



AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
August 20, 2026
6:30 PM

The Planning Board will hold a public work session at 6:00PM in the Amherst Municipal Building, 5583 Main Street, Williamsville, NY 14221 on the same date.

This meeting is being video recorded.

ROLL CALL

	Chmiel	Davis	Gill	Kahn	O'Rourke	Penberthy	Raffaele
Present							
Absent							

MINUTES APPROVAL

June 18, 2026

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at public hearings:

- **Presentation by Petitioner:** 15 minutes
- **Rebuttal by neighborhood/resident spokesperson:** 15 minutes
- **Individual speakers:** 3 minutes

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

1. PROPOSED TOWNHOME DEVELOPMENT, SP-2026-03
Property located at 770 John James Audubon Parkway
770 JJAP LLC, Petitioner
2. PROPOSED 2-STORY ADDITION TO "DAEMEN HALL", SP-1983-23 AH

Property located at 4380 Main Street
Daemen University, Petitioner

3. PROPOSED APARTMENT BUILDING, SP-2026-07
Property located at 3230 & 3238 Millersport Highway
Emily's Garden Estates Inc., Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

4. REQUEST TO REZONE 1.51± ACRES OF LAND FROM R-3 TO OB, Z-2026-02
Property located at 9030-9040 Transit Road
Bevilacqua Development LP, Petitioner
5. REQUEST TO REZONE 1.86± ACRES OF LAND FROM DC-3 AND R-3 TO MFR-5, Z-2026-03
Property located at 3765 Sheridan Drive
LMK Realty Associates LLC, Petitioner
6. REQUEST TO REZONE 1.2± ACRES OF LAND FROM CF TO GB, Z-2026-04
Property located at 4110 Bailey Avenue
Town of Amherst, Petitioner

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

All public hearings are completed and closed at the termination of public discussion for each agenda item unless otherwise specified by the Chair.

UNFINISHED BUSINESS

Note: All public hearings have been completed. There will be no public hearings for items listed under this section.

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

ADJOURNMENT

The next Regular meeting is scheduled for September 24, 2026.