



**MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
August 25, 2022
6:00 PM**

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair Giuliani on Thursday, August 25, 2022 at 6:00 pm in the Council Chambers of the Town of Amherst Municipal Building, 5583 Main Street, Williamsville, New York.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Duncan M. Black	Town of Amherst	Vice Chairperson	Present	
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	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	

DESIGN REVIEW APPLICATIONS

- 1.1. DESIGN ADVISORY BOARD REVIEW, SP-2022-05; PROPOSED 40-UNIT APARTMENT BUILDING
Property Located at 7740 Transit Road
7740 Transit Road, Inc., Petitioner

Project Description:

Development of a 37-unit four and five story multi-family building with associated parking and landscaping.

Stephanie Hunt of Silvestri Architects represented the petitioner, explained the proposal, presented the building materials, and was available to answer questions from the Board. Ravi Sabharwal or 7740 Transit Road, Inc. was also available for questions. Ms. Hunt noted the project will only contain 37 apartment units.

General Discussion:

In response to Mr. Giuliani's question, Mr. Sabharwal stated the rents would be between \$1,800 and \$2,000 per apartment.

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 and the Board acknowledged additional sidewalks for connectivity was impractical due to the site's size and location. Ms. Conhiser-Uy noted the northern sidewalk leading towards the Sheridan Drive ramp seemed to have no purpose. The Board agreed that section should be removed or connected to another section of sidewalk.

A-2 - Outdoor Amenity Space:

Ms. Colucci recommended they add park benches, tables, and lighting to the eastern "park area" to make it more useable.

A-3 - Bicycle Amenities:

The Board acknowledged there is no space for or connection to a bike path. Ms. Hunt confirmed they would have bike racks on the site.

A-4 - Public Art:

Mr. Giuliani suggested they reach out to local artists to incorporate public art into the site and to which Ms. Sabharwal agreed. Mr. Talty pointed out that the traffic circle to the building's east side would be an ideal spot for art.

A-5 - Site Landscaping:

There was no landscaping plan provided so the Board could not comment. A landscape plan is required before the Planning Board meeting.

A-6 - Sustainable Features:

Mr. Black suggested they reuse the water from the roof drainage and Mr. Talty suggested a water tank be used for irrigation purposes.

A-7 - Residential Transitions: No comments.**B-1 - Façade:**

Ms. Colucci recommended they add architecturally decorative louvers to the parking garage area, which would also be consistent with the guidelines for public art inclusion in section A-4 of the Design Guidelines.

B-2 - Entryways:

In response to Ms. Conhiser-Uy's inquiry of the entryway's lighting, Ms. Hunt stated the entryway will likely have sconces for lighting. Mr. Giuliani suggested they consider automatic doors at the main entrance for accessibility.

B-3 - Windows: No comments.**B-4 - Roofs and Architectural Details:**

Mr. Giuliani noted the Board could not review the lighting at the site since a complete photometric plan was not submitted for review. The photometric plan is required before the Planning Board meeting.

B-5 - Street Level Interest:

Mr. Black acknowledged the building is set far back from the street so it is not very visible to traffic.

B-6 - Sustainable Building Features: No comments.**B-7 - Building Materials:**

Mr. Giuliani requested the lifespans of the exterior materials be provided. Ms. Hunt agreed to find and share this information. Ms. Hunt continued that she believed the cement-board panels may have a lifespan of twenty - thirty years while bricks generally have greater longevity. Additionally, she understands low-grade cement panels are lower quality but they selected higher-grade cement panels.

C-1 - Open Space: No comments.**C-2 - Sidewalk:** No comments.**C-3 - Curb Zone:** No comments.

The Board then took public comment.

Yakun Hu, 100 Westchester Road, suggested the northern sidewalk that leads to the Sheridan Drive ramp extend to an overpass to safely encourage walkability.

Mr. Giuliani clarified the authority for that request lies with the NYS Department of Transportation and is beyond the scope of this board.

Recommendations:

The Board then reviewed their recommendations to the Planning Board.

- 1) That the walkway from the principal building entrance area north to the Sheridan Drive ramp be eliminated and that the internal walkway be rerouted around the vehicle use area and not through it.
- 2) That benches, tables and lighting be provided in the "park area" identified on the site plan.
- 3) That "public art" be seriously considered in the island within the vehicle use area in front of the principal building entrance.
- 4) That a landscape plan prepared by a New York State licensed Landscape Architect be provided that at a minimum meets the requirements of §203 of Town Code and to the extent practicable incorporates the guidance of Section A-5 of the Design Guidelines for Mixed-Use Districts.
- 5) That any existing trees within the New York State Department of Transportation rights-of-way be retained and protected during construction.
- 6) That decorative architectural louvers be used on the vent areas for the parking garage.
- 7) That architectural lighting and ADA accessibility be provided at the principal building entrance.

8) That the anticipated lifespan of the proposed building materials be provided.

Ms. Colucci 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, Abstain 0.

MISCELLANEOUS

None.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

January 27, 2022

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

ADJOURNMENT

The Design Advisory Board meeting of August 25, 2022 was adjourned at 7:05 pm.



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: 7740 Transit Road Inc. _____

Address: 4110 Thornwood Lane _____

 Williamsville NY 14221
 City State Zip Code

Phone: 716.553.1031 Fax: _____

E Mail: ravis19@gmail.com _____

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

Name: MBL Engineering, PLLC _____

Address: 16510 Balch Place _____

 Mannsville NY 13661
 City State Zip Code

Phone: 315.486.0501 Fax: _____

E Mail: Mike.lasell@mblengineering.com _____

Owner (if different):

Name: _____

Address: _____

City _____ State _____ Zip Code _____

Phone: _____ Fax: _____

E Mail: _____

GENERAL DESIGN INFORMATION

Project Site Address: 7740 Transit Road _____

Project Site Mixed-Use Zoning District Designation: Deep Corridor 5 _____

Project Description: _____

Construction of a 40-unit multi-family dwelling building with parking garage and surface parking.

The project includes amenity space approximately 5,000-SF

Square Footage of existing structure(s): 11,000-SF _____

Square Footage of proposed structure(s): 67,828 _____

Existing number of residential units: 0 _____

Proposed number of residential units: 40 _____

What are the project impacts on existing Neighborhood Character: _____

The project should provide a connection between local office space and restaurants for the young professional. It will improve the neighborhood character to remove the exiting single story building that has been vacant and create a modern styled building to fit in the character of other buildings nearby that are of similar size and height.

How will the project enhance the public space: _____

The project has 10,000-SF of mixed use area which is welcoming through the new longer driveway from Transit Road with sidewalk and park like green space along the Sheridan Drive on-ramp.

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.	Sidewalks have been used to connect from Transit Road and encompass the site. The back area is steep so no connection	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	There is no immediate public space along the property due to roads on all sides but the connection to the sidewalk puts them in connection with restaurants on both sides.	
4	A-1c	Provide public pedestrian access through a block.	The property is an entire block, pedestrians can access two points onto the public way with an existing pedestrian network of sidewalks	

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.	An amenity space is shown on the first level at the main entrance. It has multiple programmed items to welcome frequent use	
5	A-2b	Place amenity space so that it is connected to the public realm.	Located at the main entrance before the elevator	
5	A-2c	Designs should not appear to privatize the space.	The amenity space is in the front	

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.		
6	A-3b	Incorporate bicycle amenities into site designs.	Bike racks have been provided	

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 front park area could have public art/sculptures incorporated.	

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.	A Landscape architect will provide native type species.	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	The site has had the impervious area reduced with more tree cover.	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	Noted	
8	A-5d	Choose appropriate tree and plant species.	Noted	

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.	Stormwater has been reduced from the existing conditions due to removal of impervious surfaces, so less flow will leave the site.	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Noted	

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.	Noted	
9	A-6d	Reuse site or construction materials.	Site is being re-purposed	

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.	Noted	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	Noted	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	Noted	

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 will have a white brick base full perimeter of the building and will be capped with a white cornice. See Exterior Elevations.	
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.	Facade alternates between brick and fiber cement panel siding with metal panel accent areas. Building steps forward or back with each material transition to help break up the facade. See exterior elevations.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	Windows and doors are located in line floor to floor and spaced evenly and rhythmically where floor plan allows. See exterior elevations.	

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 main entry is door is accented with metal panels and a canopy. It is centrally located on the facade that it's positioned on.	

B-2. ENTRYWAYS (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2b	The primary entrance of a building should be clearly identifiable.	The main entrance is the most visible on the site. It is accented with the metal panel accent material and a canopy.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Primary entrance is at grade	
12	B-2d	Commercial buildings should have a transparent primary entrance.	Noted. Entry doors will be full glass aluminum framed.	

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.	Windows are scaled appropriately. Bottom of window will align with finish floor with a horizontal mullion @ 30"	
13	B-3b	Locate windows to create visual continuity.	Windows have consistent horizontal spacing and are aligned vertically floor to floor. Window head height is consistent throughout	
13	B-3c	Window openings should be trimmed with an appropriate material.	Window openings are surrounded with main facade material.	

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.	Building is capped with a simple cornice to compliment the modern building design	
14	B-4b	Rooflines should be in character with the overall style of the building.	Building is designed with a flat roof.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Cornice continues around the perimeter of the building at varying heights to enhance the material changes on 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.	Noted. Building is taller than adjacent structures but is significantly set back from the street.	
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.	Building is located at the rear of the property and is significantly set back from the street	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Noted. Entry areas will have architectural lighting.	

Attachment: Design Review Application SP-2022-05 (26265 : SP-2022-05, 7740 Transit Rd., 7740 Transit Road, Inc.)

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.	Open park space is located between the building and the street	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Noted, landscaping will be provided, see landscaping plan.	

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 will incorporate water saving fixtures where feasible.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	Project will use LED lighting and Energy Star appliances where feasible. Windows will provide ample daylighting	

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.	Thin brick, metal panel, and fiber cement panels will be utilized. Brick will be located at building perimeter at grade.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	Noted	
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.	All facades utilize the same materials	
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.	CMU is not used	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	N/A	
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 used as a primary material but may be used for the cornice	

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.	Open park space is in the front of the building	
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.	Noted	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	The frontage of the building is larger than the building itself with open space	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.		
18	C-1f	Open spaces should be programmed in ways that allow 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.	Bike racks and access is provided	

Attachment: Design Review Application SP-2022-05 (26265 : SP-2022-05, 7740 Transit Rd., 7740 Transit Road, Inc.)

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.	Sidewalks encompass the entire front of the property	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	Noted	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	The park like area is directly connected to the amenity space	
19	C-2d	Use surface materials that complement the architecture and character of the area.		

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.	Noted	

X:\Current_Planning\Design Advisory Board\DAB Application\DAB_Application_Approved_03252021.doc

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	X	
1.2	Five (5) sets reduced to fit on 11" x 17" sheets	X	
2.0	Title of Drawing	X	
3.0	Name and address of Applicant	X	
4.0	Name of person preparing drawing	X	
5.0	Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)		
6.0	Project address	X	
7.0	Zoning of subject property and adjacent parcels	X	
8.0	North point, scale, date, and revision date(s)	X	
9.0	4" x 6" reserved area in lower right hand corner for official Town use	X	
II Architectural Plans			
1.0	Floor Plans (fully dimensioned and identifying individual rooms and spaces)	X	
1.1	Dimension building entrance spacing	X	
2.0	Exterior building elevations (fully dimensioned)	X	
2.1	Height dimensions from finished grade to the top plate	X	
2.2	Dimension all blank wall area lengths	X	
2.3	Indicate the exterior wall area materials	X	
2.4	Indicate the exterior wall area and trim colors	X	
2.5	Identify all building entrance location and materials	XXX	
2.6	Identify all building glazing and frame materials	X	
2.7	Provide calculations for ground story and upper story transparency	X	
2.8	Indicate type of roofing materials	X	
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)		

IV Architectural Manufacturer Material Samples (to be available for meeting with design Advisory Board)

1.1	Exterior colors	X	
2.0	Exterior wall materials	X	
3.0	Exterior roof materials		
4.0	Exterior windows		
5.0	Exterior doors		

V Site Plans Drawings (see site plan submittal checklist for requirements)

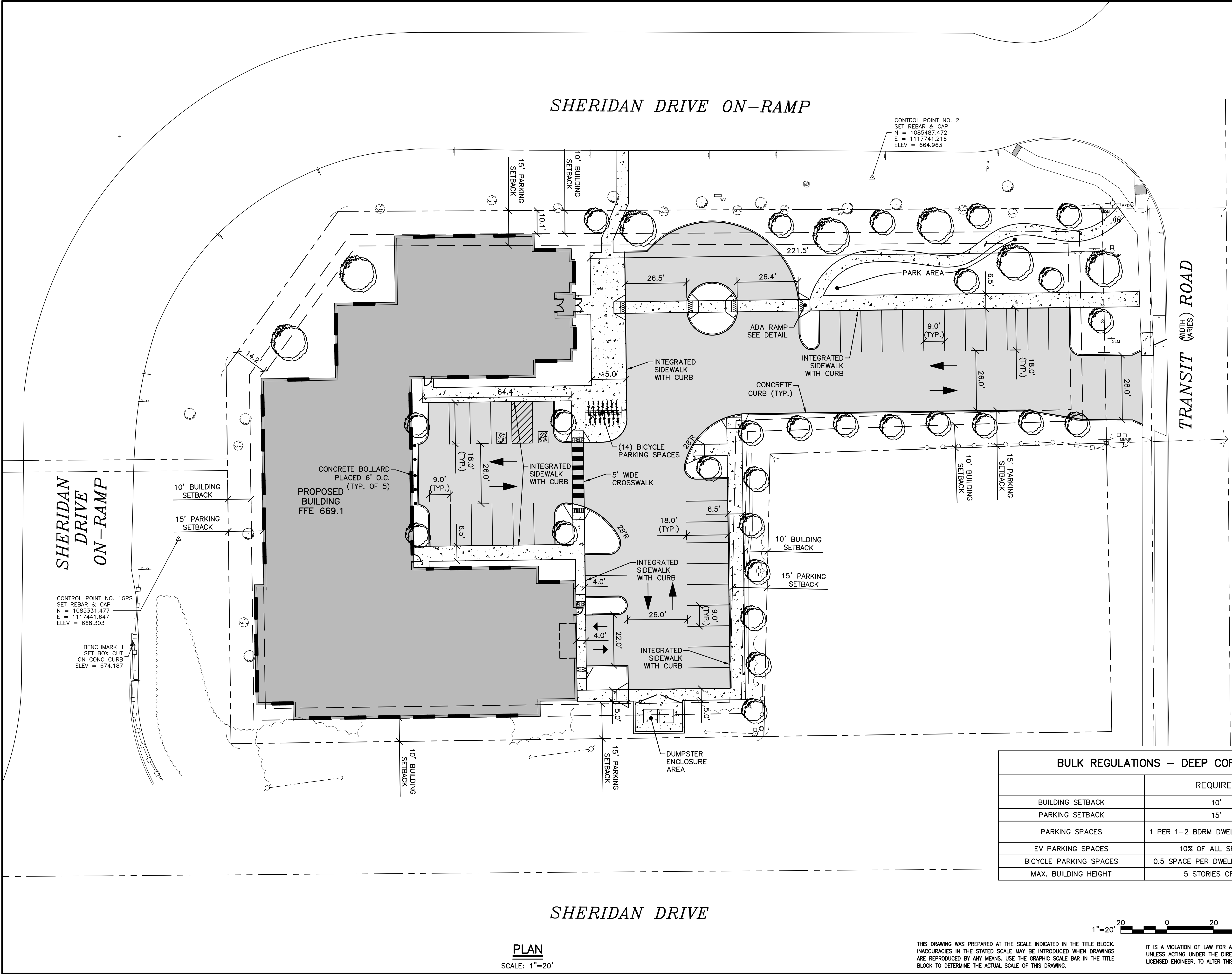
1.0	Site Plan	X	
1.1	Site Details (fences, walls, site furniture, etc.)	X	
1.2	Indicate the existing zoning of both the subject property and adjacent parcels	X	
2.0	Grading Plan	X	
3.0	Utility Plan	X	
4.0	Storm Drainage Plan	X	
5.0	Exterior Lighting Plan	X	
5.1	Exterior Lighting Details (light fixtures, light poles, etc.)	X	
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	X	
2.0	Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor	X	
3.0	Documentation pertaining to any conditions of zoning, including copies of required deed restrictions (if applicable)	X	
4.0	Documentation related to any required variances granted by the ZBA (if applicable)	X	
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)	X	

For official use only:

Approved/Date



PLAN
 SCALE: 1"=20'

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT.

BULK REGULATIONS – DEEP CORRIDOR 5 – DC-5		
	REQUIRED	PROVIDED
BUILDING SETBACK	10'	10'
PARKING SETBACK	15'	15'
PARKING SPACES	1 PER 1-2 BDRM DWELLING UNIT=40	76 (3 ADA, 1 PROVIDED IN GARAGE)
EV PARKING SPACES	10% OF ALL SPACES	PROVIDED IN GARAGE
BICYCLE PARKING SPACES	0.5 SPACE PER DWELLING UNIT=14	14 SPACES
MAX. BUILDING HEIGHT	5 STORIES OR 75'	5 STORIES

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 DATE: 06/30/2022

NO.	DATE	ISSUED FOR	DRAWING RELEASE
C	6/30/22	ISSUED FOR SITE PLAN APPROVAL	
B	02/07/22	REVISED PER TOWN COMMENTS	
A	12/27/21	ISSUED FOR REGULATORY REVIEW	

SITE PLAN

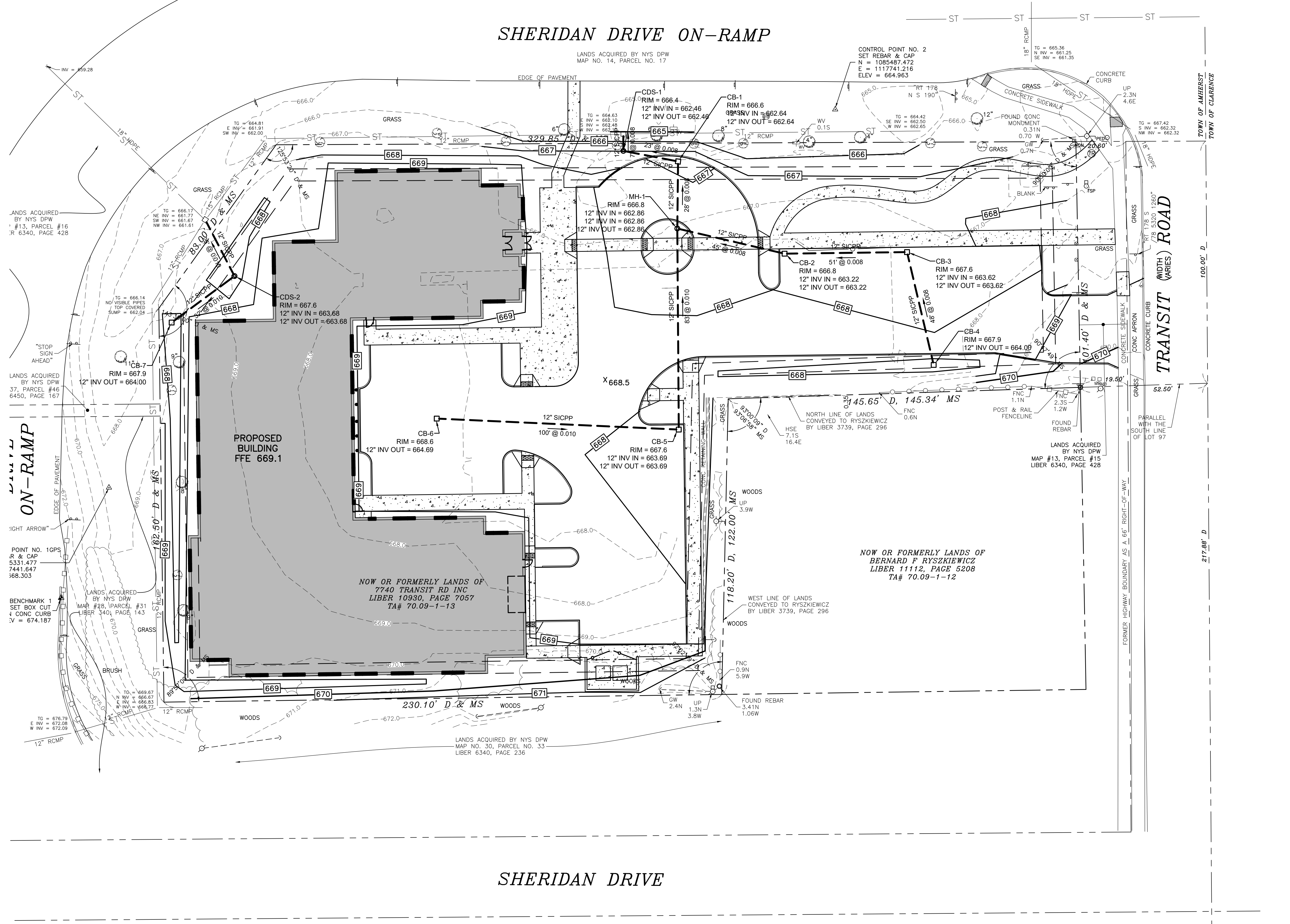
MBL
 ENGINEERING, PLLC

7740 TRANSIT ROAD INC.
 7740 TRANSIT ROAD
 TOWN OF AMHERST
 ERIE COUNTY

PROJECT #
 21-286

DATE:
 SEPTEMBER 2021

SHEET #
 C-102



PLAN
SCALE: 1"=20'

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON
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PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 06/30/2022

PROJECT #
21-286

DATE: SEPTEMBER 2021

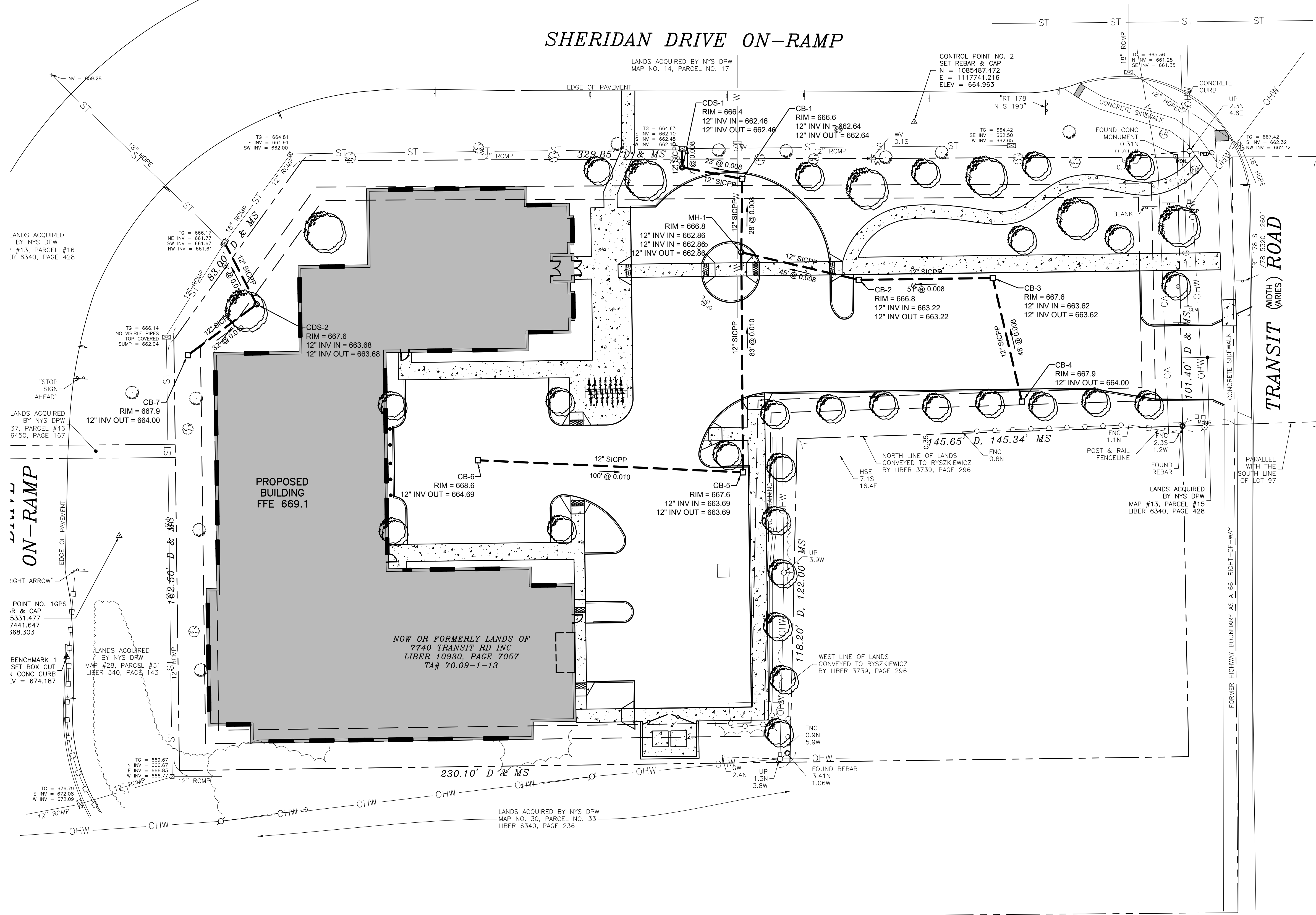
SHEET #
C-103

SITE GRADING

— **MBL** —
ENGINEERING, PLLC

7740 TRANSIT ROAD INC.
7740 TRANSIT ROAD
TOWN OF AMHERST
ERIE COUNTY

A	6/30/22			ISSUED FOR SITE PLAN APPROVAL	
NO.	DATE			DRAWING RELEASE	



SHERIDAN DRIVE

PLAN

SCALE: 1"=20'

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CONSTRUCTION

DATE: 06/30/2022

PROJECT #
21-286

DATE: SEPTEMBER 2021

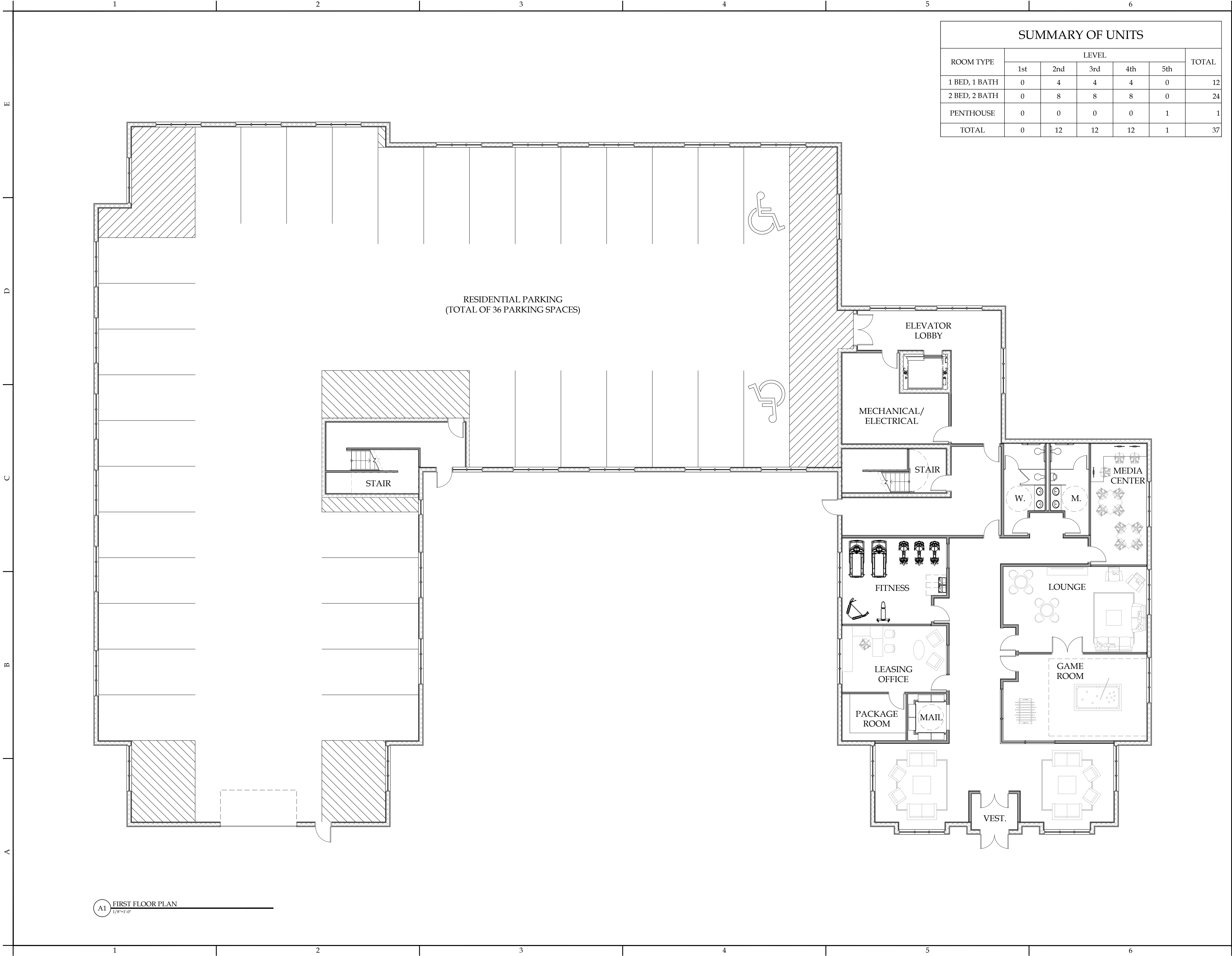
SHEET #
C-104

SITE UTILITY PLAN



MABL
ENGINEERING PLC

7740 TRANSIT ROAD INC.
7740 TRANSIT ROAD
TOWN OF AMHERST
ERIE COUNTY



SUMMARY OF UNITS						
ROOM TYPE	LEVEL					TOTAL
	1st	2nd	3rd	4th	5th	
1 BED, 1 BATH	0	4	4	4	0	12
2 BED, 2 BATH	0	8	8	8	0	24
PENTHOUSE	0	0	0	0	1	1
TOTAL	0	12	12	12	1	37

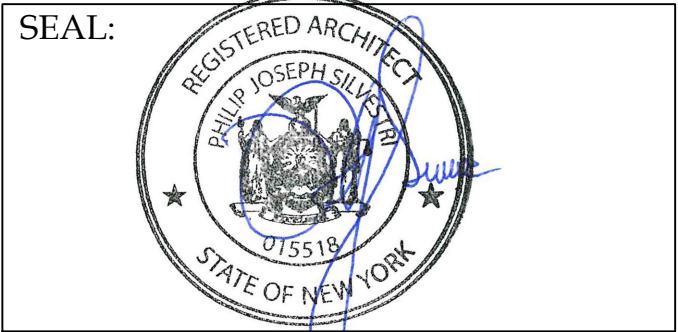
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THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. S.Hunt JOB CAPT. M.Velocci
INTERIORS A.Nagle DRAFTER



TITLE:

FIRST FLOOR PLAN

SILVESTRI
ARCHITECTS • PC

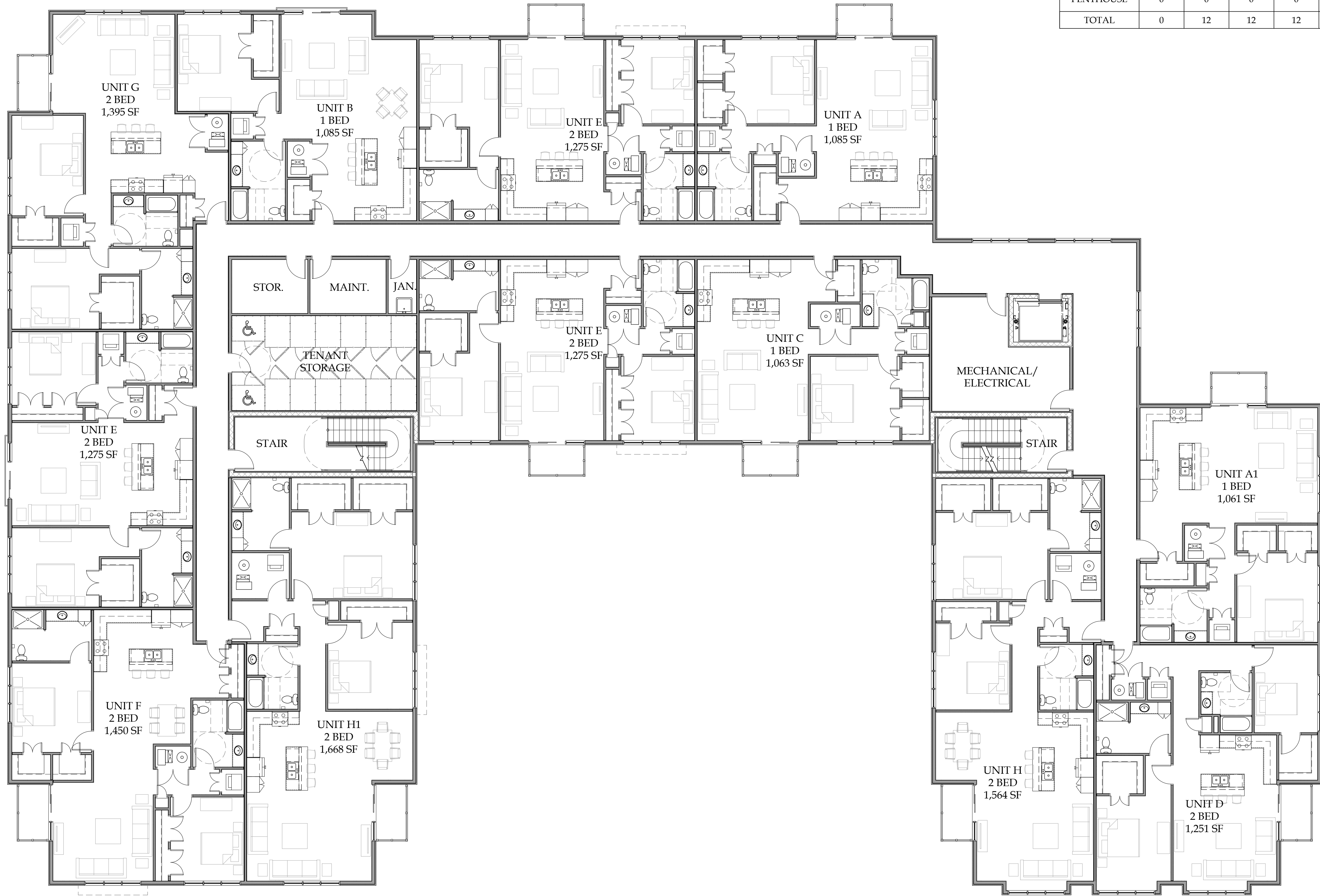
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 19090.02
DATE: 07/11/22

DRAWING #: **A-101**

A1 FIRST FLOOR PLAN
1/8"=1'-0"

E
D
C
B
A



ROOM TYPE	LEVEL					TOTAL
	1st	2nd	3rd	4th	5th	
1 BED, 1 BATH	0	4	4	4	0	12
2 BED, 2 BATH	0	8	8	8	0	24
PENTHOUSE	0	0	0	0	1	1
TOTAL	0	12	12	12	1	37

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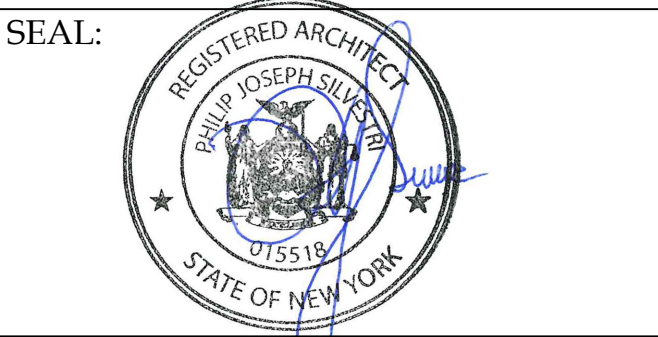
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THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. S.Hunt JOB CAPT. M.Velocci
INTERIORS A.Nagle DRAFTER



TITLE:

SECOND FLOOR PLAN



SILVESTRI
ARCHITECTS • PC

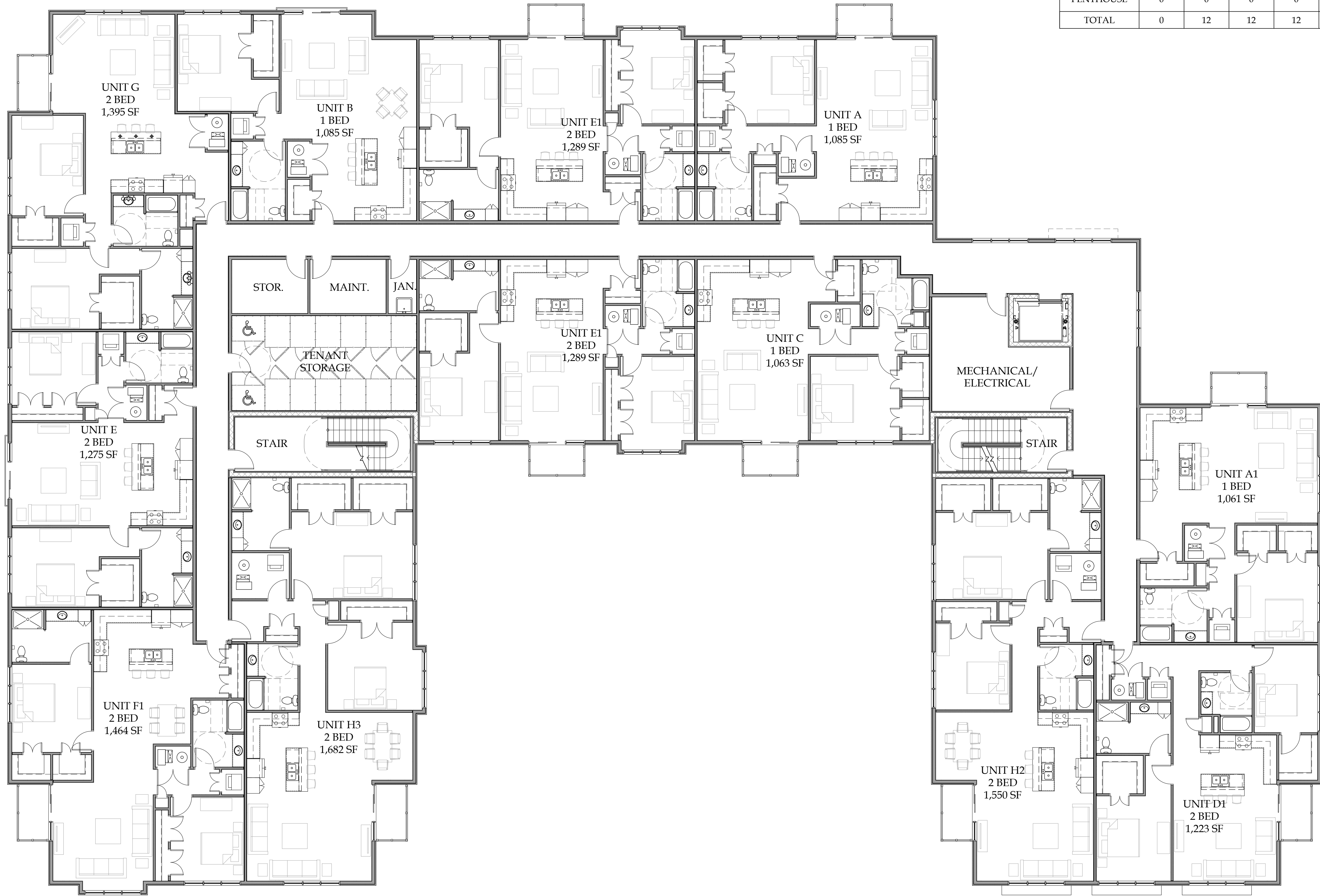
1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 19090.02
DATE: 07/11/22

DRAWING #: A-102

A1 SECOND FLOOR PLAN
1/8"=1'-0"

E
D
C
B
A



SUMMARY OF UNITS						
ROOM TYPE	LEVEL					TOTAL
	1st	2nd	3rd	4th	5th	
1 BED, 1 BATH	0	4	4	4	0	12
2 BED, 2 BATH	0	8	8	8	0	24
PENTHOUSE	0	0	0	0	1	1
TOTAL	0	12	12	12	1	37

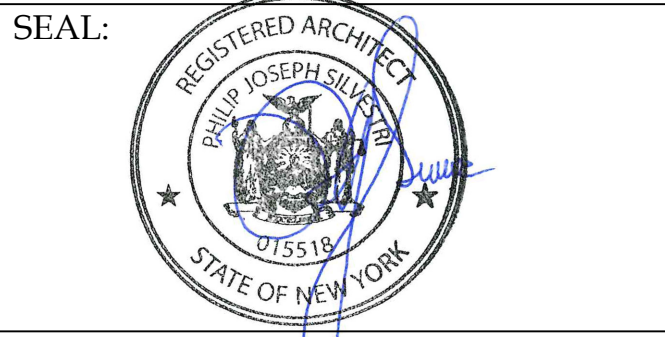
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THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. S.Hunt JOB CAPT. M.Velocci
INTERIORS A.Nagle DRAFTER



TITLE:

THIRD FLOOR PLAN

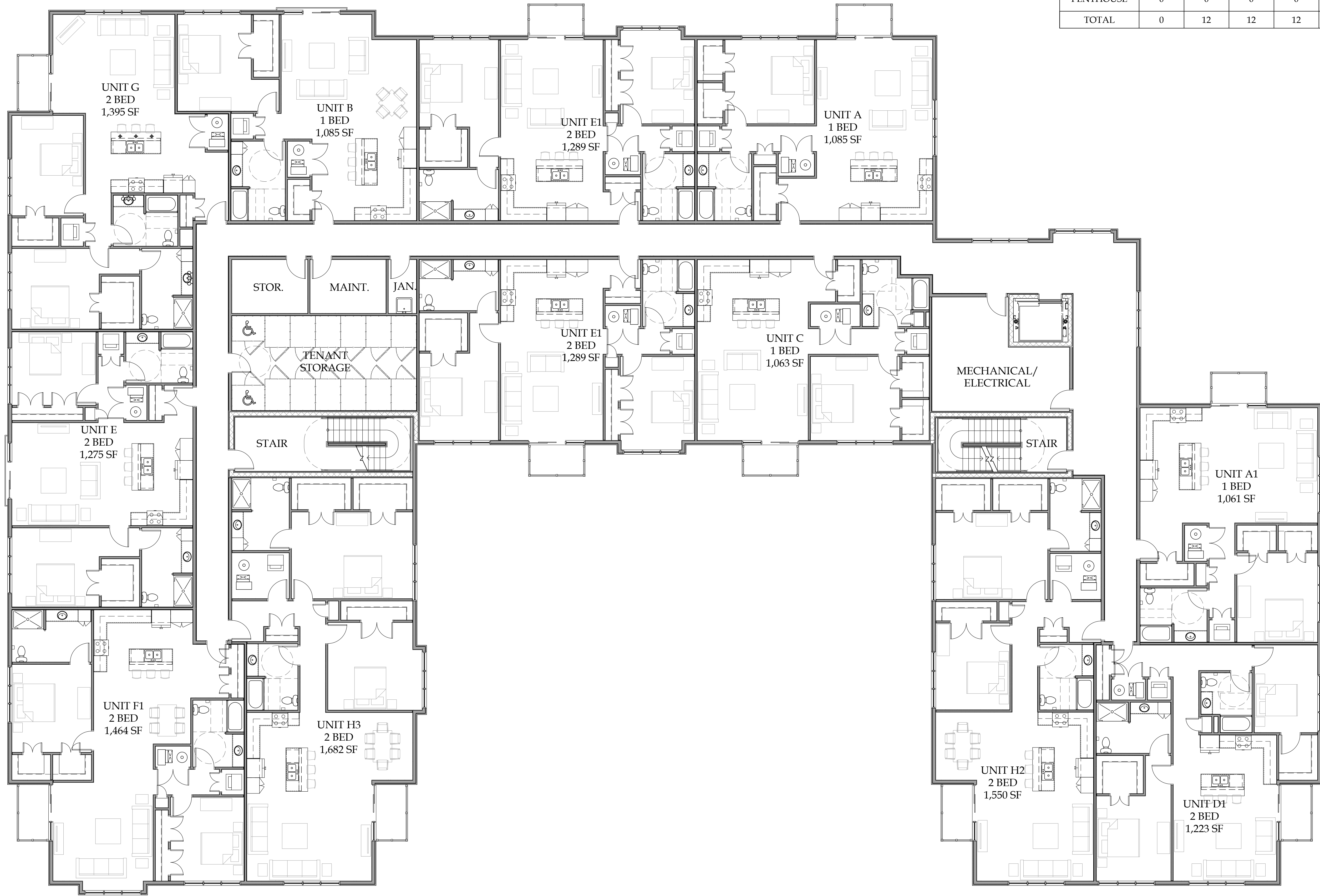


SA JOB #: 19090.02 DATE: 07/11/22

DRAWING #: A-103

A1 THIRD FLOOR PLAN
1/8"=1'-0"

E
D
C
B
A



SUMMARY OF UNITS						
ROOM TYPE	LEVEL					TOTAL
	1st	2nd	3rd	4th	5th	
1 BED, 1 BATH	0	4	4	4	0	12
2 BED, 2 BATH	0	8	8	8	0	24
PENTHOUSE	0	0	0	0	1	1
TOTAL	0	12	12	12	1	37

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THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. S. Hunt JOB CAPT. M. Velocci
INTERIORS A. Nagle DRAFTER

SEAL:



TITLE:

FOURTH FLOOR
PLAN



SILVESTRI
ARCHITECTS • PC

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

SA JOB #:

19090.02

DATE:

07/11/22

DRAWING #:

A-104

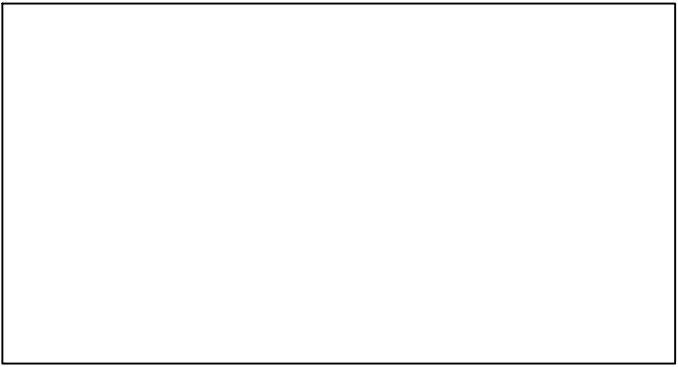
A1 FOURTH FLOOR PLAN
1/8"=1'-0"



A1 FIFTH FLOOR PLAN
1/8"=1'-0"

SUMMARY OF UNITS						
ROOM TYPE	LEVEL					TOTAL
	1st	2nd	3rd	4th	5th	
1 BED, 1 BATH	0	4	4	4	0	12
2 BED, 2 BATH	0	8	8	8	0	24
PENTHOUSE	0	0	0	0	1	1
TOTAL	0	12	12	12	1	37

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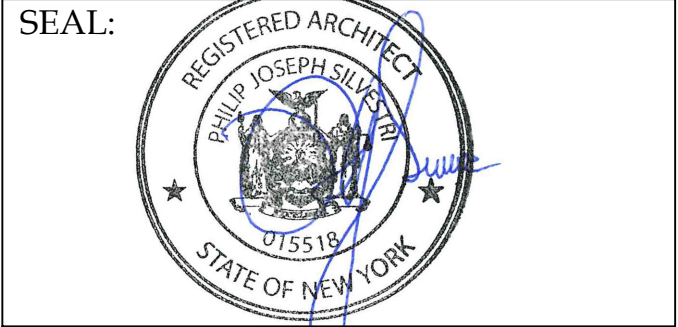


THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P.Silvestri
PROJ. ARCH. S.Hunt JOB CAPT. M.Velocci
INTERIORS A.Nagle DRAFTER



TITLE:

FIFTH FLOOR PLAN



SILVESTRI
ARCHITECTS • PC

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

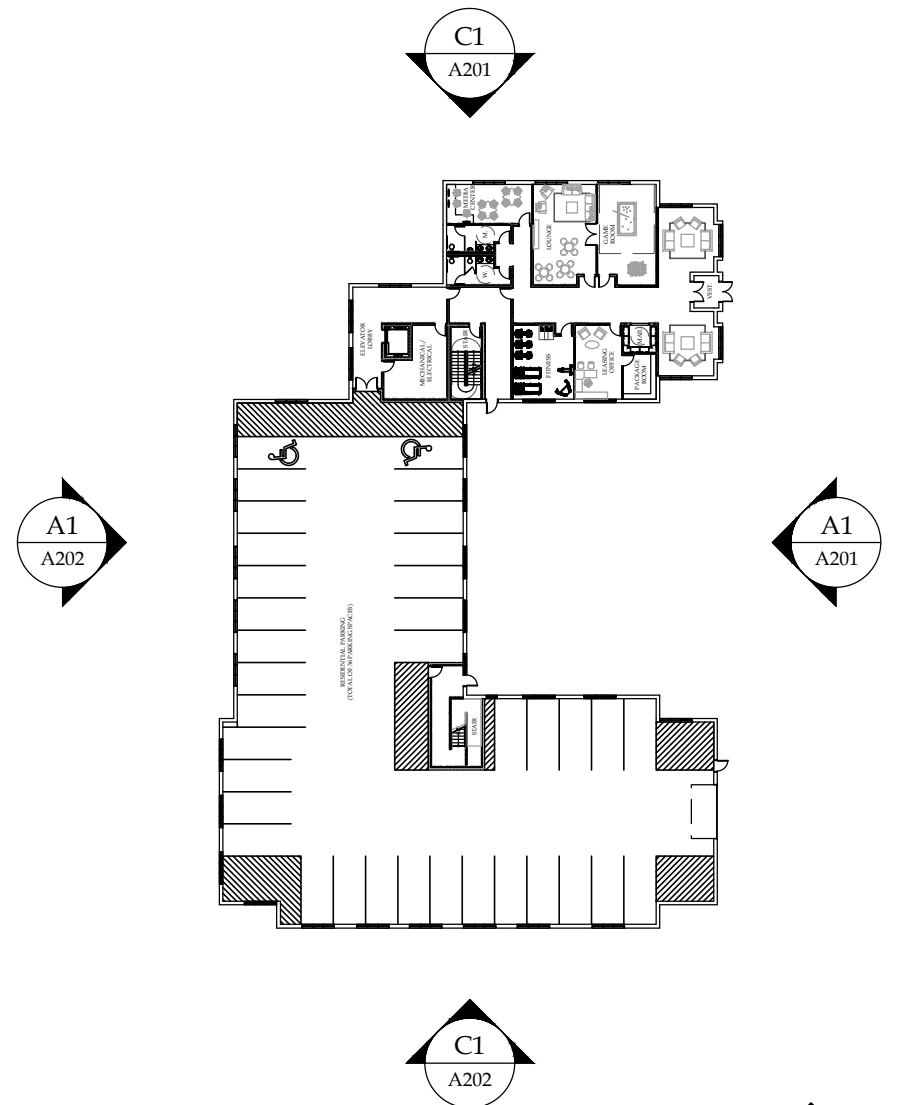
SA JOB #: 19090.02
DATE: 07/11/22

DRAWING #: A-105

EXTERIOR FINISH SCHEDULE			
	CODE	MATERIAL	COLOR CODE
	PS1	JAMESHARDIE FIBER CEMENT PANEL SIDING	BLACK ASH - DREAM COLOR COLLECTION
	BR1	BELDEN THIN BRICK	SMOKY GRAY VELOUR
	BR2	BELDEN THIN BRICK, LOCATED AT GRADE OF FIBER CEMENT PANEL	SMOKY GRAY VELOUR
	MP1	METAL PANEL	BONE WHITE

NOTES:

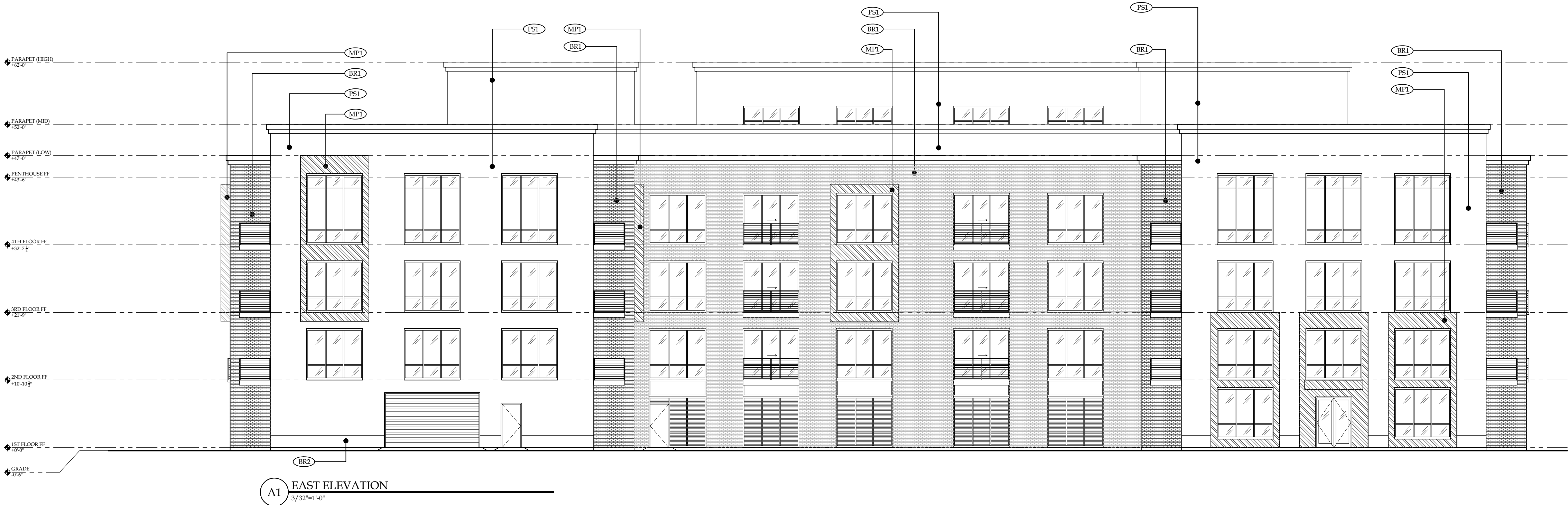
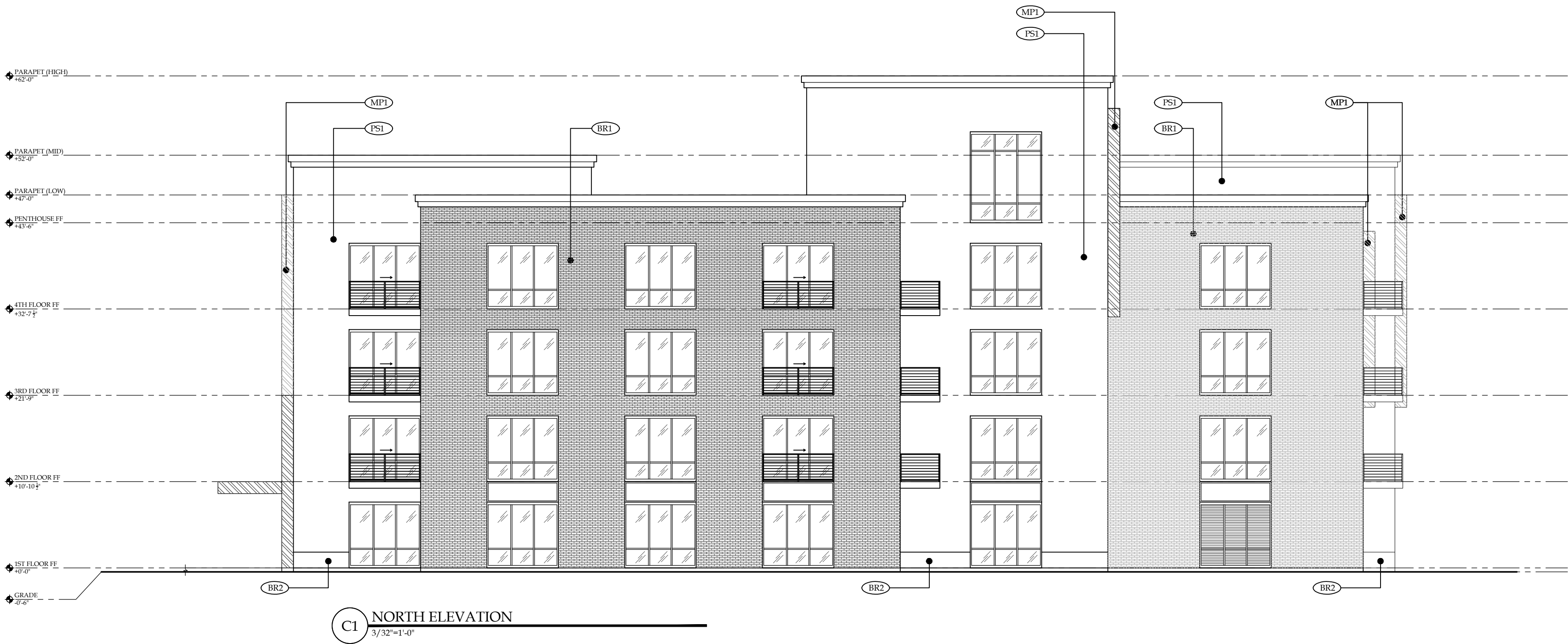
1. ALL EXTERIOR METAL TRIM & COPING TO BE PAINTED WHITE TO MATCH METAL PANELS.
2. ALL EXTERIOR METAL GUARDRAILS, BALCONIES, & "JULIETTE" BALCONIES TO BE PAINTED WHITE TO MATCH METAL PANELS.
3. ALL EXTERIOR METAL GRILLES TO BE PAINTED WHITE TO MATCH METAL PANELS.
4. ALL EXTERIOR ALUMINUM DOORS TO BE WHITE KYNAR FINISH TO MATCH METAL PANELS.
5. ALL EXTERIOR WINDOWS TO BE WHITE FIBERGLASS WINDOWS.
6. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLASS UNITS.



D6 KEY PLAN
NIS



C6 EXTERIOR COLOR IMAGE
NIS



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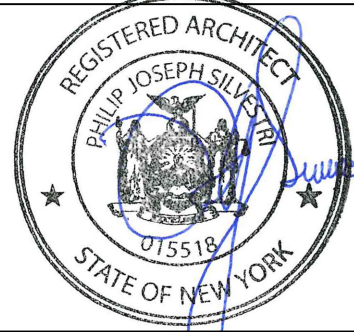
THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P Silvestri
PROJ. ARCH. S. Hunt JOB CAPT. M. Velocci
INTERIORS A. Nagle DRAFTER

SEAL:



TITLE:

EXTERIOR ELEVATIONS



SILVESTRI
ARCHITECTS • PC

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

SA JOB #:

19090.02

DATE:

07/11/22

DRAWING #:

A-201

E

D

C

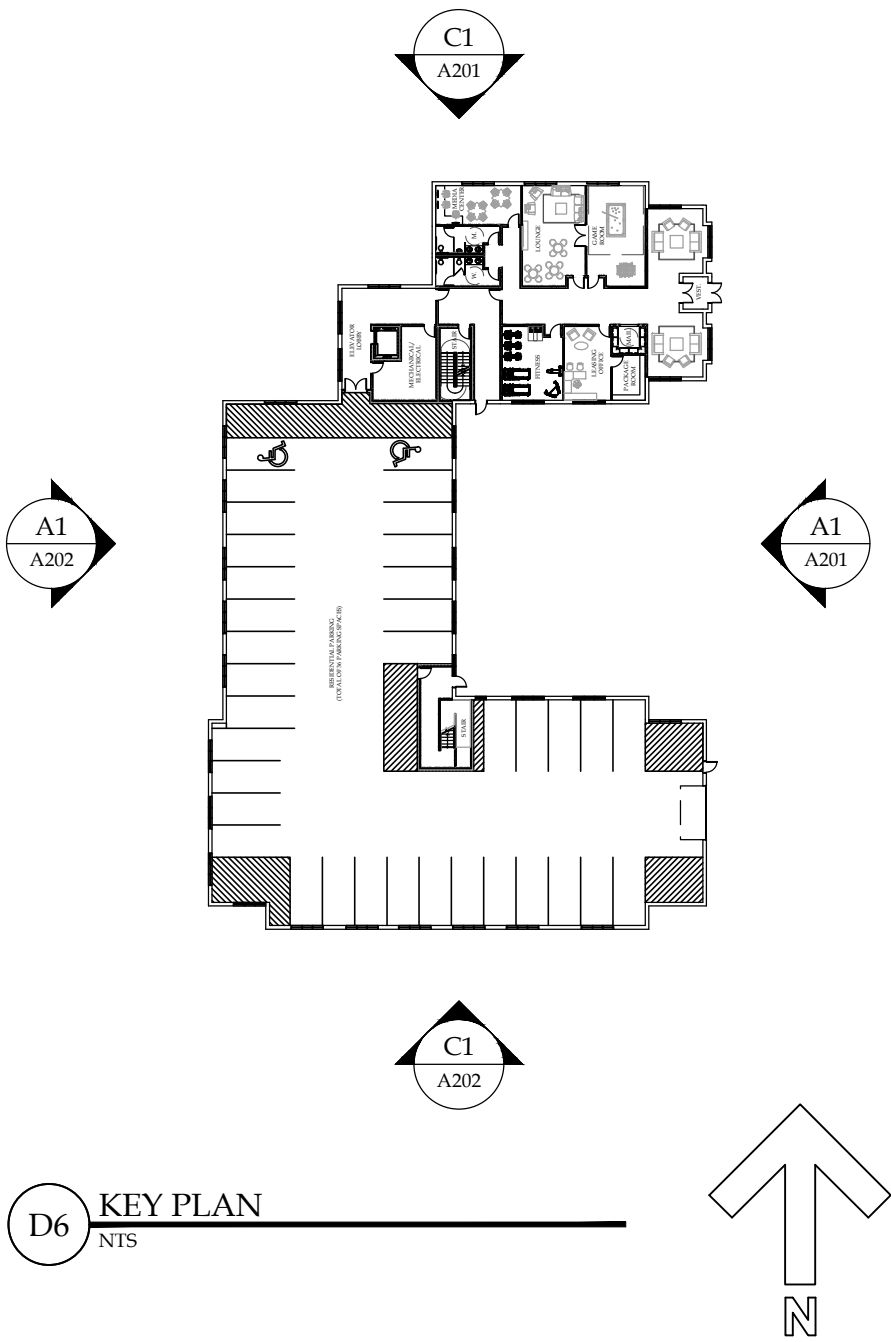
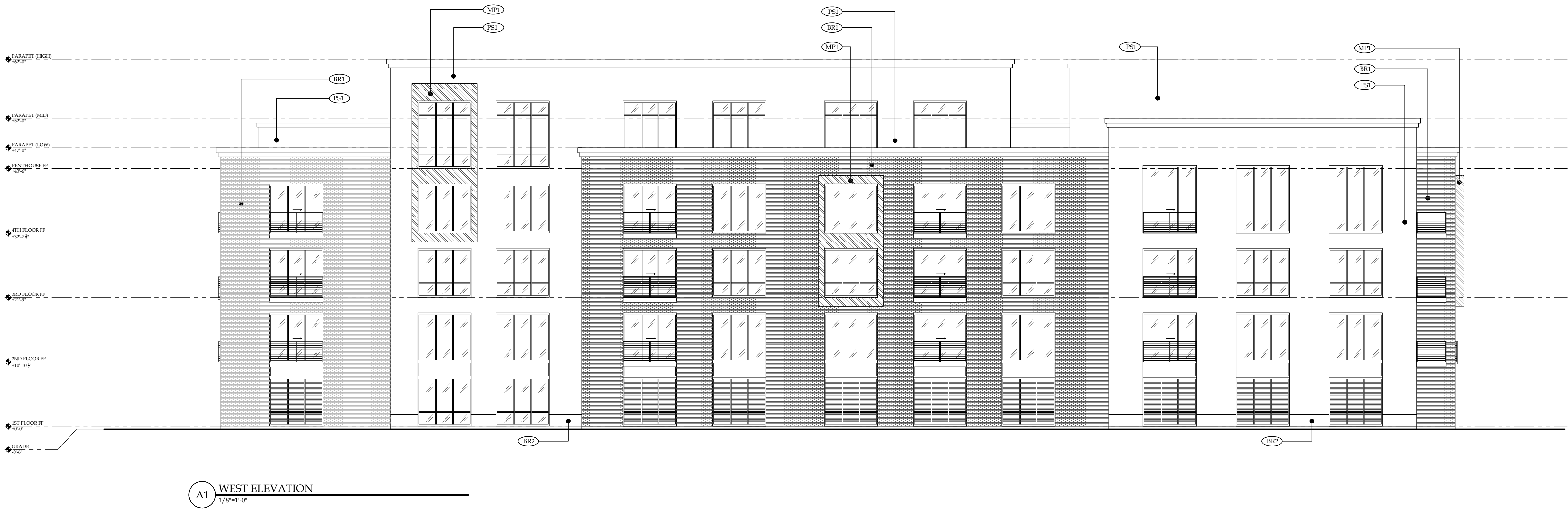
B

A

EXTERIOR FINISH SCHEDULE			
	CODE	MATERIAL	COLOR CODE
	PSI	JAMESHARDIE FIBER CEMENT PANEL SIDING	BLACK ASH - DREAM COLOR COLLECTION
	BR1	BELDEN THIN BRICK	SMOKY GRAY VELOUR
	BR2	BELDEN THIN BRICK, LOCATED AT GRADE OF FIBER CEMENT PANEL	SMOKY GRAY VELOUR
	MP1	METAL PANEL	BONE WHITE

NOTES:

1. ALL EXTERIOR METAL TRIM & COPING TO BE PAINTED WHITE TO MATCH METAL PANELS.
2. ALL EXTERIOR METAL GUARDRAILS, BALCONIES, & "JULIETTE" BALCONIES TO BE PAINTED WHITE TO MATCH METAL PANELS.
3. ALL EXTERIOR METAL GRILLES TO BE PAINTED WHITE TO MATCH METAL PANELS.
4. ALL EXTERIOR ALUMINUM DOORS TO BE WHITE KYNAR FINISH TO MATCH METAL PANELS.
5. ALL EXTERIOR WINDOWS TO BE WHITE FIBERGLASS WINDOWS.
6. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLASS UNITS.



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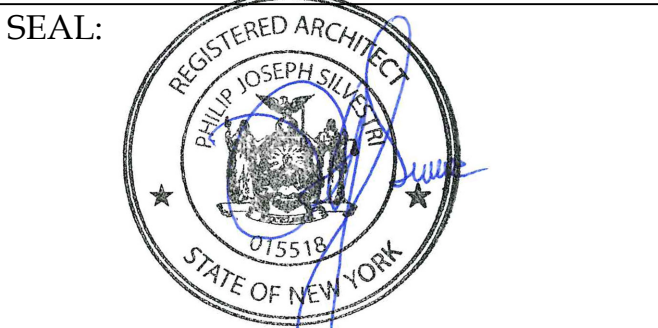
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THE JUNCTION

7740 Transit Road
Williamsville, NY 14221

ISSUE:

SA PROJECT TEAM: PRINCIPAL P. Silvestri
PROJ. ARCH. S. Hunt JOB CAPT. M. Velocci
INTERIORS A. Nagle DRAFTER



TITLE:

EXTERIOR ELEVATIONS



SA JOB #: 19090.02 DATE: 07/11/22

DRAWING #: A-202

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2022-05

PETITIONER

7740 Transit Road, LLC

PROPERTY LOCATION

7740 Transit Road

WHEREAS, the Town of Amherst Design Advisory Board on Thursday, August 25, 2022 held a public meeting on the design review for a Site Plan for a 4- and 5-story 40-unit multi-family residential building at 7740 Transit Rd, 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 and building design are 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 and/or Building Design to the Planning Board:

1. That the walkway from the principal building entrance area north to the Sheridan Drive ramp be eliminated and that the internal walkway be rerouted around the vehicle use area and not through it.
2. That benches, tables and lighting be provided in the “park area” identified on the site plan.
3. That “public art” be seriously considered in the island within the vehicle use area in front of the principal building entrance.
4. That a landscape plan prepared by a New York State licensed Landscape Architect be provided that at a minimum meets the requirements of §203 of Town Code and to the extent practicable incorporates the guidance of Section A-5 of the Design Guidelines for Mixed-Use Districts.
5. That any existing trees within the New York State Department of Transportation rights-of-way be retained and protected during construction.
6. That decorative architectural louvers be used on the vent areas for the parking garage.
7. That architectural lighting and ADA accessibility be provided at the principal building entrance.
8. That the anticipated lifespan of the proposed building materials be provided.

Attachment: SP-2022-05 Findings (26265 : SP-2022-05, 7740 Transit Rd., 7740 Transit Road, Inc.)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2022-05

PETITIONER

7740 Transit Road, LLC

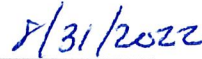
PROPERTY LOCATION

7740 Transit Road

The foregoing resolution was adopted by the Town of Amherst Design Advisory Board, August 25, 2022, moved by – Colucci, seconded by – Talty, ayes 5, noes 0.



Dal Giuliani, Chair



Date

Reviewed Plan Date: July 20, 2022
Reviewed Plan Preparer: Michael Lasell, MBL Engineering, PLLC
Received Plan Date: July 21, 2022

SM/

X:\Current_Planning\Files\Site Plans\2022\SP-2022-05_(7740_Transit_Rd)_2022\DAB\SP-2022-05_DAB_findings_08252022.docx

cc: Town Clerk
Commissioner of Building
Town of Amherst Planning Board
Michael Lasell, MBL Engineering, PLLC
Stephanie Hunt, Silvestri Architects, PC
7400 Transit Rd, PLLC

Attachment: SP-2022-05 Findings (26265 : SP-2022-05, 7740 Transit Rd., 7740 Transit Road, Inc.)