



**MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
May 23, 2024
6:00 PM**

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair Giuliani on Thursday, May 23, 2024 at 6:05 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	Absent	
Peter Talty	Town of Amherst	Member	Absent	
Tracy Conhiser-Uy	Town of Amherst	Member	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	

DESIGN REVIEW APPLICATIONS

- 1.1. DESIGN REVIEW, SP-2006-30 F; PROPOSED BUILDING ADDITION
Property Located at 3290 Sheridan Drive
Walmart Inc., Petitioner

Project Description:

Building addition of 5,042 square feet to be constructed on the east side of the building for a new grocery pickup area to be located "behind" the outdoor garden center. Reconfiguration of grocery pickup spots will include larger double striped spaces for loading along with a pedestrian crosswalk and traffic. There will be no new increase in impervious areas on site with minimal changes in drainage patterns to accommodate new downspouts for the expansion. Additional non-architectural site work includes removing the existing canopy and associated signage changes in front (south side) of the main building.

Justin Lattierre, PE, Colliers, and Perry Petrillo, Petrillo Architects, represented the petitioner; explained the proposal; presented the material samples, site plans, and elevations; and were

available to answer questions from the Board. Sarah North, Colliers, was also available for questions.

General Discussion:

Mr. Giuliani inquired about new parking spaces. Mr. Lattierre confirmed there would be new parking spaces for regular shopping in front where the canopy will be removed and 48 grocery pickup spaces on the side. He also confirmed there will be no more pickup at the main entrance. Mr. Petrillo added that the building was constructed before curbside pickup was a popular service so this addition will make the business's operations safer and more efficient. Mr. Giuliani agreed that moving pickup activities away from the main entrance would reduce the traffic and crowds at the front, which is better for everyone.

Mr. Black thanked the petitioners for bringing material samples and asked about the potential conflict between the pickup associates and delivery trucks. Mr. Lattierre asserted that Walmart will put out a notice for everyone to use caution since safety is a priority.

Ms. Conhiser-Uy asked if there would be covered parking. Mr. Lattierre stated there would be no covered parking. The only canopy would be a small one over the door.

Gary Palumbo, Associate Planner, presented comments made by the Town Architect, Anne Dafchik, who was not present at the meeting. He asked if there will be pedestrian and bicycle accommodations because this area is very close to the Garden's Center drive thru. He asked that the could do to avoid creating traffic concerns. The petitioners stated they would give these comments further consideration before presenting their proposal to the Planning Board in June.

Application Checklist Review:

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

A - Site Design Guidelines: Not applicable.

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: No comments.

C - Public Realm Guidelines: Not applicable.

The Board then took public comment.

There were no comments made.

Recommendations:

The Board then reviewed their recommendations to the Planning Board.

Mr. Black moved that the proposed site and building design adequately address the Town's Design Guidelines for Mixed-use Development as presented with no recommendations. The motion was seconded by Mr. Giuliani and carried. Ayes 3, Noes 0, Abstain 0, Absent 2 (Talty, Colucci).

MISCELLANEOUS

None.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

January 25, 2024

Ms. Conhiser-Uy moved to approve the minutes. The motion was seconded by Mr. Black and carried. Ayes 3, Noes 0, Abstain 0, Absent 2 (Talty, Colucci).

ADJOURNMENT

The Design Advisory Board meeting of May 23, 2024 was adjourned at 6:22 pm.



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2006-30_F

Design Review

Materials Received by
Planning Department

SM

4-22-2024

RECEIVED BY

DATE

Scheduled Design Advisory Board
Meeting Date:

5-23-2024

DATE

To Be Completed By Applicant

Petitioner:

Name: KARLEN ALVARADO

Address: 2608 SE J STREET

BENTONVILLE

AR

72716

City

State

Zip Code

Phone: (479) 657-5576

Fax: _____

E Mail: karlen.alvarado@walmart.com

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

Name: Justin Lattierre, P.E.

Address: 280 E. Broad Street

Suite 200

Rochester

NY

14604

City

State

Zip Code

Phone: 585-350-5841

Fax: _____

E Mail: justin.lattierre@collierseng.com

Owner (if different):

Name: Sher Bail Associates

Address: 570 Delaware Ave.

Buffalo NY 14202

City State Zip Code

Phone: _____ Fax: _____

E Mail: _____

GENERAL DESIGN INFORMATION

Project Site Address: 3290 Sheridan Drive Amherst, NY 14226

Project Site Mixed-Use Zoning District Designation: CTR 5 CTR 2.5

Project Description: _____

Building addition of 5,042 square feet to be constructed

on the east side of the building at the grocery pickup area.

Reconfiguration of grocery pickup spots will include larger

double striped spaces for loading along with a pedestrian

crosswalk and traffic. There will be no new increase in

impervious areas on site with minimal changes in drainage

patterns to accommodate new downspouts of the expansion.

Square Footage of existing structure(s): 178,771

Square Footage of proposed structure(s): 5,042

Existing number of residential units: _____

Proposed number of residential units: _____

What are the project impacts on existing Neighborhood Character: _____

The project proposes to match the existing character of
the neighborhood to the maximum extend possible.

How will the project enhance the public space: _____

The proposed project will help the store better serve the community

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.	Already present onsite	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	Already present onsite	
4	A-1c	Provide public pedestrian access through a block.	Already present onsite	

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.	existing site, no available opportunity	
5	A-2b	Place amenity space so that it is connected to the public realm.	existing site, no available opportunity	
5	A-2c	Designs should not appear to privatize the space.	existing site, no available opportunity	

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.	existing site, no available opportunity	
6	A-3b	Incorporate bicycle amenities into site designs.	existing site, no available opportunity	

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.	existing site, no available opportunity	

A-5. SITE LANDSCAPING

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

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
8	A-5a	Preserve existing viable, healthy and attractive trees.	Existing landscaping will be maintained onsite and replaced if needed	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	existing site, no available opportunity	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	Existing landscaping will be maintained onsite and replaced if needed	
8	A-5d	Choose appropriate tree and plant species.	Existing landscaping will be maintained onsite and replaced if needed	

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.	existing site, no available opportunity	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Existing landscaping will be maintained onsite and replaced if needed	

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.	existing site, no available opportunity	
9	A-6d	Reuse site or construction materials.	existing site, no available opportunity	

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.	existing site, no available opportunity	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	existing site, no available opportunity	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	existing site, no available opportunity	

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.		
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.		
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.		

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.		

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

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.		
13	B-3b	Locate windows to create visual continuity.		
13	B-3c	Window openings should be trimmed with an appropriate 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.		
14	B-4b	Rooflines should be in character with the overall style of the building.		
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.		
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.		
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.		
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.		

Attachment: Design Review Application SP-2006-30_F (29016 : SP-2006-30_F, 3290 Sheridan Dr, Walmart)

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.		
15	B-5b	Incorporate landscaping along the ground floor of the building.		

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.		
16	B-6b	Should seek to reduce energy use and generate energy on-site.		

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.		
17	B-7b	Use responsibly-sourced and long-lasting building 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.		
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.		
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.		
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.		

Attachment: Design Review Application SP-2006-30_F (29016 : SP-2006-30_F, 3290 Sheridan Dr, Walmart)

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

Attachment: Design Review Application SP-2006-30_F (29016 : SP-2006-30_F, 3290 Sheridan Dr, Walmart)

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.	existing site, no available opportunity	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	existing site, no available opportunity	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	existing site, no available opportunity	
19	C-2d	Use surface materials that complement the architecture and character of the area.	existing site, no available opportunity	

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.	existing site, no available opportunity	
	C-3b	Trees and other landscaping should be planted within the curb zone.	existing site, no available opportunity	

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PROPOSED OGP EXPANSION

WALMART SUPERCENTER #2210-2540

3290 SHERIDAN DRIVE

AMHERST NY 14226

PROJECT CONTACTS:

APPLICANT

WALMART STORES INC.
2608 SE J STREET
BENTONVILLE, AR 72716
CONTACT: KARLEN ALVARADO
PHONE: (479) 657-5576

GOVERNMENTAL APPROVAL AGENCIES

TOWN OF AMHERST
DANIEL HOWARD
PLANNING DIRECTOR
WILLIAMSVILLE, NY 14221
PHONE: (716) 631-7051

CONSULTANTS

CIVIL ENGINEER
COLLIERS ENGINEERING & DESIGN
280 EAST BROAD STREET
SUITE 200
ROCHESTER, NY 14604
ENGINEER: JUSTIN LATTIERRE, P.E.
PHONE: (585) 498-7850



SITE LOCATION MAP
NOT TO SCALE

PREPARED BY



Engineering
& Design

www.colliersengineering.com
ROCHESTER
280 East Broad Street
Suite 200
Rochester, NY
Phone: 585.232.5135
COLLIERS ENGINEERING & DESIGN CT, P.C.

ISSUE DATE

04/22/2024

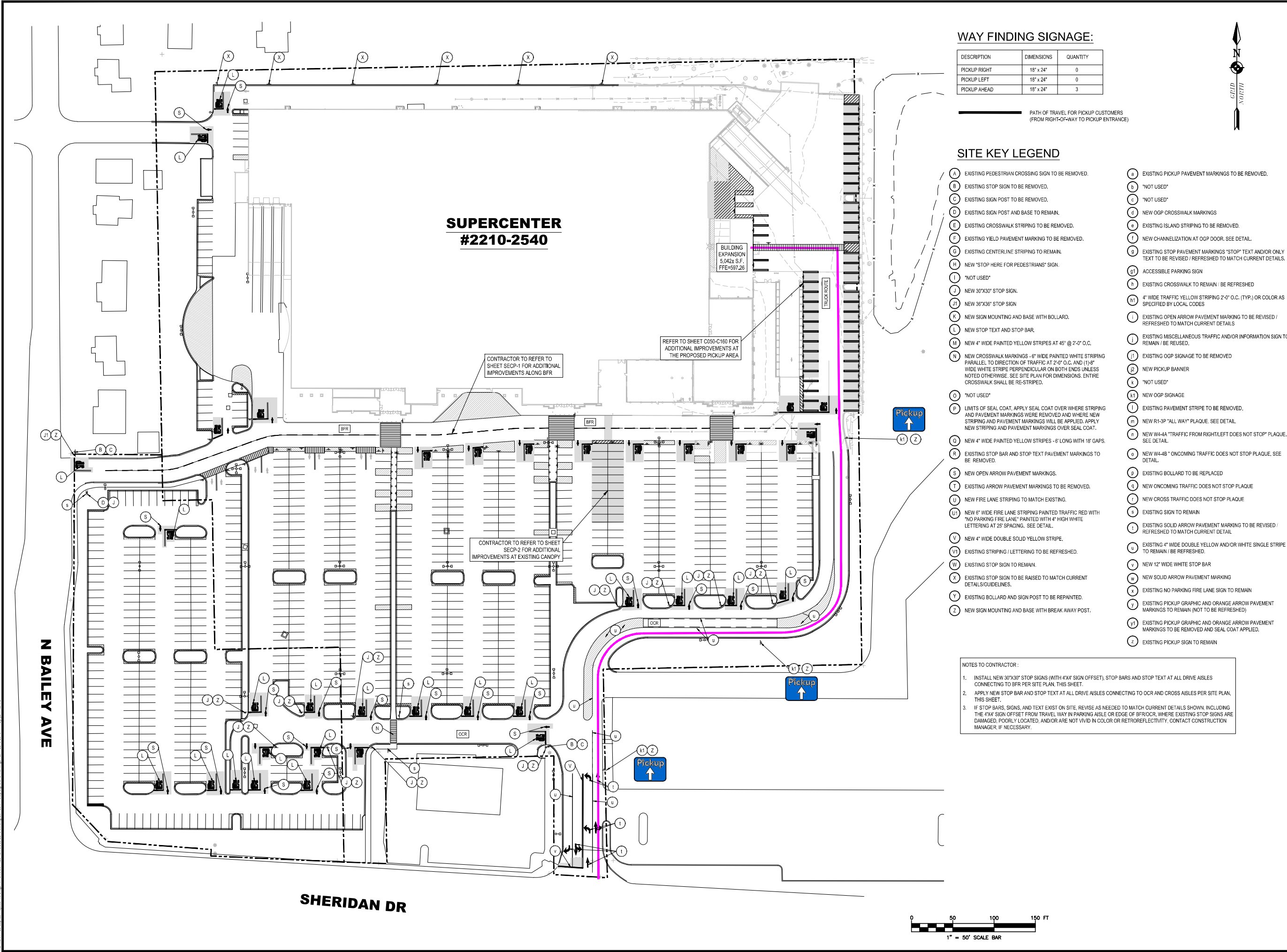
DRAWING INDEX	
DRAWING NO	TITLE
C000	COVER SHEET
SSM-1	STOP SIGNS AND MARKINGS PLAN
SECP-1	DEMOLITION AND SITE CONSTRUCTION PLAN
SECP-2	DEMOLITION AND SITE CONSTRUCTION PLAN
C053	EROSION AND SEDIMENT CONTROL PLAN
C080	DEMOLITION PLAN
C100	SITE PLAN
C110	UTILITY PLAN
C120	GRADING PLAN
C160	LIGHTING PLAN
SECP & SSM DETAILS 1	SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET
SECP & SSM DETAILS 2	SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET
OGP DETAILS	PICKUP SIGNAGE AND MARKING DETAILS
C500	PAVEMENT AND STORM DETAILS
C501	SWPPP DETAILS
C502	SWPPP DETAILS
CSS-1	SPECIFICATION SHEET
CSS-2	SPECIFICATION SHEET

DEVELOPER-
Walmart Stores, Inc.
2607 SE J Street.
Bentonville, AR 72716-0315
(479) 273-4000 PHONE

C000

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.





NOTES TO CONTRACTOR :

1. REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BAR*TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

SEALCOAT LIMIT ON ASPHALT



Store # 2210-2540
3290 SHERIDAN DRIVE
AMHERST, NY



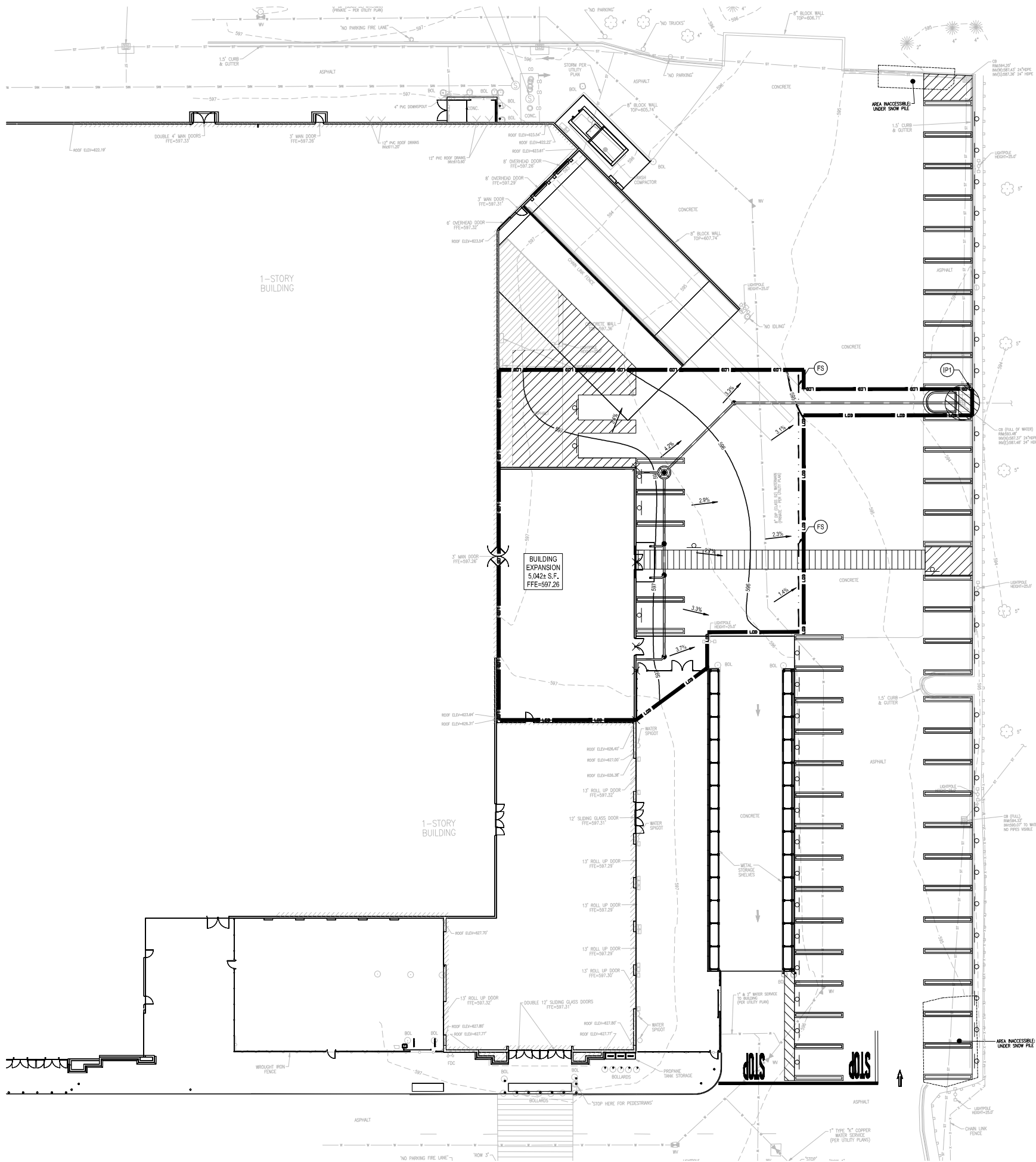
SHEET TITLE:
**DEMOLITION AND SITE
CONSTRUCTION PLAN**

Packet Pg. 20

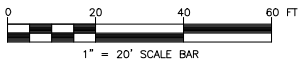


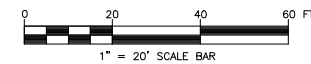
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

44-Mant-EV 23 Capital Projects\4.1 Civil\00-2025-BFEMODEL\2210660.dwg:31 - SECP-2 Demolition and Site Construction Plan - 2210-2-5.dwg



1. PRE-CONSTRUCTION MEETING HELD BY CONSTRUCTION MANAGER AND THE DEC PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT TEMPORARY CONSTRUCTION EXITS AT LOCATIONS AS DICTATED BY THE WORK.
3. INSTALL PERIMETER SILT FENCES/FILTER SOCK IN THE LOCATIONS SHOWN ON THE PLANS.
4. BEGIN DEMOLITION OPERATIONS, CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
5. COMMENCE SITE GRADING.
6. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
7. INSTALL INLET/OUTLET PROTECTION AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. CONSTRUCT ALL CURB, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIP RAP AT LOCATIONS SHOWN ON THE PLANS.
9. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
10. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
11. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING.
12. REMOVE EROSION CONTROLS ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
13. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS ARE TO BE PAVED LAST).





Packet Pg. 23

[illegible]

Walmart 
Walmart Stores, Inc.
2608 SE J Street
Bentonville, AR 72716

Store # 2210-2540
3290 SHERIDAN DRIVE
AMHERST, NY

Colliers
Engineering
& Design

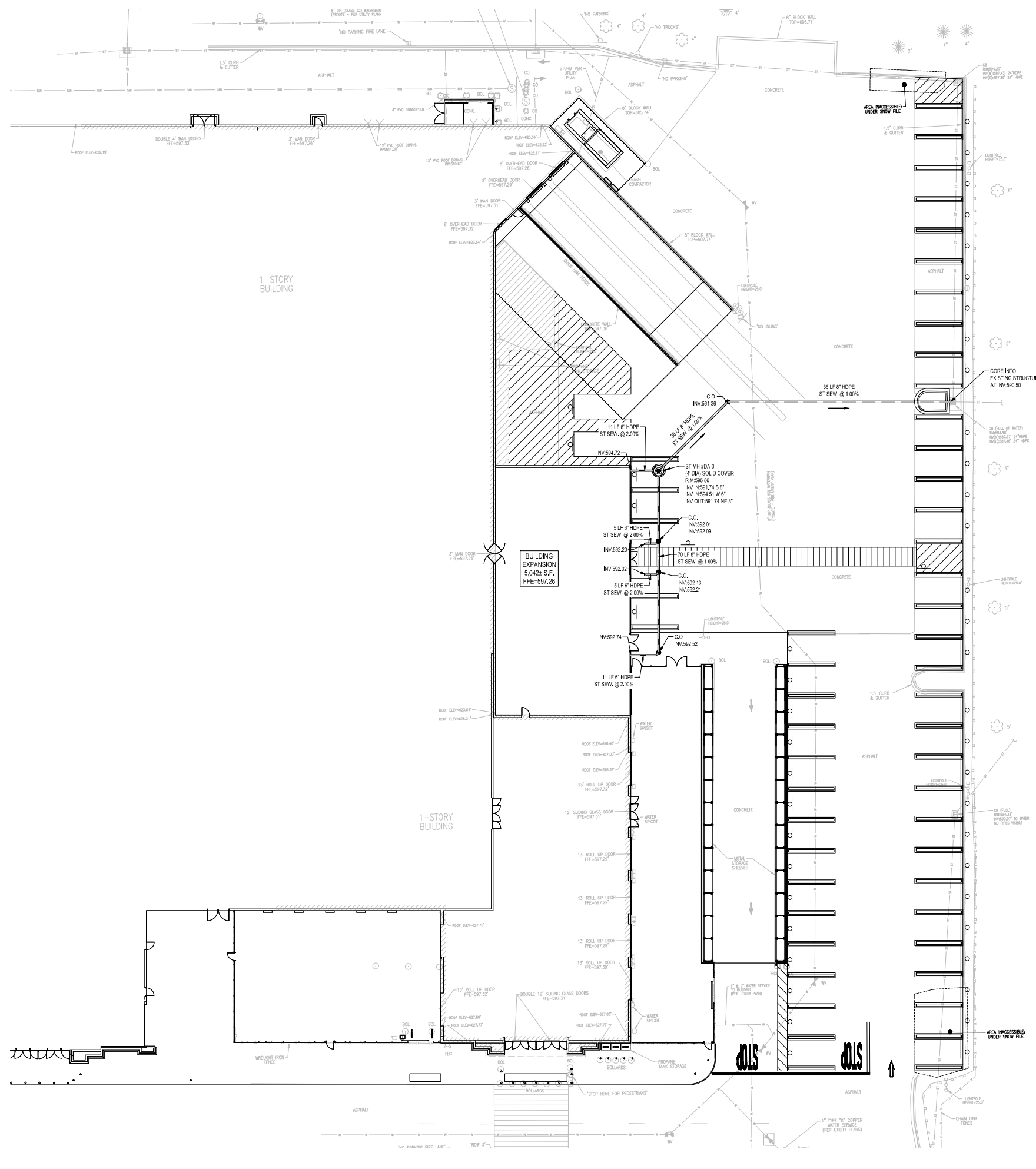
ROCHESTER (BA)
280 East Broad Street
Suite 200
Rochester, NY
Phone: 585.232.5135
COLLIERS ENGINEERING & DESIGN CT, P.C.

SCALE: AS SHOWN	DATE: 04/08/24	DRAWN BY: DGC	CHECKED BY: JWL
PROJECT NUMBER: 23014450A		DRAWING NAME: C110	REVIEWED BY: JWL

UTILITY PLAN

SHEET NUMBER

Packet Pg. 25

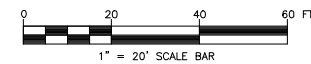


UTILITY LEGEND:

-  STORM SEWER
 STORM MANHOLE
 CLEANOUT
 UTILITY CROSSING

UTILITY NOTES:

1. ALL WORKMANS, MATERIALS, AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER THE APPLICABLE UTILITY.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS THE CONFLICT IS DISCOVERED.
6. TOPS OF EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE.
7. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE CONSTRUCTION REQUIREMENTS OF THE UTILITY OWNERS.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND ELEVATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL, A COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE IN-SERVICE CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNERS INSPECTING AUTHORITIES.
13. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS TO EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
14. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPE SIZES AND INVERTS ELEVATIONS BEFORE ORDERING MANHOLE AND CATCH BASIN STRUCTURES.
15. ALL UTILITIES BELOW PAVED AREAS SHALL BE BACKFILLED WITH 100% GRANULAR MATERIAL (OR APPROVED OTHER) AND COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.
16. ALL RIM ELEVATIONS IN OUTLAIN AREAS ARE APPROXIMATE ONLY AND SHALL BE ADJUSTED BY THE CONTRACTOR AFTER FINAL GRADES ARE ESTABLISHED.



1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE APPLICABLE PERMIT AND THESE PLANS AND SPECIFICATIONS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR TO ADJUST SUBGRADE SURFACE AS NEEDED, ALONG THE INTERFACE OF DIFFERENT PAYMENT SECTIONS, TO PROVIDE POSITIVE SUBSURFACE DRAINAGE OUT OF THE DEEPER PAVEMENT SECTIONS, TOWARD EXISTING STORMWATER INLETS.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. INFORMATION CONTAINED ON THESE PLANS WERE DERIVED FROM CONSTRUCTION DOCUMENTS PROVIDED BY WALMART, A FIELD SURVEY, AND LIMITED FIELD OBSERVATION BY COLLIGERS ENGINEERING AND DESIGN. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVES PRIOR TO STARTING CONSTRUCTION
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. PROPOSED ELEVATION SHOWN ON PLAN SHALL MATCH ADJACENT EXISTING GRADE.
11. THE CONTRACTOR SHALL FILL ALL VOIDS LEFT FROM SIGN REMOVAL IN ASPHALT PAVEMENT, CONCRETE PAVEMENT AND CONCRETE SIDEWALKS WITH CONCRETE SLURRY (KRETE).
12. THE CONTRACTOR IS RESPONSIBLE TO MEET THE ADA DESIGN AS SHOWN ON THIS PLAN. THIS INCLUDES ALL MEANS AND METHODS AND AT THE CONTRACTOR'S DISCRETION. SHOULD THE CONTRACTOR ENCOUNTER CONFLICTS BETWEEN THESE PLANS EITHER AMONG THEMSELVES OR WITH SITE CONDITIONS, THE CONTRACTOR SHALL SEEK CLARIFICATION IN WRITING BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR. ADDITIONALLY, ANY REWORK REQUIRED DUE TO THE WORK NOT MEETING THE ADA DESIGN AS SHOWN IN THESE CONSTRUCTION DRAWINGS WILL BE AT THE SOLE EXPENSE OF THE CONTRACTOR UNTIL THE ADA DESIGN HAS BEEN ADEQUATELY CORRECTED.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

[illegible]

Walmart 
Walmart Stores, Inc.
2608 SE J Street
Bentonville, AR 72716

Store # 2210-2540
3290 SHERIDAN DRIVE
AMHERST, NY

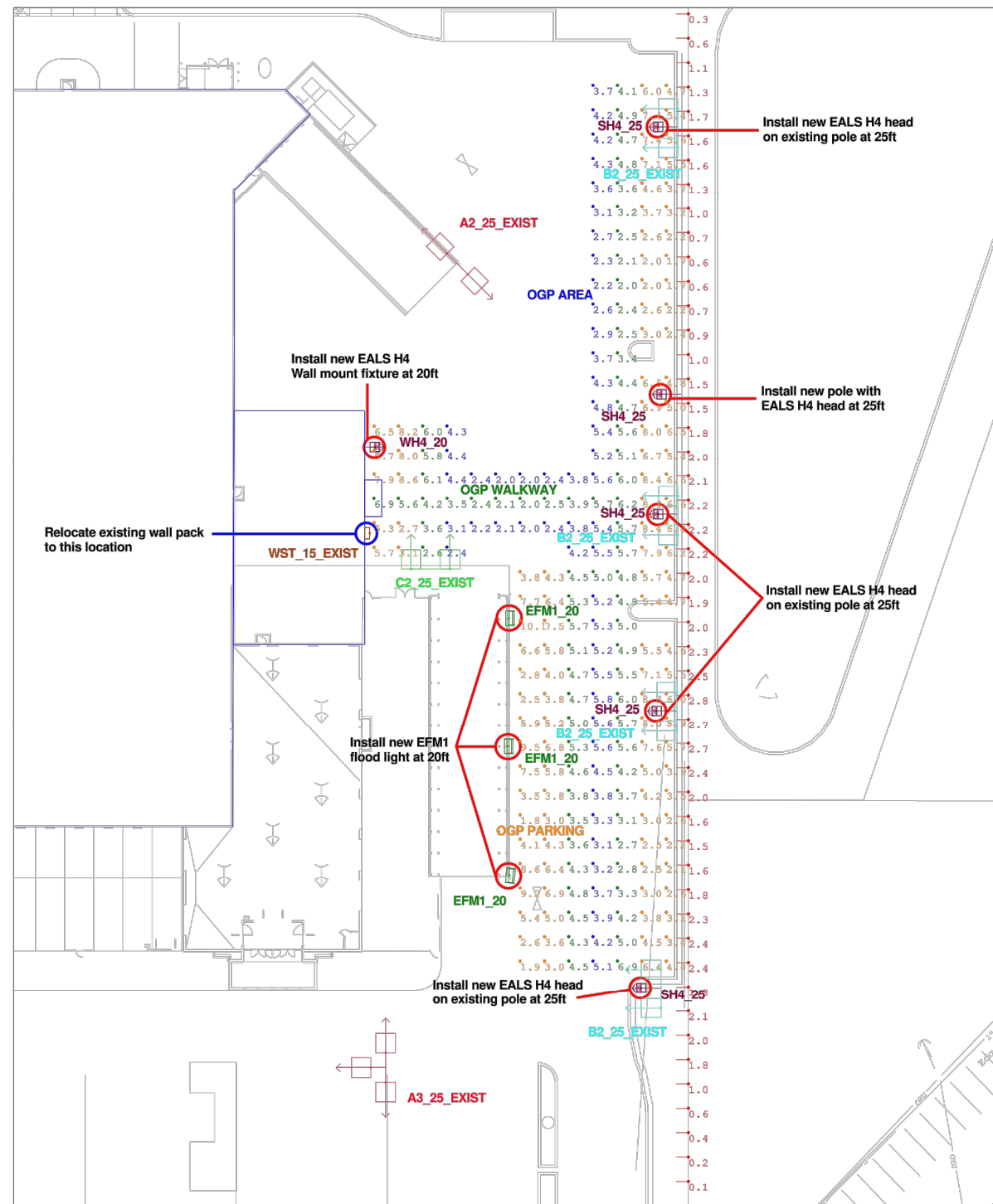
Colliers
Engineering
& Design

ROCHESTER (BA)
280 East Broad Street
Suite 200
Rochester, NY
Phone: 585.232.5135
COLLIERS ENGINEERING & DESIGN CT, P.C.

SCALE: AS SHOWN	DATE: 04/08/24	DRAWN BY: DGC	CHECKED BY: JWL
PROJECT NUMBER: 23014450A		DRAWING NAME: C160	REVIEWED BY: JWL

LIGHTING PLAN

Packet Pg. 27



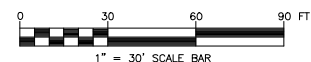
PROPERTY LINES BASED OFF PROVIDED LIGHTING RETROFIT SURVEY AND GOOGLE EARTH PRO. CALCULATION AREAS TREATED AS OPEN AND EMPTY. NO TREES ARE CONSIDERED IN THE DESIGN. ACTUAL VALUES MAY VARY FROM CALCULATED VALUES SHOWN. LED STATISTICS SHOWN ARE AT 50000 HOURS L56, L85, L93 & L99 RATING (~12 YEARS @ 12 HRS/DAY)

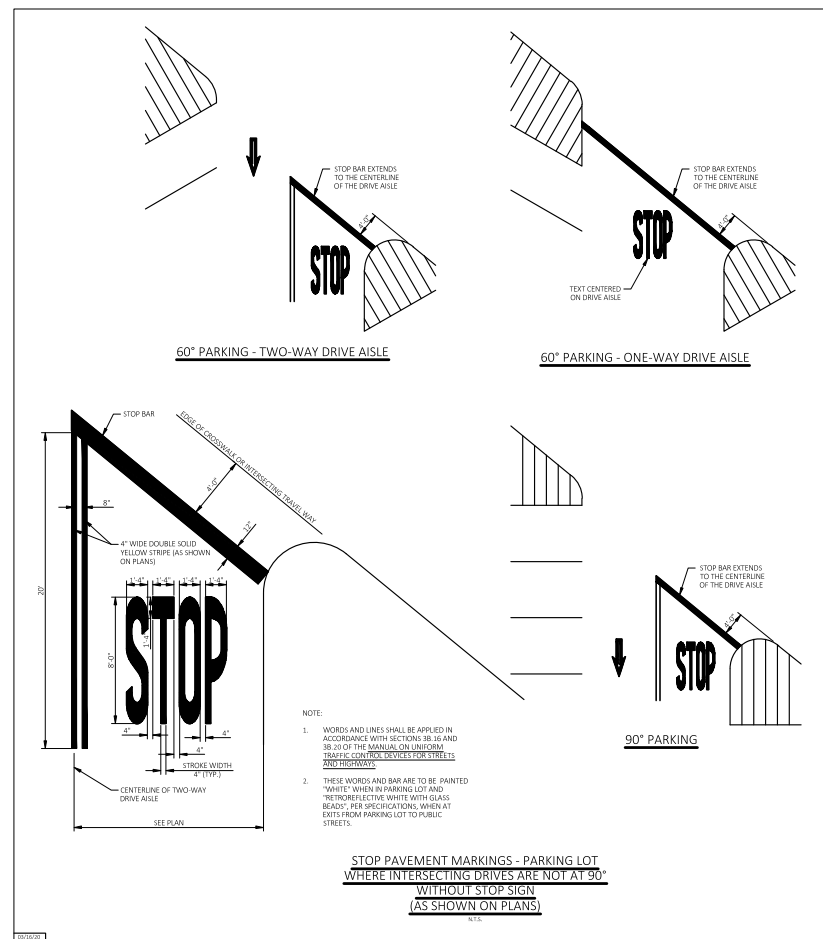
This is a remodel request for the OGP area on a site that has already been retrofitted to LED fixtures in 2011. Material with "exist" label is already installed on site and is included here as light contribution only. All other material is what is being added to increase the lighting in the OGP Pick up area per request.

Calculation Summary Illuminance Foot-candles					
Label	Avg	Max	Min	Avg/Min	Max/Min
OGP AREA	3.85	5.8	2.0	1.93	2.90
OGP PARKING	5.12	10.1	1.7	3.01	5.94
OGP WALKWAY	4.40	6.9	2.0	2.20	3.45
Vertical Spill @ 5'	0.21	2.8	0.0	N.A.	N.A.

Current Luminaire Schedule		EXISTING MATERIAL							
Project: EXISTING MATERIAL									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
	4	B2_25_EXIST	ROTATED OPTICS	0.765	1 EAMT_W3L60A___/1 EAMT_W3R60A__22ft pole on 3ft base	264	14396	B3-U0-G3	CURRENT LIGHTING
	1	A2_25_EXIST	BACK-BACK	0.765	2 EAMT_S5N60A__22ft pole on 3ft base	420	24600	B4-U0-G2	CURRENT LIGHTING
	1	A3_25_EXIST	3 @ 90 DEGREES	0.765	3 EAMT_S5N60A__22ft pole on 3ft base	630	36900	B4-U0-G2	CURRENT LIGHTING
	1	C2_25_EXIST	ROTATED OPTICS	0.765	1 EAMT_F4L60A___/1 EAMT_F4R60A__22ft pole on 3ft base	188	10798	B1-U0-G2	CURRENT LIGHTING
	1	WST_15_EXIST	SINGLE	0.500	WST 150M WT 15ft	189	8741	B2-U0-G2	CURRENT LIGHTING

Current Luminaire Schedule					ADDITIONAL MATERIAL					
Project: NEW MATERIAL										
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]	
	5	SH4_25	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 22ft pole on 3ft base	140	20000	B3-U0-G3	CURRENT LIGHTING	
	3	EFM1_20	Single	0.891	EFM1020107750NAS1BLCK flood mounted at 20ft	67	11000	N.A.	CURRENT LIGHTING	
	1	WH4_20	SINGLE	0.837	1-EALS030H4AF750NDC1BLCK w/WMB-EAMT06BLCK mounted at 20ft	140	20000	B3-U0-G3	CURRENT LIGHTING	





44-Mar-23 Capital Projects\4.0 Davis\4.1 Civil\00-2025-BEMODEL\22106052 - QCAP DETAIL S Pickup Signage and Marking Details - 2210-2540.dwg\QCAP DETAIL S

Packet Pg. 34

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AT:
AMHERST, NY

CONTEMPORANEOUSLY WITH ITS ISSUE
DATE ON 04/06/24, AND IT IS NOT
SUITABLE FOR USE ON A DIFFERENT
PROJECT SITE OR AT A LATER TIME. USE
OF THIS DRAWING FOR REFERENCE OR
EXAMPLE ON ANOTHER PROJECT
REQUIRES THE SERVICES OF PROPERLY
LICENSED ARCHITECTS AND ENGINEERS.
REPRODUCTION OF THIS DRAWING FOR
ANY OTHER PURPOSE IS PROHIBITED.

CONSULTANTS

Walmart*
AMHERST, NY

2025 REMODEL

ISSUE BLO

CHECKED BY _____

DRAWN BY:

PROTO CYCLE: 02/2

DOCUMENT DATE: 04/0

NY ALTERATION
WARNING:
IT IS A VIOLATION OF NEW YORK REGULATION 69
(b) FOR ANY PERSON
UNLESS ACTING UNDER
THE DIRECTION OF A
LICENSED ARCHITECT,
ALTER ANY ITEM IN ANY
WAY WITHOUT AFFIXING
TO THE ITEM HIS SEAL
AND THE NOTIFICATION
"ALTERED BY"
FOLLOWED BY A
SIGNATURE, DATE OF
SUCH ALTERATION, AND
THE SPECIFIC
DESCRIPTION OF THAT
ALTERATION.



FLOOR PLAN

SHEE

Packet Pg. 36

Attachment: Drawings SP-2006-30_F (29016 : SP-2006-30_F, 3290 Sheridan Dr, Walmart)

COLOR LEGEND		
	P#	COLOR NAME
	P49E	DARK GRAY
	P76U	WALMART BLUE (URETHANE-LIKE)
	P134E	LIGHT GRAY
	P135E	MEDIUM GRAY
	P162E	BLACK GRAY
	P5E	SAFETY YELLOW
	P90	DRY DOCK
	P39	CAMELBACK
	MB1	MAROUS BLEND QUIK-BRIK - TO MATCH EXISTING
	AB1	AUTUMN BLEND QUIK-BRIK - TO MATCH EXISTING

This architectural rendering shows the proposed facade of a large retail building. The design features a mix of materials, including brick and stone, with large glass windows and blue awnings over the entrances. The storefronts are labeled: 'Grocery', 'Pharmacy', 'Cups & More', and 'Cups & More'. A central entrance is marked with a blue sign featuring a yellow starburst logo. The building is set against a plain white background.

Diagram illustrating the new canopy expansion for the building. The diagram shows a rectangular structure with a brown roof and a grey base. A line points to the roof edge with the label "CAP - TYP. P134E". Another line points to the top right corner with the label "25'-4" TOM". A line points to the right side of the structure with the label "AB1". A line points to the left side of the structure with the label "NEW CANOPY PREFINISHED TO MATCH P162E". A line points to the bottom edge of the structure with the label "EXTENTS OF NEW EXPANSION".

Architectural elevation drawing of a building facade. The structure is long and low, featuring a dark brown base and a light tan upper section. On the right side, there is a small entrance area with a blue door and a small window. The drawing is a simple line art style with flat colors.

1.1.b

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AT:
AMHERST, NY

CONTEMPORANEOUSLY WITH ITS ISSUE
DATE ON 04/08/2012, AND IT IS NOT
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PROJECT SITE OR AT A LATER TIME. USE
OF THIS DRAWING FOR REFERENCE OR
EXAMPLE ON ANOTHER PROJECT
REQUIRES THE SERVICES OF PROPERLY
LICENSED ARCHITECTS AND ENGINEERS.
REUSE OF ANOTHER PROJECT IS NOT
AUTHORIZED AND MAY BE CONTRARY TO
THE LAW.

CONSULTANTS

Walmart* AMHERST, NY 3290 SHERIDAN DRIVE STORE NO: 02210.254	MEMBER: 23.141	PHOTO:
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ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	
PROTO CYCLE:	02/23/24
DOCUMENT DATE:	04/08/24

NY ALTERATION
WARNING:
IT IS A VIOLATION OF NEW
YORK REGULATION 69.5
(b) FOR ANY PERSON,
UNLESS ACTING UNDER
THE DIRECTION OF A
LICENCED ARCHITECT, TO
ALTER ANY ITEM IN ANY
WAY WITHOUT AFFIXING
TO THE ITEM HIS SEAL
AND THE NOTIFICATION
"ALTERED BY"
FOLLOWED BY A
SIGNATURE, DATE OF
SUCH ALTERATION, AND
THE SPECIFIC
DESCRIPTION OF THAT
ALTERATION.



EXTERIOR ELEVATIONS

SHEE

Packet Pg. 37

Attachment: Drawings SP-2006-30_F (29016 : SP-2006-30_F, 3290 Sheridan Dr, Walmart)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2006-30_F

PETITIONER

Karlen Alvarado
Walmart Inc.
2608 SE J St.
Bentonville, AR 72716

PROPERTY LOCATION

3290 SHERIDAN DRIVE

WHEREAS, the Town of Amherst Design Advisory Board on Thursday, May 23, 2024, held a public meeting for design review in accordance with Local Law 18-2019, for a proposed 5,042 s.f. building addition (Walmart Grocery Pick-up), and

WHEREAS, the Design Advisory Board reviewed the plans and specifications May 23, 2024 for the proposed project, and

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

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

NOW THEREFORE BE IT RESOLVED that the Design Advisory Board, in accordance with Local Law 18-2019 makes no recommendations on said Site Plan and/or Building Design to the Planning Board.

The foregoing findings were adopted by the Town of Amherst Design Advisory Board, May 23, 2024; moved by – Mr. Black; seconded by – Ms. Conhiser-Uy; ayes 3, noes 0, absent 2 (Colucci, Talty).



Dal Giuliani, Chair

5-30-2024

Date

Reviewed Plan Date: May 7, 2024

Reviewed Plan Preparer: Colliers Engineering & Design

Received Plan Date: April 22, 2024

GP/rb

X:\Current_Planning\Files\Site Plans\2006\SP-2006-30_F_(3290_Sheridan_Dr)_2024\DAB\SP-2006-30_F_DAB_Findings_05232024.doc

cc: Town of Amherst Planning Board
Karen Alvarado, Walmart Inc., 2608 SE J Street, Bentonville, AR 72716
Justin Lattierre, PE, Colliers Engineering & Design, 280 E Broad St #200, Rochester, NY 14604
Sher Bail Associates, 570 Delaware Avenue, Buffalo, NY 14202

Attachment: SP-2006-30_F_DAB_Findings_05232024 (29016 : SP-2006-30_F, 3290 Sheridan Dr, Walmart)