



TOWN OF AMHERST
BOULEVARD CENTRAL DISTRICT
REZONINGS – Sector 2

Remote Public Hearing
December 14, 2020 – 7:00 PM



Introduction

Sector 2. Properties Only

Monday December 14, 2020 – 7:00PM

Remote Town Board Public Hearing

The public may view and participate in the hearing via video or audio call-in at 7:00 pm.

To join the Zoom meeting:

Zoom Meeting Computer/Visuals Link:

<https://us02web.zoom.us/j/84092370654?pwd=cHBjaFV1d2JrWUdEUTFmM2JjY1E4UT09>

Meeting ID: **840 9237 0654**

Password: **940601**

Call-In Instructions:

Tel. No. **1-929-205-6099**

Meeting ID: **840 9237 0654**

Password: **940601**

- Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Daniel J. Ulatowski, AICP

Principal Planner/ZEO

716-631-7058



If you have question or concerns you may contact the Planning Department by telephone, U.S. Mail or use the project feedback form on the project page

- Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

716-631-7058

Proposed Boulevard Central District Rezoning

Type *

Question
 Comment
 Concern

Question, Comment, or Concern *

Name *

First Last

Address *

Street Address

City State / Province / Region

Postal / Zip Code

Phone

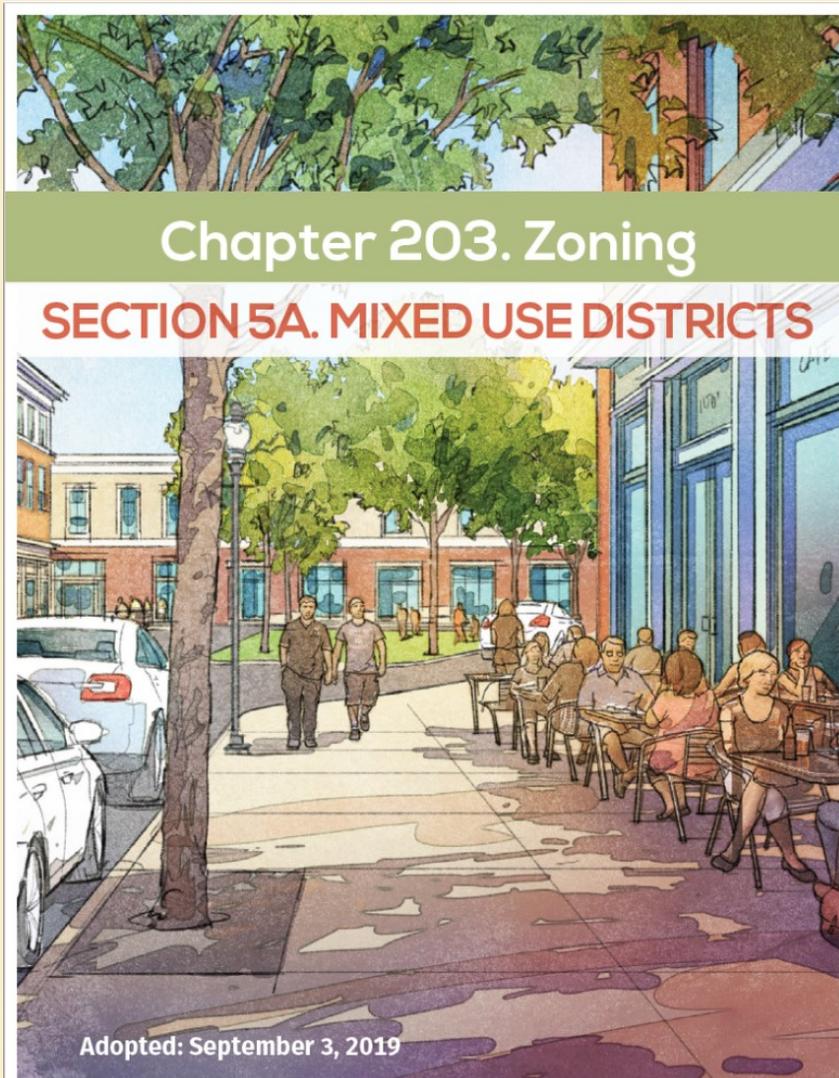
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Email *

SUBMIT



Project History

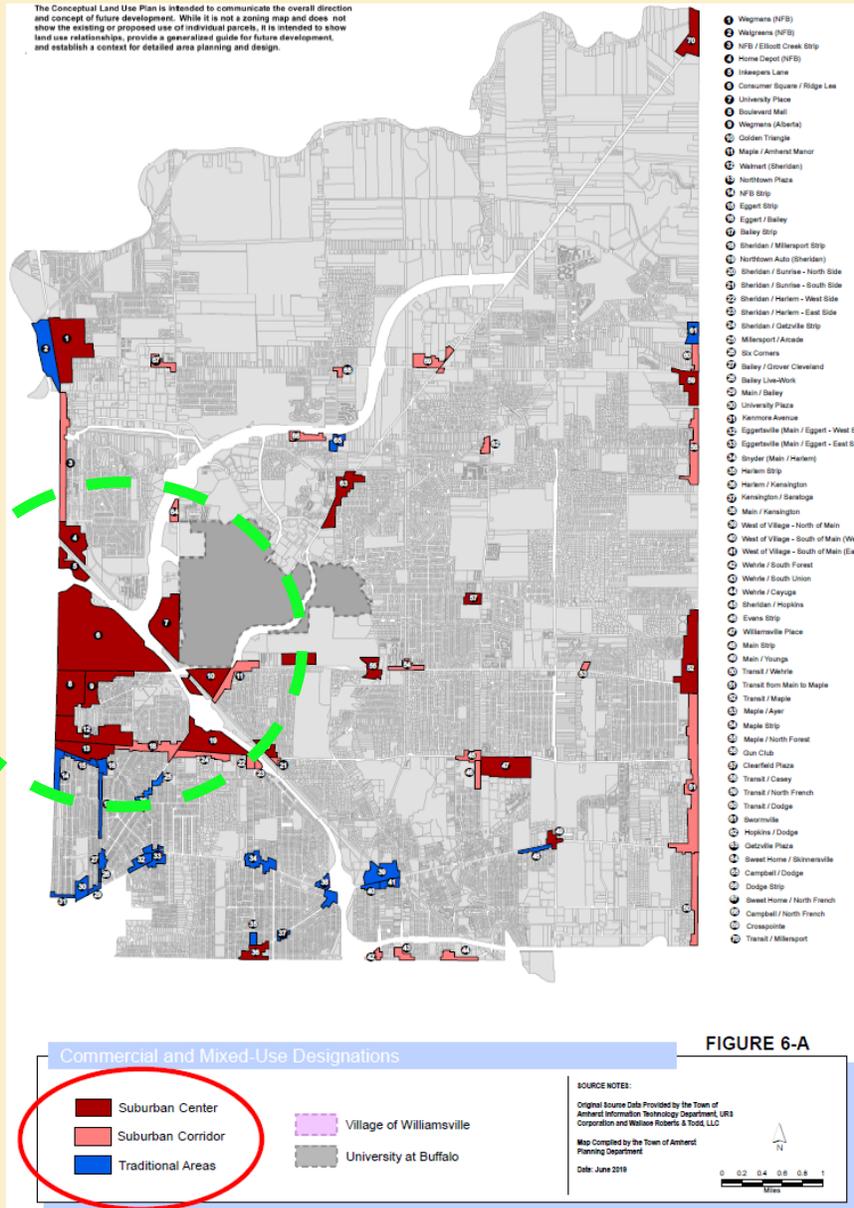


- Last September the Town adopted amendments to its Comprehensive Plan and corresponding mixed-use zoning regulations. The mixed-use regulations resulted from a 3 year planning process originating from the Imagine Amherst Project, which was funded through a grant from NYSERDA. During the planning process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



Project Scope

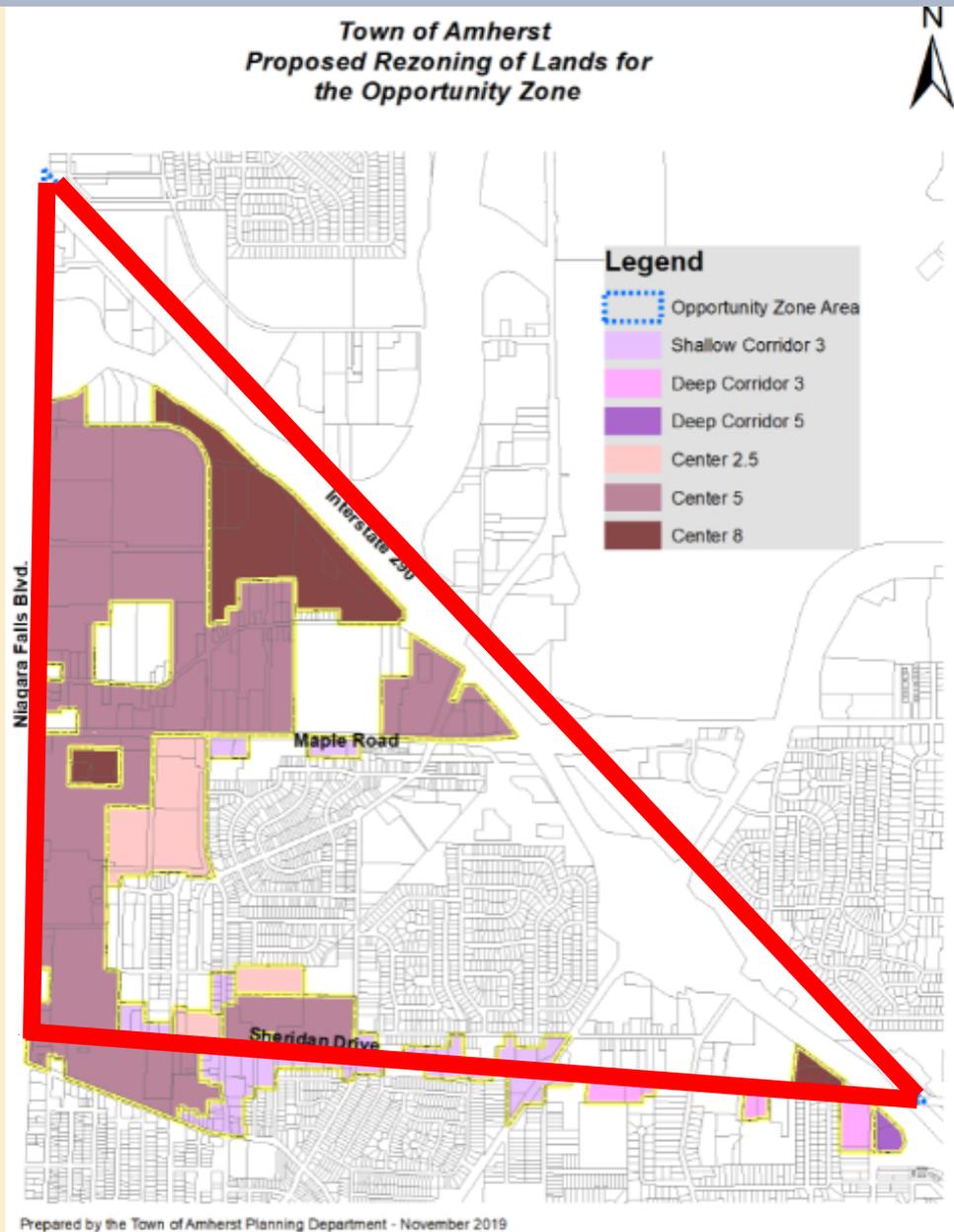
- The map on the left is of the Town and shows the geography where the Town is encouraging new growth and revitalization. The colored areas represent designated centers and commercial mixed-use areas, where the new zoning will be applied.
- The application of the new mixed-use regulations will first focus on properties within/near the Town's new federal opportunity zone, which has been named the Boulevard Central District.





Location

- The Boulevard Central District is generally bordered on the west by Niagara Falls Boulevard, on the north by Interstate 290 and on the south by Sheridan Drive.

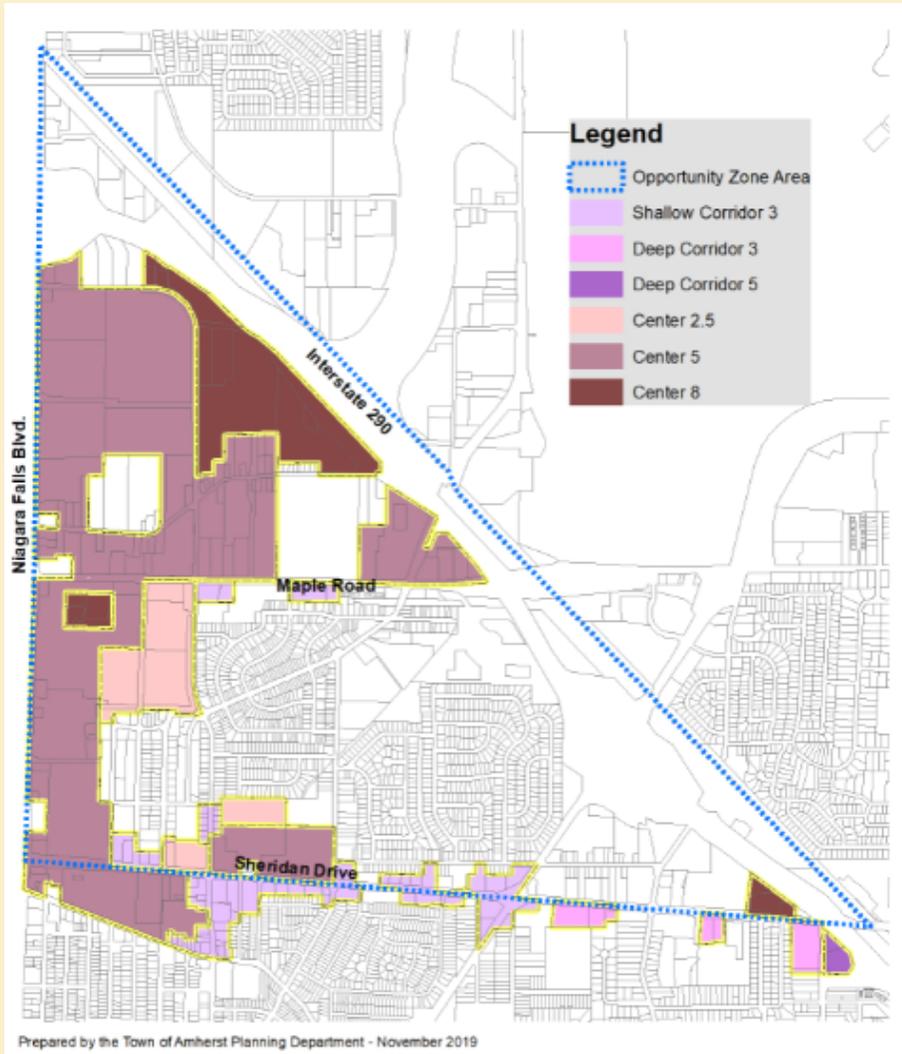




Boulevard Central District - Rezoning Sector 2

Project Scope

- The entire rezoning action for this area affects 196 parcels, totaling 504 acres of land.
- The majority of the affected parcels currently fall within the GB (General Business) District, the SC (Shopping Center) District and some within the RD (Research and Development) District.
- Initially the OB (Office Building) and MS (Motor Service) zoned parcels will not be included.

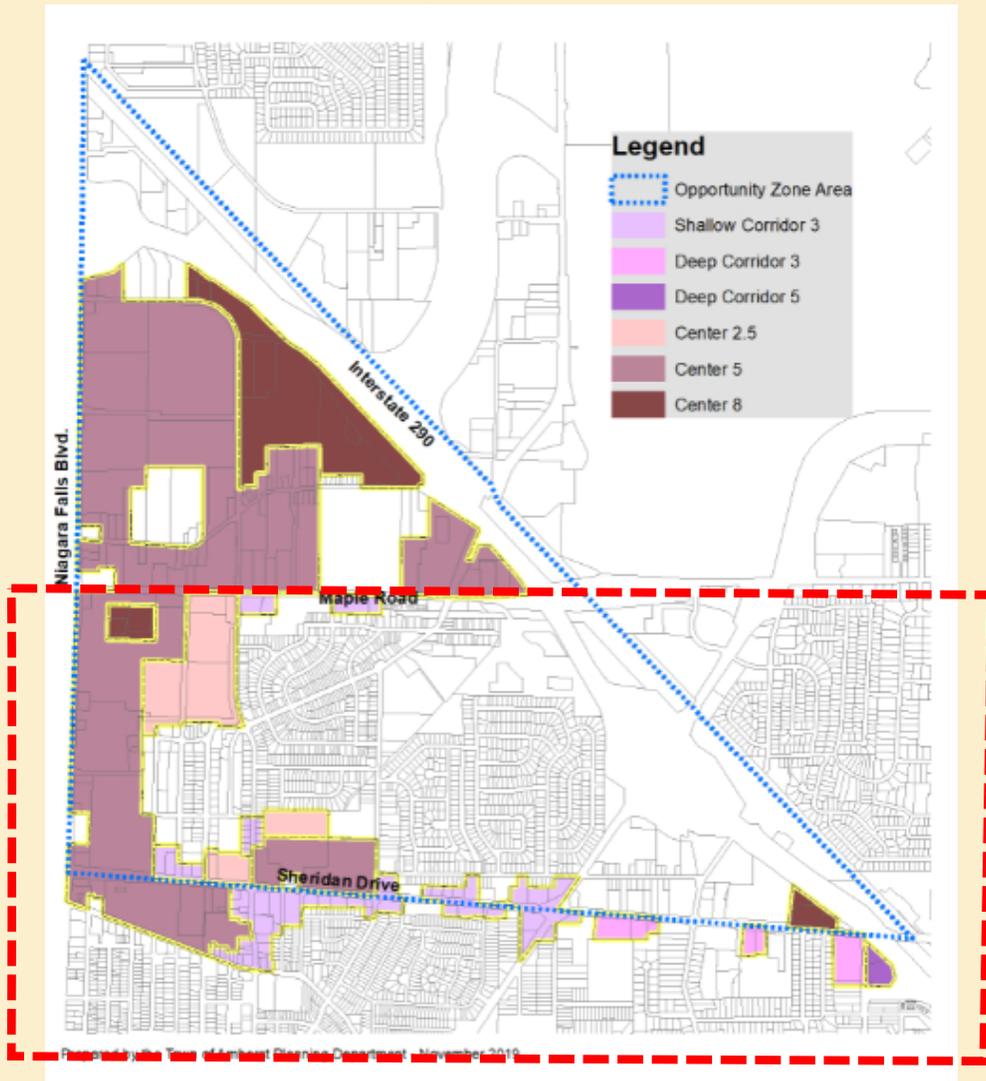


DISTRICT	NO. PARCELS	ACREAGE TO BE REZONED
SC-3	69	42.74
DC-3	8	12.70
DC-5	2	3.00
CTR-2.5	10	45.20
CTR-5	94	331.40
CTR-8	13	68.81
totals	196	503.85



Two Phases – Sector 1.

- Due to its size, the rezoning action is being separated into two sectors (phases).
- **Sector 1**, which includes those parcels south of Maple Road, was recently approved by the Town Board on September 21, 2020.

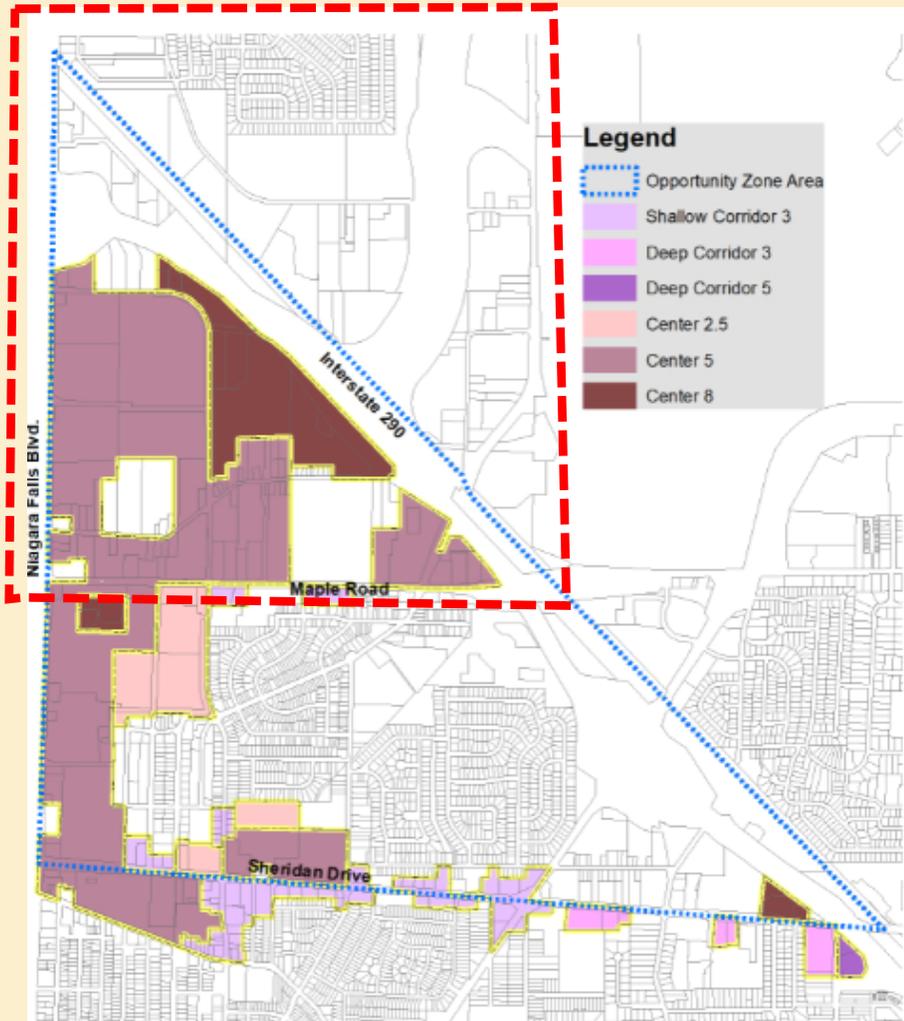


MAPLE SOUTH			
AREA ID	DISTRICT	NO. PARCELS	ACREAGE TO BE REZONED
1	SC-3	17	15.15
2	SC-3	19	11.79
3	SC-3	29	10.32
4	DC-3	8	12.70
5	DC-5	2	3.03
6	CTR-2.5	7	33.8
7	CTR-2.5	3	11.36
11	CTR-5	14	75.08
12	CTR-5	13	29.70
13	CTR-5	3	22.90
14	SC-3	4	5.48
17	CTR-8	3	6.79
18	CTR-8	3	4.68
TOTAL		125	242.78



Sector 2. – Focus of rezoning action

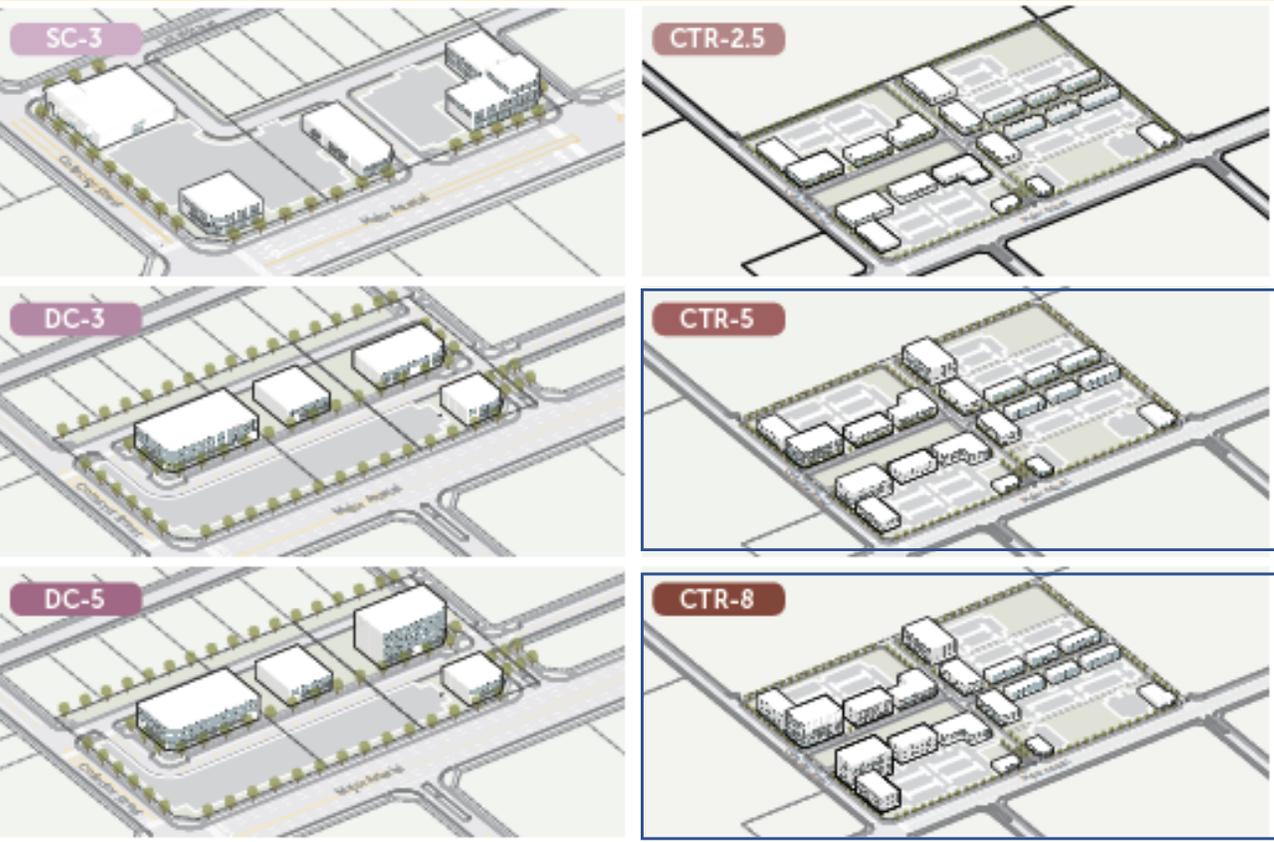
Sector 2, north of Maple Road, is the focus of this hearing.



MAPLE NORTH			
AREA ID	DISTRICT	NO.PARCELS	ACREAGE TO BE REZONED
8	CTR-5	17	117.37
9	CTR-5	26	52.40
10	CTR-5	9	24.35
15	CTR-5	12	9.61
16	CTR-8	7	57.34
TOTAL		71	261.07



New Zoning Districts



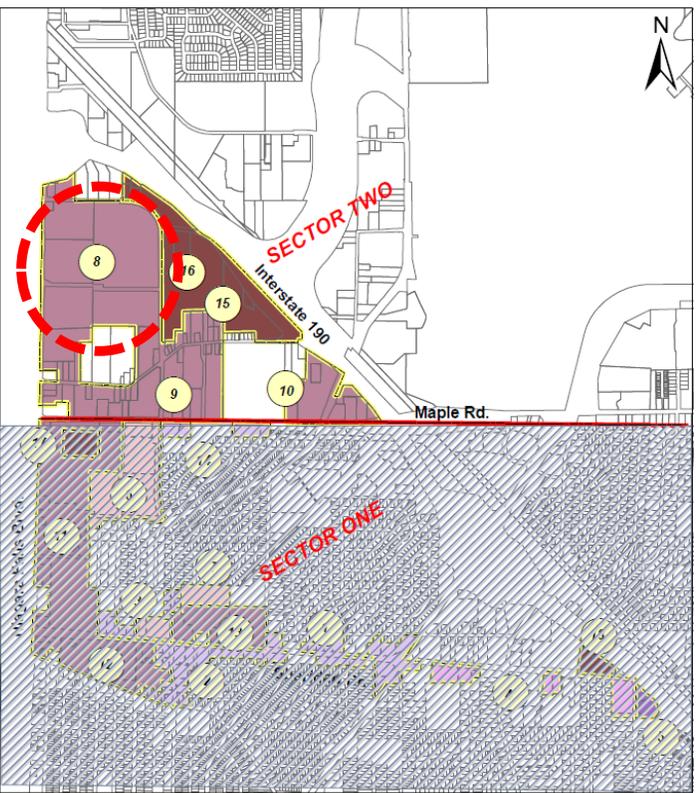
- The new mixed-use regulations created a total of 8 new zoning districts, 6 of which are being applied in the Boulevard Central District.
- Only two of the six zoning districts are being applied in sector 2:
- **CTR-5** Center Five
- **CTR-8** Center Eight



Key Maps/Parcel Maps

Each area to be rezoned is identified by area ID numbers shown on the Key Maps.

All maps and the corresponding table of affected parcels can be found on the Town’s project page for future reference.

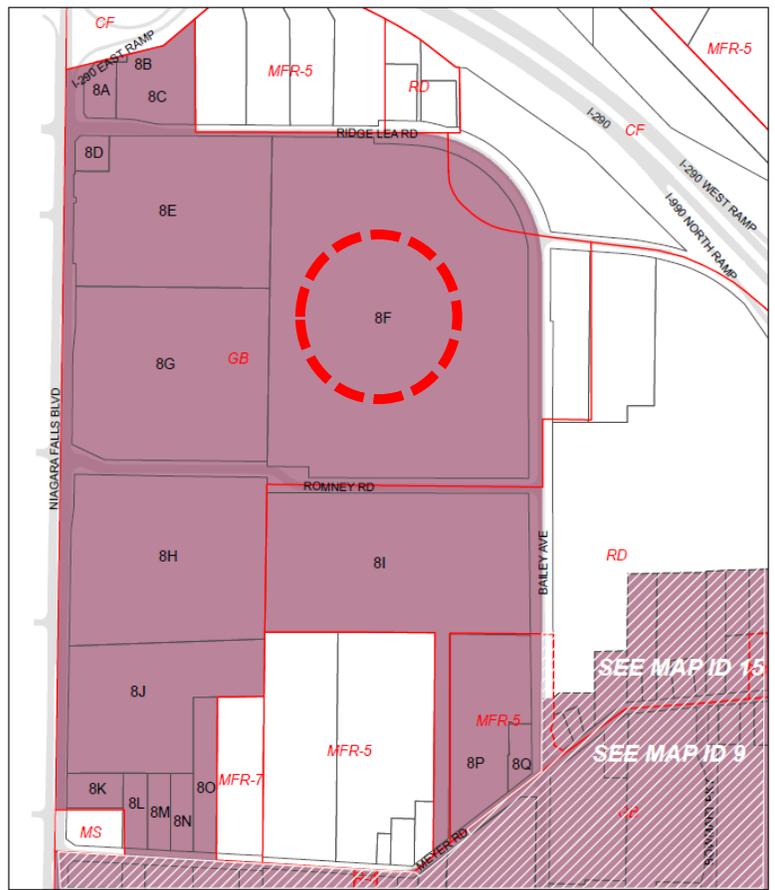


KEY MAP
Town of Amherst
Boulevard Central District
(opportunity zone)
Proposed Rezoning of Lands

Legend

Zoning District Lines	SC-3
DC-5	CTR-2.5
DC-3	CTR-5
Sector Line	CTR-8
Area ID	

Prepared by the Town of Amherst Planning Department - September 2020



Z-2020-08
Request to Rezone Land from GB & RD to CTR-5
Property located at 3820 Ridge Lea Rd.; and
1445, 1459, 1501-1551, 1565, 1575-1659,
1641-1703, 1705, 1715 & 1721 Niagara Falls Blvd;
and 5500, 6000-6020 N. Bailey Ave.; and 30,40-44,50,
60 & 220 Meyer Rd.

Existing Zoning
 Proposed CTR-5
1A = Parcel ID Number
Area ID # 8

Boulevard Central District - Rezoning Sector 2



Parcel ID's



Z-2020-08
 Request to Rezone Land from GB & RD to CTR-5
 Property located at 3820 Ridge Lea Rd.; and
 1445, 1459, 1501-1551, 1565, 1575-1659,
 1641-1703, 1705, 1715 & 1721 Niagara Falls Blvd;
 and 5500, 6000-6020 N. Bailey Ave.; and 30, 40-44, 50,
 60 & 220 Meyer Rd.
 Town of Amherst, Petitioner
 September 28, 2020

GB Existing Zoning
 Proposed CTR-5
 = Parcel ID Number
Area ID # 8

Prepared by the Town of Amherst Planning Department

Attachment "A"

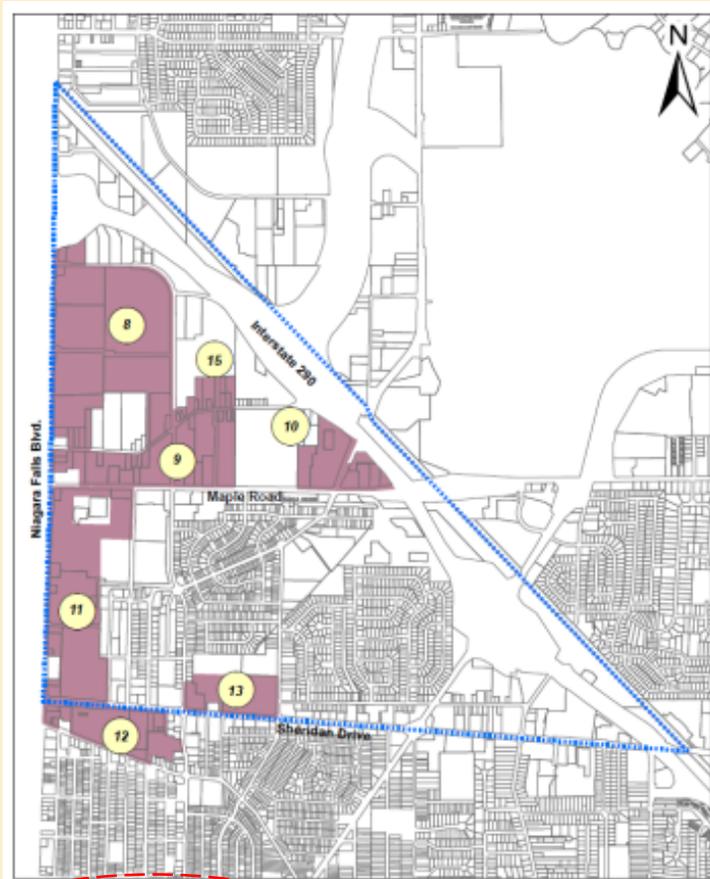
Area ID #	Parcel ID #	SBL	ADDRESS	Parcel Acreage	Average to be rezoned	Existing Zoning	Proposed Zoning
CENTER 5							
8	8A	54.01-2-1	1715 NIAGARA FALLS BLVD	0.75	0.75	GB	CTR-5
	8B	54.01-2-2	1721 NIAGARA FALLS BLVD	0.05	0.05	GB	CTR-5
	8C	54.01-2-3.1	3820 RIDGE LEA RD	2.68	2.68	GB	CTR-5
	8D	54.01-2-14.1	1705 NIAGARA FALLS BLVD	0.52	0.52	GB	CTR-5
	8E	54.01-2-14.2	1641-1703 NIAGARA FALLS BL	12.42	12.42	GB	CTR-5
	8F						
	8G	54.01-2-20	1565 NIAGARA FALLS BLVD	14.61	14.61	GB	CTR-5
	8H	54.14-1-1.1	1501-1551 NIAGARA FALLS BL	14.12	14.12	GB	CTR-5
	8I	54.14-1-12.211	6000-6020 N BAILEY AVE	17.44	16.10	RD	CTR-5
	8J	54.14-1-2	1459 NIAGARA FALLS BLVD	8.80	8.80	GB	CTR-5
	8K	54.14-1-3.12	1445 NIAGARA FALLS BLVD	0.86	0.86	GB	CTR-5
	8L	54.14-1-3.111	30 MEYER RD	0.81	0.81	GB	CTR-5
	8M	54.14-1-6	40-44 MEYER RD	0.77	0.77	GB	CTR-5
	8N	54.14-1-7	50 MEYER RD	0.78	0.78	GB	CTR-5
	8O	54.14-1-8	60 MEYER RD	1.58	1.58	GB	CTR-5
	8P	54.14-1-17.2	5500 N BAILEY AVE	5.53	5.53	MFR-5	CTR-5
8	8Q	54.14-1-18	220 MEYER RD	0.60	0.60	MFR-5	CTR-5
9	9A	54.14-2-1	1401 NIAGARA FALLS BLVD	0.60	0.60	GB	CTR-5
	9B	54.14-2-2	1395 NIAGARA FALLS BLVD	0.54	0.54	GB	CTR-5
	9C	54.14-2-3.11	1385 NIAGARA FALLS BLVD	1.58	1.58	GB	CTR-5
	9D	54.14-2-5.11	1355 NIAGARA FALLS BLVD	4.28	2.08	MS/GB	CTR-5
	9E	54.14-2-7.111	3900-3904 MAPLE RD	6.06	6.06	GB	CTR-5
	9F	54.14-2-9	79 MEYER RD	0.56	0.56	GB	CTR-5
	9G	54.14-2-22	3910 MAPLE RD	1.35	1.35	GB	CTR-5
	9H	54.03-1-7	3920 MAPLE RD	1.43	1.43	GB	CTR-5
	9I	54.14-2-14	135 MEYER RD	0.64	0.64	R4	CTR-5
	9J	54.14-2-15	145 MEYER RD	0.46	0.46	GB	CTR-5
	9K	54.14-2-16	155 MEYER RD	0.46	0.46	GB	CTR-5
	9L	54.03-1-8	3950 MAPLE RD	0.71	0.71	GB	CTR-5
	9M	54.14-2-17.1	157 MEYER RD	0.80	0.80	GB	CTR-5
	9N	54.03-1-9.11	3980 MAPLE RD	7.85	7.85	GB	CTR-5
	9O	54.15-1-24.11	5101 N BAILEY AVE	4.07	4.07	GB	CTR-5
	9P	54.04-1-17.1	4010 MAPLE RD	1.81	1.81	GB	CTR-5
	9Q	54.04-1-2.1	4030 MAPLE RD	2.12	2.12	GB	CTR-5
	9R	54.04-1-3.12	4050 MAPLE RD	1.23	1.23	GB	CTR-5
	9S	54.04-1-3.11	4060 MAPLE RD	2.30	2.30	GB	CTR-5
9	9T	54.15-1-23	261 MEYER RD	0.57	0.57	GB	CTR-5

Each area map ID number corresponds to the address list of the affected parcels.

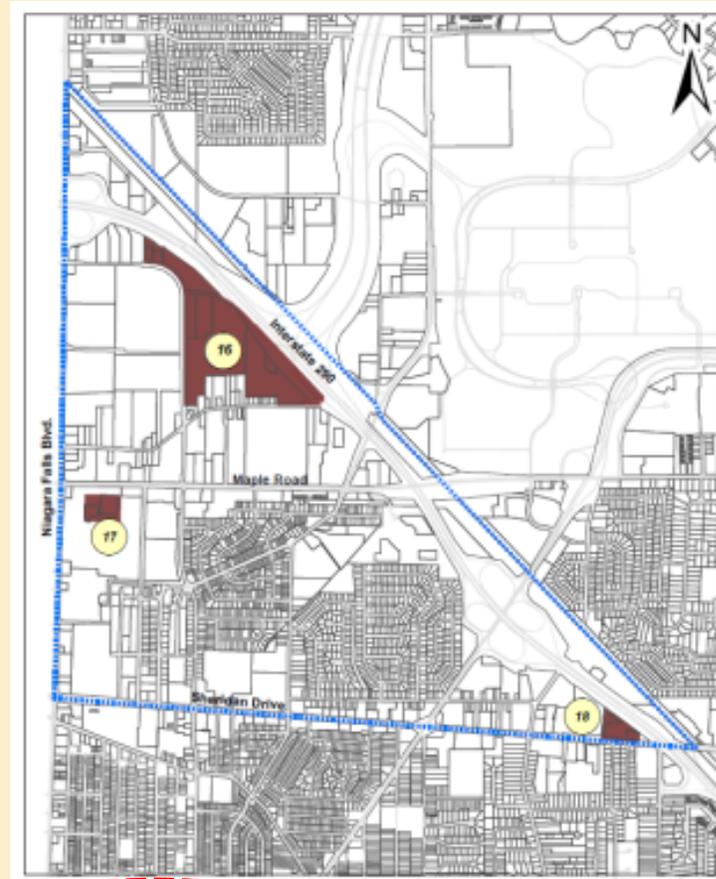
Each affected parcel has been further identified with a parcel ID number.



Presentation by Each Zoning District



CTR-5
Center 5 - Rezoning



CTR-8
Center 8 - Rezoning

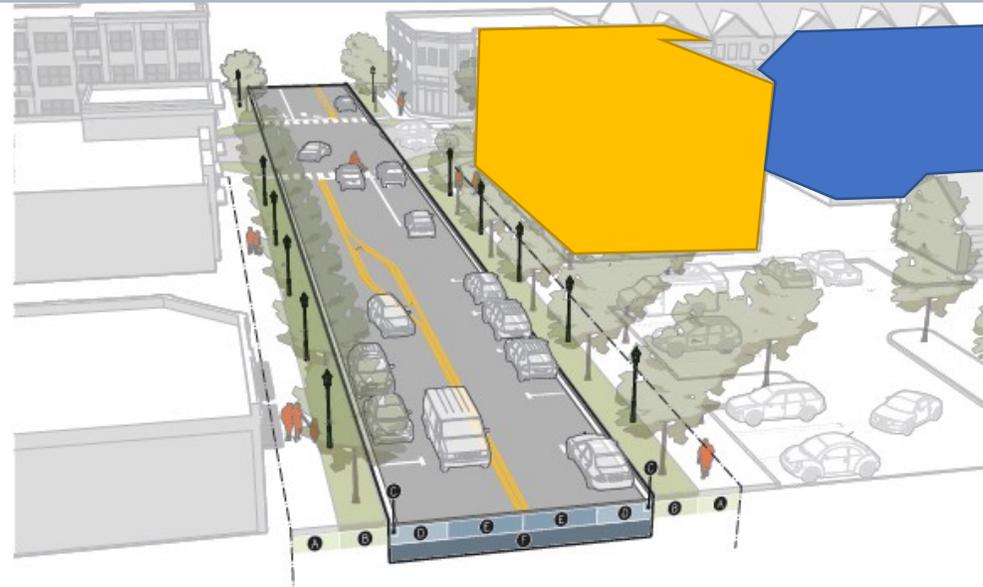


Today's presentation will be organized by each new zoning district.



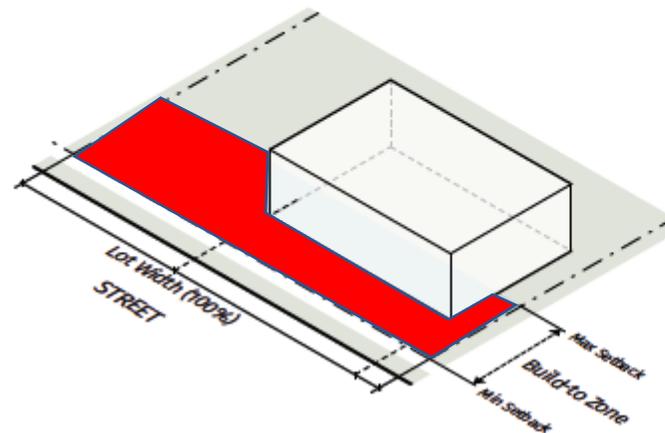
• What do the New Mixed-Use Zoning Regulations do ?

- The new mixed-use regulations allow the Town to shape building form and a building's relationship to the street and other buildings.
- In some instances where new road frontage types will be established, the regulations provide for "build to" zones, rather than a minimum required building setback.
- This allows for the buildings to be placed closer to the road, creating a more walkable environment and a physical 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.



Blocks

Boulevard Central District – Rezoning Sector 2

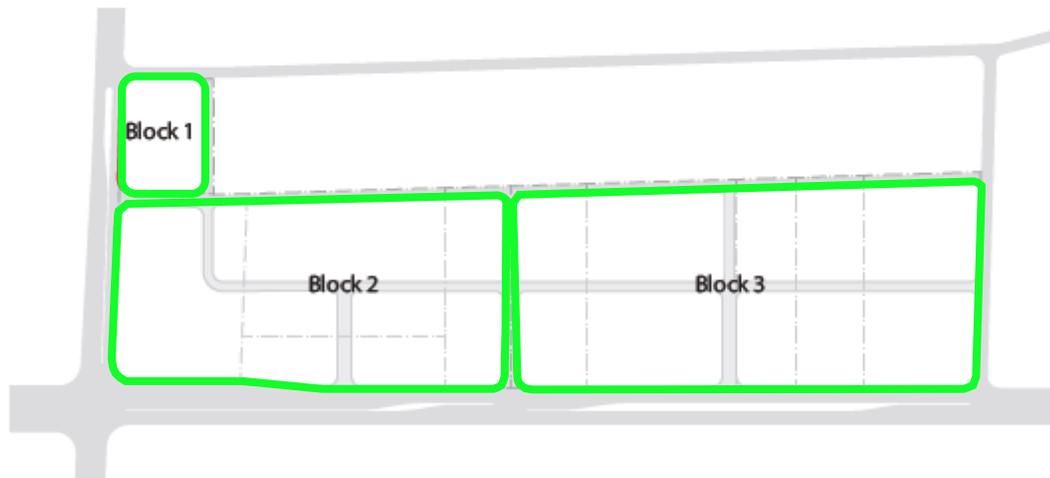


- The new regulations will work to break up large sprawling traditional forms of suburban development by creating traditional blocks, new internal streets or shared vehicular access ways.

5A-7-12. Blocks

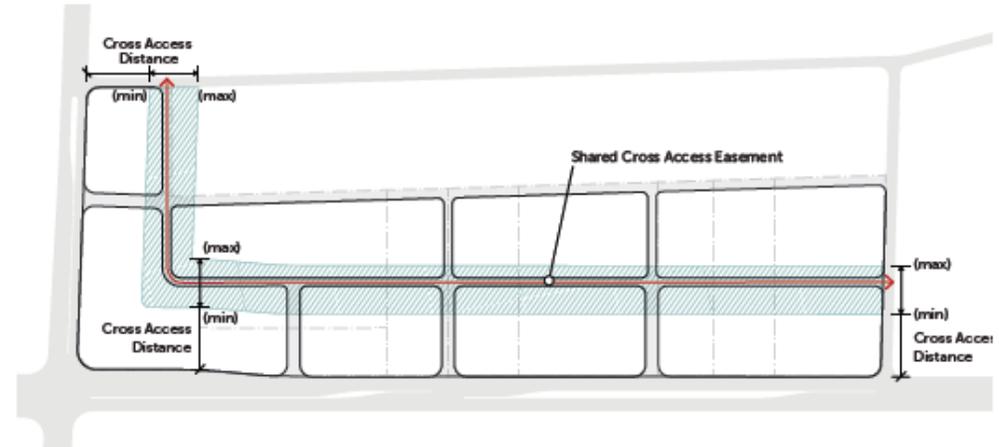
A. Perimeter

- A block is bounded by a public or private right-of-way or a street with a classification of local street or greater (not including an alley).
- Where a new street is provided along a lot line shared with another mixed use district, a Core Half-Street or Local Half-Street may be provided when neighboring property has not undergone redevelopment since the adoption of this Chapter 203.
- Block perimeter is measured along the edge of the property adjoining the right-of-way.



5A-7-11. Cross Access

Cross access distance is measured as a minimum and maximum distance from the street right-of-way line that fronts the subject property. The cross access easement must connect directly across the parcel and be located entirely within the minimum and maximum distances. Where an existing cross access easement is stubbed out at the edge of an abutting property, the cross access easement must connect at this point. The easement must meet the standards for Alley/Drive Lane unless the district specifies a different required street. A private easement is required for cross access.





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	--	--	--	--	--	--	--	--	
Day care	P*	P*	P*	P*	P*	P*	P*	P*	6-3-2.
Passenger Station	--	--	--	--	--	--	--	--	
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	

P = Permitted P* = Permitted with supplemental use standards S = Special Use (ZBA approval required) -- = Not Permitted

- The new regulations will allow for a mixture of uses, and introduce new uses, including:
 - Single family homes
 - Multifamily homes
 - Assisted group living
 - Senior citizen housing
- Some permitted uses will be going away, including:
 - Sexually oriented uses
 - Vehicle sales (outdoor)
 - Service stations
 - Industrial uses if properties are currently zoned RD
- Uses may be mixed vertically or horizontally with the same building or may be mixed as separate uses on the same site.

Parking

Boulevard Central District – Rezoning Sector 2



- The new regulations will reduce the amount of required parking by approximately 50%.
- As uses are more proximate to one another and other mobility options, including mass transit, ride sharing, biking and walking will increase, resulting in a reduction in surface parking.

5A-9-1. Parking, Loading and Stacking

All parking, loading and stacking must meet the requirements of 7-1, except as required below.

A. Minimum Parking in Mixed Use Districts

(1) Off-Street Vehicle Parking

Off-street parking facilities must be provided in quantities not less than set forth in the following schedule.

SCHEDULE OF PARKING REQUIREMENTS

RESIDENTIAL USES

Single-family detached	1.0 space per dwelling unit
Attached dwelling	1.0 space per dwelling unit
Multi-family dwelling, upper-story dwelling, assisted group living, senior citizen housing	.75 space per efficiency unit 1.0 space per one or two-bedroom unit 1.5 space per three or more bedroom unit

PUBLIC AND CIVIC USES

Ambulance service	2.5 spaces per 1,000 SF
Business college, commercial school	3.5 spaces per 1,000 SF
College, university	3.5 spaces per 1,000 SF
Day care	3.5 spaces per 1,000 SF
Place of worship	3.5 spaces per 1,000 SF
Public utility service structure or facility	2.5 spaces per 1,000 SF
School, elementary/secondary (private)	3.5 spaces per 1,000 SF
Telecommunication facility, minor utility	1 space per facility

COMMERCIAL USES

Animal grooming, cat boarding facility, animal hospital or veterinarian	2 spaces per 1,000 SF
Lodging	.75 spaces per room
Medical	3.5 spaces per 1,000 SF
Office	2.5 spaces per 1,000 SF
Personal service	2.5 spaces per 1,000 SF
Recreation, indoor	2.5 spaces per 1,000 SF
Restaurant	4.0 spaces per 1,000 SF
Retail sales and service	2.5 spaces per 1,000 SF



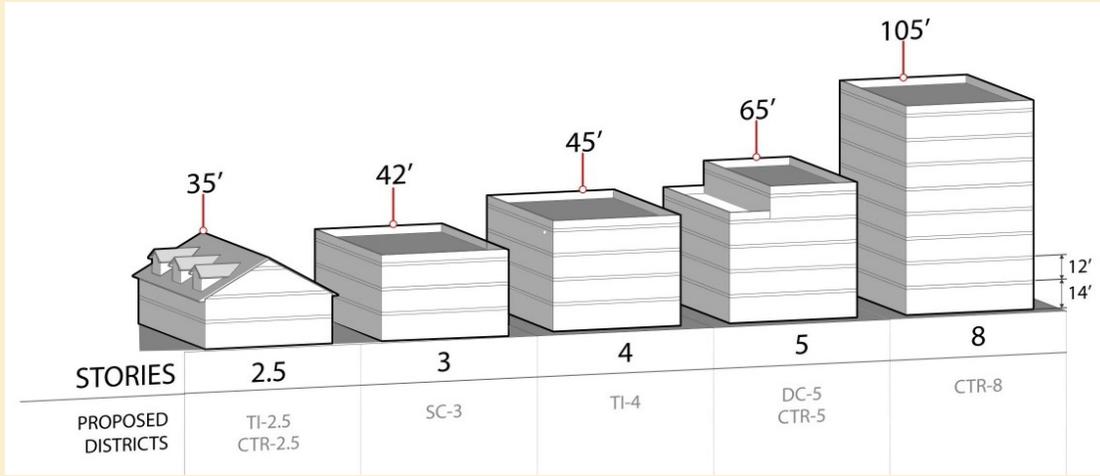
Greater Proximity



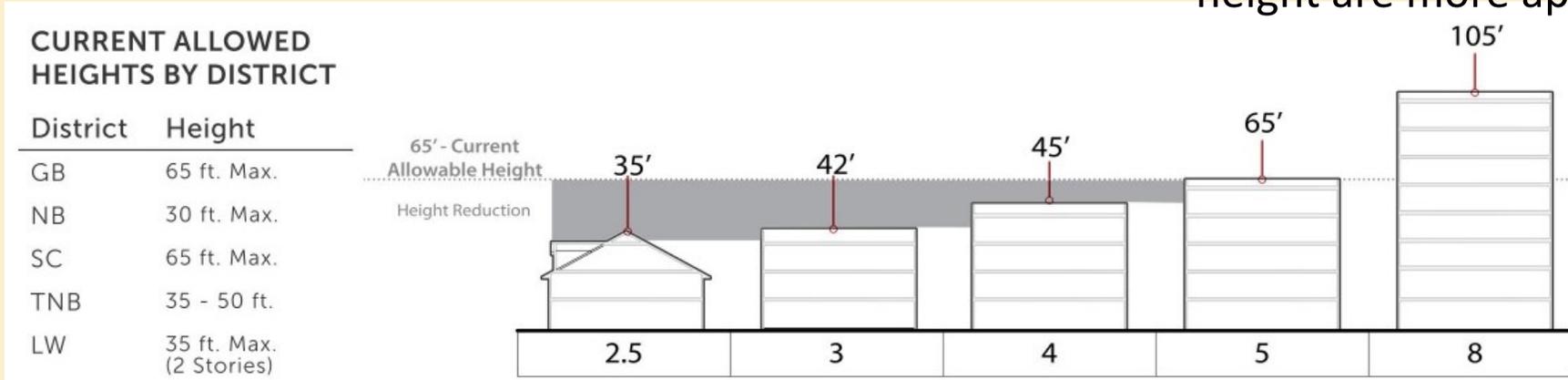
- By allowing the mixture of uses, land uses become more proximate to one another, which can also allow for more density.
- Encouraging growth and revitalization in Centers will allow people to work, live and play in one area which can increase social interactions and reduce dependency on the automobile.
- The photo in the upper left is an existing commercial plaza at Maple and Sweet Home Roads. The site is currently zoned SC (Shopping Center) and is typical of suburban commercial development in the Town of Amherst.
- The photo below is a simulation over time showing how the site could redevelop as a Center using the new mixed-use regulations.

Building Heights

Boulevard Central District – Rezoning Sector 2

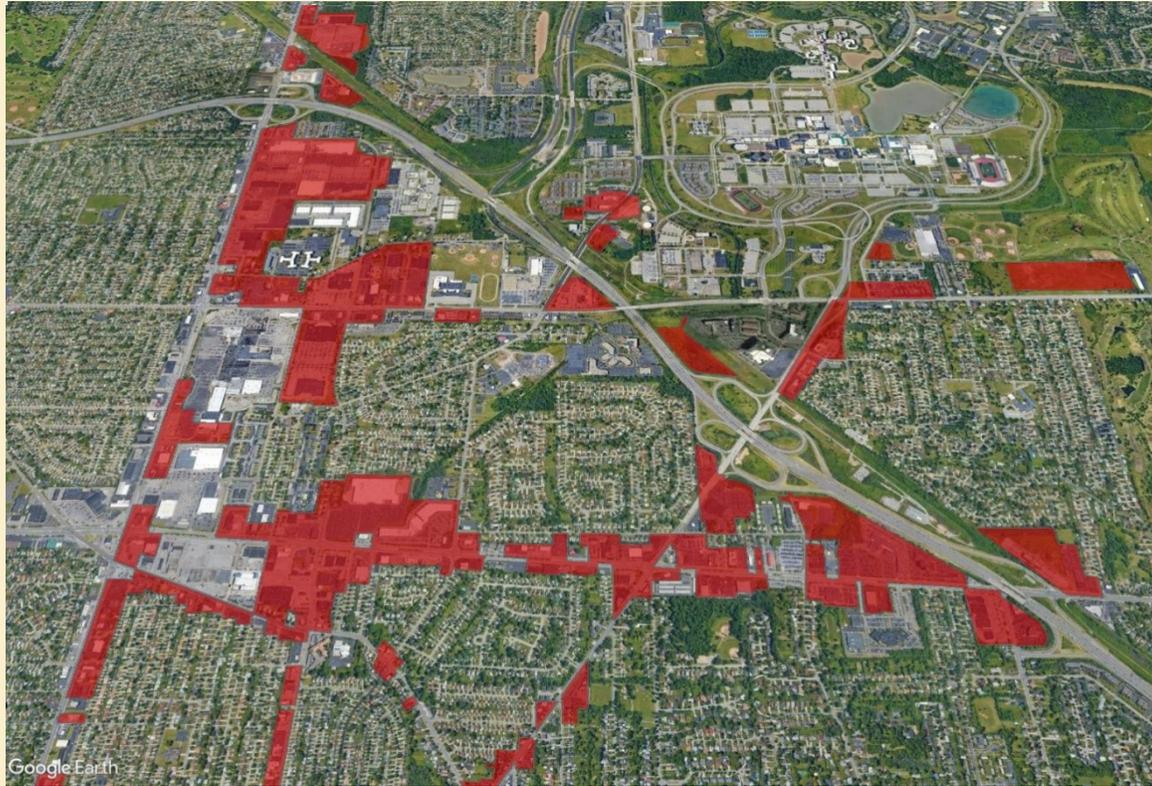


- The new regulations reduce allowable building heights in certain areas, particularly near residentially zoned neighborhoods. The existing GB, SC and RD zoning districts allow for 65 foot tall maximum building heights, which is consistent with the allowable maximum height permitted in the proposed the CTR-5 district.
- The new CTR-8 district may allow for buildings as tall as eight stories, but limited to those areas near the Interstate 290 where such buildings height are more appropriate.



Conflicts with current zoning

Boulevard Central District- Rezoning



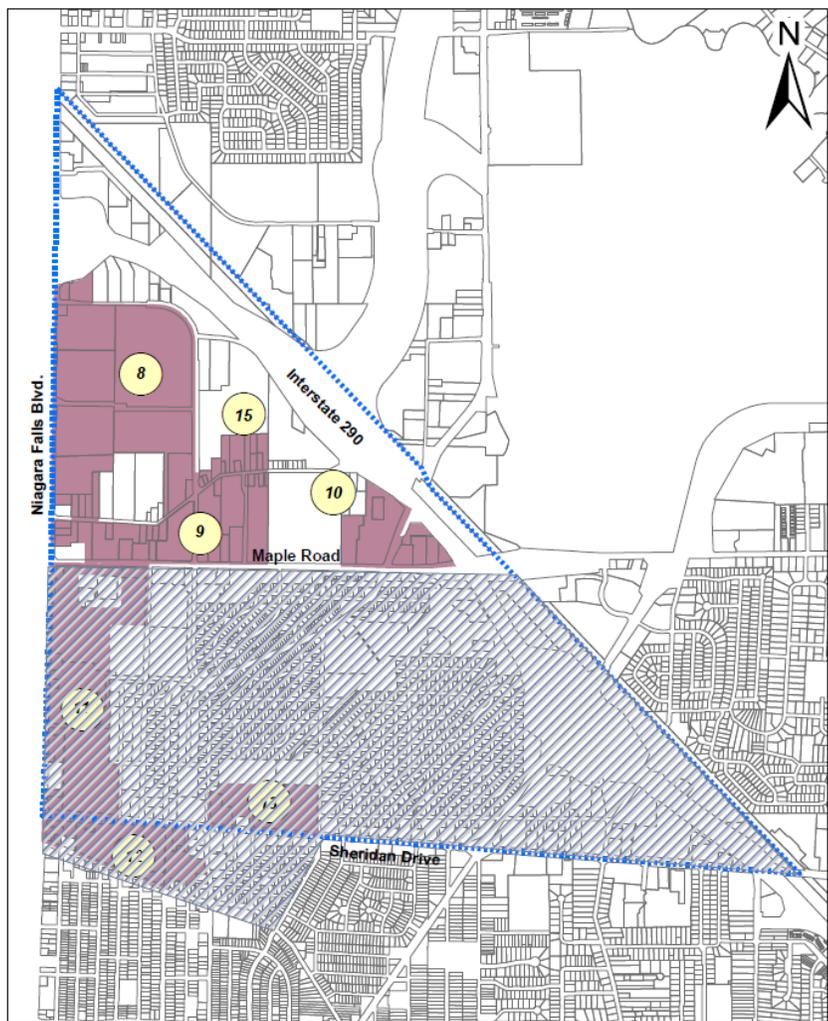
- Within various parts of the Town, the location of the existing GB (General Business) and the SC (Shopping Center) zoning districts have resulted in land use conflicts. The dimensional standards have allowed for a “one size fits all” pattern without consideration for surrounding context.
- The graphic on the left is an aerial image of the project area. The red areas are land currently zoned GB (General Business).
- The introduction of the SC-3, DC-3 and CTR-2.5 districts will allow for reductions in height in some areas, adjacent to single family residential uses where transitions in height are desired.
- The introduction of the CTR-5 and CTR-8 districts may allow for taller building heights, but in areas that are primarily distant from residential uses.



CTR-5 Center 5

Boulevard Central District – Rezoning Sector 2

- 65 Properties will be rezoned to the CTR-5, Center 5 zoning district.
- The properties are within map ID areas 8, 9, 10 & 15



Prepared by the Town of Amherst Planning Department - September 2020

CTR-5
Center 5 - Rezoning

Legend

- CTR-5
- Opp Zone
- Sector 1 Rezoning
- 2 Area ID

Attachment "A"

Area ID #	Parcel ID #	SBL	ADDRESS	Parcel Acreage	Acreage to be rezoned	Existing Zoning	Proposed Zoning
CENTER 5							
8	8A	54.01-2-1	1715 NIAGARA FALLS BLVD	0.75	0.75	GB	CTR-5
	8B	54.01-2-2	1721 NIAGARA FALLS BLVD	0.05	0.05	GB	CTR-5
	8C	54.01-2-3.1	3820 RIDGE LEA RD	2.68	2.68	GB	CTR-5
	8D	54.01-2-14.1	1705 NIAGARA FALLS BLVD	0.52	0.52	GB	CTR-5
	8E	54.01-2-14.2	1641-1703 NIAGARA FALLS BL	12.42	12.42	GB	CTR-5
	8F	54.01-2-12.112	1575-1659 NIAGARA FALLS BL	36.38	36.38	GB/CF	CTR-5
	8G	54.01-2-20	1565 NIAGARA FALLS BLVD	14.61	14.61	GB	CTR-5
	8H	54.14-1-1.1	1501-1551 NIAGARA FALLS BL	14.12	14.12	GB	CTR-5
	8I	54.14-1-12.211	6000-6020 N BAILEY AVE	17.44	16.10	RD	CTR-5
	8J	54.14-1-2	1459 NIAGARA FALLS BLVD	8.80	8.80	GB	CTR-5
	8K	54.14-1-3.12	1445 NIAGARA FALLS BLVD	0.86	0.86	GB	CTR-5
	8L	54.14-1-3.111	30 MEYER RD	0.81	0.81	GB	CTR-5
	8M	54.14-1-6	40-44 MEYER RD	0.77	0.77	GB	CTR-5
	8N	54.14-1-7	50 MEYER RD	0.78	0.78	GB	CTR-5
	8O	54.14-1-8	60 MEYER RD	1.58	1.58	GB	CTR-5
	8P	54.14-1-17.2	5500 N BAILEY AVE	5.53	5.53	MFR-5	CTR-5
8	8Q	54.14-1-18	220 MEYER RD	0.60	0.60	MFR-5	CTR-5
9	9A	54.14-2-1	1401 NIAGARA FALLS BLVD	0.60	0.60	GB	CTR-5
	9B	54.14-2-2	1395 NIAGARA FALLS BLVD	0.54	0.54	GB	CTR-5
	9C	54.14-2-3.11	1385 NIAGARA FALLS BLVD	1.58	1.58	GB	CTR-5
	9D	54.14-2-5.11	1355 NIAGARA FALLS BLVD	4.28	2.08	MS/GB	CTR-5
	9E	54.14-2-7.111	3900-3904 MAPLE RD	6.06	6.06	GB	CTR-5
	9F	54.14-2-9	79 MEYER RD	0.56	0.56	GB	CTR-5
	9G	54.14-2-22	3906-3912 MAPLE RD	1.35	1.35	GB	CTR-5
	9H	54.03-1-7	3920 MAPLE RD	1.43	1.43	GB	CTR-5
	9I	54.14-2-14	135 MEYER RD	0.64	0.64	R4	CTR-5
	9J	54.14-2-15	145 MEYER RD	0.46	0.46	GB	CTR-5
	9K	54.14-2-16	155 MEYER RD	0.46	0.46	GB	CTR-5
	9L	54.03-1-8	3950 MAPLE RD	0.71	0.71	GB	CTR-5
	9M	54.14-2-17.1	157 MEYER RD	0.80	0.80	GB	CTR-5
	9N	54.03-1-9.11	3980 MAPLE RD	7.85	7.85	GB	CTR-5
	9O	54.15-1-24.11	5101 N BAILEY AVE	4.07	4.07	GB	CTR-5
	9P	54.04-1-17.1	4010 MAPLE RD	1.81	1.81	GB	CTR-5
	9Q	54.04-1-2.1	4030 MAPLE RD	2.12	2.12	GB	CTR-5
	9R	54.04-1-3.12	4050 MAPLE RD	1.23	1.23	GB	CTR-5
	9S	54.04-1-3.11	4060 MAPLE RD	2.30	2.30	GB	CTR-5
9	9T	54.15-1-23	261 MEYER RD	0.57	0.57	GB	CTR-5

- Attachment "A"

CTR-5 Center 5

Boulevard Central District – Rezoning Sector 2



5A-3-7. CTR-5 Center 5

A. District



INTENT

The Center 5 District is intended to create new walkable mixed-use places with human-scaled internal streets. The district standards are intended to create a network of continuous high-quality active and walkable streets establishing a network of walkable and bikeable connections throughout the district and to the surrounding community. Open space is required and intended as an organizing feature for new development. Buildings will range from 1 to 5 stories in height. The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-family residences or offices.

USE

Allowed uses See 5A-8 Use Regulations

BLOCKS

A Perimeter	1600' max
B Length	600' max

STREETS

C Core streets	20% min
Village Core Frontage	20% min (See 5A-4-3)
D Walkable Core Frontage	Remainder (See 5A-4-4)
E Walkable Core Frontage	Remainder (See 5A-4-4)

TRANSITION

Deep Lot Transition	See 5A-5-4
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OPEN SPACE

F Area	5% min
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- The Center 5 District is intended to create new walkable mixed-use places with human-scaled internal streets.
- Required internal core and local streets break up large parcels into traditional blocks.
- Buildings will range from 1-5 stories in height.

CTR-5 Center 5

Boulevard Central District – Rezoning Sector 2



5A-3-7. CTR-5 Center 5

A. District



INTENT

The Center 5 District is intended to create new walkable mixed-use places with human-scaled internal streets. The district standards are intended to create a network of continuous high-quality active and walkable streets establishing a network of walkable and bikeable connections throughout the district and to the surrounding community. Open space is required and intended as an organizing feature for new development. Buildings will range from 1 to 5 stories in height. The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-family residences or offices.

USE

Allowed uses See 5A-8 Use Regulations

BLOCKS

A Perimeter	1600' max
B Length	600' max

STREETS

C Core streets	20% min
Village Core Frontage	20% min (See 5A-4-3)
D Walkable Core Frontage	Remainder (See 5A-4-4)
E Walkable Core Frontage	Remainder (See 5A-4-4)

TRANSITION

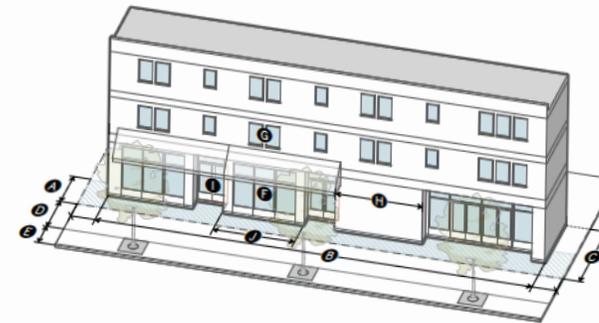
Deep Lot Transition	See 5A-5-4
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OPEN SPACE

F Area	5% min
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- Buildings along internal core streets must be based on frontage types.
- Frontage types include:

5A-4-3. Village Core Frontage



5A-4-4. Walkable Core Frontage



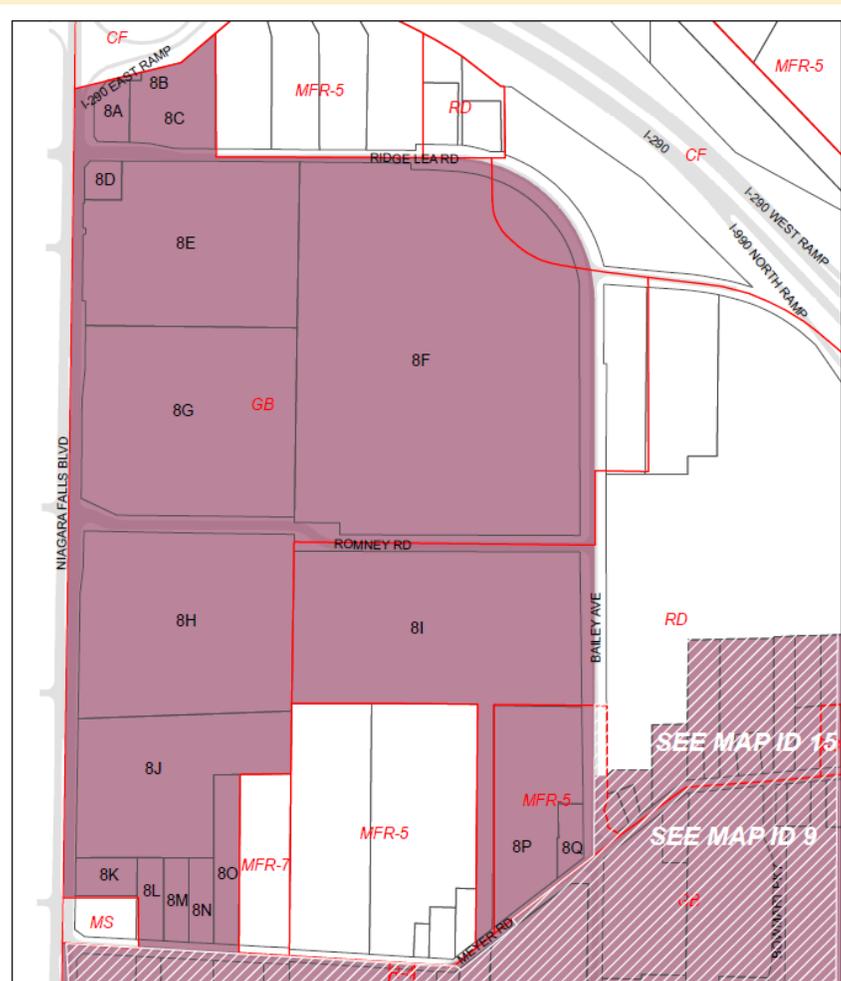


Boulevard Central District – Rezoning Sector 2

Map ID 8.

- 17 properties are located on Map ID 8.
- These properties are east of Niagara Falls Blvd. between Meyer Road on the south, Ridge Lea Road to the north and Baily Avenue to the east.
- The properties are currently zoned GB (General Business), RD (Research & Development) and MFR-5 (Multifamily Residential Five) and will be rezoned to CTR-5, Center 5.
- Properties to be rezoned include:

Property located at 3820 Ridge Lea Rd.; and 1445, 1459, 1501-1551, 1565, 1575-1659, 1641-1703, 1705, 1715 & 1721 Niagara Falls Blvd; and 5500, 6000-6020 N. Bailey Ave.; and 30, 40-44, 50, 60 & 220 Meyer Rd.



Z-2020-08
 Request to Rezone Land from GB & RD to CTR-5
 Property located at 3820 Ridge Lea Rd.; and
 1445, 1459, 1501-1551, 1565, 1575-1659,
 1641-1703, 1705, 1715 & 1721 Niagara Falls Blvd;
 and 5500, 6000-6020 N. Bailey Ave.; and 30, 40-44, 50,
 60 & 220 Meyer Rd.
 Town of Amherst, Petitioner September 28, 2020

GB Existing Zoning
 Proposed CTR-5
 1A = Parcel ID Number
Area ID # 8
 Prepared by the Town of Amherst Planning Department



Boulevard Central District – Rezoning Sector 2

Map ID 9.

- 26 properties are within map ID 9.
- These properties are along the north side of Maple Road and the south side of Meyer Road, between Niagara Falls Blvd. to the west and Bowmart Pkwy to the east.
- The properties are currently zoned GB (General Business) with one parcel within the R-4 (Residential District Four). The properties will be rezoned to Center CTR-5, Center 5.
- Properties to be rezoned include:

Property located at 1355, 1385, 1395 & 1401 Niagara Falls Blvd.; and 79, 135, 145, 155, 157, 261, 281, 301, 311, 325 & 331 Meyer Road; and 3900-3904, 3910, 3920, 3950, 3980, 4010, 4030, 4050, 4060 & 4080-4120 Maple Rd.; and 5101 N. Bailey Ave.

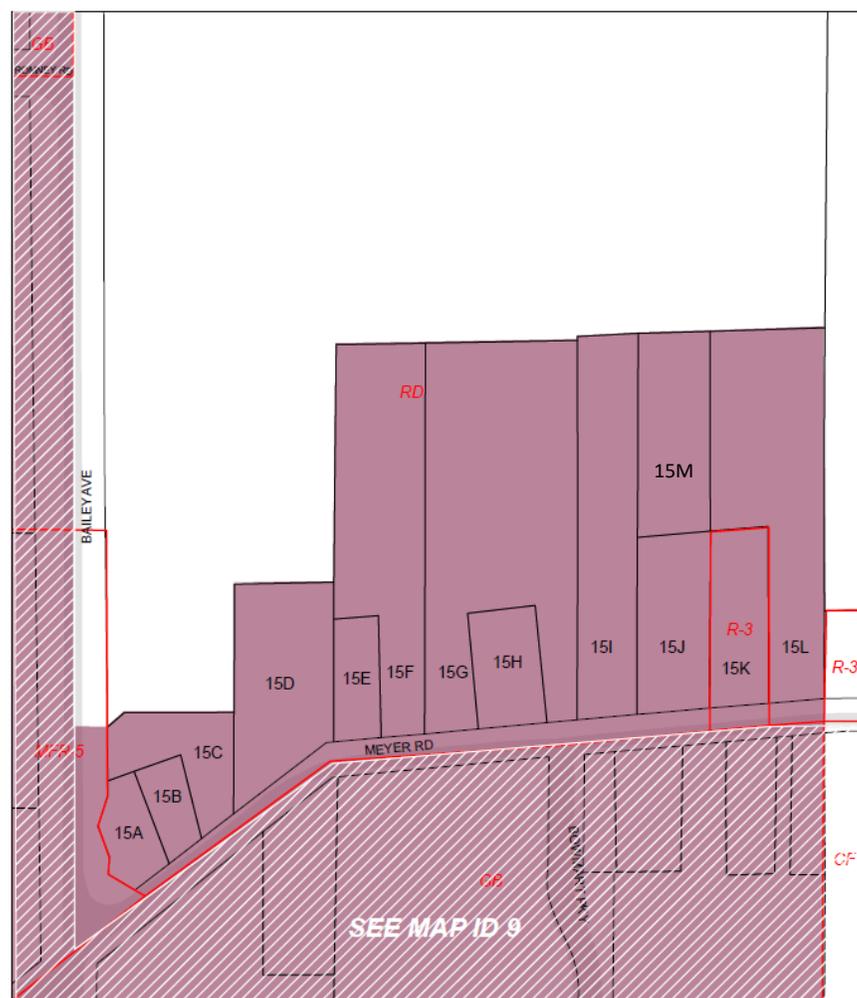




Map ID 15.

- 13 properties are within map ID 15.
- These properties are along the north side of Meyer Road east of Baily Avenue .
- The properties are currently zoned RD (Research & Development) with one parcel within the R-3 (Residential District Three) the properties will be rezoned to CTR-5, Center 5.
- The properties to be rezoned include:

Property located at 246, 250, 254, 256, 260, 270, 280
290, 306, 310, 320, & 330 Meyer Road



Z-2020-08
Request to Rezone Land from RD and R-3 to CTR-5
Property located at 246, 250, 254, 256, 260, 270, 280
290, 306, 310, 320, & 330 Meyer Road

Town of Amherst, Petitioner

September 28, 2020

GB Existing Zoning
CTR-5 Proposed CTR-5
1A = Parcel ID Number

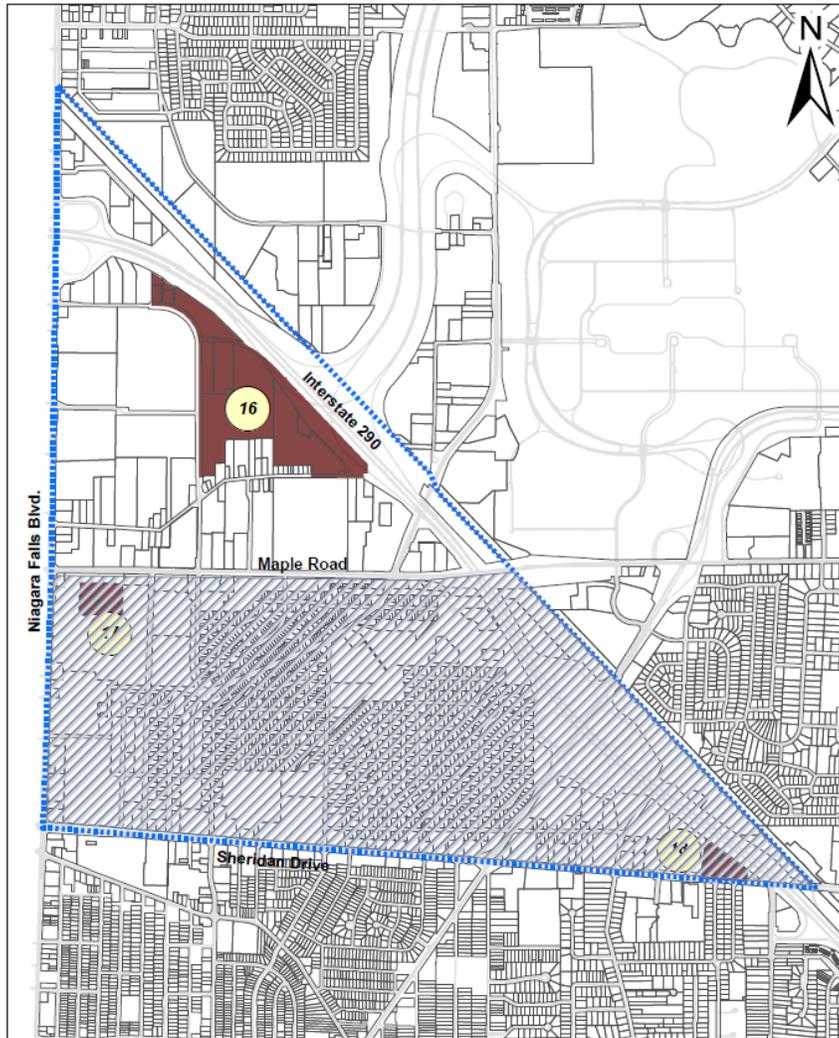
Area ID # 15

Prepared by the Town of Amherst Planning Department



CTR-8 Center

Boulevard Central District – Rezoning Sector 2



Prepared by the Town of Amherst Planning Department - September 2020

CTR-8 Center 8 - Rezoning

Legend

-  CTR-8
-  Project Area
-  Area ID
-  Sector 1 Rezoning

- 7 Properties will be rezoned to the CTR-8, Center 8 zoning district.
- The properties are within map ID area 16

CTR-8 Center 8

Boulevard Central District – Rezoning Sector 2



5A-3-8. CTR-8 Center 8

A. District



INTENT

The Center 8 District is intended to create new walkable mixed-use places with human-scaled internal streets in locations that are near 290 or otherwise appropriate for the Town's tallest new buildings. The district standards are intended to create a network of continuous high-quality active and walkable streets establishing a network of walkable and bikeable connections throughout the district and to the surrounding community. Open space is required and intended as an organizing feature for new development. Buildings will range from 1 to 8 stories in height. The Center 8 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-family residences or offices.

USE

Allowed uses See 5A-8 Use Regulations

BLOCKS

A Perimeter	1600' max
B Length	600' max

STREETS

C Core streets	20% min
Required frontage	
D Village Core Frontage	20% min (See 5A-4-3)
E Walkable Core Frontage	Remainder (See 5A-4-4)

TRANSITION

Deep Lot Transition	Required (See 5A-5-4)
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OPEN SPACE

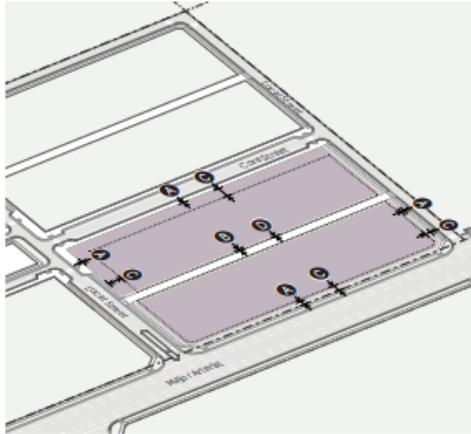
F Area	5% min
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- The Center 8 District is intended to create new walkable mixed-use places with human-scaled internal streets in locations that are near the Interstate 290 or appropriate for the Town's tallest new buildings .
- The Center 8 district is intended to provide for a variety of retail, service and commercial uses, as well as multifamily residences and offices.
- Required internal core and local streets break up large parcels into traditional blocks.
- Buildings will range from 1-8 stories in height.



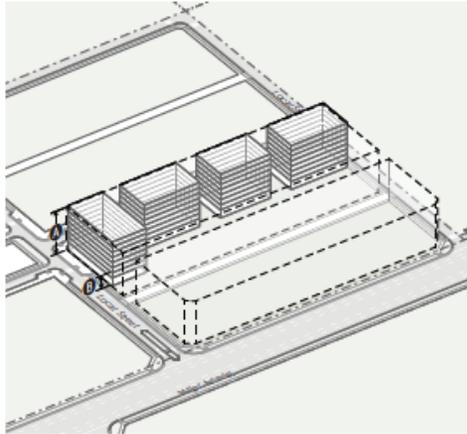
- Buildings along internal core streets must be based on frontage types.
- Frontage types include:

B. Site



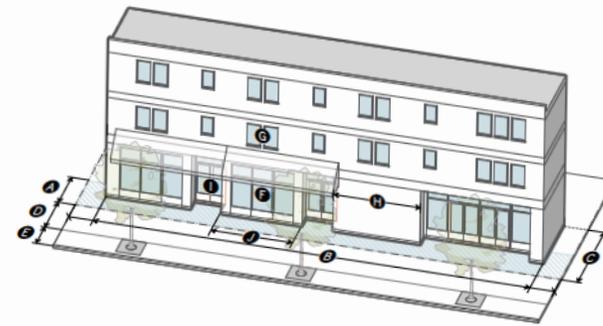
LOT	
Area	0 SF min
Width	0' min
BUILDING SETBACKS	
A Street lot line	See 5A-4 Retrofit Frontages
B Common lot line	0' min
C Alley	5' min
PARKING SETBACKS	
C Street lot line	See 5A-4 Retrofit Frontages
D Common lot line	0' min
D Alley	0' min

C. Building



BUILDING MASS	
A Maximum building height	8 stories/105' max
B Minimum building height	2 stories/30' min
C Street-facing building length	n/a
ACTIVATION	
	See 5A-4 Retrofit Frontages

5A-4-3. Village Core Frontage



5A-4-4. Walkable Core Frontage





Boulevard Central District – Rezoning Sector 2

Map ID 16.

- 7 Properties are within map ID 16.
- These properties are along the east side of Ridge Lea Road and Bailey Avenue and west of the I-290.
- The properties are currently zoned RD (Research & Development) with one parcel within the CF (Community Facilities) and a portion of another parcel within the R-3 (Residential District Three). The parcels will be rezoned to CTR-8, Center 8.
- The properties to be rezoned include:

Property located at 4050-4080, 4150,4200,4224, 4228-4230 & 4252-4258 Ridge Lea Rd.; and SBL No. 54.02-1-51



Z-2020-08
Request to Rezone Land from GB, CF & OB to CTR-8
Property located at 4050-4080, 4150,4200,4224, 4228-4230 & 4252-4258 Ridge Lea Rd.; and SBL No. 54.02-1-51

GB Existing Zoning

Center 8

1A = Parcel ID Number

Area ID # 16





Next Steps

- On December 14, 2020 at 7:00 PM the Town Board will conduct a remote public hearing to allow affected properties owners and the general public to present questions and /or concerns.
- After the scheduled public hearing , the Town Board may approve, deny or approve with modification the proposed rezonings .



After your property is rezoned

- 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.

Boulevard Central District – Rezoning Sector 2



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

- Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

716-631-7058

Proposed Boulevard Central District Rezoning

Type *

Question
 Comment
 Concern

Question, Comment, or Concern *

Name *

First Last

Address *

Street Address
City State / Province / Region
Postal / Zip Code

Phone
- ### -

Email *

SUBMIT