MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
January 27, 2022
6:00 PM

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair Giuliani on Thursday, January 27, 2022 at 6:00 pm.

The public had the opportunity to view and participate in the meeting live via video or audio call using the Zoom application.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Duncan M. Black	Town of Amherst	Vice Chairperson	Present	
Dal Giuliani	Town of Amherst	Chairperson	Present	
Marissa Colucci	Town of Amherst	Member	Present	
Peter Talty	Town of Amherst	Member	Present	
Tracy Conhiser-Uy	Town of Amherst	Member	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Scott Marshall	Town of Amherst	Principal Planner	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Remote	

DESIGN REVIEW APPLICATIONS

1.1. DESIGN ADVISORY BOARD REVIEW, SP-1985-42 J, PROPOSED RETAIL PLAZA REDEVELOPMENT
Property Located at 1501-1551 Niagara Falls Boulevard (BCD)
Benderson Development Company LLC, Petitioner

Project Description:
Partial demolition of 90,000± sq. ft. of the existing principal plaza building and construction of 102,000± sq. ft. of building and associated loading docks in generally the same area of the site. Work will also increase the walkway depth and landscaping on the west side of the new building, additional landscape islands in the parking lot, resurfacing of the parking lot and grading and drainage improvements to the site.

James Boglioli, Esq. represented the petitioner, explained the proposal and was available to answer questions from the Board. Joseph Marinaccio, R.A. and James Allen Rumsey, presented the materials to the Board and were also available for questions.

General Discussion:
Mr. Boglioli and Mr. Marinaccio stated the façades were consistent with the other buildings in the area. This includes their plans for signage.

Ms. Conhiser-Uy noted the layout resembled a strip-mall rather than a walkable corridor due to the set back from the street by the parking lot. Mr. Marinaccio stated the project will be similar to the Boulevard Consumer Square once all of the development in the area is complete with sidewalks, landscaping, and lighting. Mr. Boglioli added the frontage could not be changed due to restrictions in active lease agreements with tenants. The petitioners stated that this will be an incremental process of developing the area and this is just the first portion.

Mr. Giuliani and Ms. Conhiser-Uy asked about future tenants trying to change their facades and materials. In response, Mr. Boglioli noted those changes would come before the Design Advisory Board and future lease agreements would including maintaining the current façade materials.

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

A-1 - Pedestrian Access and Connectivity:
Mr. Talty was glad to see a connection to the northern sidewalk but there is a lack of internal connection on the south side. Mr. Giuliani stated the Planning Board could look more into it.

A-2 - Outdoor Amenity Space:
Mr. Boglioli stated the site has open space planned in future developments nearby and even the currently proposed plan's open space is more than the site had before.

A-3 - Bicycle Amenities:
The petitioners agreed they could look into adding more bike racks.

A-4 - Public Art: No comments.

A-5 - Site Landscaping: No comments.

A-6 - Sustainable Features: No comments.

A-7 - Residential Transitions: No comments.

B-1 - Façade: No comments.

B-2 - Entryways: No comments.

B-3 - Windows: No comments.

B-4 - Roofs and Architectural Details: No comments.

B-5 - Street Level Interest: No comments.

B-6 - Sustainable Building Features: No comments.

B-7 - Building Materials:
The Board agreed there was a large amount of EFIS on the current buildings with Mr. Talty estimating about 30-40% of the façade being EFIS. Mr. Boglioli cited the tight timeline for the material choice and stated that most of the EFIS will be covered with signage. Still, the Board wanted to see a reduction of the amount of EFIS, especially on the bottom of the building.

C-1 - Open Space: No comments.

C-2 - Sidewalk:
Mr. Giuliani noted they discussed the sidewalks earlier.

C-3 - Curb Zone: No comments.

There were no public comments made.

Recommendations:
The Board then reviewed their recommendations to the Planning Board.

1) That the amount of EFIS used on the new building be reduced and the use of the proposed brick and metal panels be further incorporated into the new building.
2) That future phases of the plaza redevelopment incorporate streetscape improvements.

Ms. Conhiser-Uy moved to send the project to the Planning Board with the recommendations. The motion was seconded by Mr. Talty and carried. Ayes 5, Noes 0.

1.2. DESIGN ADVISORY BOARD REVIEW, SP-2021-27; PROPOSED MIXED-USE PROJECT
Property Located at 6842 & 6846 Main Street (Portion)
MEL Investors LLC, Petitioner

Project Description:
Proposal consists of a six (6) unit two (2) story townhouse building, ten (10) and nine (9) car garages, and a 4-story mixed use building consisting of 7,500 sq. ft.. of 1st-floor retail/office space and 58 residential apartments, along with site improvements related to vehicle use areas, parking, landscaping, above and below grade utilities.

Sean Hopkins represented the petitioner, explained the proposal and was available to answer questions from the Board. Brian Slevar presented the materials to the Board and was available for questions. Patrick Sheedy, Jr. and Paul Bliss were also present to address the Board's concerns.

General Discussion:
The Board was pleased to see their comments from the prior meeting in August were incorporated into the submitted design and the petitioners noted they appreciated the early feedback.

In response to Mr. Black's question, the petitioners stated that signage will be on both long sides of the building but most patrons will likely enter from the parking lot and approach the nearest entrance. Regarding Mr. Talty's suggestion, Mr. Slevar stated they could look into making a horizontal feature beneath the first floor windows of the four story building even in height.

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

A-1 - Pedestrian Access and Connectivity:
The petitioners agreed with Mr. Talty that the sidewalk in the south could be expended 10 feet to the property line. Mr. Bliss stated they are willing to speak with the neighboring M & T Bank but they may not cooperate expediently in extending pedestrian access further.

A-2 - Outdoor Amenity Space: No comments.

A-3 - Bicycle Amenities:
Mr. Slevar confirmed they will have bike racks.

A-4 - Public Art:
Mr. Hopkins stated if they find the opportunity to display public art, they will incorporate some.

A-5 - Site Landscaping: No comments.

A-6 - Sustainable Features: No comments.

A-7 - Residential Transitions: No comments.

B-1 - Façade:
All of the façade questions were addressed from the last meeting.

B-2 - Entryways: No comments.

B-3 - Windows: No comments.

B-4 - Roofs and Architectural Details:
Mr. Slevar confirmed that any visible equipment on the roof requiring screening will have it.

B-5 - Street Level Interest: No comments.

B-6 - Sustainable Building Features: No comments.

B-7 - Building Materials: No comments.

C-1 - Open Space: No comments.

C-2 - Sidewalk: No comments.

C-3 - Curb Zone: No comments.

There were no public comments made.

Recommendations:
The Board then reviewed their recommendations to the Planning Board.

1) That the sidewalk on the south side of the four story building be continued to the east property line.

Ms. Colucci moved to send the project to the Planning Board with the recommendations. The motion was seconded by Ms. Conhiser-Uy and carried. Ayes 5, Noes 0.

MISCELLANEOUS

2.1. PROPOSED LOCAL LAW TO AMEND CHAPTER 5 OF THE AMHERST TOWN CODE
Town of Amherst

Scott Marshall, Principal Planner, presented proposed changes to the local law. The creation of the Board preceded the finalization of the mixed-use zoning so some language should be adjusted to reconcile this. Additionally, some of the document names the local law referenced were changed to facilitate adaptation as the Design Advisory Board continues to act.

Ms. Conhiser-Uy was concerned with the new language of Section D, Part 2 since she read it as removing the Board's ability to determine projects were inconsistent with the Design Guidelines for Mixed-Use Districts. Mr. Marshall clarified that if a project proposed to the Board was considered inconsistent with the Mixed-Use Design Guidelines, their recommendations to the Planning Board would should be to make it consistent with the Guidelines.

Ms. Conhiser-Uy moved to approve the proposed changes to the local law. The motion was seconded by Mr. Talty and carried. Ayes 5, Noes 0.

2.2. PROPOSED CHANGES TO THE DESIGN ADVISORY BOARD APPLICATION AND INSTRUCTIONS
Town of Amherst

Scott Marshall, Principal Planner, presented changes made to the Design Review Application that had been discussed at previous meetings.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

August 26, 2021

Ms. Colucci moved to approve the minutes. The motion was seconded by Mr. Black and carried. Ayes 5, Noes 0.

There were no public comments made.

ADJOURNMENT

The Design Advisory Board meeting of January 27, 2022 was adjourned at 6:54 pm.

TOWN OF AMHERST

DESIGN REVIEW

APPLICATION & REVIEW PROCEDURE

MATERIALS MUST BE PROVIDED IN AN ELECTRONIC FORMAT THAT CONTAINS PDF FILES OF THE APPLICATION, SITE PLAN DRAWING SET, SURVEY, LANDSCAPE PLAN, PRELIMINARY BUILDING FLOOR PLANS, BUILDING ELEVATIONS & ANY OTHER SUPPORTING INFORMATION. THIS MUST BE SUBMITTED WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE TRANSMITTED WITHOUT THIS ELECTRONIC INFORMATION.

THIS ALSO APPLIES TO REVISED MATERIALS THAT ARE SUBMITTED.

This application package includes the following:

- Application Form
- Design Review Checklist

Design Review by the Town Design Advisory Board (DAB) is required for Major Site Plans located in the following zoning districts:

Traditional Infill 2.5 (TI-2.5)
Traditional Infill 4 (TI-4)
Shallow Corridor 3 (SC-3)
Deep Corridor 3 (DC-3)
Deep Corridor 5 (DC-5)
Center 2.5 (CTR-2.5)
Center 5 (CTR-5)
Center 8 (CTR-8)

- IMPORTANT-

1. A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:
   - classifying the action as a major site plan, minor site plan, or minor site plan adjustment;
   - determining what specific information will be required to be submitted with the application.

   An appointment is required for all meetings with Planning Department staff.

2. The application shall be executed or consented to in writing by the owner of the property.

3. Submittal of an application grants permission to Town staff and Design Advisory Board members to access the parcel(s) under consideration.

4. All site plan and architectural drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.

5. If you wish to include a Coordinated Sign Plan application with the Design Advisory Board application, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.

6. All drawings should be no larger than 24 in. x 36 in. If site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence. All drawings must also reserve a 4 in. x 6 in. area in the lower right hand corner for official Town use.

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

APPLICATION PROCEDURES

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221, (716) 631-7051. Forms are also available online at: www.amherst.ny.us, (keyword: Planning)

2. Applicant prepares information as required on the Design Review Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.

3. Applicant schedules an appointment with the Planning Department to review the following:
   - a complete set of site plan drawings, preliminary building elevations and floor plans (no larger than 24" x 36" in size)
   - any supporting materials

4. Applicant schedules an application submittal appointment with the Planning Department. NO DESIGN REVIEW APPLICATION WILL BE ACCEPTED WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.

5. At the submittal appointment, applicant provides six (6) complete and collated sets of drawings and application information to the Planning Department **(materials will not be accepted unless folded into approximately 9" x 12" in size),** including**:**
   - application form
   - one (1) set of site plan drawings, preliminary building elevations and floor plans to scale and on sheets no larger than 24" x 36" bearing a raised or wet seal and signature of the design professional who prepared the plans
   - five (5) sets of site plan drawings, preliminary building elevations and floor plans printed on 11" x 17" sheets
   - Colored renderings of the proposed structures
   - supporting materials
   - digital files of all materials in pdf format

6. The Planning Department transmits five (5) copies of the 11" x 17" drawings and any supporting materials to the Design Advisory Board members.

DESIGN ADVISORY BOARD MEETING PROCEDURES

1. The applicant or representative presents the project at a public meeting before the Design Advisory Board and is available to answer any questions. The applicant or representative should be prepared to present material samples, color palettes or other pertinent information on the proposed building's exterior materials at this time. The Design Advisory Board may take the following actions:

   - Postpone discussion of the request to a future Design Advisory Board meeting to allow the applicant to make revisions or provide additional materials that would allow the Design Advisory Board to make its recommendation to the Planning Board.

   - Close the discussion and make recommendations to the Planning Board on the Design Review application.

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

2. The applicant may be required to submit revised site plans, building plans, elevations or materials to address the Design Advisory Board comments. The procedure for submittal of revised materials is as follows:

   - A cover letter addressing all comments received to date is required.
   - "Highlight" the area of change on the drawings and provide a notation describing the change.
   - Revised plans/materials are required. Six (6) sets of plans as stipulated in item 5 of the Application Procedures above will be required.
   - All revised plans and materials must also be provided in an electronic format that contains pdf files of the revised information.

3. A copy of the Design Advisory Board's recommendations will be provided to the applicant, his / her representative, the Building Commissioner and the Town Clerk approximately one week following the Design Advisory Board meeting at which it was heard.

4. If the Design Advisory Board makes recommendations on an application, the Planning Department will work with the applicant to ensure that all conditions have been satisfactorily addressed prior to the Planning Board meeting at which the related site plan application will be heard.

NOTE: Please check with the Planning Department to determine the deadline date for filing applications. Due to the public meeting notice requirements and departmental processing, no Design Review application will be placed on the Design Advisory Board agenda after the deadline for filing has closed. Scheduling may be delayed if an application is incomplete.

X:\Current_Planning\Design Advisory Board\DAB Application\DAB_Major_Site_Plan_Instructions_Approved_0322021.docx

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: _____

Design Review

Materials Received by Planning Department

_____
RECEIVED BY DATE

Scheduled Design Advisory Board Meeting Date:

_____
DATE

To Be Completed By Applicant

Petitioner:

Name: Benderson Development Company, LLC

Address: 570 Delaware Avenue

Buffalo, NY 14202
City State Zip Code

Phone: 716-878-9626 Fax: 716-886-1026

E Mail: jmb@benderson.com

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

Name: James A. Boglioli

Address: 570 Delaware Avenue

Buffalo, New York 14202
City State Zip Code

Phone: 716-878-9626 Fax: 716-886-1026

E Mail: jmb@benderson.com

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

Owner (if different)**:**

Name: 1551 NFB, LLC

Address: 570 Delaware Avenue

Buffalo, New York 14202

City State Zip Code

Phone: 716-878-9626 Fax: 716-886-1026

E Mail: jmb@benderson.com

GENERAL DESIGN INFORMATION

Project Site Address: 1501 - 1551 Niagara Falls Blvd

Project Site Mixed-Use Zoning District Designation: CTR-5

Project Description:

•The partial demolition of existing building located in the rear of the site (90K removed) and to construct 102K square footage with associated loading docks;

•Increase the building sidewalk depth and install the code required landscaping between the building and main drive lane;

•Add additional landscaping islands within the existing parking lot to bring it into compliance with the code required landscaping;

•Resurface the existing asphalt parking lot and new pavement within the main parking field of the new building; and

•Make improvements to the existing grading and site drainage infrastructures.

Square Footage of existing structure(s): 160,700 SF

Square Footage of proposed structure(s): 172,700 SF

Existing number of residential units: 0

Proposed number of residential units: 0

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

What are the project impacts on existing Neighborhood Character:

Please see the attached letter of intent

How will the project enhance the public space:

Please see the attached letter of intent

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	The sidewalks along the proposed building have been increased in depth as part of this project	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	There is no public space within the project area	
4	A-1c	Provide public pedestrian access through a block.	Pedestrian access has been provided from Romney Road across the front	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	Project is a redevelopment and as such no outdoor space can be added	
5	A-2b	Place amenity space so that it is connected to the public realm.	Project is a redevelopment and as such no outdoor space can be added	
5	A-2c	Designs should not appear to privatize the space.	Project is a redevelopment and as such no outdoor space can be added	

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.	Sidewalk connection has been inlcuded from Romney Road along the buildding frontage that allows for bikes	
6	A-3b	Incorporate bicycle amenities into site designs.	Project is a redevelopment and as such no bicycle amenities can be incorporated into the project	

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.	Applicant is willing to work with the Town to encourage public art.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	N/A	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	Project is a redevelopment project and meets the NYSDEC Stormwater Guidelines for a redevlopment project	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	A new landscape plan to bring the existing plaza into closer conformance with the Town Code has been developed	
8	A-5d	Choose appropriate tree and plant species.	Included as part of the Landscape Plan	

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.	Project is a redevelopment project and meets the NYSDEC Stormwater Guidelines for a redevlopment project	
9	A-6b	Use landscaping to reduce heating and cooling needs.	A new landscape plan to bring the existing plaza into closer conformance with the Town Code has been developed	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	None currently exists as this is an existing shopping center.	
9	A-6d	Reuse site or construction materials.	N/A	

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.	No such transition exists. The site is in an entirely commercial area.	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	N/A	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	N/A	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	The building provides for a base, middle an cap such that the facade is divided into separate components.	
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.	A variety of facade treatments are utilized which break up the facade.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	The facade maintains a consistent rhythm.	

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.	The doors and entryways are consistent in style, scale and coverage for a shopping center building.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	All entrances are clearly identifiable.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Achieved.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	Primary entrances are transparent.	

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.	Achieved.	
13	B-3b	Locate windows to create visual continuity.	Achieved.	
13	B-3c	Window openings should be trimmed with an appropriate material.	Windows are trimmed.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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 shopping center has been designed to be consistent with the Boulevard shopping center to located to the south. The details are consistent with the abutting use as well as internally.	
14	B-4b	Rooflines should be in character with the overall style of the building.	Achieved.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Cornices are effectively used to differentiate and enhance the vertical composition of the facade.	
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 shopping center has been designed to be consistent with the Boulevard shopping center to located to the south. The details are consistent with the abutting use as well as internally.	
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.	This is the demolition and replacement of an existing building.	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Architectural lighting is used.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	The shopping center has been designed to be consistent with the Boulevard shopping center to located to the south. The details are consistent with the abutting use as well as internally.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	The project proposed improved sidewalks with new landscaping as well as new landscape islands within the existing parking lot.	

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.	This the demo and replacement of an existing building, we are unclear how this can be achieved.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	The new building will be more energy efficient than the existing building which is being demolished.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	High quality materials are being used, including brick, cultured stone, metal canopies, wood panels and fabric awnings.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	Materials are long lasting.	
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.	No side or rear wall faces a residential district or public area. The east elevation, facing Romney Road, returns the materials from the front facade	
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.	High quality materials are being used, including brick, cultured stone, metal canopies, wood panels and fabric awnings. Split face is used in the rear of the building facing other commercial development.	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	High quality materials are being used, including brick, cultured stone, metal canopies, wood panels and fabric awnings.	
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.	EIFs is not the primary building material.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	This is the demo and re-build of an existing building, no additional open space is being provided.	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	This is the demo and re-build of an existing building, no additional open space is being provided.	
18	C-1c	Open spaces should be easily accessible by everyone.	This is the demo and re-build of an existing building, no additional open space is being provided.	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	This is the demo and re-build of an existing building, no additional open space is being provided.	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	There are no existing natural features.	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	This is the demo and re-build of an existing building, no additional open space is being provided.	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	These have been incorporated.	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

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.	An expanded building sidewalk has been incorporated into the site design	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	An expanded building sidewalk has been incorporated into the site design	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	N/A	
19	C-2d	Use surface materials that complement the architecture and character of the area.	An enhanced sidewalk design using pavers and exposed aggregate concrete will be incorproated into the project	

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.	N/A	
	C-3b	Trees and other landscaping should be planted within the curb zone.	N/A	

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

Design Review Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Design Review application. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	**Drawings / Plans**		
1.1	One (1) set to scale and not to exceed 24" x 36" in size		
1.2	Five (5) sets reduced to fit on 11" x 17" sheets		
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Architectural Plans			
1.0	**Floor Plans** (fully dimensioned and identifying individual rooms and spaces)		
1.1	Dimension building entrance spacing		
2.0	**Exterior building elevations** (fully dimensioned)		
2.1	Height dimensions from finished grade to the top plate		
2.2	Dimension all blank wall area lengths		
2.3	Indicate the exterior wall area materials		
2.4	Indicate the exterior wall area and trim colors		
2.5	Identify all building entrance location and materials		
2.6	Identify all building glazing and frame materials		
2.7	Provide calculations for ground story and upper story transparency		
2.8	Indicate type of roofing materials		
2.9	Identify conceptual future signage locations		
3.0	**Building Sections**		
III Architectural Renderings / Aerials / Photographs			
1.0	**Architectural Renderings**		
1.1	Renderings of all elevations having street frontages		
2.0	**Aerial Views**		
3.0	**Photographs**		
3.1	Adjacent site(s)		
3.2	Adjacent Building(s)		

Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

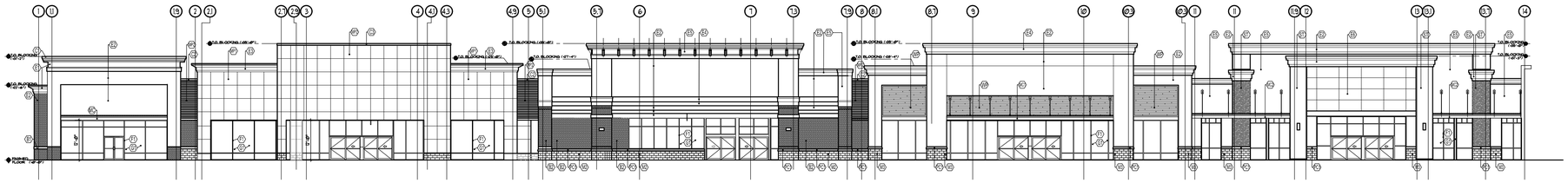
Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

IV Architectural Manufacturer Material Samples (to be available for meeting with design Advisory Board)			
1.1	**Exterior colors**		
2.0	**Exterior wall materials**		
3.0	**Exterior roof materials**		
4.0	**Exterior windows**		
5.0	**Exterior doors**		
V Site Plans Drawings (see site plan submittal checklist for requirements)			
1.0	**Site Plan**		
1.1	Site Details (fences, walls, site furniture, etc.)		
1.2	Indicate the existing zoning of both the subject property and adjacent parcels		
2.0	**Grading Plan**		
3.0	**Utility Plan**		
4.0	**Storm Drainage Plan**		
5.0	**Exterior Lighting Plan**		
5.1	Exterior Lighting Details (light fixtures, light poles, etc.)		
6.0	**Landscape Plan**		
6.1	Colored landscape plan.		
6.2	Landscape Details		
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Documentation pertaining to any conditions of zoning, including copies of required deed restrictions (if applicable)**		
4.0	**Documentation related to any required variances granted by the ZBA (if applicable)**		
5.0	**A CD or other digital record containing a PDF of all site plan, architectural drawings or renderings (Must also be provided with revised drawings)**		

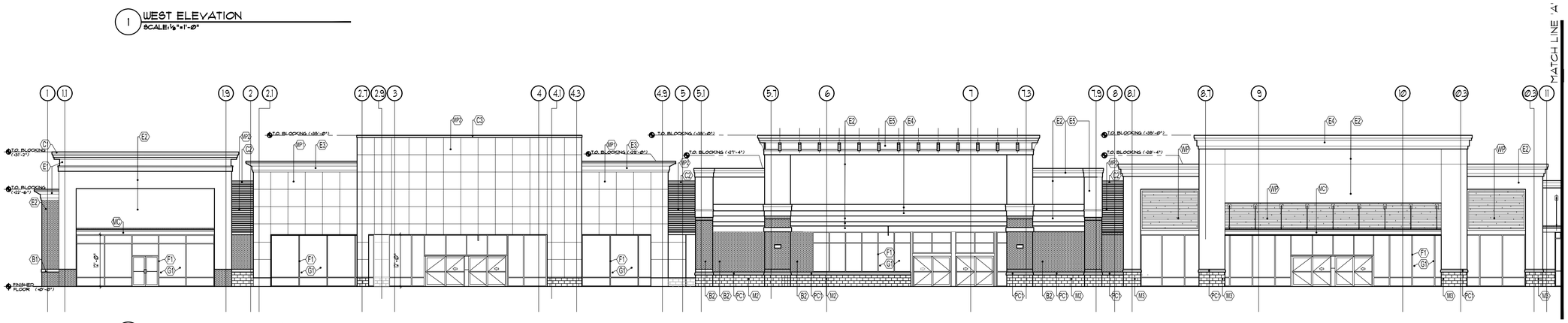
For official use only:

_____
Approved/Date

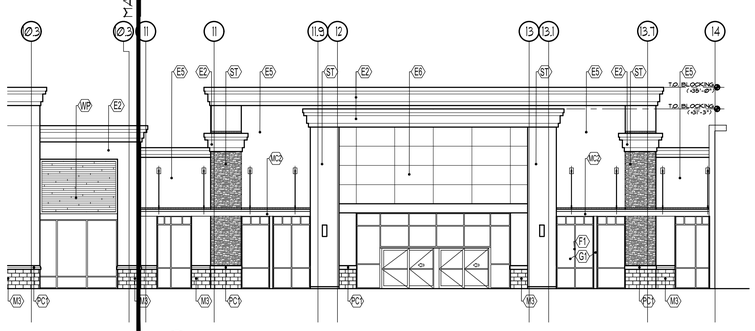
Attachment: Design Review Applicaiton SP-1985-42_J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)



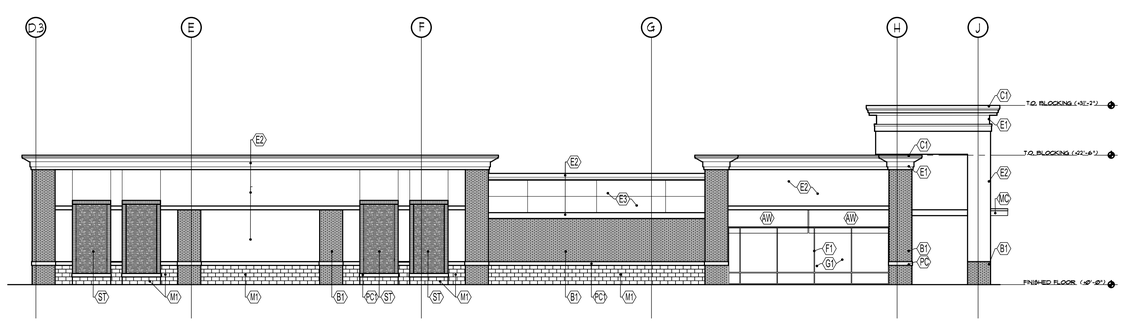
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



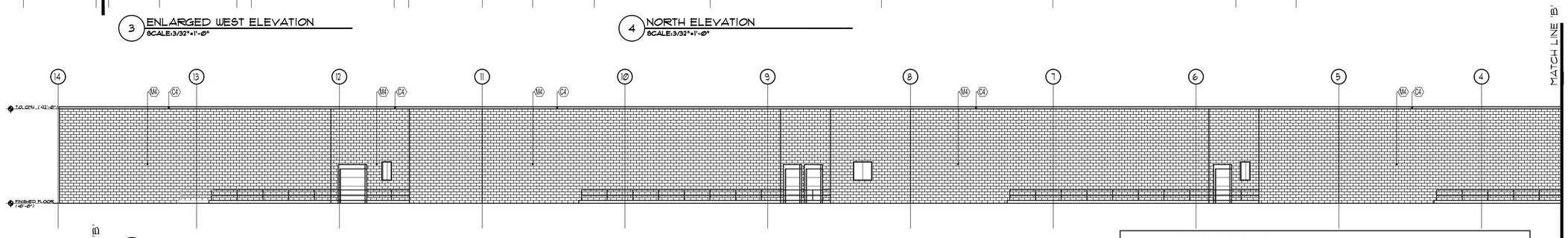
2 ENLARGED WEST ELEVATION
SCALE: 3/32"=1'-0"



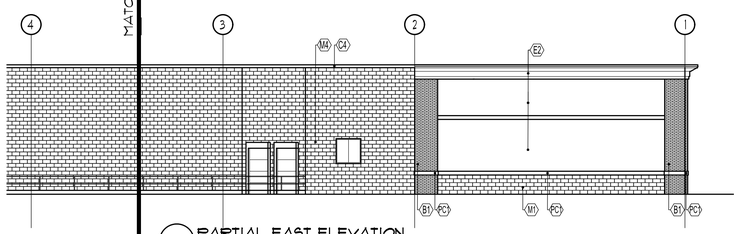
3 ENLARGED WEST ELEVATION
SCALE: 3/32"=1'-0"



4 NORTH ELEVATION
SCALE: 3/32"=1'-0"



5 PARTIAL EAST ELEVATION
SCALE: 3/32"=1'-0"



6 PARTIAL EAST ELEVATION
SCALE: 3/32"=1'-0"

EXTERIOR FINISH MATERIALS LEGEND

COPING
- (C) PREFINISHED METAL COPING, ATAS- TO BE DETERMINED
- (C1) PREFINISHED METAL COPING, ATAS- TO BE DETERMINED
- (C3) PREFINISHED METAL COPING, ATAS- TO BE DETERMINED
- (C4) PREFINISHED METAL COPING, ATAS- TO BE DETERMINED

ALUMINUM STOREFRONT FRAMING
- (F) ALUMINUM FRAMING - , CLEAR ANODIZED

GLASS
- (G) DOUBLE PANE 1" INSULATED GLASS COLOR CLEAR

BRICK
- (B) MODULAR BRICK -COLOR TBD
- (B2) MODULAR BRICK -COLOR TBD

MASONRY
- (M) ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD
- (M2) ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD
- (M3) ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD
- (M4) 8" ARCHITECTURAL SPLIT FACE MASONRY -COLOR TBD

STONE
- (ST) CULTURED STONE -COLOR AND STYLE TBD

PRECAST SILLS
- (PC) PRE-CAST CONC SILL
- (PC1) PRE-CAST CONC UNIT

EIFS
- (E) EIFS COLOR: DRYVIT BLACK-TEXTURE SANDPEBBLE
- (E1) EIFS COLOR: DRYVIT #340 CHINA WHITE---TEXTURE SANDPEBBLE
- (E2) EIFS COLOR: DRYVIT GRAY-TEXTURE SANDPEBBLE
- (E3) EIFS COLOR: DRYVIT RED-TEXTURE SANDPEBBLE
- (E4) EIFS COLOR: DRYVIT BEIGE-TEXTURE SANDPEBBLE
- (E5) EIFS COLOR: DRYVIT TBD-TEXTURE SANDPEBBLE

METAL CANOPY
- (MC) METAL CANOPY -BLACK
- (MC1) METAL CANOPY -RED
- (MC2) METAL CANOPY -BEIGE

METAL PANEL
- (MP) METAL PANEL -WHITE
- (MP1) METAL PANEL -GRAY
- (MP2) RIBBED METAL PANEL -GRAY

BREAK METAL
- (BM) ATAS- TO BE DETERMINED

EXTERIOR LIGHTS
- (EL) EXTERIOR WALL LIGHT, STYLE: SHAPER 6/14 UP, SIZE: 43", FINISH: ALP,

FABRIC AWNING
- (AW) FABRIC AWNING- BY LANDLORD

WOOD RAINSCREEN
- (WP) WOOD PANEL - COLOR TBD

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	9-20-21	JM	TOWN SUBMISSION

SPECIAL INFORMATION:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

PROPERTY NUMBER: 5256
AREA: -

1551 NIAGARA FALLS BLVD.
AMHERST, NY 14226

PROPOSED

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE. BUFFALO, N.Y. 14202
(716) 886-0211

SEAL

TITLE:
ELEVATIONS
COLOR SCHEDULE

DRAWN BY: JM
CHECKED BY: JAR
9-20-21
DRAWING NO: A2.0

Attachment: 5252-1551-A2.0 SP-1985-42-J (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

1 WEST ELEVATION
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

3 PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"

4 RENDERING VIEW 1
SCALE: NTS

5 RENDERING VIEW 1
SCALE: NTS

6 RENDERING VIEW 1
SCALE: NTS

7 RENDERING VIEW 1
SCALE: NTS

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	9-20-21	JM	TOWN SUBMISSION

SPECIAL INFORMATION:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

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PROPOSED

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE. BUFFALO, N.Y. 14202
(716) 886-0211

SEAL

TITLE:
COLORED ELEVATIONS
RENDERINGS

DRAWN BY: JM
CHECKED BY: JAR
DATE: 9-20-21

DRAWING NO.
A2.1

Attachment: 5252-1551-A2.1 SP-1985-42_J (25309 : SP-1985-42_J_1501-1551 Niagara Falls Blvd., Benderson)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 1985-42_J

PETITIONER

Benderson Development Company, LLC
570 Delaware Avenue
Buffalo, New York 14202

PROPERTY LOCATION

1501-1551 Niagara Falls Boulevard

WHEREAS, the Town of Amherst Design Advisory Board on Thursday, January 27, 2022 held a public meeting on the design review for a Site Plan for a Retail Plaza Redevelopment at 1501-1551 Niagara Falls Boulevard, and

WHEREAS, the Design Advisory Board reviewed the plans and specifications for the proposed project, and

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

The proposed site plan is or can be consistent with the 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 on said Site Plan to the Planning Board:

1. That the amount of EFIS used on the new building be reduced and the use of the proposed brick and metal panels be further incorporated into the new building.

2. That future phases of the plaza redevelopment incorporate streetscape improvements.

The foregoing resolution was adopted by the Town of Amherst Design Advisory Board, January 27, 2022; moved by – Ms. Conhiser-Uy; seconded by – Mr. Talty; ayes 5, noes 0.

Dal Giuliani, Chair

2-2-2022
Date

Reviewed Plan Date: September 20, 2021
Reviewed Plan Preparer: James Allen Rumsey
Received Plan Date: September 20, 2021

SM/rb
X:\Current_Planning\Files\Site Plans\1985\SP-1985-42_J_(1501-1551_Niagara_Falls_Blvd)_2021\DAB\SP-1985-42_J_DAB_Findings_01272022.doc

cc: Town of Amherst Planning Board
James Bolglioli, Esq., Benderson Development Co., LLC, 570 Delaware Ave., Buffalo, NY 14202

Attachment: DAB Finding (SP-1985-42_J) (25309 : SP-1985-42-J, 1501-1551 Niagara Falls Blvd., Benderson)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: _____

Design Review

Materials Received by Planning Department

_____
RECEIVED BY DATE

Scheduled Design Advisory Board Meeting Date:

_____
DATE

To Be Completed By Applicant

Petitioner:

Name: MEL Investors, LLC c/o Sean Hopkins, Esq.

Address: 5500 Main Street, Suite 343

Williamsville (City) New York (State) 14221 (Zip Code)

Phone: 716-510-4338 Fax: _____

E Mail: shopkins@hsmlegal.com

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

Name: Patrick Sheedy Jr, PE and Brian Slevar, AIA

Address: Carmina Wood Morris, DPC

487 Main Street, Suite 500

Buffalo (City) New York (State) 14203 (Zip Code)

Phone: 716-842-3165 Fax: _____

E Mail: psheedy@cwm-ae.com & bslevar@cwm-ae.com

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

Owner (if different)**:**

Name: The Plaza at Transit, LLC

Address: 400 Andrews Street, Suite 500, Rochester, NY 14604

[Authorization Letter of Property Owner provided at Exhibit "1"]

City State Zip Code

Phone: _____ Fax: _____

E Mail: _____

GENERAL DESIGN INFORMATION

Project Site Address: 6842 & 6846 Main Street Williamsville, NY 14221

Project Site Mixed-Use Zoning District Designation: Deep Corridor 5 (DC-5)

Project Description:

The proposed mixed-use redevelopment project ("action") consists of a rezoning of the approximately 2.58 acre site consisting of portions of 6842 and 6846 Main Street ("Project Site") that is zoned Deep Corridor 5 ("DC-5") to accommodate a proposed mixed-use redevelopment project including all proposed site improvements. The proposed action has been defined broadly to include all required discretionary approvals and permits as well as all proposed site improvements including a proposed four-story mixed-use building, the six 2-story attached town-homes, detached garage buildings, access aisles and parking spaces, landscaping, lighting, storm water management improvements and all required utility improvements.

Square Footage of existing structure(s): n/a

Square Footage of proposed structure(s): 82,000 gsf (mixed use) & 11,000 gsf +/- (townhouse bldg)

Existing number of residential units: 0

Proposed number of residential units: 64

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

What are the project impacts on existing Neighborhood Character:

The proposed mixed-use redevelopment project will be compatible with the character of of the existing development in the vicinity of the Project Site that includes commercial and mixed-use projects on Main Street, commercial uses on Transit Road and residential uses on Tennyson on parcels zoned R-4. The project layout reflects a deliberate effort to appropriately transition from commercial uses along Transit Road to the proposed four-story mixed-use building on the eastern portion of the Project Site and then two-story attached townhomes and garages and then greenspace with landscaping on the westernmost portion of the Project Site.

How will the project enhance the public space:

The mixed-use infill project will enhance public space by providing opportunities for the residents to walk to numerous nearby commercial uses. The Project Site currently consists of a privately owned parcel that does not provide any opportunities for public access.

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 along west face of mixed use building	
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 north side of Main Street	
4	A-1c	Provide public pedestrian access through a block.	proposed internal sidewalk and sidewalk connection to Main Street provides access to entire project site	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 C-100	
5	A-2b	Place amenity space so that it is connected to the public realm.	sidewalk access from the public corridor along Main Street allows access to the site	
5	A-2c	Designs should not appear to privatize the space.	outdoor amenity spaces will be for on site residences/tenants	

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 not any 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 the north end of the mixed use building	

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 considering public art.	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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.	any existing trees within the project limits deemed viable and healthy will be preserved	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	a bioretention area is 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 are native to the project area and blend with surrounding existing landscaping	
8	A-5d	Choose appropriate tree and plant species.	all proposed tree and plant species are 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.	underground stormwater detention is proposed on site to control stormwater runoff discharge to at or below existing stormwater runoff rates for the project area	
9	A-6b	Use landscaping to reduce heating and cooling needs.	N/A	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 are native to the project area as shown on the landscape plan L-100 prepared by Bob Walter, RLA	
9	A-6d	Reuse site or construction materials.	project site is currently vacant	

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.	the proposed fencing will be a 6' tall white vinyl fence	
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 enviornment	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 horizontal band that breaks up the base of the building from the body. We have designed a profiled cornice of similar material to cap off each segment of the facade. The Townhomes have a similar horizontal line with the fascia of the ground floor being broken by the vertical element of the front bumpout gable.	
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 a varied facade with multiple details and colors. We are also using some different materials	
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.	We have storefront entrances with multiple entry points	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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.	We have storefront entrances with multiple entry points	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	We are fully accessible without the need for ramps	
12	B-2d	Commercial buildings should have a transparent primary entrance.	We have storefront entrances with multiple entry points	

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.	We have regularly placed windows.	
13	B-3c	Window openings should be trimmed with an appropriate material.	Windows are framed out by fiber cement panels with metal closures	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 several different heights to break up the length of the building. Visually we have overhangs and parapets matching the style of the building. The Townhomes have a pitched roof with multiple gables and overhangs	
14	B-4b	Rooflines should be in character with the overall style of the building.	Rooflines are varied and matching the overall style of the building.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	N/A	
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 main building and Townhomes are consistent with each other and the building design takes opportunity from sight lines from Transit Road	
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 mixed use building and inclusion of residential patios creates varying distances from the building to the sidewalk/curb zone	
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: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 an interesting building that will enhance the Transit Road corridor.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	landscaping is proposed around the ground floor of the mixed use and townhouse buildings	

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 1.5gpm shower heads, 1.6 gpf waterclosets, and 1.2 gpm bath faucets as examples.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	Project will incorporate LED lighting throughout and the use energy efficient appliances.	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 fiber cement paneling and siding, aluminum composite panels, and brick.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	All products used are long lasting sustainable materials	
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.	We have no decorative masonry proposed.	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	No existing structures within the project site	
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.	We have no EIFS proposed.	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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 east and west property limits	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	N/A	
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 plantings within the proposed open spaces will be preserved	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	proposed open spaces will be used by site tenants 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 within the curb zone along the west side of the mixed use building	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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.	attractive commercial tenant signage will be proposed on the mixed use building	
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.	proposed bicycle racks allow easy access to mixed use building	
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.	street trees are proposed within the curb zone	

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

Design Review Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Design Review application. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application***.

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	**Drawings / Plans**		
1.1	One (1) set to scale and not to exceed 24" x 36" in size		
1.2	Five (5) sets reduced to fit on 11" x 17" sheets		
2.0	**Title of Drawing**		
3.0	**Name and address of Applicant**		
4.0	**Name of person preparing drawing**		
5.0	**Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)**		
6.0	**Project address**		
7.0	**Zoning of subject property and adjacent parcels**		
8.0	**North point, scale, date, and revision date(s)**		
9.0	**4" x 6" reserved area in lower right hand corner for official Town use**		
II Architectural Plans			
1.0	**Floor Plans** (fully dimensioned and identifying individual rooms and spaces)		
1.1	Dimension building entrance spacing		
2.0	**Exterior building elevations** (fully dimensioned)		
2.1	Height dimensions from finished grade to the top plate		
2.2	Dimension all blank wall area lengths		
2.3	Indicate the exterior wall area materials		
2.4	Indicate the exterior wall area and trim colors		
2.5	Identify all building entrance location and materials		
2.6	Identify all building glazing and frame materials		
2.7	Provide calculations for ground story and upper story transparency		
2.8	Indicate type of roofing materials		
2.9	Identify conceptual future signage locations		
3.0	**Building Sections**		
III Architectural Renderings / Aerials / Photographs			
1.0	**Architectural Renderings**		
1.1	Renderings of all elevations having street frontages		
2.0	**Aerial Views**		
3.0	**Photographs**		
3.1	Adjacent site(s)		
3.2	Adjacent Building(s)		

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

IV Architectural Manufacturer Material Samples (to be available for meeting with design Advisory Board)			
1.1	**Exterior colors**		
2.0	**Exterior wall materials**		
3.0	**Exterior roof materials**		
4.0	**Exterior windows**		
5.0	**Exterior doors**		
V Site Plans Drawings (see site plan submittal checklist for requirements)			
1.0	**Site Plan**		
1.1	Site Details (fences, walls, site furniture, etc.)		
1.2	Indicate the existing zoning of both the subject property and adjacent parcels		
2.0	**Grading Plan**		
3.0	**Utility Plan**		
4.0	**Storm Drainage Plan**		
5.0	**Exterior Lighting Plan**		
5.1	Exterior Lighting Details (light fixtures, light poles, etc.)		
6.0	**Landscape Plan**		
6.1	Colored landscape plan.		
6.2	Landscape Details		
VI Other Required Information/General Requirements			
1.0	**Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor**		
2.0	**Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor**		
3.0	**Documentation pertaining to any conditions of zoning, including copies of required deed restrictions (if applicable)**		
4.0	**Documentation related to any required variances granted by the ZBA (if applicable)**		
5.0	**A CD or other digital record containing a PDF of all site plan, architectural drawings or renderings (Must also be provided with revised drawings)**		

For official use only:

_____
Approved/Date

Attachment: Design Review Application SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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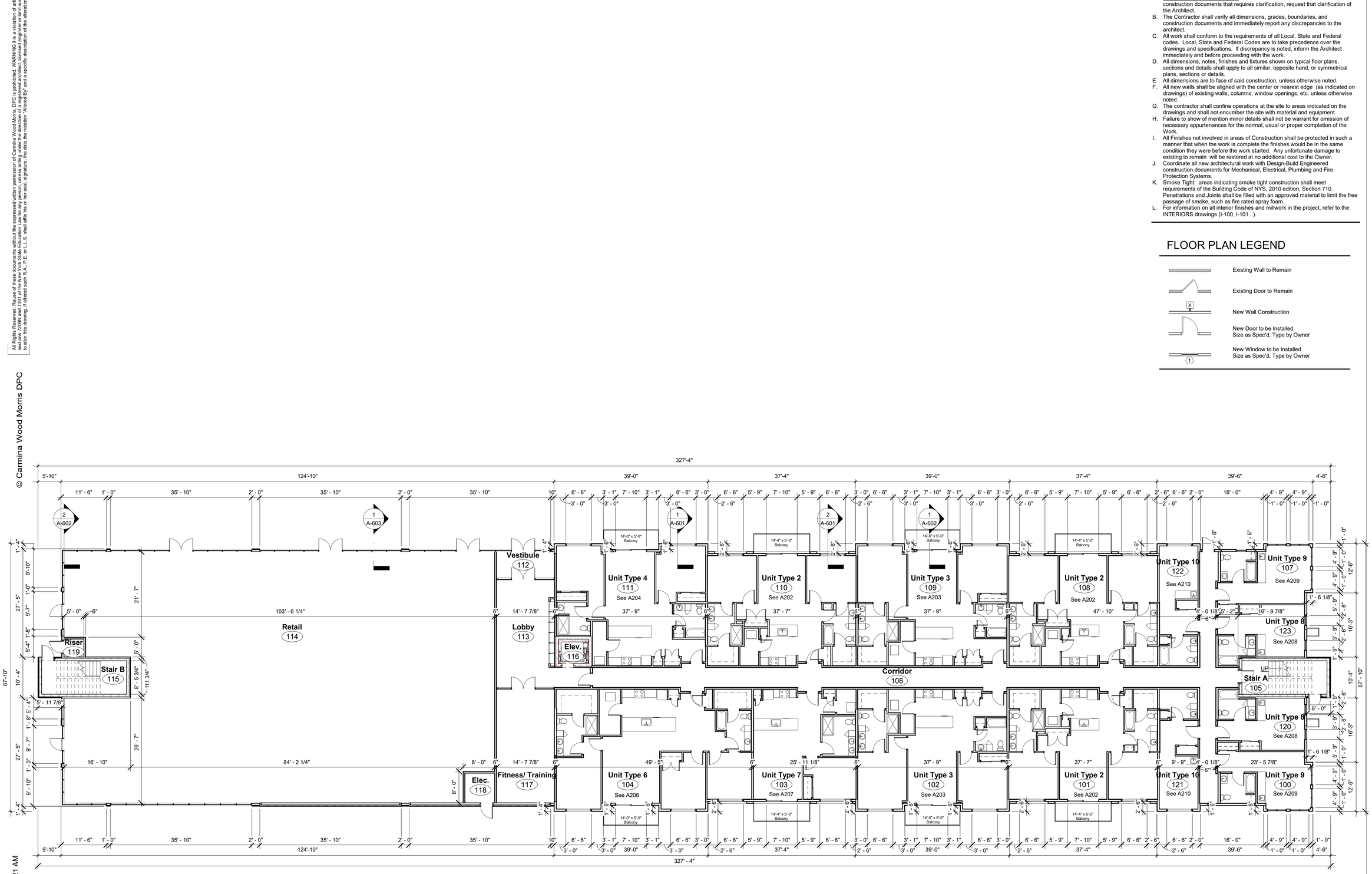
GENERAL FLOOR PLAN NOTES

A. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
B. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
C. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
E. All dimensions are to face of said construction, unless otherwise noted.
F. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.
G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
H. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
I. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
J. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
K. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- Existing Wall to Remain
- Existing Door to Remain
- New Wall Construction
- New Door to be Installed
  Size as Spec'd, Type by Owner
- New Window to be Installed
  Size as Spec'd, Type by Owner



1 A-101 Level 1 - Floor Plan
3/32" = 1'-0"

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 1 - First Floor Plan

DRAWING NO.
A-101

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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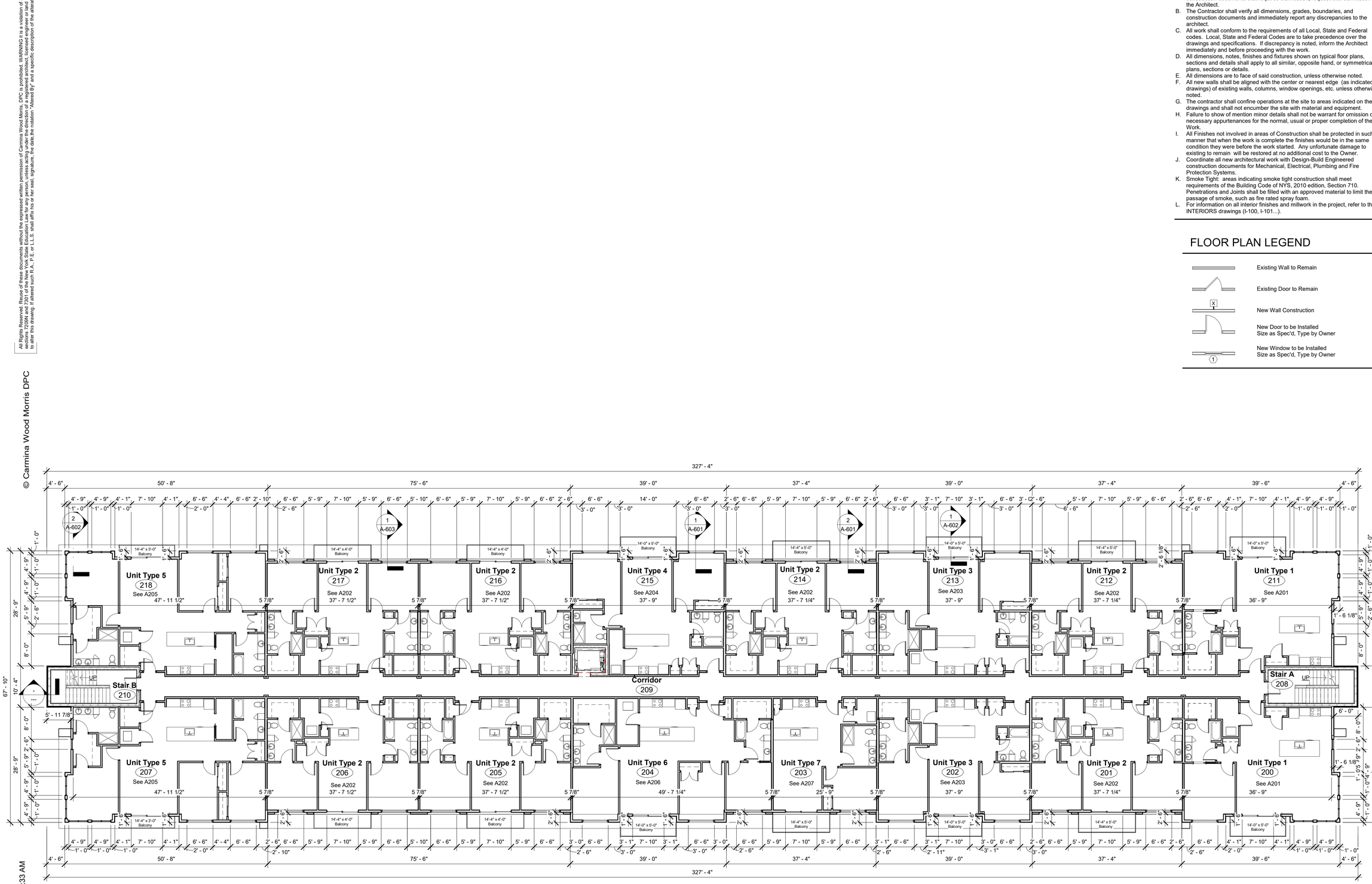
D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
E. All dimensions are to face of said construction, unless otherwise noted.
F. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.
G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
H. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
I. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
J. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
K. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- Existing Wall to Remain
- Existing Door to Remain
- New Wall Construction
- New Door to be Installed
  Size as Spec'd, Type by Owner
- New Window to be Installed
  Size as Spec'd, Type by Owner



1 A-102 — Level 2 - Floor Plan
3/32" = 1'-0"

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PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 2 - Second Floor Plan

DRAWING NO.
A-102

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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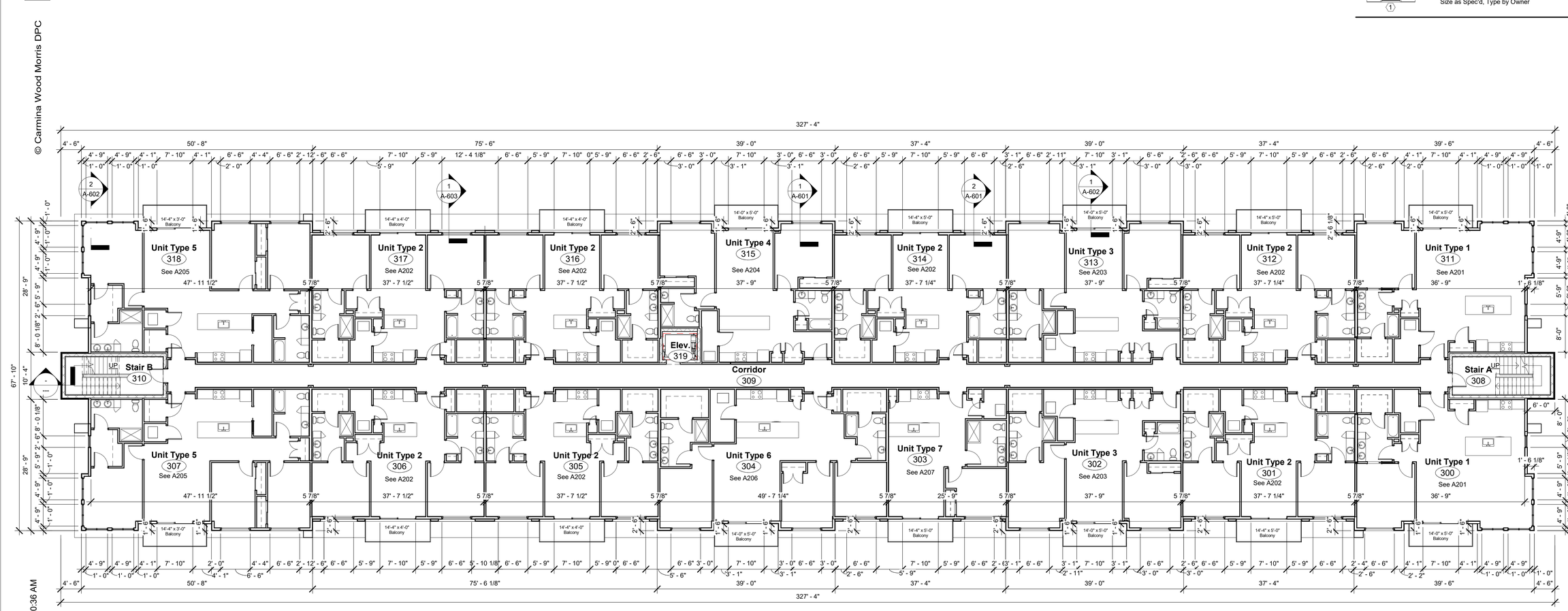
D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
E. All dimensions are to face of said construction, unless otherwise noted.
F. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.
G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
H. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
I. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
J. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
K. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- Existing Wall to Remain
- Existing Door to Remain
- New Wall Construction
- New Door to be Installed
  Size as Spec'd, Type by Owner
- New Window to be Installed
  Size as Spec'd, Type by Owner



1 A-103 Level 3 - Floor Plan
3/32" = 1'-0"

N

12/15/2021 10:50:36 AM

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REVISIONS:

No.	Description	Date

PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 3 - Third Floor Plan

DRAWING NO.
A-103

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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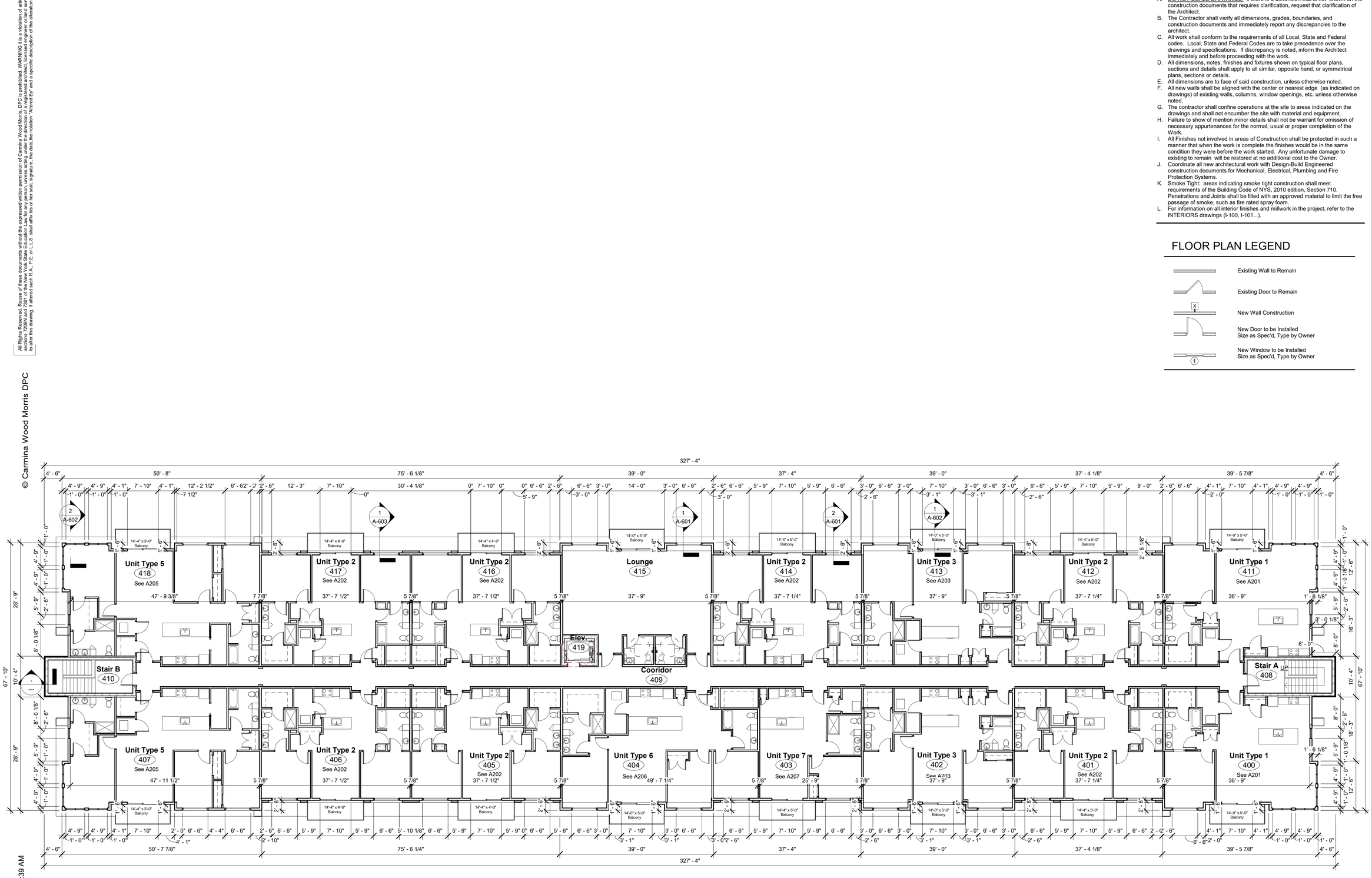
GENERAL FLOOR PLAN NOTES

A. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
B. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
C. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
E. All dimensions are to face of said construction, unless otherwise noted.
F. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.
G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
H. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
I. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
J. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
K. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- Existing Wall to Remain
- Existing Door to Remain
- New Wall Construction
- New Door to be Installed
  Size as Spec'd, Type by Owner
- New Window to be Installed
  Size as Spec'd, Type by Owner



1 / A-104 Level 4 - Floor Plan

3/32" = 1'-0"

N

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REVISIONS:

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PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Level 4 - Fourth Floor Plan

DRAWING NO.
A-104

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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1 A-500 South

3/32" = 1'-0"

2 A-500 East

3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE				
CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		Dark Blue Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
2		Light Blue Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
3		Dark Grey Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
4		Light Grey Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
5		White Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
6		Copper Metal Panel	Manuf: TBD Color: TBD	Selected Locations
7		Wood Siding	Manuf: TBD Color: TBD	Selected Locations

NOTES:

A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
B. Refer to written specifications for futher requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
D. ALL materials on exterior finish shcedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for items including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

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PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Exterior Elevations

DRAWING NO.
A-500

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021.27 (25312 : SP-2021.27, 6842 & 6846 Main St. Portion, MEL Investors)

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1 A-501 North

3/32" = 1'-0"

2 A-501 West

3/32" = 1'-0"

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EXTERIOR FINISH SCHEDULE				
CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		Dark Blue Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
2		Light Blue Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
3		Dark Grey Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
4		Light Grey Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
5		White Smooth Vertical Panel	Manuf: Allura Color: TBD	Selected Locations
6		Copper Metal Panel	Manuf: TBD Color: TBD	Selected Locations
7		Wood Siding	Manuf: TBD Color: TBD	Selected Locations

NOTES:

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REVISIONS:

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PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Exterior Elevations

DRAWING NO.
A-501

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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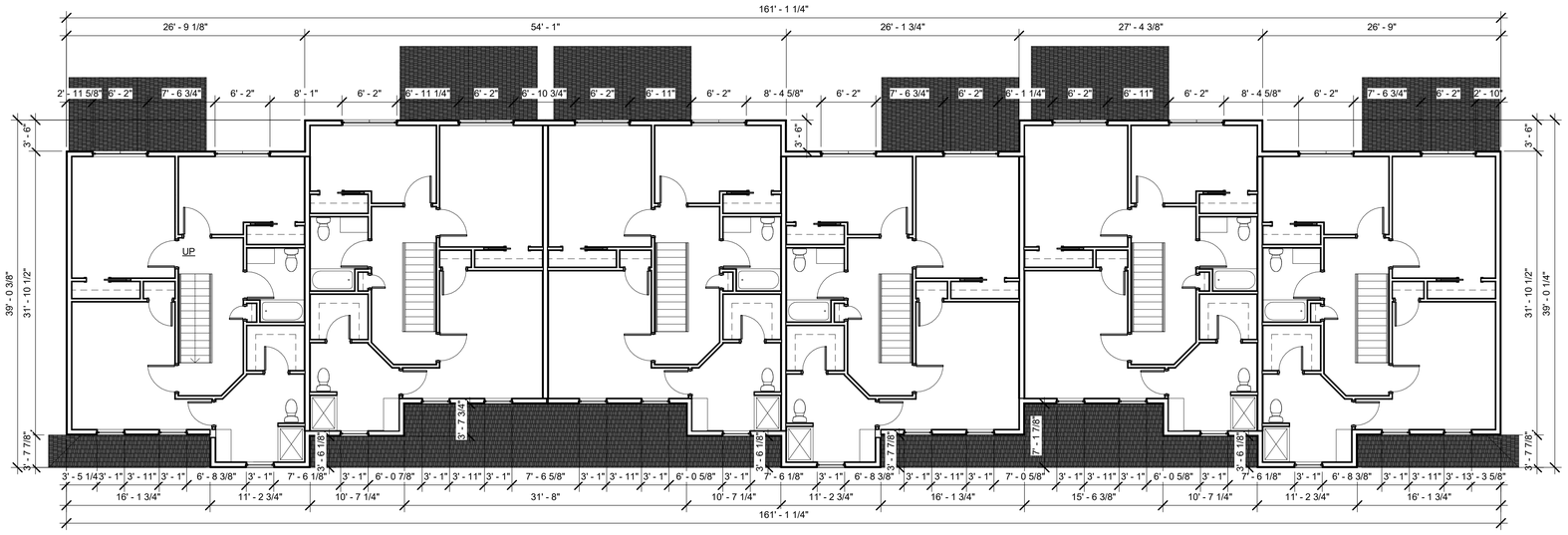
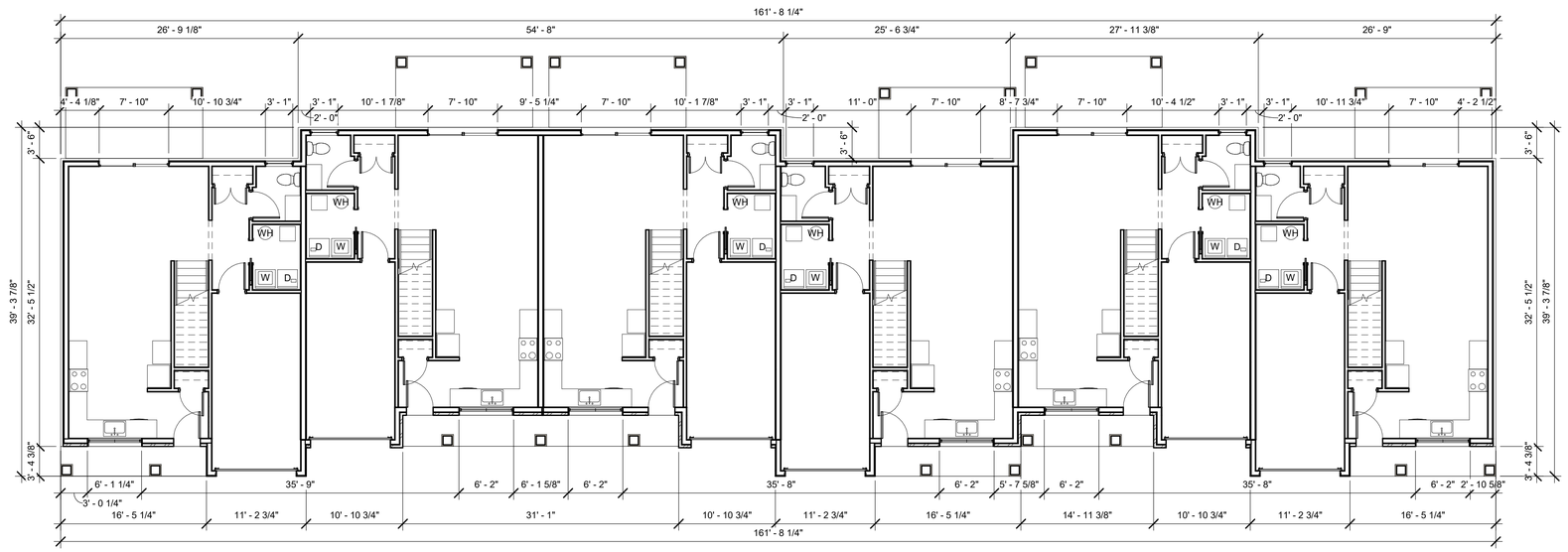


2 A-1011

T Level 2

1/8" = 1'-0"

N



1 A-101T

T Level 1

1/8" = 1'-0"

N

GENERAL FLOOR PLAN NOTES

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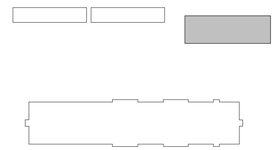
L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101…).

FLOOR PLAN LEGEND

- Existing Wall to Remain
- Existing Door to Remain
- New Wall Construction
- New Door to be Installed
  Size as Spec'd, Type by Owner
- New Window to be Installed
  Size as Spec'd, Type by Owner



Key Plan
N.T.S

N

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No.	Description	Date

PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Townhomes Level 1 & 2 - Floor Plans

DRAWING NO.
A-101T

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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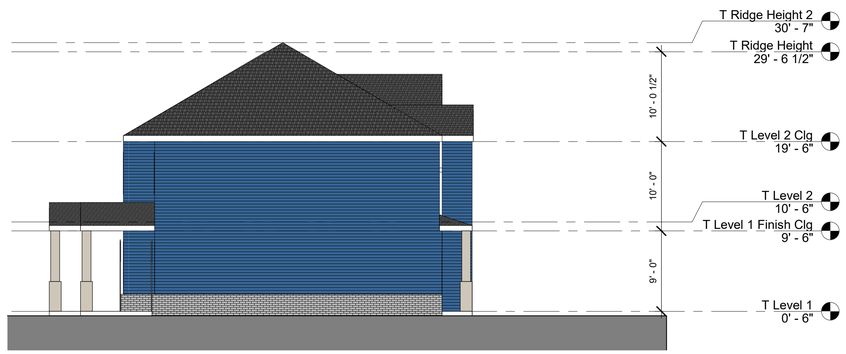

1 A-500T Townhomes South

1/8" = 1'-0"

2 A-500T Townhomes East

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE				
CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		Dark Blue Smooth Lap Siding	Manuf: Allura Color: TBD	Selected Locations
2		Orange Smooth Lap Siding	Manuf: Allura Color: TBD	Selected Locations
3		Light Blue 7" Perfection Shingles	Manuf: Allura Color: TBD	Selected Locations
4		Grey Brick	Manuf: TBD Color: TBD	Selected Locations
5		White PVC Trim	Manuf: TBD Color: TBD	Selected Locations
6		Architectural Asphalt Shingles	Manuf: TBD Color: TBD	Selected Locations
7		Continuous Ridge Vent	Manuf: TBD Color: TBD	Selected Locations
8		Aluminum Gutter	Manuf: TBD Color: TBD	Selected Locations
9		Aluminum Downspout	Manuf: TBD Color: TBD	Selected Locations
10		Wood Finish	Manuf: TBD Color: TBD	Selected Locations

NOTES:

A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color!
B. Refer to written specifications for futher requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL adjacent copings, flashings and trim shall match main field color area material (U.N.O), final selection shall be by architect from physical samples of metal flashings and trim.
D. ALL materials on exterior finish shcedule shall be selected from manufacturer's FULL range of colors unless otherwise noted above.
E. ALL items mounted in masonry veneer shall receive the proper pre-manufactured trim stone or precast concrete (for items including but not limited to light fixtures, electrical outlets, plumbing fixtures, etc.) Some items may not require trim stones if boxes are concealed behind fixtures and fixtures sit plumb and level against masonry. Coordinate items in question with the Architect.
F. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

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REVISIONS:

No.	Description	Date

PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Townhomes Exterior Elevations

DRAWING NO.
A-500T

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Plans & Elevations SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

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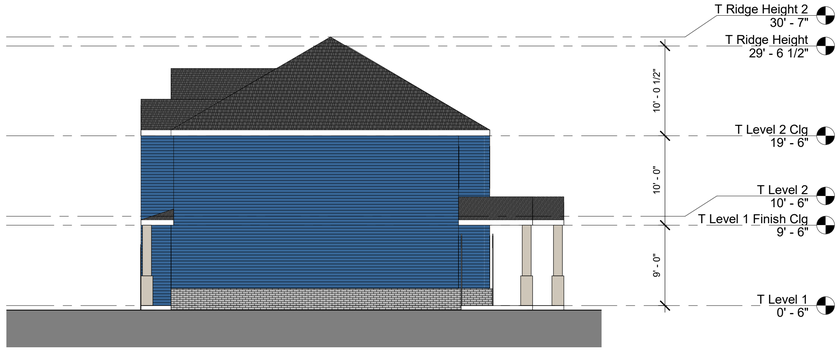

1 A-501T

Townhomes North

1/8" = 1'-0"

2 A-501T

Townhomes West

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		Dark Blue Smooth Lap Siding	Manuf: Allura Color: TBD	Selected Locations
2		Orange Smooth Lap Siding	Manuf: Allura Color: TBD	Selected Locations
3		Light Blue 7" Perfection Shingles	Manuf: Allura Color: TBD	Selected Locations
4		Grey Brick	Manuf: TBD Color: TBD	Selected Locations
5		White PVC Trim	Manuf: TBD Color: TBD	Selected Locations
6		Architectural Asphalt Shingles	Manuf: TBD Color: TBD	Selected Locations
7		Continuous Ridge Vent	Manuf: TBD Color: TBD	Selected Locations
8		Aluminum Gutter	Manuf: TBD Color: TBD	Selected Locations
9		Aluminum Downspout	Manuf: TBD Color: TBD	Selected Locations
10		Wood Finish	Manuf: TBD Color: TBD	Selected Locations

NOTES:

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PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Townhomes Exterior Elevations

DRAWING NO.
A-501T

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily Plans & Elevations SP-2021.27 (25312 : SP-2021.27, 6842 & 6846 Main St. Portion, MEL Investors)

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5 A-101G — Garage South Elevation (Typ)

1/8" = 1'-0"

4 A-101G — Garage North Elevation (Typ)

1/8" = 1'-0"

2 A-101G — Garage Roof (Typ) ADA

1/8" = 1'-0"

1 A-101G — Garage Level 1 - Floor Plan (Typ)

1/8" = 1'-0"

N

3 A-101G — Garage East Elevation (Typ)

1/8" = 1'-0"

6 A-101G — Garage West Elevation (Typ)

1/8" = 1'-0"

ROOF PLAN NOTES

A. Maintain a minimum slope of 1/4" per 1'-0" to drains. Actual tapered insulation layout may vary & shall be provided by contractor to Architect for approval during construction prior to installation.
B. Roofing contractor shall coordinate with other disciplines for all roof penetrations including- but not limited to- the Mechanical, Electrical, Structural & General Contractor.
C. Check projections, curbs & deck for adequacy of anchorage, foreign material, moisture or unevenness that would prevent exection of work.
D. all surfaces that are to receive new insulation, roofing or flashing shall be throughly dry. should surface moisture occur, contractor shall provide necessary equipment to dry surface prior to application.
E. only as much of the new roofing as can be made weather tight each day, including all flashing, shall be installed.
F. Arrange work sequence to avoid use of newly constructed roofing for storage, walk surface & equipment movement. Where such access is absolutely required, contractor shall provide all necessary protection & barriers to segregate the work areas & prevent damage to adjacent areas. Both plywood & polyester felt protection shall be provided for all roof areas (New & Old) that receive traffic during construction.
G. All work shall be scheduled & executed without exposing the interior of the building areas to the effects of inclimate weather. The existing building & its contents shall be protected against all risks.
H. All new or temporary construction including equipment & accessories shall be secured in such a manner at all times as to preclude blow-off & or wind damage.
I. Roofing, flashing, insulation & vapor barrier shall be installed in strict accordance with manufacturers specifications & shall be applied only by a contractor authorized by roofing manufacturer.

EXTERIOR FINISH SCHEDULE

CALLOUT	PATTERN	MATERIALS	DESCRIPTION	LOCATION
1		Dark Blue Smooth Lap Siding	Manuf: Allura Color: TBD	Selected Locations
2		Grey Brick	Manuf: TBD Color: TBD	Selected Locations
3		White PVC Trim	Manuf: TBD Color: TBD	Selected Locations
4		Architectural Asphalt Shingles	Manuf: TBD Color: TBD	Selected Locations
5		Continuous Ridge Vent	Manuf: TBD Color: TBD	Selected Locations
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A. DO NOT SCALE DRAWINGS. If there is a dimension that is not shown on the construction documents that requires clarification, request that clarification of the Architect.
B. The Contractor shall verify all dimensions, grades, boundaries, and construction documents and immediately report any discrepancies to the architect.
C. All work shall conform to the requirements of all Local, State and Federal codes. Local, State and Federal Codes are to take precedence over the drawings and specifications. If discrepancy is noted, inform the Architect immediately and before proceeding with the work.
D. All dimensions, notes, finishes and fixtures shown on typical floor plans, sections and details shall apply to all similar, opposite hand, or symmetrical plans, sections or details.
E. All dimensions are to face of said construction, unless otherwise noted.
F. All new walls shall be aligned with the center or nearest edge (as indicated on drawings) of existing walls, columns, window openings, etc. unless otherwise noted.
G. The contractor shall confine operations at the site to areas indicated on the drawings and shall not encumber the site with material and equipment.
H. Failure to show of mention minor details shall not be warrant for omission of necessary appurtenances for the normal, usual or proper completion of the Work.
I. All Finishes not involved in areas of Construction shall be protected in such a manner that when the work is complete the finishes would be in the same condition they were before the work started. Any unfortunate damage to existing to remain will be restored at no additional cost to the Owner.
J. Coordinate all new architectural work with Design-Build Engineered construction documents for Mechanical, Electrical, Plumbing and Fire Protection Systems.
K. Smoke Tight: areas indicating smoke tight construction shall meet requirements of the Building Code of NYS, 2010 edition, Section 710. Penetrations and Joints shall be filled with an approved material to limit the free passage of smoke, such as fire rated spray foam.
L. For information on all interior finishes and millwork in the project, refer to the INTERIORS drawings (I-100, I-101...).

FLOOR PLAN LEGEND

- Existing Wall to Remain
- Existing Door to Remain
- New Wall Construction
- New Door to be Installed
  Size as Spec'd, Type by Owner
- New Window to be Installed
  Size as Spec'd, Type by Owner

Carmina Wood Morris DPC
487 Main Street Suite 500
Buffalo, New York 14203
P 716.842.3165
F 716.816.8143

BLISS

PRELIMINARY
NOT FOR CONSTRUCTION
12/16/2021 2:39:35 PM

PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

PROJECT NAME:
Schematic Design
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Construction:	Issue Date
Drawn By:	Author
Checked By:	Checker

DRAWING NAME:
Garage Plans & Elevations

DRAWING NO.
A-101G

Project No: 21.090

Attachment: 21.090 Main & Transit Multifamily_Garage SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

12/16/2021 2:39:35 PM

1 / A-100 TRANSIT ROAD ELEVATION
SCALE: 3/32" = 1'-0"

2 / A-100 MAIN STREET ELEVATION
SCALE: 3/32" = 1'-0"

3 / A-100 EXTERIOR PERSPECTIVE
SCALE: NTS

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PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

BLISS

PROJECT NAME:
Concept Documents for:
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Approval: 06.04.2021
Drawn By: BJS
Checked By: BJS

DRAWING NAME:
Mixed Use Concept Elevations

DRAWING NO.
A-100

Project No: 21.092

Attachment: Main and Transit_Concept-MF SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

1 / A-101 TRANSIT ROAD ELEVATION
SCALE: 3/32" = 1'-0"

3 / A-101 EXTERIOR PERSPECTIVE
SCALE: NTS

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

REVISIONS:

No.	Description	Date

BLISS

PROJECT NAME:
Concept Documents for:
Mixed Use Development
6842 and 6846 Main Street
Amherst, New York

Issued for Approval:	06.04.2021
Drawn By:	BJS
Checked By:	BJS

DRAWING NAME:
Townhome Concept Elevations

DRAWING NO.
A-101

Project No: 21.092

Attachment: Main and Transit_Concept-TH SP-2021-27 (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP-2021-27

PETITIONER

MEL Investors, LLC
c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, New York 1422

PROPERTY LOCATION

6842 & 6846 Main Street (portions)

WHEREAS, the Town of Amherst Design Advisory Board on Thursday, January 27, 2022 held a public meeting on the design review for a Site Plan for a Mixed-Use Project at 6842 & 6846 Main Street (portions), and

WHEREAS, the Design Advisory Board reviewed the plans and specifications for the proposed project, and

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

The proposed site plan is or can be consistent with the 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 on said Site Plan to the Planning Board:

1. That the sidewalk on the south side of the four story building be continued to the east property line.

The foregoing resolution was adopted by the Town of Amherst Design Advisory Board, January 27, 2022; moved by – Ms. Colucci; seconded by – Ms. Conhiser-Uy; ayes 5, noes 0.

Dal Giuliani, Chair

2-2-2022
Date

Reviewed Plan Date: December 17, 2021
Reviewed Plan Preparer: Carmina Wood Morris DPC
Received Plan Date: December 20, 2021

SM/rb
X:\Current_Planning\Files\Site Plans\2021\SP-2021-27_(6842_&_6846_Main_St)_2021\DAB\SP-2021-27_DAB_Findings_01272022.doc

cc: Town of Amherst Planning Board
Sean Hopkins, Esq., 5500 Main St. Ste., 343, Williamsville, NY 14221
Paul Bliss, MEL Investors LLC, 6790 Main St., Suite 100, Williamsville, NY 14221
Patrick Sheedy, Carmina Wood Morris DPC, 487 Main St. Suite 500, Buffalo, NY 14203
Brian J. Slevar, Carmina Wood Morris DPC, 487 Main St. Suite 500, Buffalo, NY 14203

Attachment: DAB Finding (SP-2021-27) (25312 : SP-2021-27, 6842 & 6846 Main St. Portion, MEL Investors)

LOCAL LAW NO. __-_____

TOWN OF AMHERST

COUNTY OF ERIE, STATE OF NEW YORK

A Local Law ~~Creating~~ Amending Chapter 5 of the Code of the Town of Amherst, Establishment of Design Advisory Board

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title.

This Local Law shall be referred to as, "A Local Law ~~Creating~~ Amending Chapter 5 of the Code of the Town of Amherst, Establishment of Design Advisory Board."

Section 2. Purpose and Intent.

It is the purpose of the Design Advisory Board to support the goals and objectives of the Comprehensive Plan and the implementation of the Zoning Code by promoting design excellence in Amherst and to provide a method to promote compatible development throughout the community, specifically:

- to promote stability of property values;
- to positively enhance the public spaces;
- to foster attractiveness and functional utility of the community as a place to live and work;
- to protect public investments in the area; and
- to raise the level of community expectations for the quality of the environment.

Section 3. Establishment.

The Code of the Town of Amherst is hereby amended to add a new Chapter 5, that creates a Design Advisory Board that shall provide recommendations for the purpose of carrying into effect the standards outlined in Section 5A in Chapter 203 of the Town Code (Zoning Ordinance); and adhering to the "Design Guidelines for Mixed-Use Districts" as adopted.

Chapter 5 of the Code of the Town of Amherst is hereby created as follows:

I. DESIGN ADVISORY BOARD

1. The members of the Design Advisory Board shall be appointed by the Town Board.
2. The Design Advisory Board shall consist of five (5) members who shall serve without compensation and as now constituted shall continue in office until the expiration of

Attachment: LL XX-YYYY Ch 5 Design Advisory Board Revisions (25310 : Changes to Local Law)

their present term. Thereafter, their successors shall be appointed for terms of five (5) years.

3. At least one member must be a Planning Board member who will also act as the Board Chair. At least one member of such Board shall be a professional architect licensed to practice in the State of New York.
4. All members of the Design Advisory Board shall be residents of the Town of Amherst and qualified by reason of training or experience in art, architecture, community planning, land development, real estate, or landscape architecture.
5. If a vacancy shall occur otherwise than by expiration of term, it shall be filled by the Town Board for the unexpired term. The Town Board shall have the power to remove any member of the Design Advisory Board for cause and after public hearing.
6. The Planning Director shall designate a member of the Planning Department staff to act as the Clerk to the Design Advisory Board.
7. The Planning Director shall designate a Planning Department staff person to act as liaison to the Design Advisory Board.
8. Membership on the Design Advisory Board is limited to two consecutive full terms.

II. POWERS AND DUTIES

Review Authority: The Design Advisory Board shall be responsible for reviewing and making recommendations to the Planning Board based on the "Design Guidelines For Mixed-Use Districts" regarding the following:

- Major Site Plan Applications in Mixed Use Districts
- Minor site plan applications in Mixed Use Districts as referred by the Planning Director

III. MEETINGS/NOTICE

1. Meetings of the Design Advisory Board shall be held monthly, or at the call of the Chair.
2. All meetings of the Design Advisory Board shall be held at Town Offices and shall be open to the public
3. Notice of the meetings shall be posted on the Town website.
4. The Design Advisory Board shall keep minutes of its proceedings, and shall keep records of its findings and other official actions.
5. Three (3) members of the Design Advisory Board shall constitute a quorum for the transaction of business.
6. Member training(s) shall be held from time to time.

IV. REFERENCE TO GUIDELINES AND STANDARDS IN THE REVIEW

See Town of Amherst "Design Guidelines – For Mixed-Use Districts"

Attachment: LL XX-YYYY Ch 5 Design Advisory Board Revisions (25310 : Changes to Local Law)

V. ADMINISTRATION AND ENFORCEMENT

1. DESIGN ADVISORY BOARD APPLICATION PROCESS

A. **Pre-Application Conference**:
Before submitting an application for design review approval, **each petitioner shall schedule a pre-application conference with the Planning Department** to discuss the procedures, standards and regulations for design review approval in **accordance with the standards and design guidelines of the Zoning Ordinance**.

B. **Application Requirements**. The following requirements shall apply to all applications for Design review.

1) **Who May Submit Applications**
Applications shall be accepted only from persons having the legal authority to submit such applications (owners or lessees of property, persons who have contracted to purchase property contingent upon their ability to acquire the necessary approval under the Zoning Ordinance, or persons with written authorization from the owner).

2) **Forms.**
Application forms shall be available from the Planning Department. The content of such application forms shall be determined by the Planning Director and may be amended from time to time.

3) **Acceptance of Applications for Review.**
An application will be accepted for review when it contains all information necessary to determine whether or not the design as proposed will comply with all the requirements of the standards and guidelines, as determined by the Planning Director.

4) **Meeting Notice**.
At least 5 days prior to the meeting date, the Town shall post notice, via the Town's website, of the meeting agenda. These notice provisions are non-jurisdictional. Failure to provide notice or failure of the notice to provide the information called for shall not affect the validity of any action taken by the Design Advisory Board, Planning Board and Town Board.

C. **Application Requirements.**
The following information shall be submitted as part of the formal application for Design Advisory Board review.

1. Application ~~form with checklist, including all necessary documentation~~ for Design Review

Attachment: LL XX-YYYY Ch 5 Design Advisory Board Revisions (25310 : Changes to Local Law)

2. Project description, including a narrative addressing the following factors:
    a. Potential effects on neighborhood character
    b. How the project shall enhance the public space
3. Documentation as identified in the Procedure for Design Review and Design Review Submittal Checklist.

~~Aerial views; photographs~~
~~5. Site Plan~~
~~6. Elevations and cross sections~~
~~7. Renderings and floor plans~~
~~8. Manufacturer samples of exterior colors, materials, roofing, window and door design~~
~~9. Sign concepts and locations~~

D. Action by the Design Advisory Board

1. The Design Advisory Board shall review the petition and evaluate the application. The Design Advisory Board shall schedule a meeting and give notice via the Town's website.

2. Within 10 days following the close of the meeting, the Design Advisory Board shall furnish to the Planning Board and petitioner its findings that:
    ~~a.~~ The application is generally consistent with the the "Design Guidelines for Mixed-Use Districts" ~~design standards~~, ~~guidelines~~ and the purpose of the Zoning Ordinance~~,~~. ~~and approval is recommended;~~
    ~~b. The application is recommended for approval with modification(s); or,~~
    ~~c. The application is inconsistent with the design standards, guidelines and purpose of the Zoning Ordinance and the Board recommends disapproval.~~

3. The Design Advisory Board may include in its findings ~~a favorable report~~ a recommendation that conditions be included as a part of any ~~resolution approving the application~~ approval of a site plan.

~~4. An unfavorable report shall state clearly the reasons therefore and, if appropriate, point out to the petitioner what changes might be necessary in order to receive a favorable report.~~

VI. NOTICE OF DECISION

Attachment: LL XX-YYYY Ch 5 Design Advisory Board Revisions (25310 : Changes to Local Law)

1. The ~~decision~~ recommendation(s) of the Design Advisory Board shall immediately be filed in the Building and Planning Departments and the Town Clerk's Office. All ~~decisions~~ recommendation(s) shall be public record.

~~2. The Design Advisory Board shall recommend to approve, approve with modification(s) or disapprove an application to the Planning Board; provided that, prior to disapproval, the applicant has been afforded an opportunity to confer upon suggestions for any change(s) to the proposed action.~~

~~3. Approval of any application hereunder shall be by a majority of the Design Advisory Board members.~~

VII. APPLICABILITY OF DESIGN REVIEW

Application of the standards is required for any development as follows:

1 All major site plan applications in the following Specific Zoning Districts: Traditional Infill 2.5 (TI-2.5); Traditional Infill 4 (TI-4); Center 2.5 (CTR-2.5); Center 5 (CTR-5); Center 8 (CTR-8); Deep Corridor 3 (DC-3), Deep Corridor 5 (DC-5) and Shallow Corridor 3 (SC-3) and any other minor site plans as determined by the Planning Director.

2. Minor changes as defined below are exempt from this Section:
   - Ordinary maintenance and repair, including in-kind replacement of windows and doors**;** and siding if less than 25% of the existing exterior surface. (Replacement of or use of materials with types allowed in the District is encouraged.)

3. The Planning Department may send referrals to the Design Review Board.

Section 4. Effective Date

This Local Law shall take effect immediately and be filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 and 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

Jeffery C. Zeplowitz, Town Clerk
Town of Amherst
County of Erie, New York

Attachment: LL XX-YYYY Ch 5 Design Advisory Board Revisions (25310 : Changes to Local Law)

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Attachment: LL XX-YYYY Ch 5 Design Advisory Board Revisions (25310 : Changes to Local Law)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
LOCAL LAW RESOLUTION

PETITIONER

Local Law Changes

Town of Amherst
Planning Department
5583 Main Street
Williamsville, New York 14221

WHEREAS, the Town of Amherst Design Advisory Board met on Thursday, January 27, 2022 to consider a Draft Local Law Amending Chapter 5 of the Code of the Town of Amherst, and

WHEREAS, the Design Advisory Board reviewed Draft Local Law, and

WHEREAS, the Design Advisory Board finds the changes to the Local Law No. __-2022 to be consistent with and more clearly defines their review authority, and

WHEREAS, the Design Advisory Board finds the changes to the Local Law better direct what the application requirements are and where they may be found,

NOW THEREFORE BE IT RESOLVED that the Design Advisory Board, recommends to the Planning Board that they recommend approval of the Local Law to the Town Board.

The foregoing resolution was adopted by the Town of Amherst Design Advisory Board, January 27, 2022; moved by – Ms. Conhiser-Uy; seconded by – Mr. Talty; ayes 5, noes 0.

Dal Giuliani, Chair

2-2-2022
Date

SM/rb
X:\Current_Planning\Design Advisory Board\DAB Local Law\DAB_Findings_Local Law.Amend Chapter 5_01272022.doc

cc: Town Clerk
Town Attorney
Town of Amherst Planning Board

Attachment: DAB Finding (Local Law) (25310 : Changes to Local Law)

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.). In cases where existing building or site features are to remain it should be noted as such in the description. 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~~	Recommendat
4	A-1a	Establish a continuous internal walkway system throughout the site.		
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.		

Attachment: DAB_Application_proposed_revision (25311 : Proposed Changes to DAB Application)

TOWN OF AMHERST

DESIGN REVIEW

APPLICATION & REVIEW PROCEDURE

MATERIALS MUST BE PROVIDED IN AN ELECTRONIC FORMAT THAT CONTAINS PDF FILES OF THE APPLICATION, SITE PLAN DRAWING SET, SURVEY, LANDSCAPE PLAN, PRELIMINARY BUILDING FLOOR PLANS, BUILDING ELEVATIONS & ANY OTHER SUPPORTING INFORMATION. THIS MUST BE SUBMITTED WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE TRANSMITTED WITHOUT THIS ELECTRONIC INFORMATION.

THIS ALSO APPLIES TO REVISED MATERIALS THAT ARE SUBMITTED.

This application package includes the following:

- Application Form
- Design Review Checklist

Design Review by the Town Design Advisory Board (DAB) is required for Major Site Plans located in the following zoning districts:

Traditional Infill 2.5 (TI-2.5)
Traditional Infill 4 (TI-4)
Shallow Corridor 3 (SC-3)
Deep Corridor 3 (DC-3)
Deep Corridor 5 (DC-5)
Center 2.5 (CTR-2.5)
Center 5 (CTR-5)
Center 8 (CTR-8)

- IMPORTANT-

1. A pre-submittal consultation with Planning Department staff is *strongly recommended* prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with staff such items as:
   - classifying the action as a major site plan, minor site plan, or minor site plan adjustment;
   - determining what specific information will be required to be submitted with the application.

   An appointment is required for all meetings with Planning Department staff.

2. The application shall be executed or consented to in writing by the owner of the property.

3. Submittal of an application grants permission to Town staff and Design Advisory Board members to access the parcel(s) under consideration.

4. All site plan and architectural drawings must be prepared by a Registered Architect, Professional Engineer, Landscape Architect, or Land Surveyor (as applicable) licensed to practice in New York State.

5. If you wish to include a Coordinated Sign Plan application with the Design Advisory Board application, a separate application must be completed. Contact the Planning Department for a copy of a Coordinated Sign Plan application package.

6. All drawings should be no larger than 24 in. x 36 in. If site characteristics warrant larger plan sheets, they may be accepted subject to Planning Department concurrence. All drawings must also reserve a 4 in. x 6 in. area in the lower right hand corner for official Town use.

Attachment: DAB_Major_Site_Plan_Instructions_proposed_revision (25311 : Proposed Changes to DAB Application)

APPLICATION PROCEDURES

1. Applicant secures application package from the Planning Department, 5583 Main Street, Williamsville, NY 14221, (716) 631-7051. Forms are also available online at: www.amherst.ny.us, (keyword: Planning)

2. Applicant prepares information as required on the Design Review Submittal Checklist, attached. NOTE: Some proposals may not require all items on the checklist; please verify with the Planning Department.

3. Applicant schedules an appointment with the Planning Department to review the following:
   - a complete set of site plan drawings, preliminary building elevations and floor plans (no larger than 24" x 36" in size)
   - any supporting materials

4. Applicant schedules an application submittal appointment with the Planning Department. NO DESIGN REVIEW APPLICATION WILL BE ACCEPTED WITHOUT A PRE-SET SUBMITTAL APPOINTMENT.

5. At the submittal appointment, applicant provides six (6) complete, 3 hole punched and collated sets of drawings and application information to the Planning Department **(materials will not be accepted unless folded into approximately 9" x 12" in size),** including**:**
   - application form
   - one (1) set of site plan drawings, preliminary building elevations and floor plans to scale and on sheets no larger than 24" x 36" bearing a raised or wet seal and signature of the design professional who prepared the plans
   - five (5) sets of site plan drawings, preliminary building elevations and floor plans printed on 11" x 17" sheets
   - Colored renderings of the proposed structures
   - supporting materials
   - digital files of all materials in pdf format

6. The Planning Department transmits five (5) copies of the 11" x 17" drawings and any supporting materials to the Design Advisory Board members.

DESIGN ADVISORY BOARD MEETING PROCEDURES

1. The applicant or representative presents the project at a public meeting before the Design Advisory Board and is available to answer any questions. The applicant or representative should be prepared to present material samples, color palettes or other pertinent information on the proposed building's exterior materials at this time. The Design Advisory Board may take the following actions:

   - Postpone discussion of the request to a future Design Advisory Board meeting to allow the applicant to make revisions or provide additional materials that would allow the Design Advisory Board to make its recommendation to the Planning Board.

   - Close the discussion and make recommendations to the Planning Board on the Design Review application.

Attachment: DAB_Major_Site_Plan_Instructions_proposed_revision (25311 : Proposed Changes to DAB Application)

2. The applicant may be required to submit revised site plans, building plans, elevations or materials to address the Design Advisory Board comments. The procedure for submittal of revised materials is as follows:

   - A cover letter addressing all comments received to date is required.
   - "Highlight" the area of change on the drawings and provide a notation describing the change.
   - Revised plans/materials are required. Six (6) sets of plans as stipulated in item 5 of the Application Procedures above will be required.
   - All revised plans and materials must also be provided in an electronic format that contains pdf files of the revised information.

3. A copy of the Design Advisory Board's recommendations will be provided to the applicant, his / her representative, the Building Commissioner and the Town Clerk approximately one week following the Design Advisory Board meeting at which it was heard.

4. If the Design Advisory Board makes recommendations on an application, the Planning Department will work with the applicant to ensure that all conditions have been satisfactorily addressed prior to the Planning Board meeting at which the related site plan application will be heard.

NOTE: Please check with the Planning Department to determine the deadline date for filing applications. Due to the public meeting notice requirements and departmental processing, no Design Review application will be placed on the Design Advisory Board agenda after the deadline for filing has closed. Scheduling may be delayed if an application is incomplete.

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Attachment: DAB_Major_Site_Plan_Instructions_proposed_revision (25311 : Proposed Changes to DAB Application)