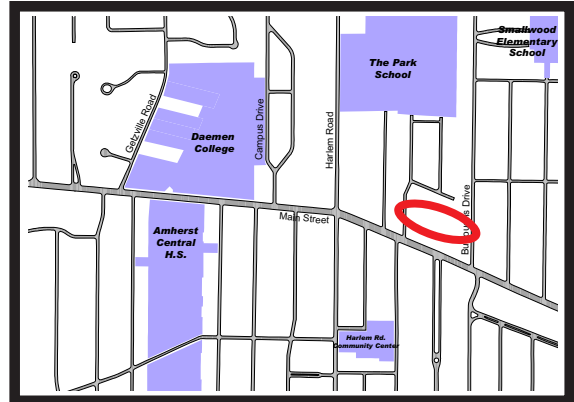
Actions

- ➔ *The Town Highway and Engineering Departments work with business/property owners and the NYSDOT to study and implement this community-enhancing safety improvement.*

6.11 North Side Shared Parking/Access Option

Bornhava, The Cosmetic Clinic, the funeral home, the library all have rear parking areas, in many cases only separated by a fence or strip of grass. Improving accessibility is a key goal of this action plan and this initiative includes:

- connecting parking areas currently separated
- improving the flow of traffic and traffic safety
- maximizing the entire parking area by allowing shared parking



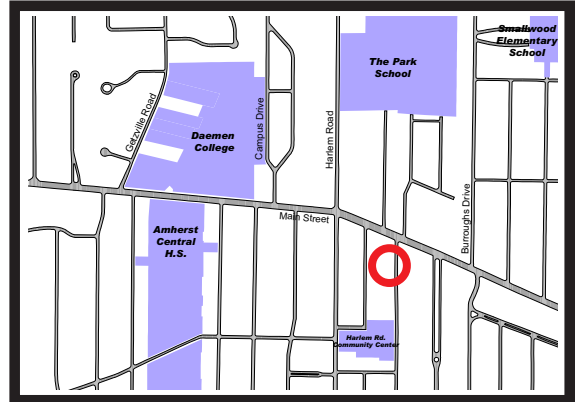
Actions

➔ The Town of Amherst, through the development review process, works with business/property owners to achieve the necessary agreements, including providing grants, to connect parking areas, and improve traffic flow and safety accessing Main Street.

6.12 South Side Rear Parking/ Access Option

Loughran’s and the apartment building on Bernhardt have adjacent parking areas. Currently, they do have a connection. This is to be commended, however, the overall traffic flow and parking access can be improved with a minor adjustment. This initiative includes:

- *shifting the current connection south to the very rear of the lots. This solves the “dead end” parking and turn around problem at the rear of Loughran’s lot.*
- *making Loughran’s Main Street access one way into the lot. All traffic would exit the lot through the new connection and onto Bernhardt. This improves the safety of the narrow Main Street driveway.*
- *maximizing the parking for the Roth Building by reconfiguring the parking lot*



Actions

- ➔ *The Town of Amherst, through the development review process, works with business/property owners to achieve the necessary agreements to maximize efficiency and connectivity between parking areas and to improve traffic flow.*



Long Range Actions

6.13 Infill sites

Building on the general recommendations for residential infill, increasing the housing options and overall density in the Snyder community should be a long range goal to keep the business district viable. In addition to the two sites previously mentioned in this report, other sites in the area could be identified as potential infill sites to increase density and provide development that frames the street and reinforces the “village” atmosphere that stakeholders identified as desirable.

Actions

- ➔ *The Friends of Snyder to assist the Town in identifying key sites, work with business/property owners, and the Town of Amherst to promote high quality infill development as these sites come up for sale.*

6.14 Main Street Reconstruction

Previously, this action plan made recommendations for short term solutions to some of Main Street’s problems, including high speed, excessive lane width etc. Longer range solutions include physically narrowing the street by moving the curbs. Typically this would not happen without a complete reconstruction of Main Street (probably not for another twenty years), however there may be more site specific areas of curb relocation that make sense in the shorter term. This would include the elimination of the right-turn only lane from Main Street onto Harlem Road, making the area much more pedestrian

Actions

- ➔ *The Friends of Snyder and/or whatever business organization is formed should maintain contact with the NYSDOT so that the scheduled reconstruction is known far in advance. At that time, the Friends of Snyder and other community groups should work closely with the NYSDOT through the design phase of the street reconstruction as has happened with other similar projects in other communities such as Rt 240/Buffalo Street in Orchard Park and Rt 62/ Main Street in Hamburg.*
- ➔ *The Friends of Snyder encourages the Town to provide funding for the preparation of a highway streetscape improvement plan, designed to guide future plans of NYSDOT.*