



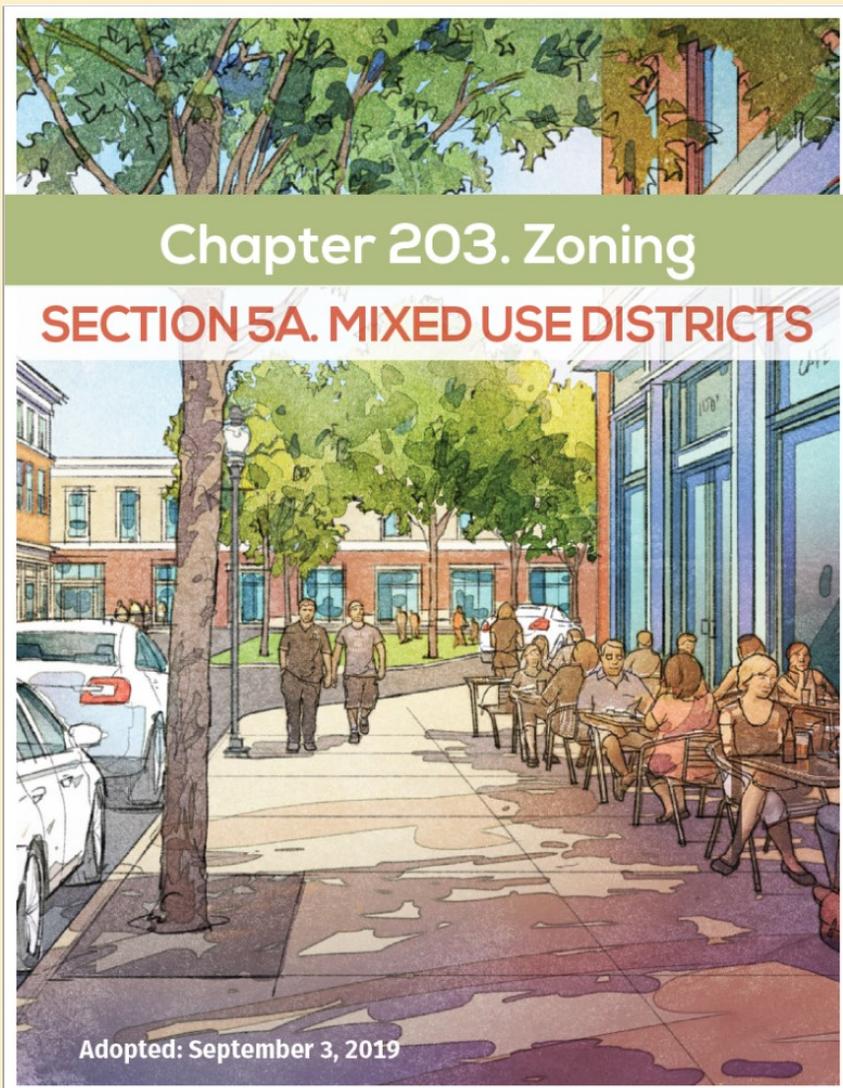
TOWN OF AMHERST SNYDER MIXED-USE DISTRICT

REZONINGS – Harlem Road & Main Street

Amherst Town Board Remote Public Hearing
May 3, 2021 – 7:00 PM



Project History



- On September 3, 2019 the Town adopted amendments to its Comprehensive Plan and corresponding mixed-use zoning regulations. The mixed-use regulations resulted from a 3 year planning process originating from the Imagine Amherst Project, which was funded through a grant from NYSERDA.
- During the planning process the Town focused on commercial areas where new growth and revitalization would be encouraged.



Snyder Mixed-Use District - Rezoning

- The map on the left is of the Town and shows the geography where the Town is encouraging new growth and revitalization. The colored areas represent designated centers and commercial mixed-use areas, where the new zoning will be applied.
- Last year the Town applied the new mixed-use regulations by rezoning areas within the Boulevard Central District shown by highlighted circle. The rezoning action affected approximately 500 acres of land which included 196 parcels.

Town of Amherst Bicentennial Comprehensive Plan 2018

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.

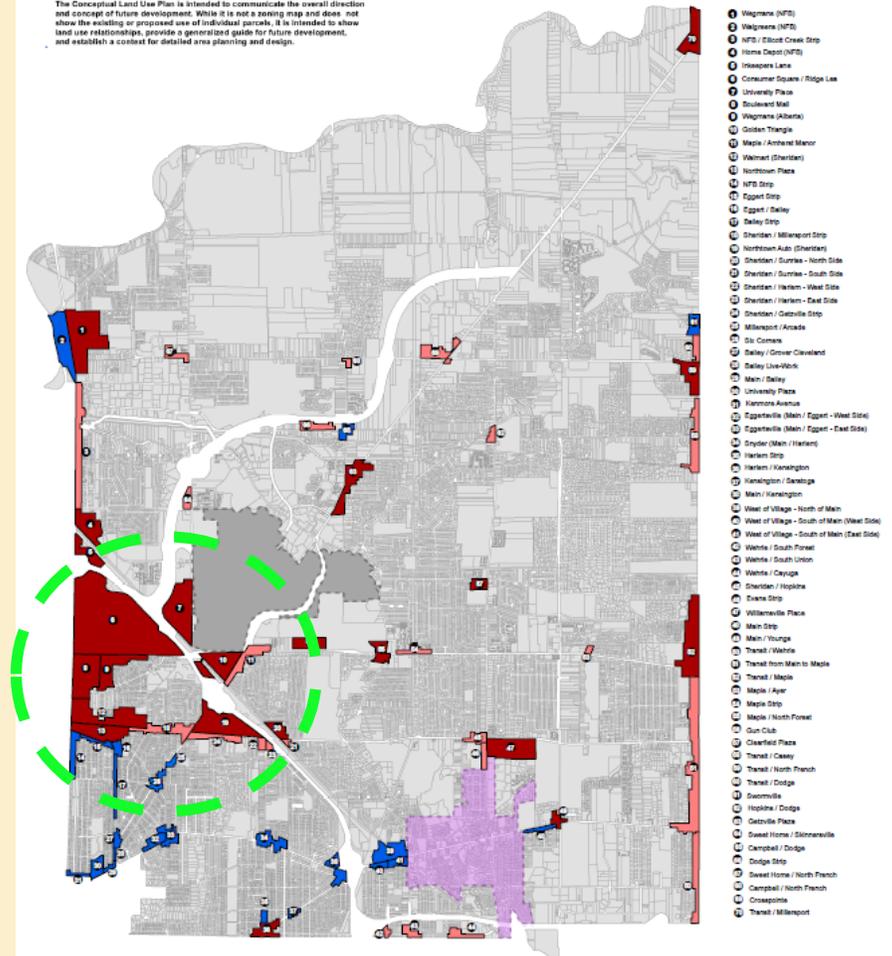


FIGURE 6-A

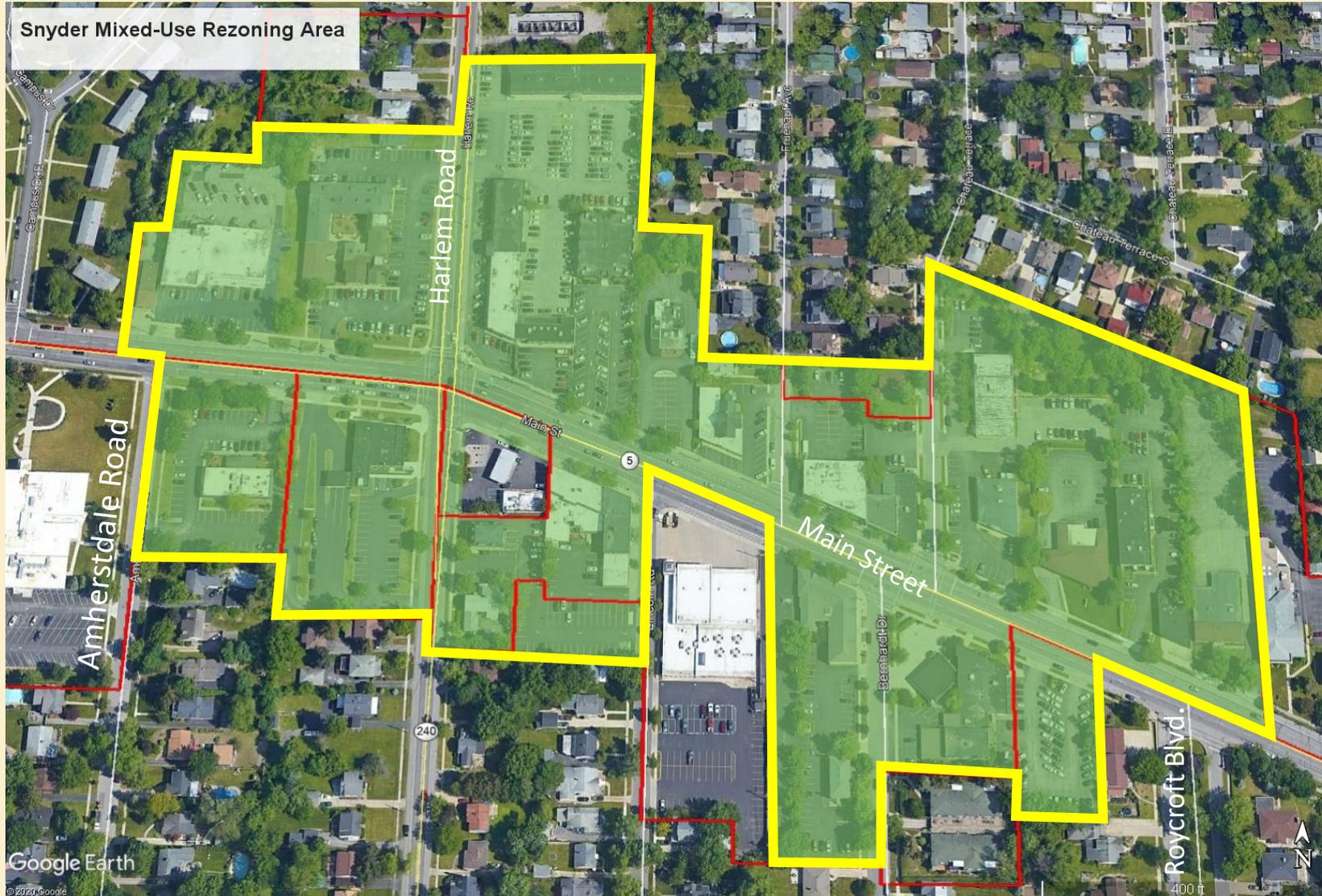
Commercial and Mixed-Use Designations

Suburban Center	Village of Williamsville
Suburban Corridor	University at Buffalo
Traditional Areas	

SOURCE NOTES:
Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and William Roberts & Todd, LLC
Map Compiled by the Town of Amherst Planning Department
Date: September 2018

0 0.2 0.4 0.6 0.8 1
Miles

Snyder Mixed-Use District – Rezoning



- The project area primarily affects parcels which have frontage on Main Street and is bounded on the west by Amherstdale Road and to the east by Roycroft Boulevard.



Snyder Mixed-Use District - Rezoning

Project Scope

- The rezoning action for this area affects 35 parcels, totaling 18.9 acres of land.
- The majority of the affected parcels currently fall within the GB (General Business) zoning district. Four and one half parcels are situated in the R-3 (Residential District Three) zoning district, one parcel is within the MS (Motor Service) zoning district and one parcel is within the NB (Neighborhood Service) zoning district.



Z-2020-11
Request to Rezone Land from NB, GB, MS & R-3 to TI-2.5
Property located at 22&25 Chateau Ter.; 17&20 Fruehauf Ave.;
4357, 4367, 4500 & 4511 Harlem Rd.; 4444, 4446, 4445, 4464,
4467, 4470, 4476, 4498, 4500, 4510-4514, 4511-4521, 4516, 4525, 4536,
4543, 4548, 4549-4557, 4564, 4567, 4574, 4575-4585, 4590, 4600, 4610 &
4614 Main Street; 17&19 Lincoln Road
Town of Amherst, Petitioner December 23, 2020

Existing Zoning
CF
TI-2.5
1A = Parcel ID Number
MU Area # 34
Prepared by the Town of Amherst
Planning Department



Attachment
"A"

PARCEL ID#	SBL	PARCEL ADDRESS	PARCEL ACREAGE	ACREAGE TO BE REZONED	EXISTING ZONING	PROPOSED ZONING	FRONTAGE TYPE
A1	68.17-4-41	4444 MAIN ST	0.13	0.13	GB	TI-2.5	Village
A2	68.17-4-40	4446 MAIN ST	1.17	1.17	GB	TI-2.5	Village
A3	68.17-4-39	4464 MAIN ST	0.27	0.27	GB	TI-2.5	Village
A4	68.17-4-38	4470 MAIN ST	0.35	0.35	GB	TI-2.5	Village
A5	68.17-4-36.1	4476 MAIN ST	0.97	0.97	GB	TI-2.5	Village
A6	68.17-4-35	4500 HARLEM RD	0.27	0.27	GB	TI-2.5	Village
B1	68.17-5-26.1	4498 MAIN ST	0.71	0.71	GB	TI-2.5	Village
B2	68.17-5-27	4511 HARLEM RD	1.26	1.26	GB	TI-2.5	Village
B3	68.17-5-25.1	4500 MAIN ST	0.52	0.52	GB	TI-2.5	Village
B4	68.17-5-24	4510-4514 MAIN ST	0.76	0.76	GB	TI-2.5	Village
B5	68.17-5-23	4516 MAIN ST	0.74	0.74	GB	TI-2.5	Village
B6	68.17-5-20	20 FRUEHAUF AVE	0.09	0.09	GB	TI-2.5	Village
B7	68.17-5-21.1	4536 MAIN ST	0.29	0.29	GB	TI-2.5	Village
C1	68.17-6-21	4548 MAIN ST	0.39	0.39	GB	TI-2.5	Village
C2	68.17-6-22	17 FRUEHAUF AVE	0.12	0.12	R-3	TI-2.5	Village
C3	68.17-6-19	22 CHATEAU TER	0.13	0.13	R-3	TI-2.5	Village
C4	68.17-6-20	4564 MAIN ST	0.31	0.31	GB	TI-2.5	Village
D1	80.06-1-24.11	4574 MAIN ST	0.51	0.51	GB	TI-2.5	Village
D2	80.06-1-21.21	25 CHATEAU TER	1.21	1.21	GB	TI-2.5	Green
D3	80.06-1-21.11	4590 MAIN ST	0.73	0.73	GB	TI-2.5	Green
D4	80.06-1-20	4600 MAIN ST	0.52	0.52	GB	TI-2.5	Green
D5	80.06-1-19	4610 MAIN ST	0.48	0.48	GB	TI-2.5	Green
D6	80.06-1-18.1	4614 MAIN ST	0.95	0.95	GB	TI-2.5	Green
E1	80.05-5-42	4445 MAIN ST	1.02	1.02	MS	TI-2.5	Green/Vill.
E2	80.05-5-1	4467 MAIN ST	1.35	1.35	NB	TI-2.5	Village
F1	80.05-6-35	4357 HARLEM RD	0.28	0.28	GB	TI-2.5	Village
F2	80.05-6-36	4367 HARLEM RD	0.19	0.19	GB	TI-2.5	Village
F3	80.05-6-1	4511-4521 MAIN ST	0.36	0.36	GB	TI-2.5	Village
F4	80.05-6-2	4525 MAIN ST	0.13	0.13	GB	TI-2.5	Village
F5	80.05-6-3.11	17 LINCOLN RD	0.15	0.15	R-3	TI-2.5	Village
F6	80.05-6-4	19 LINCOLN RD	0.19	0.19	R-3	TI-2.5	Village
G1	80.05-7-5	4543 MAIN ST	0.38	0.38	GB	TI-2.5	Village
G2	80.05-7-6.1	4549-4557 MAIN ST	0.74	0.74	GB	TI-2.5	Village
H1	80.06-12-1	4567 MAIN ST	0.23	0.23	GB	TI-2.5	Village
H2	80.06-12-2.1	4575-4585 MAIN ST	0.97	0.97	GB/R-3	TI-2.5	Village

List of Affected Parcels

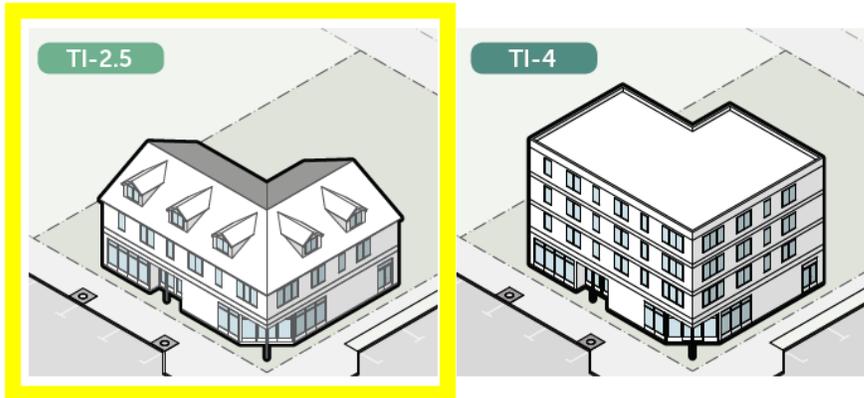
The list of affected parcels and the zoning map may be found on the project web page.

All of the parcels proposed for rezoning are identified by a parcel identification number which corresponds with the rezoning exhibit map.



5A-1-1. Intent

The Infill Districts are intended to implement the Traditional future center designation of the Town's 2019 Comprehensive Plan. In this form, buildings are typically built next to the sidewalk, with little or no front setback. New buildings are scaled to fit into the setting of the traditional areas. Examples of traditional form include older areas of Town such as Eggerstville, Snyder and Williamsville. These Infill Districts allow for redevelopment and infill in a form that is pedestrian-friendly and supports the surrounding neighborhood.



5A-1-2. Districts

The following Traditional Infill Districts are established.

A. Traditional Infill 2.5 (TI-2.5)

The Traditional Infill 2.5 District is intended for infill and redevelopment sites that immediately abut residential neighborhoods on shallow parcels. The TI 2.5 District allows for a 2-story flat-roofed building as well as a 3 story building where the third story is within the roof form.

B. Traditional Infill 4 (TI-4)

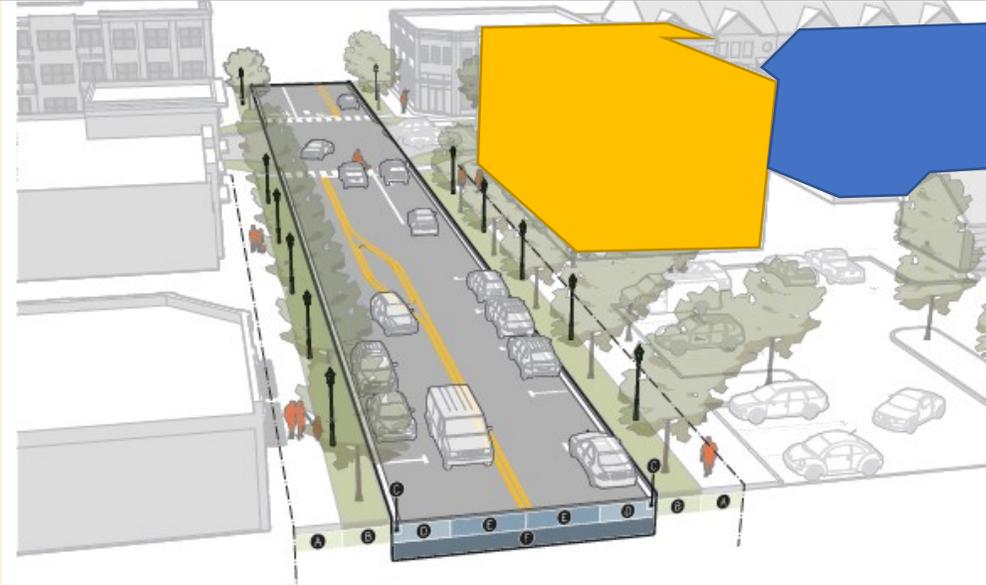
The Traditional Infill 4 District is intended for infill and redevelopment sites that are deeper parcels or adjacent to taller existing development that allow for up to 4 stories in height.

New Traditional Infill Zoning Districts

- The new mixed-use regulations created a total of 8 new zoning districts, 1 of which is being applied in the Snyder neighborhood.
- **Traditional Infill 2.5 (TI-2.5)**
The properties designated for this rezoning will be rezoned to the new Traditional Infill- 2.5 zoning district.
- In this zoning district, new buildings will be built next to the sidewalk along Main Street, and the buildings will be scaled to be consistent with the surrounding streetscape and in context with the surrounding neighborhood.

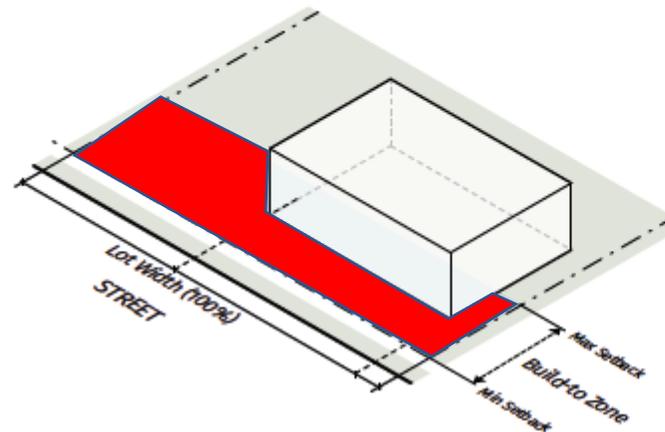


- What do the New Mixed-Use Zoning Regulations do ?
- The new mixed-use regulations shape building form and a building's relationship to the street and other buildings.
- The regulations provide for “build to” zones, rather than a minimum required building setback.
- This locates buildings closer to the road, creating a more walkable environment and a sense of enclosure.



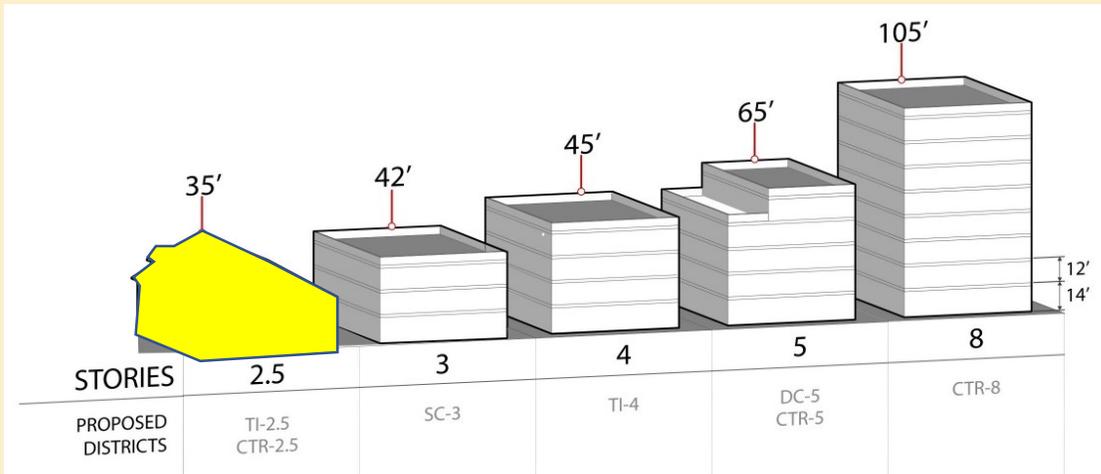
B. Lot Frontage

- (1) The required lot frontage is the amount of the building facade that must be located in the build-to zone, measured based on the width of the building or buildings divided by the width of the lot.



Building Heights

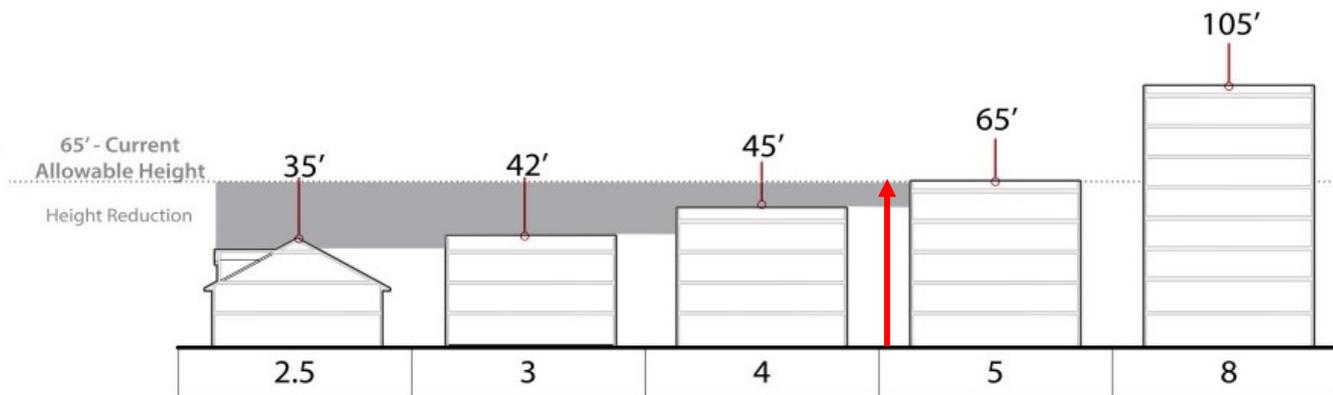
Snyder Mixed Use District – Rezoning



- The new regulations will reduce allowable building heights which currently permit 65 feet for properties which are within the GB- General Business and MS- Motor Service zoning districts.
- The new Traditional Infill, (TI-2.5) zoning district will permit a maximum building height of 35 feet and 2.5 stories.

CURRENT ALLOWED HEIGHTS BY DISTRICT

District	Height
NB	30 ft. Max.
SC	65 ft. Max.
TNB	35 - 50 ft.
LW	35 ft. Max. (2 Stories)





Allowable Uses

USE REGULATIONS

5A-8-2. Mixed Use District Use Table

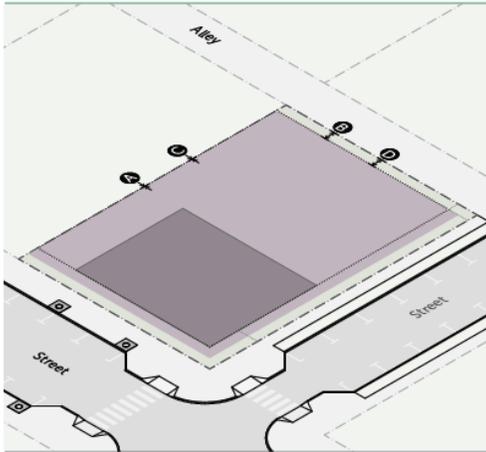
MIXED USE DISTRICTS	TI-2.5	TI-4	SC-3	DC-3	DC-5	CTR-2.5	CTR-5	CTR-8	Use Standards
OPEN USES									
None allowed	--	--	--	--	--	--	--	--	
RESIDENTIAL USES									
Single-family detached	P	P	P	P	P	P	P	P	
Multi-family dwelling	P	P	P	P	P	P	P	P	
Upper-story dwelling	P*	P*	P*	P*	P*	P*	P*	P*	6-2-6.
Assisted group living	P	P	P	P	P	P	P	P	
Senior citizen housing	P*	P*	P*	P*	P*	P*	P*	P*	6-2-2.
PUBLIC AND CIVIC USES									
Ambulance service	P	P	P	P	P	P	P	P	
Business college, commercial school	P	P	P	P	P	P	P	P	
College, university	--	--	--	--	P	--	P	P	
Day care	P*	P*	P*	P*	P*	P*	P*	P*	6-3-2.
Passenger Station	--	--	--	--	--	--	P	P	
Place of worship	P*	P*	P*	P*	P*	P*	P*	P*	6-3-3.
Public utility service structure or facility	P*	P*	P*	P*	P*	P*	P*	P*	6-3-4.
School, elementary/secondary (private)	P	P	P	P	P	P	P	P	
Telecommunication facility	S	S	S	S	S	S	S	S	§ 6-7
Utility, minor	P	P	P	P	P	P	P	P	
COMMERCIAL USES									
Animal care	P*	P*	P*	P*	P*	P*	P*	P*	6-4-1, 6-4-13, 6-8-7.
Drive-through facility	--	--	--	P*	P*	P*	P*	P*	4-8-4.
Lodging	P	P	P	P	P	P	P	P	
Medical	P	P	P	P	P	P	P	P	
Office	P	P	P	P	P	P	P	P	
Personal service	P	P	P	P	P	P	P	P	
Recreation, indoor	P	P	P	P	P	P	P	P	
Recreation, outdoor	--	--	--	S	S	S	S	S	
Restaurant	P	P	P	P	P	P	P	P	
Restaurant with outdoor dining	P*	P*	P*	P*	P*	P*	P*	P*	6-4-9.
Retail sales and service	P	P	P	P	P	P	P	P	
Sexually oriented business	--	--	--	--	--	--	--	--	§ 6-6
Vehicle sales, indoor	--	--	--	--	P	P	P	P	
Vehicle sales (outdoor), vehicle service	--	--	--	--	--	--	--	--	
INDUSTRIAL USES									
Light industrial	--	--	--	--	--	--	--	--	
Heavy industrial	--	--	--	--	--	--	--	--	
ACCESSORY USES									
All uses and structures customarily incidental to a principal use	P	P	P	P	P	P	P	P	

- The new regulations allow for a mixture of uses, and permit new uses, including:
 - Single family homes
 - Multifamily homes
 - Assisted group living
 - Senior citizen housing
- Some permitted uses will be going away, including:
 - Vehicle sales (outdoor)
 - Service stations
 - Uses with drive through operations
- Uses may be mixed vertically or horizontally within the same building or may be mixed as separate uses on the same site.



5A-1-3. TI-2.5 Traditional Infill 2.5

A. Site



LOT

Area	0 SF min
Width	0' min
Outdoor amenity space	10% min

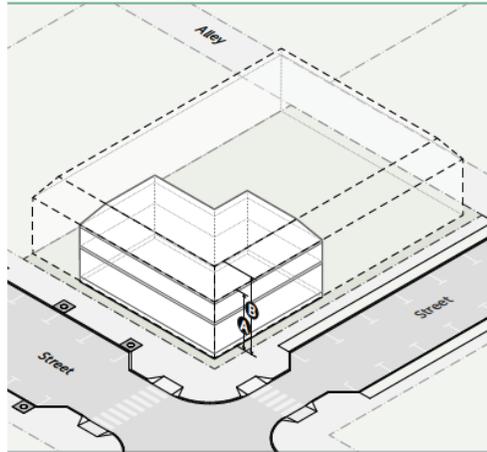
BUILDING SETBACKS

Build-to zone	See 5A-2 Infill Frontages
Lot frontage	See 5A-2 Infill Frontages
A Common lot line	0' min
B Alley	5' min

PARKING SETBACKS

Primary and side street	See 5A-2 Infill Frontages
C Common lot line	0' min
D Alley	5' min

B. Building



BUILDING HEIGHT

A Top plate height	2 stories/24' max
B Building height	2.5 stories/35' max
Roof pitch	18:12 max

BUILDING LENGTH See 5A-2 Infill Frontages

STORY HEIGHT See 5A-2 Infill Frontages

ACTIVATION See 5A-2 Infill Frontages

USE See 5A-8 Use Regulations

Building Form & Design

- Within various parts of the Town, the location of existing GB (General Business) zoning districts has resulted in land use conflicts. The dimensional standards within the GB district have allowed for a “one size fits all” pattern without consideration for surrounding neighborhood context.
- The introduction of the Traditional Infill- 2.5 (Ti-2.5) zoning district within the Snyder neighborhood will reduce the potential for future conflicts with neighboring residential uses by limiting building height; recognizing the traditional building form along Main Street; and requiring improved building design for new buildings.



§ 5A-2 INFILL FRONTAGES

5A-2-1. Applicability

The Infill Frontages are established as an overlay mechanism to supplement the standards in the underlying district. These frontages are applied to all street-facing block faces where designated on the Official Zoning Map. Where no frontage is mapped on the Official Zoning Map, the General Frontage applies. The frontage introduces additional dimensional standards to Infill Districts including building setbacks, parking setbacks, story height, transparency, pedestrian access, and streetscape.

5A-2-2. Frontages

The following Infill Frontages are established.

A. General

The General Frontage provides for a walkable mixed-use street, moving the building up near the back of the sidewalk, and providing for a moderate build-to percentage.

B. Village

The Village Frontage provides for a walkable retail street, moving the building up to the back of the sidewalk, and providing for a high build-to percentage, ensuring a "main street" environment.

C. Green

The Green Frontage provides for a deeper setback, moving the building back from the street, but not allowing parking between the building and the street.

D. Residential

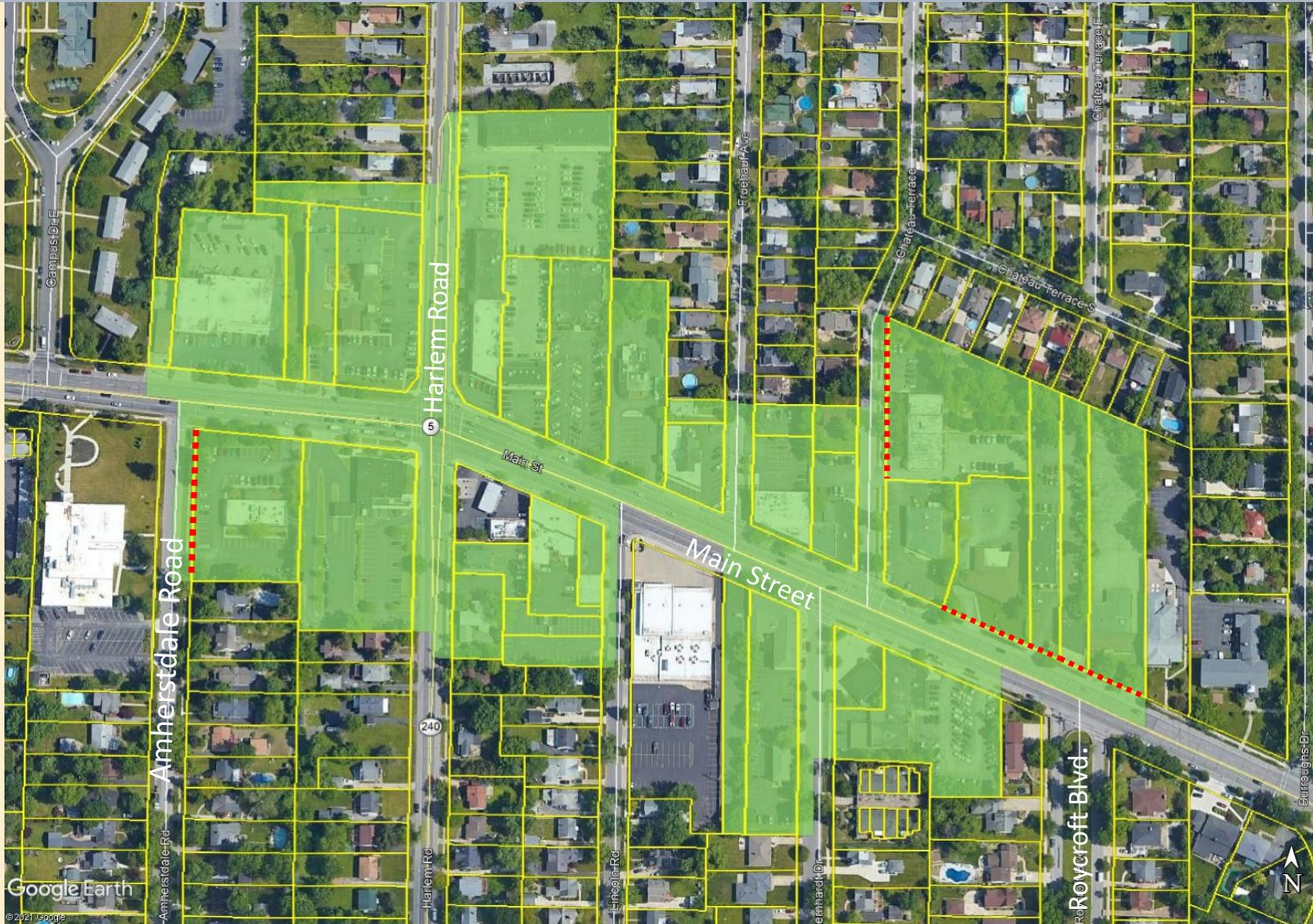
The Residential Frontage provide a low build-to percentage and modest transparency requirements, allowing for buildings that are closer in mass and scale to large traditional houses.



Building Design/Frontage Type

- The new zoning regulations will apply to newly constructed buildings, and to existing buildings when redevelopment occurs which requires site plan approval.
- The new regulations apply one of two design frontage types to the affected parcels. The “Village Frontage” type and the Green Frontage type.

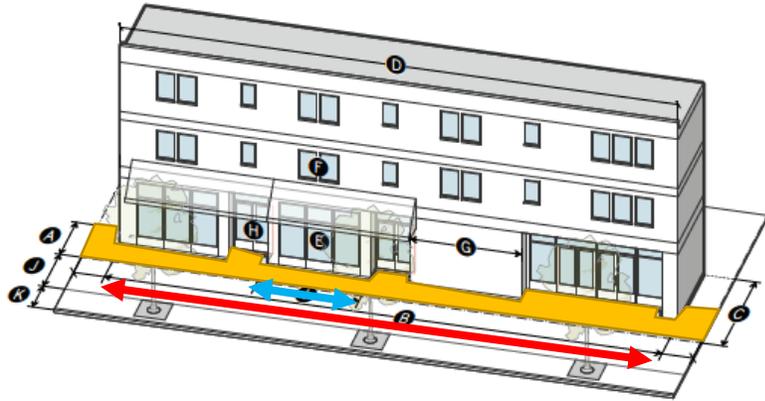
Snyder Mixed-Use District – Rezoning



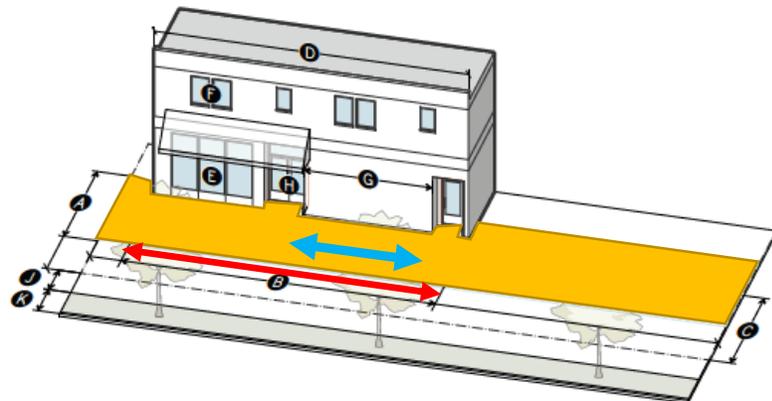
- All of the properties with the exception of five will have a “Village Frontage” type.
- The existing school along the east side of Chateau Terrace and four properties along the north side of Main Street at the east end of the project area will have a “Green Frontage” type. Additionally, the Amherstdale Road frontage of 4445 Main St. will have a “Green Frontage” type.



5A-2-4. Village Frontage



5A-2-5. Green Frontage

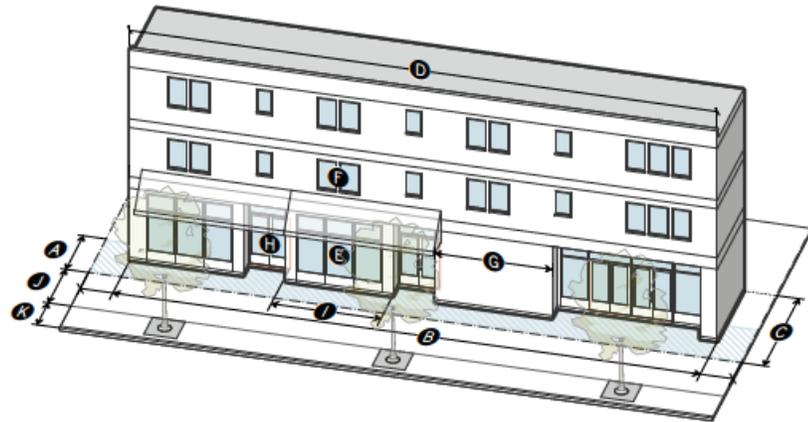


Frontage Types

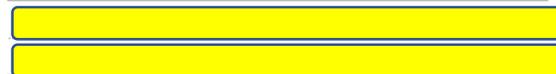
- The frontage type regulates a building's design in several ways including:
 1. Building Setback
 2. Percentage of building occupying street frontage
 3. Percentage of wall transparency or glass
 4. Maximum building length
 5. Maximum building entrance spacing



5A-2-4. Village Frontage



BUILDING SETBACKS



PARKING SETBACKS

Ⓒ Street 20' min

BUILDING MASS

Ⓓ Street-facing building length 200' max

STORY HEIGHT

Ground floor elevation	0' min / 2' max
Ground story height	13' min
Upper story height	9' min

TRANSPARENCY



Ⓕ Upper story	20% min
Ⓖ Blank wall length	15' max

PEDESTRIAN ACCESS

Ⓗ Street-facing entrance	Required
Ⓘ Entrance spacing	30' max

STREETSCAPE

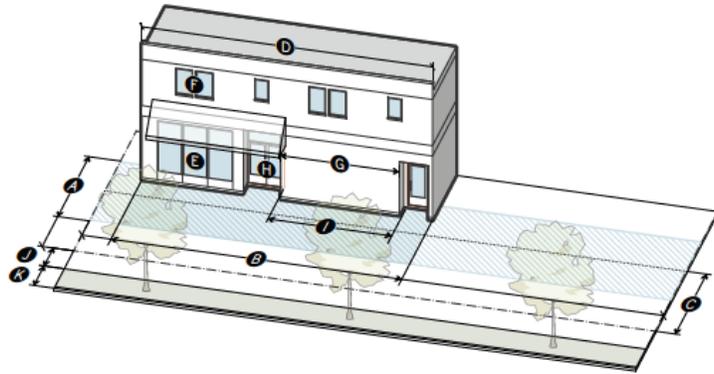
Ⓙ Clear pedestrian zone	10' min
Ⓚ Curb zone	6' min
Tree planting type	Grates
Tree spacing	35' on-center avg.

Village Frontage

- The majority of the affected parcels will be assigned the “Village Frontage” type with this rezoning action.
- The illustration to the left is an excerpt from the zoning ordinance identifying the design requirements for the “Village Frontage” type.
- Buildings must be setback between 0 & 10 feet
- Buildings must occupy 90 percent of the lot frontage.
- Buildings must have 70% of ground floor wall face transparent



5A-2-5. Green Frontage



BUILDING SETBACKS

A Build-to zone 10' min/30' max

PARKING SETBACKS

C Street 20' min

BUILDING MASS

D Street-facing building length 175' max

STORY HEIGHT

Ground floor elevation	
Residential	2' min / 5' max
Non-residential	0' min / 2' max
Ground story height	
Residential	9' min
Non-residential	13' min
Upper story height	9' min

TRANSPARENCY

E Ground story 50% min

F Upper story 20% min

G Blank wall length 20' max

PEDESTRIAN ACCESS

H Street-facing entrance Required

I Entrance spacing 50' max

STREETSCAPE

J Clear pedestrian zone 6' min

K Curb zone 6' min

Tree planting type Tree lawn/grates

Tree spacing 35' on-center avg.

Green Frontage

- The other five properties previously identified will be assigned the “Green Frontage” Type. The illustration to the left is an excerpt from the zoning ordinance identifying the requirements for the “Green Frontage” type.
- The green frontage type differs from the “Village Frontage” by allowing for a maximum building setback of 30 feet compared to 10 feet for the “Village Frontage” type. The deeper “build -to” zone is meant to encourage lawn or open space between the building front and the pedestrian zone.
- Additionally, the minimum required lot frontage is 60% vs 90% for the Village Frontage type and 50% ground floor transparency vs 70% .



Snyder Mixed-Use District- Rezoning

Existing Village Form



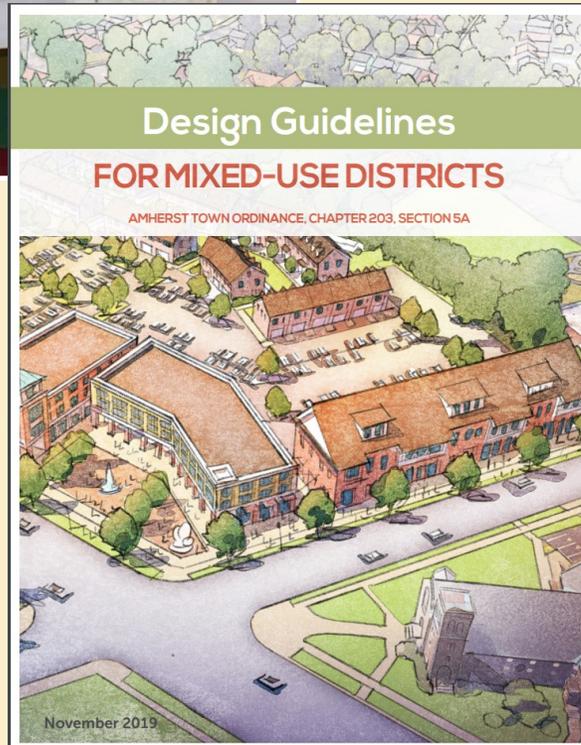
- Several existing sites within the project area maintain a village form. The buildings are pulled close to the property line along the street, provide upper story uses and provide for sufficient wall transparency.
- The new TI- 2.5 Zoning District regulations will require new buildings to maintain this building form.



Existing Green Frontage Form

- The photos to the left are existing sites within the project area that resemble a Green Frontage form, allowing for a deeper “build-to” zone and green space along the frontage.





Design Advisory Board

- Projects which require site plan approval within the new Mixed-use zoning districts will be referred to the Town's newly created Design Advisory Board which will review a proposed building for overall architectural aesthetics, good building design and exterior building material choices.
- The Design Advisory Board will offer its recommendation on building design to the Town of Amherst Planning Board for incorporation into the site plan review process.



Next Steps

- The Planning Board at its meeting of March 18, 2021 offered a recommendation of approval to the Town Board.
- On May 3, 2021 at 7:00PM the Town Board will hold a remote public hearing in which all affected landowners and the general public will be given a second opportunity to present questions and/or concerns. Upon closing of the public hearing the Town Board will then vote on the proposed rezonings. The vote can occur on May 3, 2021 or at a subsequent Town Board meeting.
- The public and affected land owners are encouraged to contact the Planning Department with their questions and/or concerns before the May 3rd public hearing. Questions can be submitted by using the feed back form on the project web page or by contacting the Planning Department by phone. Written comments may also be mailed to the Planning Department using the address on the contacts page of this presentation.



After your property is rezoned

- Rezoning will not force change to a building, zoning is not retroactive; the new regulations apply when a property becomes re-developed or a site plan change occurs.
- Uses that are made legal non-conforming after a property is rezoned may continue uninterrupted until abandoned or destroyed.
- Uses established prior to a rezoning are legally protected pursuant to the provisions of Part 9, Non-Conforming Use Regulations, of the Zoning Ordinance.



How to Contact the Planning Department

Questions may be directed to the Planning Department via Telephone, U.S. Mail or the project feedback form on the project web page.

The mailing address is:

- Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

716-631-7058

Proposed Snyder Mixed-Use Neighborhood Rezoning

Type *

Question

Comment

Concern

Question, Comment, or Concern *

Name *

First Last

Address *

Phone

- -

####

Email *

SUBMIT



Thank you for your participation.