



**MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
December 11, 2025
6:00 PM**

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair O'Rourke on Thursday, December 11, 2025 at 6:04 pm in the Council Chambers of the Town of Amherst Municipal Building, 5583 Main Street, Williamsville, New York.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Duncan M. Black	Town of Amherst	Vice Chairperson	Present	
Jonathan O'Rourke	Town of Amherst	Chairperson	Absent	
Marissa Colucci	Town of Amherst	Member	Present	
Peter Talty	Town of Amherst	Member	Present	
Tracy Conhiser-Uy	Town of Amherst	Member	Present	
Anne Dafchik	Town of Amherst	Architect	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	

MINUTES APPROVAL

August 28, 2025

Mr. Talty moved to approve the minutes. The motion was seconded by Ms. Conhiser-Uy and carried. Ayes 4, Noes 0, Abstain 0, Absent 1 (O'Rourke).

DESIGN REVIEW APPLICATIONS

- 2.1. DESIGN REVIEW, SP-2025-09; LEGACY VILLAGE SENIOR HOUSING
Property Located at 3900-3904 Maple Road
Southern Tier Environments of Living, Inc., Petitioner

Project Description:

A proposed 4-story, 81-unit, 82,600 sq. ft. senior housing apartment building to be located on a new 2.25-acre parcel of land fronting on Meyer Road having and 117 parking spaces.

Rob Savarino, the petitioner, explained the proposal and was available to answer questions from the Board. Stephanie Hunt and Pat Sheedy presented the drawings to the Board and were also available for questions.

General Discussion:

The Design Advisory Board requested the petitioners address the comments made by the Town Architect, Anne Dafchick, in relation to the Design Guidelines for Mixed-Use Districts. They also looked over the recommendations from Planning Department staff report and agreed with their recommendations.

Application Checklist Review:

The Board reviewed the Application Checklist to determine the application's adherence to the Design Guidelines and had the following comments and/or recommendations for each section:

A-1 – Pedestrian Access and Connectivity:

Mr. Talty inquired about a section of the pedestrian pathway as it was unclear if there was full connectivity to the adjoining commercial property. The petitioners confirmed the pathways will be connected by stripping.

A-2 – Outdoor Amenity Space:

The Board suggested the petitioners revisit the outdoor amenity space for both the tenants and the public. Ms. Colucci noted the patio space was small relative to the number of residential units and Mr. Talty encouraged them to add space for the public, possibly in the southeast corner. The petitioners agreed to review the outdoor spaces intended for the tenants and to place bench(es) along the sidewalk on Meyer Road for the public.

A-3 – Bicycle Amenities:

The petitioners noted that the bike racks were not located by the community room as that area would see less traffic. They placed the racks closer to the entrances where bikes would be needed.

A-4 – Public Art:

The Board stated the site required public art and suggested they place it in the tenant's green space, possibly in the southeast corner.

A-5 – Site Landscaping:

The petitioners will review the landscaping plan to ensure the trees are labeled correctly.

A-6 – Sustainable Features: No comments.

A-7 – Residential Transitions:

The Board was disappointed the drawings did not show the scale of the project in the context of the surrounding buildings but acknowledged some other buildings in the area, across Meyer Road, had similar heights.

B-1 – Façade:

The Board suggested the petitioners consider varying the facades of the mass types to add more variety to the building and to accentuate the entryways.

B-2 – Entryways:

The Board stated the main entryway was not accentuated, per the Design Guidelines, and provided several suggestions on how to approve its prominence. This included widening the main hallway to fit windows on either side of the door, changing the glass on the main doors,

altering the canopy (but keeping the shed style), and installing interesting lighting. The petitioners agreed to explore these options to highlight the main entrance.

B-3 – Windows: No comments.

B-4 – Roofs and Architectural Details:

The Board noted that the roof line feels flat despite the facade articulation due to the consistent cornices. They suggested the cornices be more varied which could also accentuate the main entryway.

B-5 – Street Level Interest: No comments.

B-6 – Sustainable Building Features:

The petitioners noted their project won funding in part due to their planned sustainable features and these features will be included in the final design in line with their grant application.

B-7 – Building Materials: No comments.

C-1 – Open Space:

The Board suggested the petitioners revisit the open space areas of the patio and green space in the southeast to ensure they scale to the number of units.

C-2 – Sidewalk:

The Board recommended the plans show safe pedestrian access to the adjacent commercial plaza at 3904 Maple Road.

C-3 – Curb Zone:

The Board recommended the plans be updated to reflect the removal of the fence and the addition of bench(es) close to the sidewalk.

Recommendations:

The Board then reviewed their recommendations to the Planning Board.

- 1) That Sheet C-100 (Site Plan) be revised to show a safe pedestrian access from the proposed multi-family building to the southwest to the plaza at 3904 Maple Road (Design Guidelines A-1b and C-2c).
- 2) That Sheet C-100 (Site Plan) and Sheet L-101 (Landscape Plan) be revised to provide additional outdoor amenity space in the open area to the southeast of the building in order to make amenity spaces more proportional to the overall building/site (Design Guidelines A-2a and C-1d).
- 3) That Sheet C-100 (Site Plan) and Sheet L-101 (Landscape Plan) be revised to remove the existing and proposed fencing along Meyer Road and provide a seating area/bench in the landscaped area between the Meyer Road right of way and parking lot (Design Guidelines A-2b and C-3b).
- 4) That Sheet C-100 (Site Plan) and Sheet L-101 (Landscape Plan) be revised to provide the proposed location in the southeast corner of the property and details of a public art amenity (Design Guideline A-4a).
- 5) That a street view be provided to show the proposed building in context with neighboring residential uses.

- 6) That consideration be given to revise Sheet A-201 (Exterior Elevations) to show a varied cornice detail for the different facade mass types (Design Guidelines B-1a and B-4c).
- 7) That Sheet A-201 (Exterior Elevations) and the Colored Rendering be reconciled to present the same proposed canopies. It is recommended that the canopy over the main entrance be enhanced to differentiate the primary building entrance from windows of residential units (Design Guideline B-2b).
- 8) That Sheet A-201 (Exterior Elevations) and/or be revised to show proposed building lighting.

Ms. Colucci moved that the proposed site and building design recommendations will adequately address the Town's Design Guidelines for Mixed-use Development. The motion was seconded by Ms. Conhiser-Uy and carried. Ayes 4, Noes 0, Abstain 0, Absent 1 (O'Rourke).

MISCELLANEOUS

3.1. PROPOSED 2026 DESIGN ADVISORY BOARD MEETING CALENDAR

Gary Palumbo, Associate Planner, presented the proposed 2026 Design Advisory Board meeting calendar.

Mr. Talty requested the meeting times be clarified and Mr. Palumbo confirmed the meeting time would remain 6:00 PM and be added to the documentation.

Ms. Conhiser-Uy moved to approve the calendar. The motion was seconded by Mr. Talty and carried. Ayes 4, Noes 0, Abstain 0, Absent 1 (O'Rourke).

OTHER COMMUNICATIONS

- 4.1. PRELIMINARY DESIGN REVIEW PROCEDURES
- 4.2. REVIEW OF DESIGN GUIDELINES
- 4.3. DESIGN ADVISORY BOARD RULES OF ORDER REVIEW

UNFINISHED BUSINESS

None.

ADJOURNMENT

The Design Advisory Board meeting of December 11, 2025 was adjourned at 7:35 pm.



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2025-09

Design Review

**Materials Received by
Planning Department**

gmp 10/23/2025
RECEIVED BY DATE

**Scheduled Design Advisory Board
Meeting Date:**

12/11/2025
DATE

To Be Completed By Applicant

Petitioner:

Name: Southern Tier Environments for Living, Inc. - STEL [c/o Rob Savarino]

Address: 4758 North French Road

East Amherst New York 14051
City State Zip Code

Phone: 716-908-8322 **Fax:** _____

E Mail: robert.savarino@ccim.net

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Patrick Sheedy Jr, PE

Address: Carmina Wood Design

80 Silo City Row, Suite 100

Buffalo New York 14203
City State Zip Code

Phone: 716-842-3165 **Fax:** _____

E Mail: psheedy@carminawooddesign.com

Owner (if different):

Name: _____

Address: _____

City State Zip Code

Phone: _____ Fax: _____

E Mail: _____

GENERAL DESIGN INFORMATIONProject Site Address: 3900 Maple RoadProject Site Mixed-Use Zoning District Designation: Deep Corridor 5 (DC-5)

Project Description: _____

The proposed project ("action") consists of an affordable senior housing project consisting of a four-story building comprised of 81 units to be located on a portion of 3900 Maple ("Project Site"). The proposed action has been defined broadly to include all required discretionary approvals and permits including Site Plan Approval from the Town of Amherst Planning Board as well as all proposed site improvements including the proposed multifamily buildings, lighting, landscaping and all required utility improvements.

Square Footage of existing structure(s): n/aSquare Footage of proposed structure(s): 82,624 gsfExisting number of residential units: 0Proposed number of residential units: 81

What are the project impacts on existing Neighborhood Character: _____

The proposed multi-family development project will be compatible with the character of the existing neighborhood in the vicinity of the Project Site that includes senior housing uses on Meyer Road. The project layout reflects a deliberate effort to appropriately transition from commercial uses along Maple Road to the proposed four-story building closer to Meyer Road then greenspace with landscaping on the northernmost portion of the Project Site.

How will the project enhance the public space: _____

The proposed multi-family development project will enhance public space by providing opportunities for the tenants and residents to walk to numerous nearby commercial uses. The Project Site currently consists of partially developed land with current use.

HOW TO USE THE CHECKLIST:

This checklist is meant to be used as a tool to aid in providing a thorough and complete application for Design Review. It is meant to be used by the applicant to track and explain which design guidelines apply to the project, and for those that do apply, what design technique is being employed to meet or exceed the proposed guidelines.

The format of the checklist is the following:

Guideline Topic: The corresponding category of topic, as represented in the Design Guidelines table of contents.

Intent: The intent of the set of guidelines for that guideline topic.

Page #: Corresponding page in the Design Guidelines

Recommendation #: The specific guideline reference in the Design Guidelines.

Recommendation Description: Description of the recommendation

Brief Description of how the guideline is achieved: The applicant is urged to include specific references in the submittal materials (i.e. references to plan page number, calculations, descriptions, etc.). Please provide additional pages as necessary.

Shaded Areas for Official use only

SITE DESIGN GUIDELINES:

A-1. PEDESTRIAN ACCESS AND CONNECTIVITY

Intent Statement: Pedestrian access and connectivity within a site should enhance walkability throughout the site and to adjacent sites, promote safety and provide clear connections to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
4	A-1a	Establish a continuous internal walkway system throughout the site.	proposed internal sidewalk throughout project.	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	proposed sidewalk connects project site and existing public sidewalk along south side of Meyer Road.	
4	A-1c	Provide public pedestrian access through a block.	proposed internal sidewalk and sidewalk connection to Meyer Road provides access to entire project site.	

A-2. OUTDOOR AMENITY SPACE

Intent Statement: Although opportunities will vary by site, projects should incorporate amenity spaces, where required, into the design. Courtyards, plazas, playgrounds, outdoor dining areas and other amenity spaces provide opportunities to gather and engage in activities for both the general public and residents of the development. When located adjacent to the public realm, these features activate and enhance the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
5	A-2a	Locate and program an amenity space to receive regular use.	outdoor amenity spaces are labeled accordingly on site plan drawing C-100 and located for ease of access on site.	
5	A-2b	Place amenity space so that it is connected to the public realm.	proposed sidewalk connection to Meyer Road provides access to entire project site.	
5	A-2c	Designs should not appear to privatize the space.	outdoor amenity spaces will be for onsite tenants/residents.	

A-3. BICYCLE AMENITIES

Intent Statement: Providing bicycle amenities such as parking facilities and repair stations promotes the use of active transportation methods which help improve the safety, health and experience of community residents.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
6	A-3a	Provide connections to existing or planned bike paths.	there are no existing or planned bike paths in the vicinity of the project site.	
6	A-3b	Incorporate bicycle amenities into site designs.	public bike racks are proposed at various building entry points.	

A-4. PUBLIC ART

Intent Statement: Public art includes decorative and functional features that are accessible or visible to the public. These may include sculptures, landscaping elements, or street furniture (benches, bike racks, or other functional features with an original design). Public art enhances the pedestrian experience and should be integrated into a project as a design amenity.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
7	A-4a	Encourage the inclusion of public art in a project.	The project sponsor is open to including public art.	

A-5. SITE LANDSCAPING

Intent Statement: Landscaping can enhance a project by providing visual interest, tying together key site features, providing shade, screening areas from public view and providing buffers between properties. It can also help soften the urban environment and visually enhance the public realm. The guidelines in this section go beyond the requirements of the Zoning Ordinance and are in addition to the requirements of Chapter 203-7-2.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
8	A-5a	Preserve existing viable, healthy and attractive trees.	existing trees to be preserved are labeled as such on the Landscape Plan [Drawing L-100]	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	bioretention areas are proposed to be incorporated into the site's greenspace as a green infrastructure stormwater treatment method.	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	all proposed plantings will be native species to the project site and surrounding areas.	
8	A-5d	Choose appropriate tree and plant species.	all proposed tree and plant species will be compliant with Town standards.	

A-6. SUSTAINABLE FEATURES

Intent Statement: Each site design should create opportunities to contribute to a sustainable future for Amherst. Incorporate sustainable features that help reduce energy and water consumption, improve stormwater management, and create an overall healthy environment.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6a	Integrate Low-Impact Development (LID) features throughout the site to minimize impacts to the municipal stormwater system and area watersheds.	on site stormwater management system is designed to discharge stormwater runoff below existing rates for the project area.	
9	A-6b	Use landscaping to reduce heating and cooling needs.	n/a	

A-6. SUSTAINABLE FEATURES (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6c	Include materials and natural features that conserve and promote wildlife habitat and local biodiversity.	all proposed plantings will be native species to the project site and surrounding areas.	
9	A-6d	Reuse site or construction materials.	any existing infrastructure and site features feasible will be re-used as part of this project, specifically stormwater infrastructure, landscaping and parking areas	

A-7. RESIDENTIAL TRANSITIONS

Intent Statement: Residential transitions, where required in Section 5A-5, should focus on minimizing the impact of new development and site activity on adjacent protected districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
10	A-7a	Take into consideration the project's building and site elements that are located near the residential transition.	a proposed greenspace buffer delineates the project site and existing neighboring residences.	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	existing fencing along the north, east and west property lines are to remain	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	all colors used on site will compliment all proposed building materials and the surrounding environment.	

BUILDING DESIGN GUIDELINES:

B-1. FAÇADE

Intent Statement: The façade of a building should be appropriate to the style and character of surrounding buildings, the site, and the general character of the surrounding community.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
11	B-1a	Design the building to incorporate a “base, middle and cap” to divide the façade into separate components, that produce well defined ground or lower floors and a distinctive “cap “ element framing the middle floors, especially on taller buildings.	We have established a varying cultured stone base along the length of each facade to define the lower portion of the building. The upper lever is terminated with a simple, clean cap composed of metal coping and fiber cement trim boards.	
11	B-1b	On larger building frontages, implement a variety of façade treatments to provide visual distinction, variety, and the appearance of multiple structures to break up the facades.	We have incorporated a combination of lap, trim and panel, and shake siding to provide material variety across the facades. Finishes vary rhythmically along each elevation and variation in cornice height helps break up the building mass.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	We have regularly placed windows and doors.	

B-2. ENTRYWAYS

Intent Statement: Entryways should be well-identified and provide a welcoming experience for those utilizing them, while contributing to the overall style and character of the building.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2a	Doors and entryways should be of a style, scale, and coverage appropriate to the overall architectural style of the building.	Entrances/exits are storefront and located around the perimeter of the building and are scaled to match the adjacent windows.	

B-2. ENTRYWAYS (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2b	The primary entrance of a building should be clearly identifiable.	The primary entrance consists of double aluminum storefront doors located on the main façade and highlighted by a canopy to provide clear visibility.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Primary buildings entrances are fully accessible without the need for switchback ramps or railings.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	N/A Building is multi-family residential.	

B-3. WINDOWS

Intent Statement: Window design and arrangement should express a human scale. Where compatibility with adjacent building character is important, use windows to create visual continuity with the existing character and provide visual interest.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
13	B-3a	Windows should be of a scale and proportion appropriate to the overall architectural style of the building and in character with the window sizes of adjacent building and sites.	We have regularly placed windows that are of correct scale and proportion to the building massing.	
13	B-3b	Locate windows to create visual continuity.	Windows are regularly spaced to create visual continuity.	
13	B-3c	Window openings should be trimmed with an appropriate material.	Windows are trimmed with a minimum 1x4 fiber cement (or other appropriate material) trim board.	

Attachment: DAB Application SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

B-4. ROOFS AND ARCHITECTURAL DETAILS

Intent Statement: These crucial components of a building's façade and massing should complement and enhance the overall building composition. The use of these details should be kept consistent with buildings of a similar architectural style, but should also help create a unique identity for the structure. An appropriate amount of architectural detail should be used.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
14	B-4a	Architectural details such as overhangs, cornices, eaves and parapets, should complement the architectural style of the building and its surrounding context.	The main building has a flat roof with varying parapet heights to break up the length of the building. Visually we have overhangs and parapets matching the style of the building.	
14	B-4b	Rooflines should be in character with the overall style of the building.	Rooflines are varied and match the overall style of the building.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Cornice is a simple, clean cap of varying heights composed of metal coping and fiber cement trim boards.	
14	B-4d	Building stories, cornice lines and other horizontal elements should be generally consistent with adjacent buildings to help provide a rhythm to the streetscape.	The building design takes site line opportunities from Meyer Road into account.	
14	B-4e	Varying the building placement (setback from the street) on a large building helps break up the block and reduce the impact of long buildings on the streetscape.	The facade of the building steps in and out rhythmically along the elevation and creates varying distances from the building to the sidewalk.	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	we intend to have downlighting to highlight certain elements of the building.	

Attachment: DAB Application SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

B-5. STREET LEVEL INTEREST

Intent Statement: The character of a building's ground floor strongly impacts the pedestrian experience. The ground floor of a building should be designed to generate activity, animate the sidewalk and help establish a visual/physical connection between the inside of the building and the adjacent outdoor area.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
15	B-5a	Design a building to provide interest at the street level adjacent to the public realm.	we feel we have designed interesting buildings to enhance this section of Meyer Road.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	landscaping proposed around the ground floor as shown on the Landscape Plan [Drawing L-100]	

B-6. SUSTAINABLE BUILDING FEATURES

Intent Statement: Buildings should incorporate sustainable features that help reduce energy consumption, reduce water use, and contribute to a more sustainable environment.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
16	B-6a	Should seek to reduce water usage and reuse water with the building.	project plans to use water conservation fixtures such as 1.5 gpm shower heads, 1.6 gpf water closets, and 1.2 gpm bath faucets as examples.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	all buildings will incorporate LED lighting and use energy efficient appliances.	

B-7. BUILDING MATERIALS

Intent Statement: Building materials should evoke the character, style and purpose of the structure. Each building façade should use high-quality, durable materials that contribute to the visual continuity of the building's character. They should be consistent with those used traditionally in the surrounding area, however, materials with new and innovative materials may also be appropriate, especially in Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
17	B-7a	Use high quality, durable building materials.	We propose manufactured stone veneer, fiber cement paneling and siding. All are durable and high quality.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	all products used are long lasting, sustainable products.	
17	B-7c	Any side or rear wall facing a street, residential district or public area must consist of the same finish materials as the primary façade.	we are consistent on all elevations.	
17	B-7d	Decorative masonry materials (such as split face and textured finish blocks) are discouraged but may be considered an acceptable façade material at the discretion of the Planning Board.	No decorative masonry is proposed.	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	the proposed building will be new construction.	
17	B-7f	Exterior Insulation Finish System (EIFS) should not be utilized as a primary building material, but may be utilized, at the discretion of the Planning Board, as a decorative or complementary material on upper stories only.	no EIFS proposed.	

Attachment: DAB Application SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern

PUBLIC REALM GUIDELINES:

C-1. OPEN SPACE

Intent Statement: Open space is a public outdoor area provided for social and recreational use. Examples of open space include parks, parklets, greenways, trails, playgrounds, gardens and more. Open space is required in the Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
18	C-1a	Open spaces should ideally be centrally located.	due to site constraints and required drive lanes/parking, the open spaces are proposed along the southwest and southeast portions of the project site.	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	no existing or planned open space or greenway network exists around the project site.	
18	C-1c	Open spaces should be easily accessible by everyone.	proposed open spaces are easily accessible on site.	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	proposed open spaces are proportionate to the proposed development.	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	where possible, existing trees and vegetation is preserved. Mainly along the north, east and west boundary	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	open spaces will be used by onsite tenants and residents for a variety of uses.	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	lighting and bicycle parking are proposed near building entrances.	

Attachment: DAB Application SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

C-2. SIDEWALK

Intent Statement: Design sidewalks to enhance the pedestrian experience. A well-designed sidewalk increases walkability and safety, and helps to connect ground floor activities to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
19	C-2a	Coordinate building elements such as furnishings, overhangs, lighting and signs to create an engaging sidewalk space.	building design elements are designed to create an engaging facade	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	proposed sidewalk is based on Town design standards.	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	bicycle parking and outdoor amenity space are located for ease of access.	
19	C-2d	Use surface materials that complement the architecture and character of the area.	proposed sidewalk materials will be standard concrete typically used in the region.	

C-3. CURB ZONE

Intent Statement: The curb zone is the area between the back-of-curb and the sidewalk where landscaping and streetscape amenities should be placed so that they can contribute to the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
	C-3a	Streetscape amenities may be placed in the curb zone with approval of the Town or other regulating agency with jurisdiction.	proposed streetscape amenities are based on Town design standards.	
	C-3b	Trees and other landscaping should be planted within the curb zone.	tree plantings are proposed as shown on the Landscape Plan [Drawing L-100]	

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CARMINA WOOD

DESIGN

October 20, 2025

Scott Marshall, Principal Planner
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: Legacy Village Senior Housing
3900 Maple Road
Amherst, NY

Mr. Marshall:

On behalf of our client, Southern Tier Environments for Living, Inc. - STEL, please find enclosed the following documents for processing and review of a Design Advisory Board application for the above referenced project:

- (6) Design Advisory Board Application Form
- (1) Architectural Floor Plans & Elevations (Full Size 24"x36")
- (1) Site Plan (Full Size 24"x36")
- (1) Landscape Plan (Full Size 24"x36")
- (5) Architectural Floor Plans & Elevations (Half Size 11"x17")
- (5) Site Plan (Half Size 11"x17")
- (5) Landscape Plan (Half Size 11"x17")
- (5) Colored Rendering (Half Size 11"x17")

If you should have any questions regarding this letter, please contact me at (716) 842-3165 x123.
Thank you.

Sincerely,



Patrick Sheedy Jr, PE | Senior Associate

cc Sean Hopkins, Esq. - Hopkins, Sorgi & McCarthy, PLLC
Rob Savarino
Stephanie Hunt, Silvestri Architects

Attachment: Cover Letter SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

E
D
C
B
A



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NOTICE

This document, the property of, prepared by the architect, is submitted for the specific project named _____ and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

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2.1.c

LEGACY VILLAGE
SENIOR HOUSING

MEYER ROAD
(A.K.A. 3900 MAPLE RD)
AMHERST, NY 14226

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

COLORED
RENDERING



SILVESTRI
ARCHITECTS + PC

1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #:
24041.01

DATE:
09-11-25

DRAWING #:

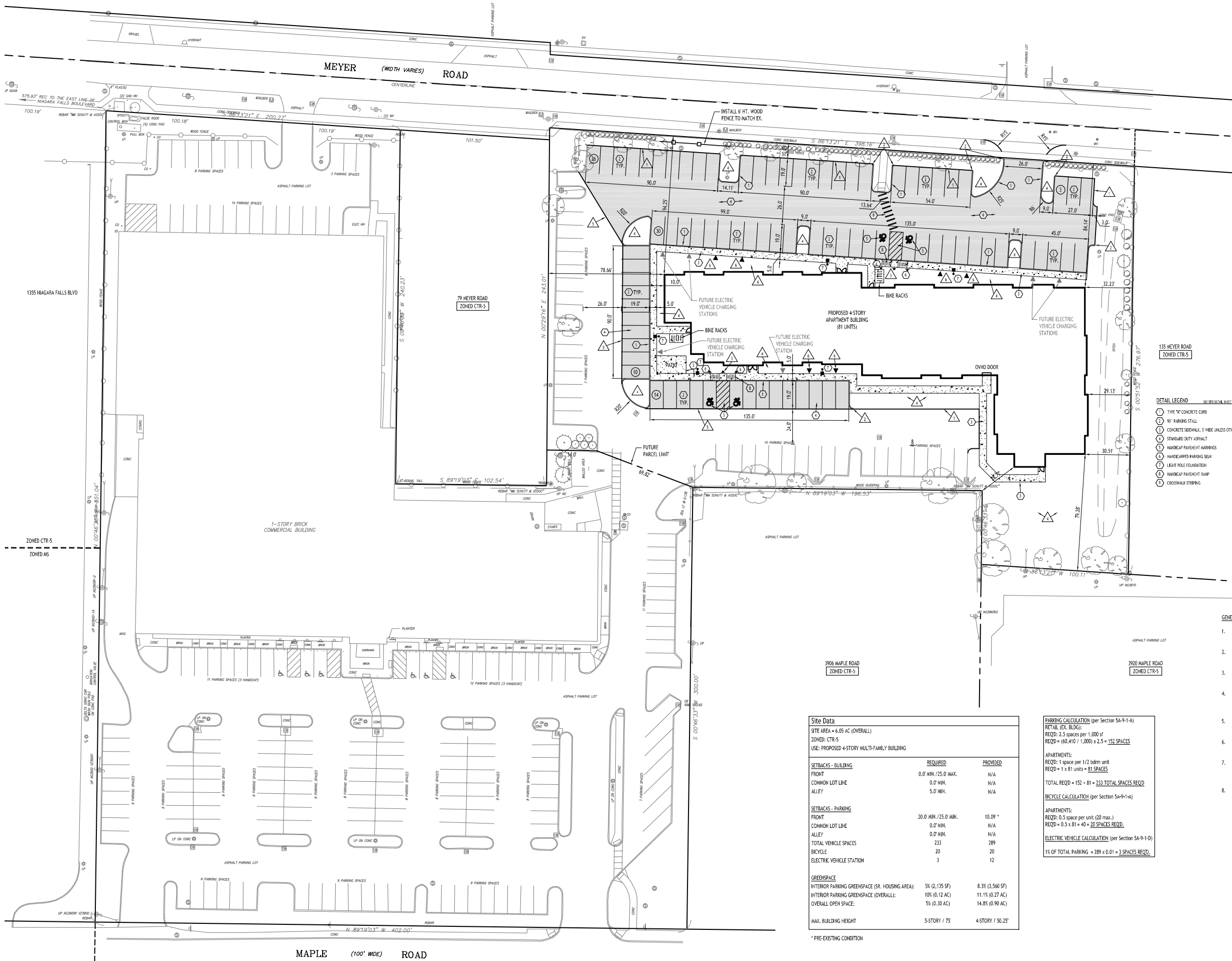
A 202

Packet Pg. 20

Attachment: Drawings SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

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Site Data		
SITE AREA = 6.05 AC (OVERALL)		
ZONED: CTR-5		
USE: PROPOSED 4-STORY MULTI-FAMILY BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	0.0' MIN. / 25.0' MAX.	N/A
COMMON LOT LINE	0.0' MIN.	N/A
ALLEY	5.0' MIN.	N/A
SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT	20.0' MIN. / 25.0' MIN.	10.0' *
COMMON LOT LINE	0.0' MIN.	N/A
ALLEY	0.0' MIN.	N/A
TOTAL VEHICLE SPACES	233	289
BICYCLE	20	20
ELECTRIC VEHICLE STATION	3	12
GREENSPACE	REQUIRED	PROVIDED
INTERIOR PARKING GREENSPACE (SR. HOUSING AREA):	5% (2,135 SF)	8.3% (3,560 SF)
INTERIOR PARKING GREENSPACE (OVERALL):	10% (0.12 AC)	11.1% (0.27 AC)
OVERALL OPEN SPACE:	5% (0.30 AC)	14.8% (0.90 AC)
MAX. BUILDING HEIGHT	5-STORY / 75'	4-STORY / 50.25'

* PRE-EXISTING CONDITION

PARKING CALCULATION (per Section 5A-9-1-A)
RETAIL EX. BLOCK:
REQD: 2.5 spaces per 1,000 sf
REQD = (60,410 / 1,000) x 2.5 = **152 SPACES**

APARTMENTS:
REQD: 1 space per 1/2 bdrm unit
REQD = 1 x 81 units = **81 SPACES**

TOTAL REQD = 152 + 81 = 233 TOTAL SPACES REQD

BICYCLE CALCULATION (per Section 5A-9-1-A)
APARTMENTS:
REQD: 0.5 space per unit (20 max.)
REQD = 0.5 x 81 = **40 = 20 SPACES REQD.**

ELECTRIC VEHICLE CALCULATION (per Section 5A-9-1-D)
1% OF TOTAL PARKING = 289 x 0.01 = **3 SPACES REQD.**

DETAIL LEGEND SEE 301 DETAIL SHEET

- TYPE "A" CONCRETE CURB
- 90° PARKING STALL
- CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- STANDARD DUTY ASPHALT
- HANDICAP PAVEMENT MARKINGS
- HANDICAP PARKING SIGN
- LIGHT POLE FOUNDATION
- HANDICAP PAVEMENT RAMP
- CROSSWALK STRIPING

NOTE LEGEND

- EDGE OF PAVEMENT
- RUNOUT CURB IN Z OR MATCH EXISTING CURB
- INSTALL "NO PARKING" SIGN, ALL T.C.D. SIGN NO. R7-4C
- LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- WATCH EX. PAVEMENT, SAWCUT AS REQD TO ACHIEVE SQUARE EDGE TO MATCH
- ELECTRIC VEHICLE CHARGING STATION

SITE NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURERS RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES - TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF AMHERST ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE LEGEND

PROPERTY LINE

PROPOSED CURBING

PROPOSED SIDEWALK / CONCRETE PAD

NUMBER OF PARKING SPACES

PROPOSED SIGN

PROPOSED STANDARD DUTY ASPHALT PAVEMENT

PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



CARMINA WOOD

DESIGN

Buffalo | Utica | Greensboro

Legacy Village Senior Housing

3900 Maple Road
Amherst, NY

REVISIONS:
No. Description Date

DRAWING NAME:

Site Plan

Date: 9/22
Drawn By: P. Sher
Scale: As Noted

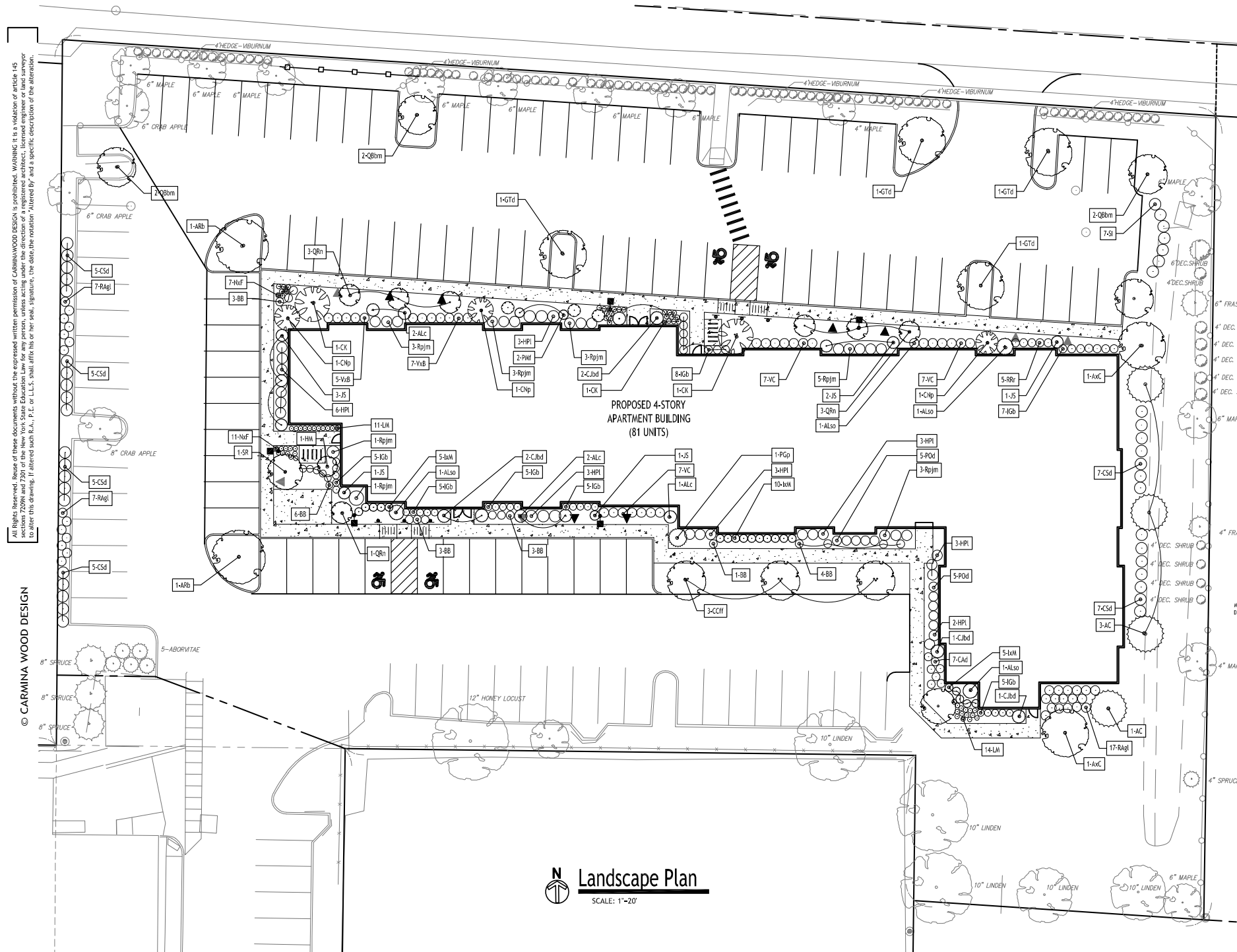
DRAWING NO.

C-100

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Attachment: Drawings SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

2.1.c



Plant Finish Schedule - 3900 Maple Road Amherst, New York

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
D E C I D U O U S T R E E S					
GTd	4	<i>Gleditsia triacanthos</i> I "Draves"	Street Keeper Honey Locust	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARb	2	<i>Acer rubrum</i> 'Bowhall'	Red Maple -Bowhall	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
Ax2	2	<i>Aesculus x carnea</i> 'Briotii'	Red Horse Chestnut	2 1/2" - 3" CAL.	B&B, HT. 60', W 40'
CBff	3	<i>Carpinus betulus</i> 'Frans Fontaine'	European Hornbeam - Frans Fontaine	2 1/2" - 3" CAL.	B&B, HT. 35', W 15'
QRn	7	<i>Quercus robur</i> x <i>bicolor</i> Nadler PP17604'	Kndred SpHt Oak	2 1/2" - 3" CAL.	B&B, HT. 30', W 15'
QBbm	4	<i>Quercus bicolor</i> 'Bonnie & Mike'	Bonnie & Mike Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 15'

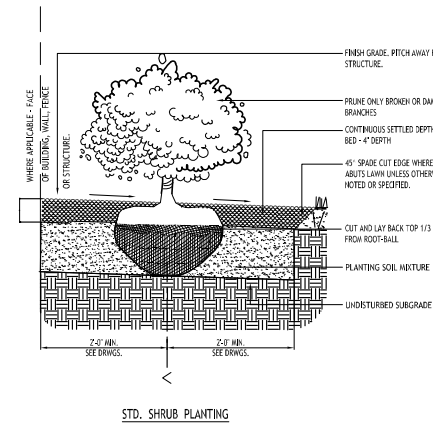
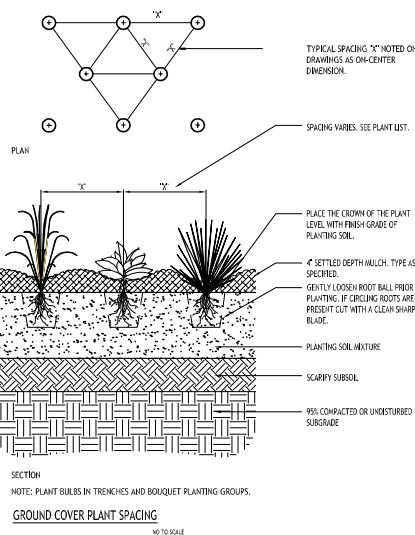
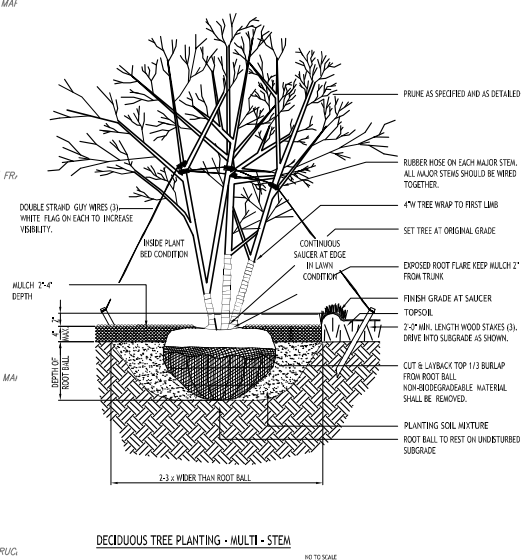
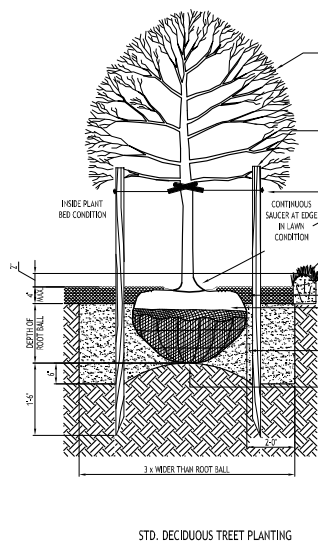
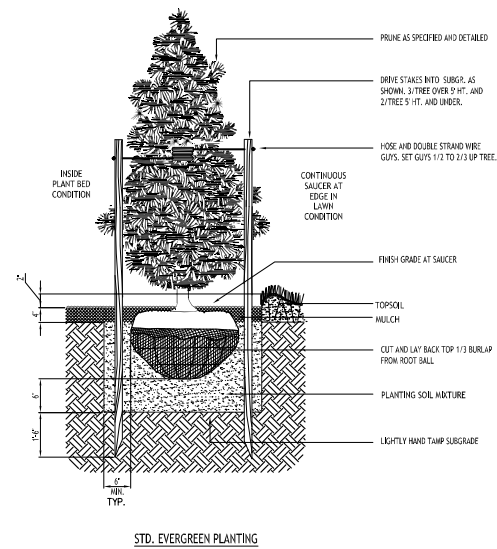
S M A L L / O R N A M E N T A L T R E E S						
CK	2	Cornus kousa		Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
SR	2	Syringa reticulata		Ivory Silk Lilac	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 15'
ALso	2	Amelanchier laevis 'Standing Ovation'		Standing Ovation Serviceberry	Multi Stem	B&B, HT. 20', W 10'
ALc	5	Amelanchier laevis 'cumulus'		Cumulus Serviceberry	Multi Stem	B&B, HT. 20', W 15'
HM	1	Heptacodium miconioides		Seven-son Flower	Multi Stem	B&B, HT. 20', W 9'

E V E R G R E E N T R E E S						
JS	8	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'	
AC	4	Abies concolor	White Fir	6-8' Tall	B&B, HT. 60', W 20'	
CNp	3	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6-8' Tall	B&B, HT. 20', W 8'	
CJbd	6	Cryptomeria Japonica 'Black Dragon'	Black Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'	
PGp	2	Picea glauca 'Pendula'	Weeping White Spruce	6-8' Tall	B&B, HT. 25', W 6'	
PMf	2	Pinus mugo 'Fastigiata'	Columnar Mugo Pine	24-36" Tall	B&B, HT.15', W 6'	

S H R U B S					
RAgl	31	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2-3, W 6'
Vxh	12	Viburnum x burkwoodii	Burkwood Viburnum	36-48" Tall	B&B, HT. 5-7, W 6'
*IGb	40	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'
CSd	34	Cornus sericea	Red Twig Dogwood	24-36" Tall	B&B, HT. 4', W 4'
SI	7	Salix integra 'Hakuro-nishiki'	Dappled Willow	24-36" Tall	B&B, HT. 4', W 4'
*Rpjm	20	Rhododendron RPJM	Rhododendron 'PJM'	24-36" Tall	B&B, HT. 4', W 4'
*IxM	20	Ilex x meserveae	Blue Princess Holly	24-36" Tall	B&B, HT. 5', W 5'
SNbl	3	Sambucus nigra 'Eva' Black Lace	Black Elder	24-36" Tall	B&B, HT. 4', W 3'
RRr	5	Rosa radrazz	Knockout Rose	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
HPI	23	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	24-36" Tall	B&B, HT. 5', W 5'
CAd	7	Cotoneaster horizontalis	Rock Cotoneaster	18-24" Tall	B&B, HT.3', W 6'
POd	10	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	24-36" Tall	B&B, HT. 4', W 4'
VC	21	Viburnum carlesii	Carlye viburnum	24-36" Tall	B&B, HT. 5', W 6'

GRASSES / PERENNIALS / GROUNDCOVERS					
BB	21	Andropogon Gerardi	Btg Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 4', W 6'
LM	46	Liriope muscari	Btg Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
NxF	18	Nepeta x fraassenii	Nepeta - Walkers Low Catmint	6-12" Tall	Cont. no.3 - 18" Tall, 1-4'Wide

* EVERGREEN SHRUB



STD. SHRUB PLANTING

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



SUMMARY OF UNITS					
ROOM TYPE	LEVEL				TOTAL
	1st	2nd	3rd	4th	
1 BEDROOM (TOTAL)	17	19	19	19	74
1 BEDROOM HC	1	1	0	1	3
1 BEDROOM V/A	0	1	0	0	1
2 BEDROOM (TOTAL)	1	2	2	2	7
2 BEDROOM HC	0	1	0	1	2
2 BEDROOM V/A	0	0	1	0	1
TOTAL	18	21	21	21	81

Exhibit D2 Area Calculations					
Table 1: Dwelling Unit Space					
First Floor (Floor 1 of 4)					
DWELLING UNIT SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
UNIT A - INSIDE (1 BEDROOM)	7	736	5152	752	5264
UNIT A - OUTSIDE 1 (1 BEDROOM)	2	729	1458	761	1522
UNIT A - OUTSIDE 2 (1 BEDROOM)	2	734	1468	754	1508
UNIT A1 - INSIDE (1 BEDROOM)	3	736	2208	752	2256
UNIT A1 - OUTSIDE (1 BEDROOM)	1	734	734	754	754
UNIT A2 - INSIDE (1 BEDROOM)	1	743	743	760	760
UNIT A3 (1 BEDROOM)	1	738	738	754	754
UNIT B1 (2 BEDROOM)	1	965	965	1002	1002
STORAGE UNITS	0	20	0	0	0
TOTAL NUMBER OF UNITS	18		13466		13820

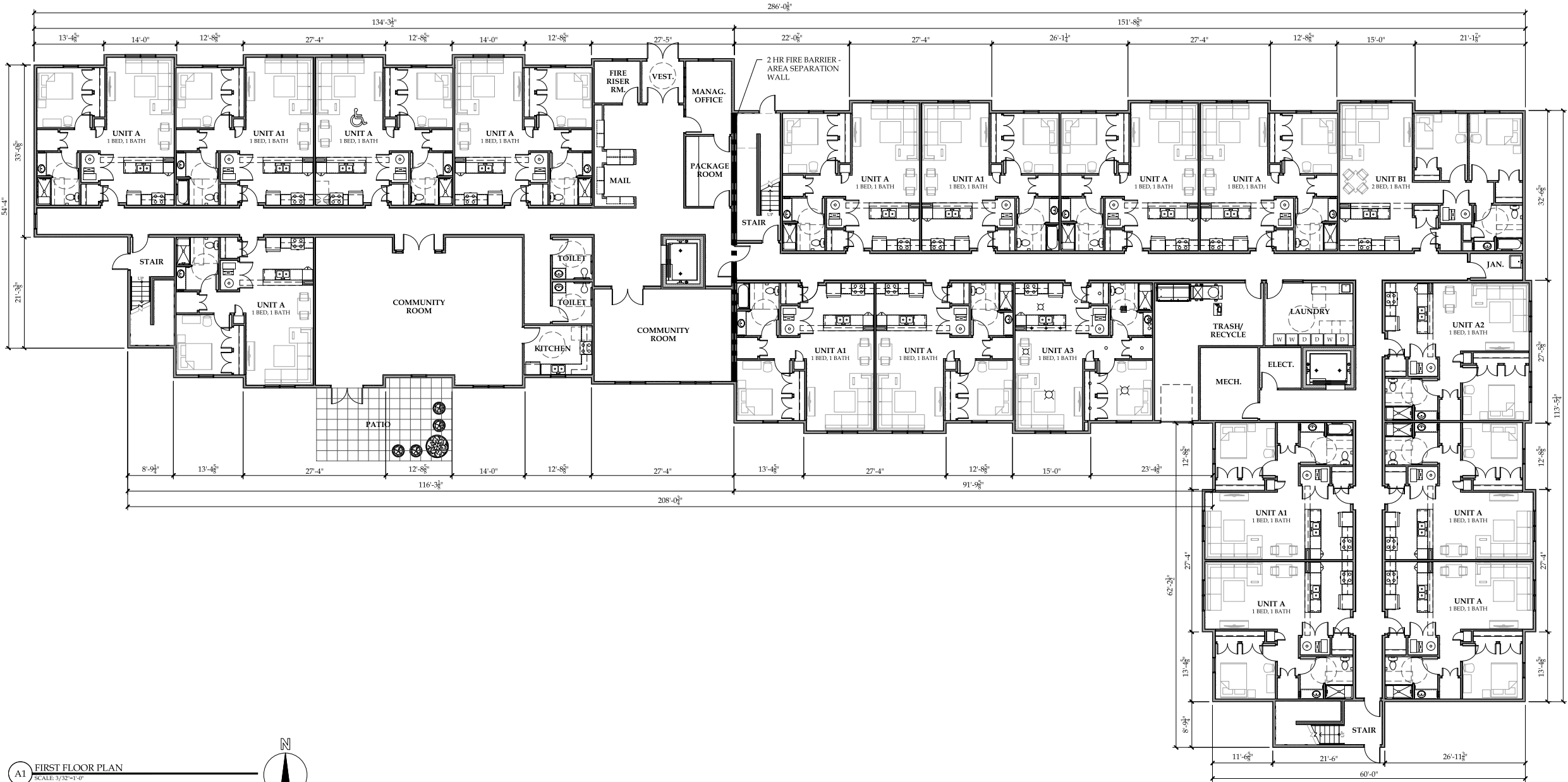
Table 2: Residential Common Space					
First Floor (Floor 1 of 4)					
RESIDENTIAL COMMON SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
VESTIBULE	1	69	69	73	73
FIRE RISER ROOM	1	75	75	81	81
MANAGERS OFFICE	1	129	129	140	140
PACKAGE ROOM	1	130	130	130	130
COMMUNITY ROOM 1	1	1089	1089	1115	1115
KITCHEN	1	129	129	136	136
TOILET	2	69	138	69	138
COMMUNITY ROOM 2	1	491	491	506	506
TRASH/RECYCLING	1	389	389	394	394
LAUNDRY	1	217	217	217	217
MECHANICAL	1	163	163	165	165
ELECTRICAL	1	67	67	67	67
JANITORIAL CLOSET	1	59	59	62	62
CORRIDORS, STAIRS & ELEV.	1	3555	3555	3612	3612
TOTAL	15		6700		6836

Table 4: Non- Residential Space					
First Floor (Floor 1 of 4)					
NON- RESIDENTIAL SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
	0	0	0	0	0
TOTAL	0		0		0

Table 5: Total Residential Interior Gross Area Percentages			Table 6: Total Floor Gross Area		
First Floor (Floor 1 of 4)			First Floor (Floor 1 of 4)		
TOTAL RESIDENTIAL SPACE	TOTAL INTERIOR GROSS AREA	PERCENT OF TOTAL INTERIOR RESIDENTIAL GROSS AREA	BUILDING TOTALS	TOTAL INTERIOR GROSS AREA	TOTAL GROSS AREA INCLUDING EXTERIOR WALLS
DWELLING UNIT SPACE	13466	67%	RESIDENTIAL DWELLING UNIT SPACE	13466	13820
RESIDENTIAL COMMON SPACE	6700	33%	RESIDENTIAL COMMON AREA	6700	6836
TOTAL	20166		NON-RESIDENTIAL SPACE	0	0
			TOTAL	20166	20656

Summary of Floors				
BUILDING TOTAL	TOTAL RESIDENTIAL INTERIOR GROSS AREA	TOTAL GROSS AREA INCLUDING EXTERIOR WALL	GROSS INTERIOR COMMON AREA	TOTAL PROJECT PERCENTAGE OF COMMON AREA
FLOOR 1	20166	20656	6700	33.22%
FLOOR 2	20166	20656	4254	21.09%
FLOOR 3	20166	20656	4254	21.09%
FLOOR 4	20166	20656	4254	21.09%
TOTAL	80664	82624	19462	24.13%

Table 3: Residential Parking Garage Space					
First Floor (Floor 1 of 4)					
RESIDENTIAL PARKING GARAGE TYPE, AS DEFINED BY APPLICABLE BUILDING CODE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
NATURALLY VENTILATED PARKING GARAGE	0	0	0	0	0
MECHANICALLY VENTILATED PARKING GARAGE	0	0	0	0	0
TOTAL	0		0		0



A1 FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

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**LEGACY VILLAGE
SENIOR HOUSING**

MEYER ROAD
(A.K.A. 3900 MAPLE RD)
AMHERST, NY 14226

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

**FIRST FLOOR
PLAN**

**SILVESTRI
ARCHITECTS • PC**
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 24041.01
DATE: 09-11-25

DRAWING #: A 101
Packet Pg. 23

Attachment: Drawings SP-2025-09 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

SUMMARY OF UNITS					
ROOM TYPE	LEVEL				TOTAL
	1st	2nd	3rd	4th	
1 BEDROOM (TOTAL)	17	19	19	19	74
1 BEDROOM HC	1	1	0	1	3
1 BEDROOM V/A	0	1	0	0	1
2 BEDROOM (TOTAL)	1	2	2	2	7
2 BEDROOM HC	0	1	0	1	2
2 BEDROOM V/A	0	0	1	0	1
TOTAL	18	21	21	21	81

Exhibit D2 Area Calculations					
Table 1: Dwelling Unit Space					
Third Floor (Floor 3 of 4)					
DWELLING UNIT SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
UNIT A - INSIDE (1 BEDROOM)	9	736	6624	752	6768
UNIT A - OUTSIDE 1 (1 BEDROOM)	2	729	1458	761	1522
UNIT A - OUTSIDE 2 (1 BEDROOM)	2	734	1468	754	1508
UNIT A1 - INSIDE (1 BEDROOM)	3	736	2208	752	2256
UNIT A1 - OUTSIDE (1 BEDROOM)	1	734	734	754	754
UNIT A2 - INSIDE (1 BEDROOM)	1	743	743	760	760
UNIT A2 - OUTSIDE (1 BEDROOM)	1	741	741	762	762
UNIT B (2 BEDROOM)	1	971	971	993	993
UNIT B1 (2 BEDROOM)	1	965	965	1002	1002
STORAGE UNITS	0	20	0	0	0
TOTAL NUMBER OF UNITS	21		15912		16325

Table 2: Residential Common Space					
Third Floor (Floor 3 of 4)					
RESIDENTIAL COMMON SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
AMENITY SPACE	1	491	491	506	506
TRASH/RECYCLING	1	155	155	155	155
LAUNDRY	1	217	217	217	217
MECHANICAL	1	163	163	165	165
ELECTRICAL	1	67	67	67	67
JANITORIAL CLOSET	1	59	59	62	62
CORRIDORS, STAIRS & ELEV.	1	3102	3102	3159	3159
TOTAL	7		4254		4331

Table 3: Residential Parking Garage Space					
Third Floor (Floor 3 of 4)					
RESIDENTIAL PARKING GARAGE TYPE, AS DEFINED BY APPLICABLE BUILDING CODE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
NATURALLY VENTILATED PARKING GARAGE	0	0	0	0	0
MECHANICALLY VENTILATED PARKING GARAGE	0	0	0	0	0
TOTAL	0		0		0

Table 4: Non- Residential Space					
Third Floor (Floor 3 of 4)					
NON- RESIDENTIAL SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
	0	0	0	0	0
TOTAL	0		0		0

Table 5: Total Residential Interior Gross Area Percentages		
Third Floor (Floor 3 of 4)		
TOTAL RESIDENTIAL SPACE	TOTAL INTERIOR GROSS AREA	PERCENT OF TOTAL INTERIOR RESIDENTIAL GROSS AREA
DWELLING UNIT SPACE	15912	79%
RESIDENTIAL COMMON SPACE	4254	21%
TOTAL	20166	

Table 6: Total Floor Gross Area		
Third Floor (Floor 3 of 4)		
BUILDING TOTALS	TOTAL INTERIOR GROSS AREA	TOTAL GROSS AREA INCLUDING EXTERIOR WALLS
RESIDENTIAL DWELLING UNIT SPACE	15912	16325
RESIDENTIAL COMMON AREA	4254	4331
NON-RESIDENTIAL SPACE	0	0
TOTAL	20166	20656

Summary of Floors				
BUILDING TOTAL	TOTAL RESIDENTIAL INTERIOR GROSS AREA	TOTAL GROSS AREA INCLUDING EXTERIOR WALL	GROSS INTERIOR COMMON AREA	TOTAL PROJECT PERCENTAGE OF COMMON AREA
FLOOR 1	20166	20656	6700	33.22%
FLOOR 2	20166	20656	4254	21.09%
FLOOR 3	20166	20656	4254	21.09%
FLOOR 4	20166	20656	4254	21.09%
TOTAL	80664	82624	19462	24.13%

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SENIOR HOUSING**

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JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

THIRD FLOOR
PLAN

**SILVESTRI
ARCHITECTS • PC**
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 24041.01
DATE: 09-11-25

DRAWING #: A 102
Packet Pg. 25



A1 THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"

SUMMARY OF UNITS					
ROOM TYPE	LEVEL				TOTAL
	1st	2nd	3rd	4th	
1 BEDROOM (TOTAL)	17	19	19	19	74
1 BEDROOM HC	1	1	0	1	3
1 BEDROOM V/A	0	1	0	0	1
2 BEDROOM (TOTAL)	1	2	2	2	7
2 BEDROOM HC	0	1	0	1	2
2 BEDROOM V/A	0	0	1	0	1
TOTAL	18	21	21	21	81

Exhibit D2 Area Calculations					
Table 1: Dwelling Unit Space					
Fourth Floor (Floor 4 of 4)					
DWELLING UNIT SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
UNIT A - INSIDE (1 BEDROOM)	9	736	6624	752	6768
UNIT A - OUTSIDE 1 (1 BEDROOM)	2	729	1458	761	1522
UNIT A - OUTSIDE 2 (1 BEDROOM)	2	734	1468	754	1508
UNIT A1 - INSIDE (1 BEDROOM)	3	736	2208	752	2256
UNIT A1 - OUTSIDE (1 BEDROOM)	1	734	734	754	754
UNIT A2 - INSIDE (1 BEDROOM)	1	743	743	760	760
UNIT A2 - OUTSIDE (1 BEDROOM)	1	741	741	762	762
UNIT B (2 BEDROOM)	1	971	971	993	993
UNIT B1 (2 BEDROOM)	1	965	965	1002	1002
STORAGE UNITS	0	20	0	0	0
TOTAL NUMBER OF UNITS	21		15912		16325

Table 2: Residential Common Space					
Fourth Floor (Floor 4 of 4)					
RESIDENTIAL COMMON SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
AMENITY SPACE	1	491	491	506	506
TRASH/RECYCLING	1	155	155	155	155
LAUNDRY	1	217	217	217	217
MECHANICAL	1	163	163	165	165
ELECTRICAL	1	67	67	67	67
JANITORIAL CLOSET	1	59	59	62	62
CORRIDORS , STAIRS & ELEV.	1	3102	3102	3159	3159
TOTAL	7		4254		4331

Table 3: Residential Parking Garage Space					
Fourth Floor (Floor 4 of 4)					
RESIDENTIAL PARKING GARAGE TYPE, AS DEFINED BY APPLICABLE BUILDING CODE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
NATURALLY VENTILATED PARKING GARAGE	0	0	0	0	0
MECHANICALLY VENTILATED PARKING GARAGE	0	0	0	0	0
TOTAL	0		0		0

Table 3: Non- Residential Space					
Fourth Floor (Floor 4 of 4)					
NON- RESIDENTIAL SPACE	NUMBER OF EACH SPACE	INTERIOR GROSS AREA EACH SPACE	TOTAL INTERIOR GROSS AREA	GROSS AREA INCLUDING EXTERIOR WALLS EACH SPACE	TOTAL GROSS AREA INCLUDING EXTERIOR WALL
	0	0	0	0	0
TOTAL	0		0		0

Table 4: Total Residential Interior Gross Area Percentages			Table 5: Total Floor Gross Area		
Fourth Floor (Floor 4 of 4)			Fourth Floor (Floor 4 of 4)		
TOTAL RESIDENTIAL SPACE	TOTAL INTERIOR GROSS AREA	PERCENT OF TOTAL INTERIOR RESIDENTIAL GROSS AREA	BUILDING TOTALS	TOTAL INTERIOR GROSS AREA	TOTAL GROSS AREA INCLUDING EXTERIOR WALLS
DWELLING UNIT SPACE	15912	79%	RESIDENTIAL DWELLING UNIT SPACE	15912	16325
RESIDENTIAL COMMON SPACE	4254	21%	RESIDENTIAL COMMON AREA	4254	4331
TOTAL	20166		NON-RESIDENTIAL SPACE	0	0
			TOTAL	20166	20656

Summary of Floors				
BUILDING TOTAL	TOTAL RESIDENTIAL INTERIOR GROSS AREA	TOTAL GROSS AREA INCLUDING EXTERIOR WALL	GROSS INTERIOR COMMON AREA	TOTAL PROJECT PERCENTAGE OF COMMON AREA
FLOOR 1	20166	20656	6700	33.22%
FLOOR 2	20166	20656	4254	21.09%
FLOOR 3	20166	20656	4254	21.09%
FLOOR 4	20166	20656	4254	21.09%
TOTAL	80664	82624	19462	24.13%

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**LEGACY VILLAGE
SENIOR HOUSING**

MEYER ROAD
(A.K.A. 3900 MAPLE RD)
AMHERST, NY 14226

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

FOURTH FLOOR
PLAN



SA JOB #: 24041.01
DATE: 09-11-25

DRAWING #: A 104
Packet Pg. 26



A1 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



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LEGACY VILLAGE SENIOR HOUSING

MEYER ROAD
(A.K.A. 3900 MAPLE RD.)
AMHERST, NY 14226

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. _____ DRAFTER _____
JOB CAPT. _____ INTERIORS _____

SEAL:

TITLE:

EXTERIOR ELEVATIONS



SA JOB #: **24041.01** DATE: **09-11-25**

DRAWING #: **A 201**

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2025-09

PETITIONER

Southern Tier Environments for Living, Inc.
4758 N. French Rd.
East Amherst, NY 14051

PROPERTY LOCATION

3900-3904 Maple Road

WHEREAS, the Town of Amherst Design Advisory Board on Thursday, December 11, 2025, held a public meeting for design review in accordance with Local Law 18-2019, for a Proposed 4-story 81-unit senior housing apartment building, and

WHEREAS, the Design Advisory Board reviewed the site and building plans and specifications received, October 22, 2025 for the proposed project, and

WHEREAS, in accordance with Local Law 18-2019, the Design Advisory Board finds that:

Based on the application, plans and building material examples provided, the proposed Site Plan and Building Design is or can be consistent with the applicable Design Guidelines for Mixed Used Districts.

NOW THEREFORE BE IT RESOLVED that the Design Advisory Board, in accordance with Local Law 18-2019 makes the following recommendations to the Planning Board for consideration during its Site Plan Review:

1. That Sheet C-100 (Site Plan) be revised to show a safe pedestrian access from the proposed multi-family building to the southwest to the plaza at 3904 Maple Road (Design Guidelines A-1b and C-2c).
2. That Sheet C-100 (Site Plan) and Sheet L-101 (Landscape Plan) be revised to provide additional outdoor amenity space in the open area to the southeast of the building in order to make amenity spaces more proportional to the overall building/site (Design Guidelines A-2a and C-1d).
3. That Sheet C-100 (Site Plan) and Sheet L-101 (Landscape Plan) be revised to remove the existing and proposed fencing along Meyer Road and provide a seating area/bench in the landscaped area between the Meyer Road right of way and parking lot (Design Guidelines A-2b and C-3b).
4. That Sheet C-100 (Site Plan) and Sheet L-101 (Landscape Plan) be revised to provide the proposed location in the southeast corner of the property and details of a public art amenity (Design Guideline A-4a).
5. That a street view be provided to show the proposed building in context with neighboring residential uses.

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2025-09

PETITIONER

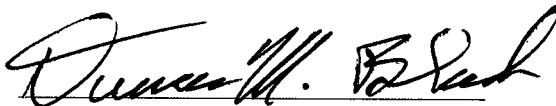
Southern Tier Environments for Living, Inc.
4758 N. French Rd.
East Amherst, NY 14051

PROPERTY LOCATION

3900-3904 Maple Road

6. That consideration be given to revise Sheet A-201 (Exterior Elevations) to show a varied cornice detail for the different facade mass types (Design Guidelines B-1a and B-4c).
7. That Sheet A-201 (Exterior Elevations) and the Colored Rendering be reconciled to present the same proposed canopies. It is recommended that the canopy over the main entrance be enhanced to differentiate the primary building entrance from windows of residential units (Design Guideline B-2b).
8. That Sheet A-201 (Exterior Elevations) and/or be revised to show proposed building lighting.

The foregoing findings were adopted by the Town of Amherst Design Advisory Board, December 11, 2025; moved by – Ms. Colucci; seconded by – Mr. Talty; ayes 4, noes 0, absent 1 (O'Rourke).


Duncan A. Black, AIA, Vice Chair

12/16/2025
Date

Reviewed Plan Date: September 11, 2025 (Architecture),
September 22, 2025 (Site Plan)
Preparer by: Silvestri Architects / Carmina Wood
Received Plan Date: October 22, 2025

GP/rb

X:\Current_Planning\Files\Site Plans\2025\SP-2025-09_(3900-3904_Maple_Rd_aka_Meyer_Rd)_2025\DAB\SP-2025-09_DAB_Blurb_12112025.doc

cc: Town of Amherst Planning Board
Sean Hopkins, Hopkins Sorgi & McCarthy, 35 California Rd., Suite 100, Williamsville, NY 14221
Robert Savarino, RAS Development, 4758 N. French Rd., E. Amherst, NY 14051
Patrick Sheedy Jr., Carmina Wood Design, 80 Silo City Row, Suite 100, Buffalo, NY 14203
Stephanie Hunt, Silvestri Architects, 1321 Millersport Hwy., Suite 101, Amherst, NY 14221

Attachment: SP-2025-09_DAB_Findings_12112025 (31230 : SP-2025-09, 3900 Maple Rd., Southern)

Schedule of Design Advisory Board Meetings in 2026

Please note the following for the Design Advisory Board (“DAB”) 2026 schedule:

- A pre-application meeting is required with the Planning Department before a submittal for the Planning Board (“PB”) will be accepted. An appointment is required.
- On-time submission does not necessarily guarantee a place on the next month’s agenda. After staff review, you will be notified if your project has been placed on the agenda.
- Participation in preliminary design reviews are not currently required but are encouraged.

DAB Design Review Meeting	Associated Planning Board Meeting
<i>Thursdays</i>	<i>Thursdays</i>
12/11/2025	1/15/2026
1/22/2026	2/19/2026
2/26/2026	3/19/2026
3/26/2026	4/16/2026
4/23/2026	5/21/2026
5/28/2026	6/18/2026
<i>No June Meeting</i>	<i>No July Meeting</i>
7/23/2026	8/20/2026
8/27/2026	9/17/2026
9/24/2026	10/15/2026
10/22/2026	11/19/2026
<i>No November Meeting</i>	<i>No December Meeting</i>
12/10/2026	TBD
1/28/2027	TBD

**Date on an irregular day due to holiday*