



**MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
December 12, 2024
6:00 PM**

DRAFT

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair Giuliani on Thursday, December 12, 2024 at 5:57 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	
Jacqueline Berger	Town of Amherst	Councilmember	Present	
Anne Dafchik	Town of Amherst	Architect	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	

DESIGN REVIEW APPLICATIONS

- 1.1. DESIGN REVIEW, SP-2024-09; PROPOSED RESTAURANT WITH DRIVE-THRU (7 BREW)
Property Located at 3999 Maple Road
Mannik & Smith Group, Inc., Petitioner

Project Description:

The proposed project is a 770 square foot drive-through coffee shop (7 Brew) with an ancillary 286 square foot external cooler structure. The Site Plan includes sidewalks, a seating area, parking, utility improvements, and site lighting/landscaping. The site is primarily drive-thru

service with mainly employees entering the building, however, accommodations have been added for "walk-up area" to accommodate pedestrians.

Julia Chen represented the petitioner, explained the proposal and was available to answer questions from the Board. Wade Harden presented the materials to the Board and was also available for questions. John Iski was available for questions as the franchise.

General Discussion:

Mr. Black noted potential cross traffic and the limited parking spots. He inquired about how long the average wait would be. Mr. Harden clarified the parking spaces are for employees only and most customers will use the drive-thru. He assured the Design Advisory Board most customers will wait on the lot for about two to three minutes due to their business model. Ms. Chen stated they considered reversing the traffic flow but an existing transformer and vehicles' turn radiuses made this the better option. Ms. Chen and Mr. Harden also confirmed this design accounted for the Town of Amherst's plans to improve the adjacent intersection.

Mr. Black acknowledged the improvements they made to the site from their first submittal. He added the design does not quite match the base-middle-cap style included in the Design Guidelines for Mixed-Use Districts, but is so unique that it acts as a pleasant break from other, more typical commercial buildings in the area.

Ms. Conhiser-Uy inquired about the access and procedures for pedestrians. Mr. Harden identified the required pedestrian walk-up window but most customers will utilize the drive-thru. Ms. Conhiser-Uy was still concerned pedestrians will be confused by the new business model and recommended additional directional signage for pedestrian traffic. The petitioners agreed understaffing is a risk and thus more signage could be helpful.

Ms. Conhiser-Uy and Ms. Colucci were worried cars may try to park to wait for their drinks despite the site's layout. Mr. Harden explained that employees, as they take orders, will help direct the traffic. Ms. Chen added that there are directional blue arrow markings on the pavement but acknowledged they may be covered in snow. The Board recommended additional signage for vehicle traffic.

Ms. Colucci noted the northern bench should be moved beneath the canopy to be protected from weather. Also, with various elevations for the multiple materials, she recommended the cornices of the cooler building be heightened to match those on the main building. Finally, she asked for clarification regarding the windows on the cooler building. Mr. Harden confirmed they are spandrel, which should screen the machinery. Gary Palumbo, Associate Planner, noted that the petitioners are seeking variances from the Zoning Board of Appeals from transparency and height requirements.

Mr. Talty asked about the parking for employees. Mr. Harden explained most employees will park before peak hours but if they had to wait in the queue to park, it would not take long.

Mr. Talty noted the sidewalk only reaches the handicap parking spot so he recommended they extend it to half or all the parking spots to better protect employees. Ms. Chen stated that they worked diligently to meet the landscaping requirements were met and this could make them noncompliant. Although Mr. Palumbo stated both must be met, Ms. Conhiser-Uy suggested the walkway instead cross the drive-thru near Bailey Avenue. Ms. Chen pointed out the sidewalk would not fit with the planned intersection improvements. The petitioners worried altering the landscaping would require more variances and delay their timeline. Mr. Palumbo and Dan Howard, Planning Department Director, noted that this was a site plan issue and the Planning Department Landscape Architect would help them.

Mr. Giuliani asked about the green space as a sitting area that Mr. Harden clarified was a utility space, which pedestrians would be discouraged from approaching. Mr. Giuliani then asked about bakery items and Mr. Harden confirmed they primarily a hot drink business with only a few non-beverage items. Mr. Giuliani thanked them for their cooperation.

Mr. Talty asked if the materials on the main and cooler buildings were the same and if the canopy would be large enough for the bench. Mr. Haden confirmed the materials would be the same. Ms. Conhiser-Uy and Ms. Colucci estimated the canopy should be large enough to accommodate the bench.

Mr. Howard thanked the petitioners for attending the meeting despite the hazardous driving conditions. Mr. Iski thanked the Board for their time and stated they are excited to open the business in the next several months.

Application Checklist Review:

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

A-1 – Pedestrian Access and Connectivity:

The Board stated the sidewalk should be extended to some or all the parking spaces to improve the safety of the employees or patrons getting out of their vehicles.

A-2 – Outdoor Amenity Space:

Ms. Colucci recommended the bench moved under the canopy to protect pedestrians from weather.

A-3 – Bicycle Amenities:

Mr. Talty noted a bike rack can also fulfill the public art guideline.

A-4 – Public Art:

Mr. Talty noted a bike rack can also fulfill the public art guideline.

A-5 – Site Landscaping: No comments.

A-6 – Sustainable Features: No comments.

A-7 – Residential Transitions:

Mr. Giuliani noted the dumpster had appealing screening. Mr. Talty asked if the materials on the dumpster matched those of the building and Ms. Chen confirmed they are the same.

B-1 – Façade: No comments.

B-2 – Entryways:

The Board indicated there should be additional signage to direct pedestrians to the order window.

B-3 – Windows: No comments.

B-4 – Roofs and Architectural Details:

The cornices of the main and cooler buildings should match in style and height.

B-5 – Street Level Interest:

Mr. Giuliani and Mr. Black noted the building's design is very unusual and interesting.

B-6 – Sustainable Building Features: No comments.

B-7 – Building Materials: No comments.

C-1 – Open Space: No comments.

C-2 – Sidewalk:

The Board reiterated their comments regarding the sidewalk.

C-3 – Curb Zone: No comments.

Recommendations:

The Board then reviewed their recommendations to the Planning Board.

1. The plans include a bench on the north side of the building under the canopy.
2. The plans include pedestrian-oriented directional signage to enhance the identification and of the walk-up window.
3. The building plans provide cornices on the cooler structure to match (in height) cornices on the main building.
4. The plans provide a sidewalk serving parking spaces be extended to provide safe pedestrian access between the building and parking spaces.
5. The internal circulation be enhanced with signage and/or pavement markings to avoid turning conflicts in the one-way circulation pattern.
6. The inclusion of a custom coffee-centric artistic bike rack be included in plans.

Mr. Black moved that the proposed site and building design recommendations will adequately address the Town's Design Guidelines for Mixed-use Development. The motion was seconded by Mr. Talty and carried. Ayes 5, Noes 0, Abstain 0, Absent 0.

MISCELLANEOUS

2.1. PROPOSED 2025 DESIGN ADVISORY BOARD CALENDAR

The Amherst Planning Department staff presented the proposed 2025 calendar.

Ms. Colucci moved to approve the calendar. The motion was seconded by Mr. Talty and carried. Ayes 5, Noes 0, Abstain 0, Absent 0.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

May 23, 2024

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

Gary Palumbo, Associate Planner, thanked both Chairman Giuliani and Member Black on behalf of the Town of Amherst staff for their service on several public boards and committees.

Mr. Giuliani expressed his gratitude to be able to serve the Town of Amherst for years. He thanked the other Design Advisory Board members and the Amherst Planning Department staff for their efforts as well.

ADJOURNMENT

The Design Advisory Board meeting of December 12, 2024 was adjourned at 7:05 pm.



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2024-09

Design Review

**Materials Received by
Planning Department**

11/25/2024

RECEIVED BY

DATE

**Scheduled Design Advisory Board
Meeting Date:**

12/12/2024

DATE

To Be Completed By Applicant

Petitioner:

Name: Julia Chen

Address: 20600 Chagrin Blvd, Suite 500

Shaker Heights

Ohio

44122

City

State

Zip Code

Phone: 216-378-1490

Fax: _____

E Mail: jchen@manniksmithgroup.com

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

Name: Julia Chen

Address: 20600 Chagrin Blvd, Suite 500

Shaker Heights

Ohio

44122

City

State

Zip Code

Phone: 216-378-1490

Fax: _____

E Mail: jchen@manniksmithgroup.com

Owner (if different):

Name: Lawrence Dautch

Address: 4035 Maple Rd

Amherst New York 14226

City State Zip Code

Phone: _____ Fax: _____

E Mail: Ldautch@jenssdecor.com

GENERAL DESIGN INFORMATION

Project Site Address: 3999 Maple Rd Amherst, NY

Project Site Mixed-Use Zoning District Designation: Center 2.5 District

Project Description: _____

The proposed project is a 770 square feet 7 Brew Drive-through coffee restaurant. The site plans include sidewalks leading to public sidewalk and around the building, associated drive and drive-through, parking spaces, utility improvements, and site landscaping. The site will be primarily drive-thru service, with a lesser-used walk-up option, and only employees entering the building. Site landscaping and buffering will be added, decreasing the total impervious area of the parcel to only 45.26%

Square Footage of existing structure(s): Demolished Building: +/- 6096 sf

Square Footage of proposed structure(s): 770 sf

Existing number of residential units: 0

Proposed number of residential units: 0

What are the project impacts on existing Neighborhood Character: _____

As Maple Rd continues to grow and transport larger and heavier traffic, the proposed 7 Brew will provide a quick coffee stop for the nearby residential area and any travelers. The additional landscaping will provide the neighborhood with greener spaces for viewing. The building will be accessible only to employees but there will be a designated walk-up area to accommodate pedestrians. There will also be 1 bike rack and 1 bench so that patrons can enjoy their drinks.

How will the project enhance the public space: _____

The building that was previously on the site has already been demolished which leaves behind debris and old pavement. The proposed development will clean up the lot and give a new use to a currently vacant property. The additional green space will enhance the view for pedestrians and travelers. The proposed site will also maintain the existing pedestrian walkway along Maple Rd and N Bailey Ave, keeping the connection to neighboring properties for all pedestrian traffic. There will also be 1 bike rack and 1 bench so that pedestrians can enjoy their drinks.

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 internal walkway system provided is consistent with needs of employees; customers will stay in cars throughout visit.	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	The project connects the proposed site and building to the public sidewalk which provides access to the block.	
4	A-1c	Provide public pedestrian access through a block.	Public sidewalks along both road right-of-ways are maintained.	

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.	We have included a bench and landscaped area for pedestrians to enjoy.	
5	A-2b	Place amenity space so that it is connected to the public realm.	This amenity space is near the connection to the existing sidewalk	
5	A-2c	Designs should not appear to privatize the space.	The main pedestrian door that faces maple has a sidewalk directly from the public existing sidewalk, and the provided bench will be accessible to all.	

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.	We have added a bike rack near our connection to the existing sidewalk to encourage bicyclists to use the space.	
6	A-3b	Incorporate bicycle amenities into site designs.	The initial design of the patio and amenity space has been expanded to meet and exceed the town's minimum requirements for a bike rack.	

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 proposes to provide custom artistic bike rack, reflective of a coffee cup or coffee-centric design.	

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.	Currently no existing trees on site. The site plans will significantly increase landscaping to make space for healthy tree growth.	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	The planned building is constructed off-site and placed into the site. This allows for less construction runoff, pollution, and waste. The proposed building has significantly smaller footprint and more landscaping space which will decrease stormwater runoff.	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	Trees, plants, and shrubs are all coordinated throughout landscape plans, symmetry of plants around parking spaces, and line of shrubs along edge of parking to provide continuity.	
8	A-5d	Choose appropriate tree and plant species.	Used native plant species and plants that grow well in hardiness zone 6B.	

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.	Proposed development will decrease the impervious cover from the 100% on the existing lot, to 45.26% on the proposed site, which will decrease stormwater runoff significantly.	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Screening with plants around transformer and on some of the building sides to reduce heating needs.	

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.	Site is increasing landscaping from existing with native plants and trees; this encourages wildlife and biodiversity.	
9	A-6d	Reuse site or construction materials.	No reuse expected, but materials and labor are limited due to building being constructed off-site.	

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.		
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	Dumpster enclosure will be constructed from similar materials and colors as building.	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	Dumpster enclosure made with similar materials as building; they compliment and match each other.	

BUILDING DESIGN GUIDELINES:

B-1. FACADE

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 design consists of Nichiha fiber cement panels. We are using two complementary but contrasting colors that create a well defined base and middle. The canopy and curved roof add a unique element as well as clearly define the cap.	
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.	The facade on Maple Road demonstrates a variety of treatments with fiber cement, giving a masonry appearance in two tones, windows and metal roof.	
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 elevations have a variety of materials and integrate windows in a consistent rhythm to create a visual interest for pedestrians and travelers alike.	

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 door facing Maple Road is a sliding door that will allow employees to have quick access to be able to serve costumers, these integrate well with the architecture and 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.	Sliding glass doors make the entrance clearly identifiable for employees.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	No customers will be entering the building, but all pathways and entrances are ADA accessible.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	Sliding glass doors are provided at the employee-only front 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.	Windows have been integrated to comply with transparency requirements. The windows are sized appropriately to compliment the architecture of the building and mesh well with the surrounding buildings.	
13	B-3b	Locate windows to create visual continuity.	There are windows on all street facing facades and the drive-thru facing facade.	
13	B-3c	Window openings should be trimmed with an appropriate material.	Windows are trimmed with white metal which compliments the building architecture.	

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.	Overhang canopy for drive-through and doorways follow building style.	
14	B-4b	Rooflines should be in character with the overall style of the building.	Roof lines match canopy/overhang style.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	The proposed building integrates a cornice that enhances the building design.	
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 proposed building is consistent with the quality of the architecture of the area.	
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 setback from the street.	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	BUILDING LIGHTING PROVIDED UNDER CANOPY, ALONG PERIMETER OF ROOF AND CANOPY PROFILES, AS WELL AS ILLUMINATED BUILDING SIGNAGE	

Attachment: DAB Application SP-2024-09 (29748 : SP-2024-09, 3999 Maple Rd., Mannik & Smith Group, 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.	Material and color variety at view-accessible heights, along with different widths of the building to the canopy, shows visual distinction and variety from public streets/ROWS.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Landscaping has been provided along the West and East sides of the building where canopy will not inhibit growth.	

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.	Proposed use will likely significantly decreases water use and footprint from previous restaurant use.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	Proposed use will likely significantly decreases energy use from previous restaurant use due to smaller footprint.	

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.	Building exterior materials consist of Nichiha, a durable fiber cement product (5/8" thick) that looks like brick, along with metal canopies.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	Both Nichiha and the metal used for the canopies are 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.	ALL WALLS FACE COMMERCIAL USES. FINISH MATERIALS ARE CONSISTENT THROUGHOUT ALL SIDES OF BUILDING; FURTHERMORE, COOLER IS CLAD IN SAME FINISHES AS PRIMARY BUILDING.	
17	B-7d	Decorative masonry materials (such as split face and textured finish blocks) are discouraged but may be considered an acceptable façade material at the discretion of the Planning Board.	No decorative masonry is proposed.	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	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.	No EIFS is proposed.	

Attachment: DAB Application SP-2024-09 (29748 : SP-2024-09, 3999 Maple Rd., Mannik & Smith Group, Inc.)

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.	The largest island, with continuous green space on site, is set between the drive through lanes and parking area.	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	We are adding additional open/green space in comparison to existing, which will contribute to planned open space.	
18	C-1c	Open spaces should be easily accessible by everyone.	The main island is accessible using provided pedestrian walkways and/or from parked vehicular traffic.	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	We are adding a large amount of open space in the southern portion of the site, which will connect to neighboring open spaces.	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	The existing site is completely impervious: pavement and debris, which is to be removed, however, we are keeping the open space to the South as green space.	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	The open space on site is intended to be a landscaped area, with amenity spaces on the north side of the site	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	There is a bench for pedestrians to use on the north side of the site, as well as a bicycle rack to encourage bicyclists to also use the space.	

Attachment: DAB Application SP-2024-09 (29748 : SP-2024-09, 3999 Maple Rd., Mannik & Smith Group, 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.	Proposed sidewalks are under overhang along drive-through, and connect to existing public sidewalk along N Bailey Ave.	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	Sidewalks are mostly intended for employees to walk orders out to customers who stay in their personal cars, however, they are ADA accessible and accessible to the public, if needed.	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.		
19	C-2d	Use surface materials that complement the architecture and character of the area.	On site sidewalks will be similar to those along the adjacent ROWs	

C-3. CURB ZONE

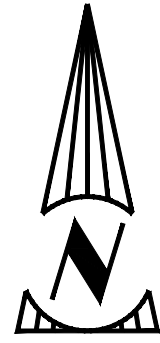
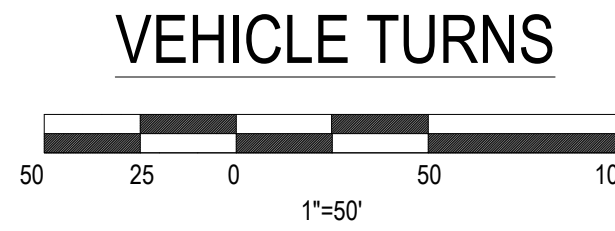
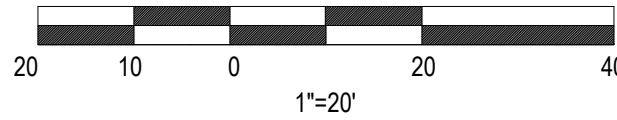
Intent Statement: The curb zone is the area between the back-of-curb and the sidewalk where landscaping and streetscape amenities should be placed so that they can contribute to the pedestrian experience.

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.	Landscaping has been placed between onsite curbing and future proposed ROW along N Bailey Ave	
	C-3b	Trees and other landscaping should be planted within the curb zone.	Landscaping has been placed between onsite curbing and future proposed ROW along N Bailey Ave	

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

PREPARED FOR
BREWTOPIA BUFFALO, LLC
34050 SOLON ROAD, SUITE 500
SOLON, OH 44139

Attachment: Plans and Drawings SP-2024-09 (29748 : SP-2024-09, 3999 Maple Rd., Mannik & Smith Group, Inc.)



	STANDARD DUTY ASPHALT PAVEMENT PER DETAIL
	HEAVY DUTY ASPHALT PAVEMENT PER DETAIL
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL
	BUILDING CANOPY
	CONCRETE SIDEWALK PER DETAIL

- | | |
|---|--|
|  | PROPOSED ROW FROM FUTURE ROAD WIDENING |
|  | BIKE RACK - GAME TIME INC MODEL #7700 |
|  | SIGN |
|  | BOLLARD |
|  | POLE MOUNTED SITE LIGHT |
|  | HANDI-CAP PARKING SYMBOL |
|  | DIRECTIONAL ARROW PWMT. MARKING |
|  | PARKING SPACES |
|  | SITE LAYOUT CODED NOTE |

1. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT/FACE OF CURB UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND WITH DIMENSIONS REPRESENT BACK OF CURB TO BACK OF CURB.
3. ALL DIMENSIONS SHOWN ARE PERPENDICULAR TO ITEMS BEING DIMENSIONED.
4. THE ENTRANCE DRIVES AND BUILDING ARE PARALLEL AND PERPENDICULAR TO THE RIGHT OF WAY. THE PARKING LOT IS PARALLEL AND PERPENDICULAR TO THE NORTHERN PROPERTY LINE.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY ONSITE AND OFFSITE ITEMS DAMAGED DURING CONSTRUCTION IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION.

- 1 CONTRACTOR SHALL REPAIR OR REPLACE EXISTING SIDEWALK TO MATCH EXISTING AFTER INSTALLING SANITARY LINE.
- 2 ADA SIGNAGE PER DETAILS ON C002 AND C003.
- 3 STOP SIGN PER DETAILS ON C002.
- 4 DO NOT ENTER SIGN ON BACK OF STOP SIGN PER DETAILS ON C002
- 5 DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- 6 HEAVY DUTY CONCRETE TO BE ADDED IN THE DRIVE AISLE UNDERNEATH THE CANOPY FOR THE ENTIRE WIDTH OF THE AISLE.
- 7 SCREEN WALL PER ARCHITECTURAL PLANS

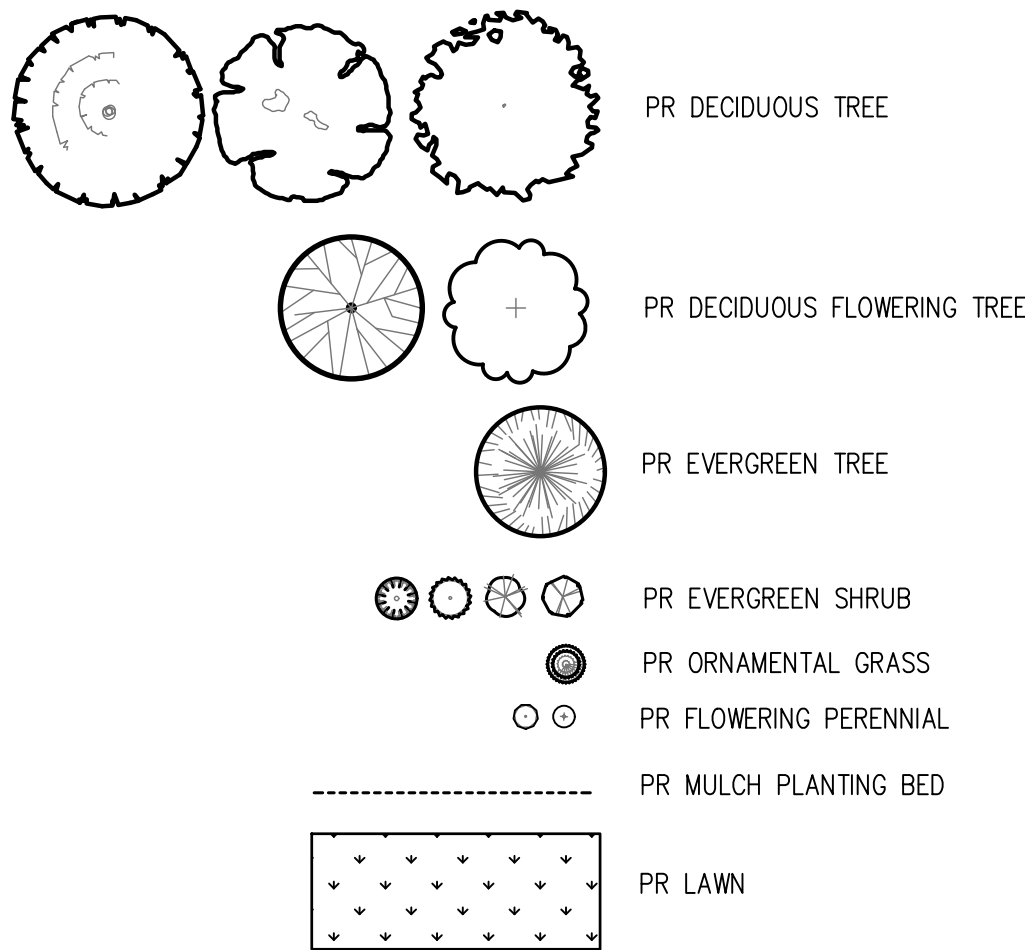
OFFICIAL TOWN USE ONLY

7BREW AMHERST 3999 MAPLE ROAD, AMHERST, NY 14226	SITE PLAN	PREPARED FOR: BREWTOPIA BUFFALO, LLC 34050 SOLON ROAD, SUITE 105 SOLON, OH 44139	 Mannik Smith Group www.MannikSmithGroup.com	TRILON SERVICES, NY, INC AND	TECHNICAL SKILL, CREATIVE SPIRIT.	20800 CHAGRIN BLVD SUITE 500, SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497 PROJECT DATE: 09/12/2024 PROJECT NO.: 24001014 DRAWN BY: PTS CHECKED BY: ACH	NO. DATE BY	DESCRIPTION
							1 10/20/2024 ACH	MAJOR SITE REVIEW APPLICATION
							2 11/19/2024 ACH	MAJOR SITE REVIEW APP - RESUBMITTAL
 <i>David C. Hehn</i> 9/22/24								

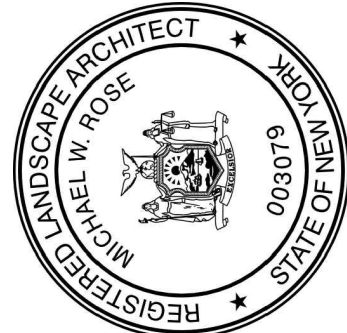


LANDSCAPE PLANT LIST

LEGEND



NO.	DATE	BY	DESCRIPTION
1	09/20/2024	ACH	MAJOR SITE REVIEW APPLICATION
2	11/19/2024	ACH	MAJOR SITE REVIEW APP - RESUBMITTAL



20600 CHAGRIN BLVD SUITE 500, SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497	PROJECT DATE: 09/12/2024	PROJECT NO.: 24001014	PTS
		DRAWN BY:	ACH
		CHECKED BY:	

INC

TECHNICAL SKILL.
CREATIVE SPIRIT.

TRILON SERVICES, NY, INC.
AND
**Mannik
Smith
GROUP**
TECHNICAL CHEMISTS
www.MannikSmithGroup.com

PREPARED FOR:
**BREWTOPIA
BUFFALO, LLC**
34050 SOLON ROAD, SUITE
SOLON, OH 44139

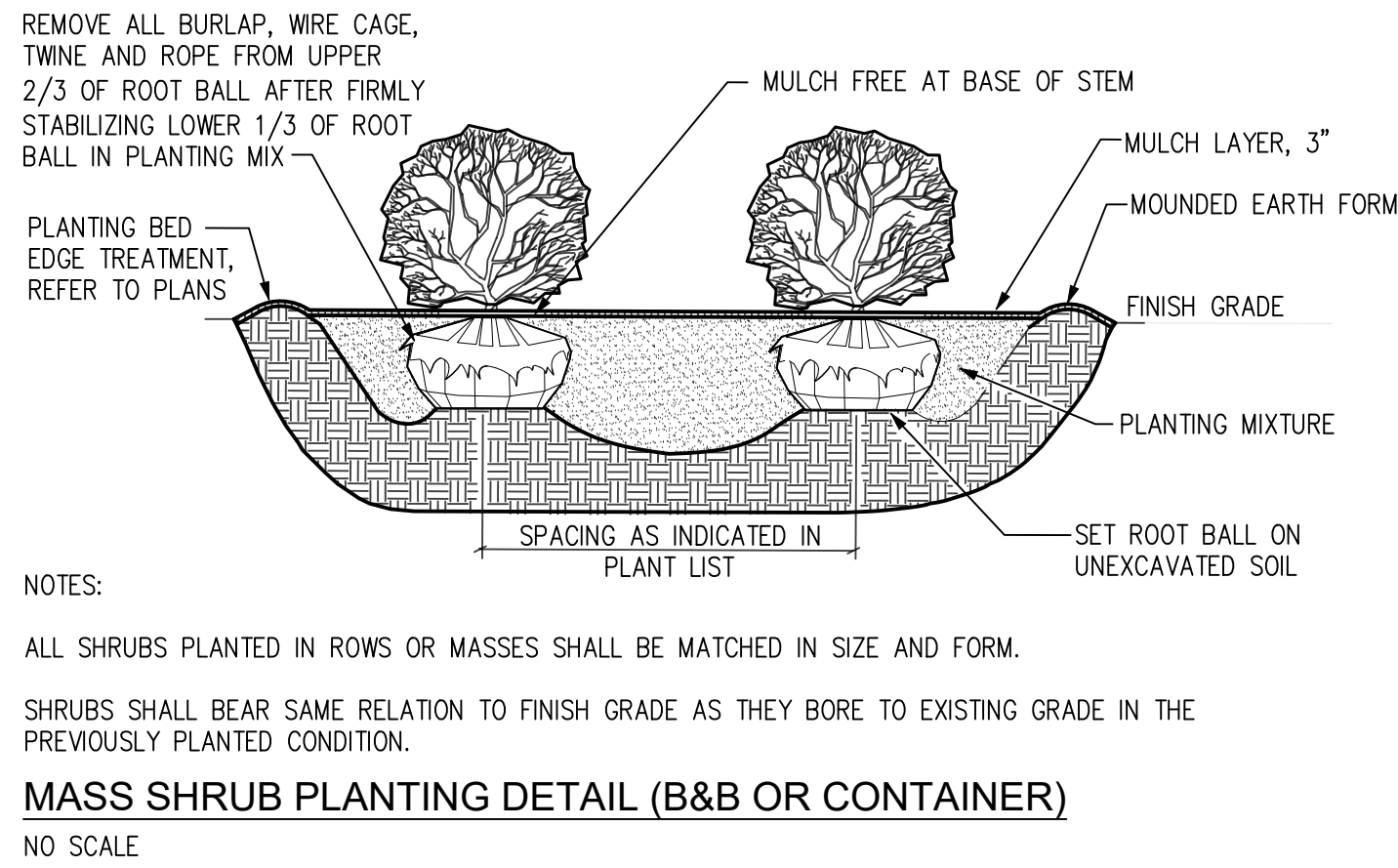
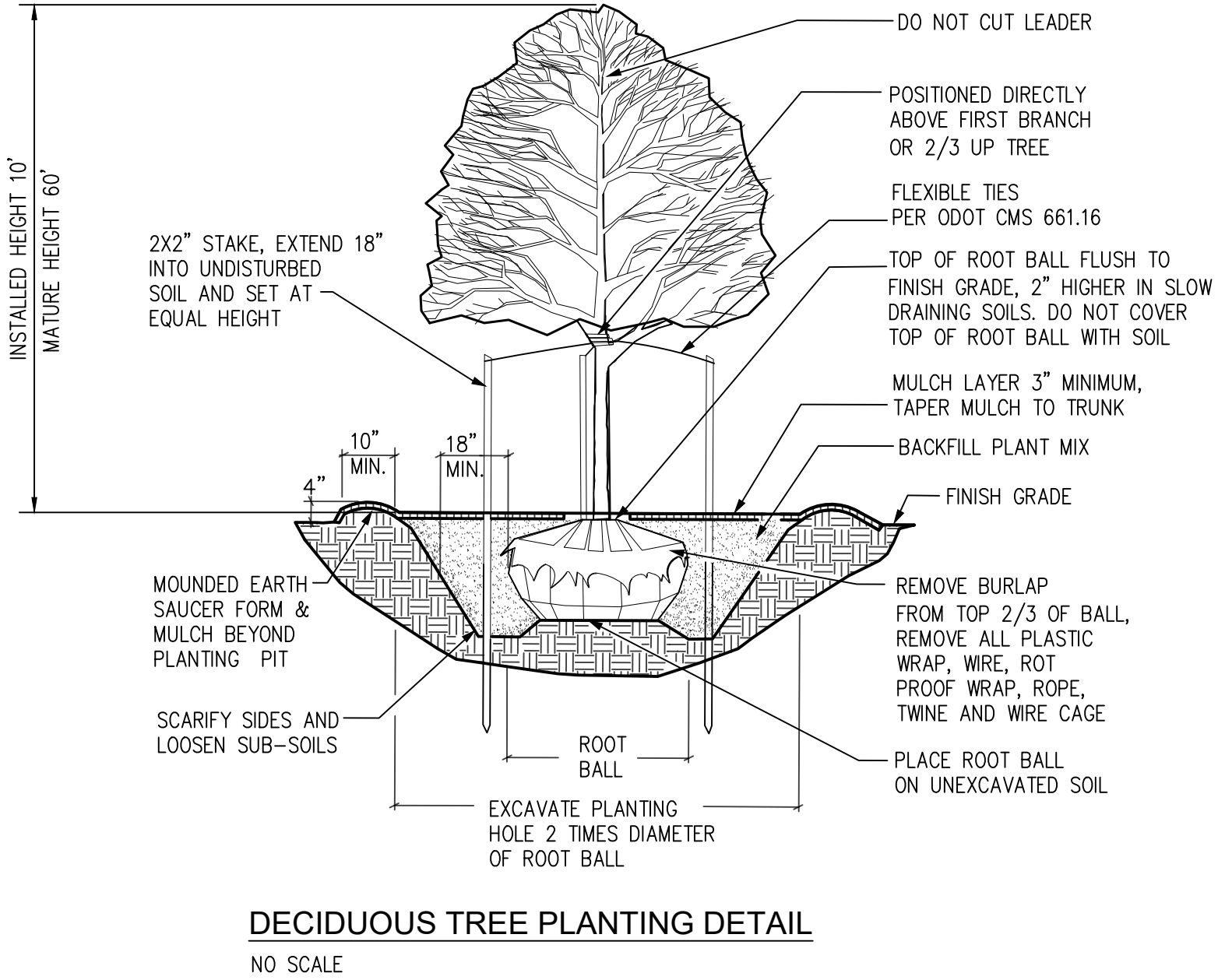
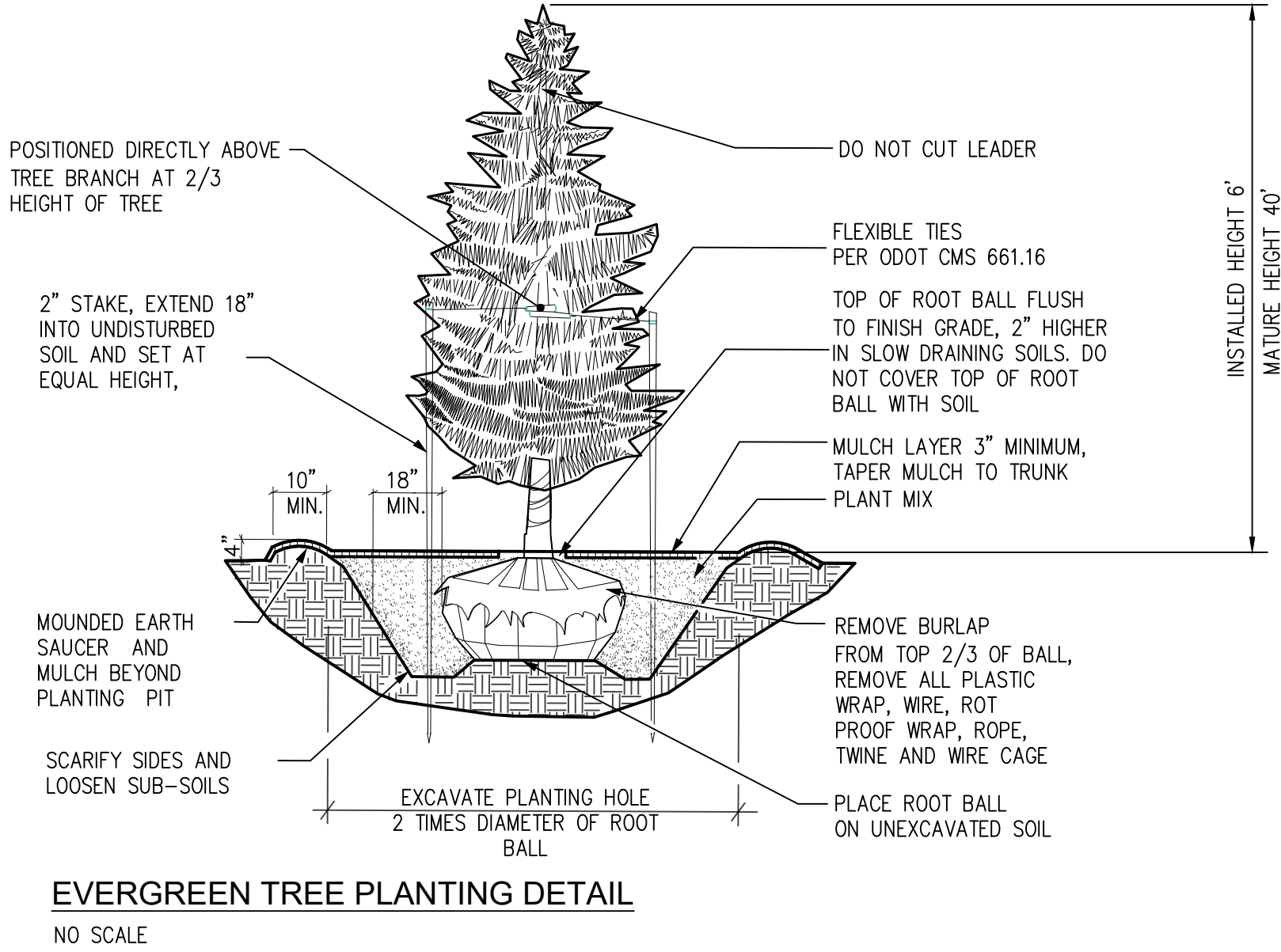
7BREW AMHERST
3999 MAPLE ROAD,
AMHERST, NY 14226

LANDSCAPE PLAN

L100

W:\Projects\2024\1000-1199\240101\CAD\SH\TSL101_Landscape Notes and Details.dwg - Last printed 11/19/2024 3:39 PM

1. THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE TWO YEARS FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF NYSDOT CONSTRUCTION SPECIFICATIONS.
4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER NYSDOT SPECIFICATIONS.
5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER NYSDOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE TWO (2) YEAR PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO NYSDOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
RED FESCUE 42%
PERENNIAL RYEGRASS 42%
KENTUCKY BLUEGRASS 16%
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL INTERIOR LANDSCAPED AREA PLANTING BEDS HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL. ALL ISLANDS AND MEDIANS SHALL HAVE SIX INCH HIGH CONCRETE CURBING AS A MINIMUM TO PROTECT PLANT MATERIALS FROM DAMAGE.



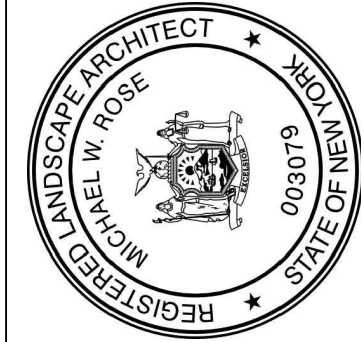
NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
NO SCALE

OFFICIAL TOWN USE ONLY

LANDSCAPE
NOTES AND DETAILS

L101



20800 CHAGRIN BLVD
SUITE 500, SHAKER
HEIGHTS, OH 44122
TEL: 216.378.1490
FAX: 216.378.1497
PROJECT DATE: 08/12/2024
PROJECT NO.: 2401014
DRAWN BY: PTS
CHECKED BY: ACH



PREPARED FOR:
BREWTOPIA
BUFFALO, LLC
34050 SOLON ROAD, SUITE 105
SOLON, OH 44139

7BREW AMHERST
3999 MAPLE ROAD,
AMHERST, NY 14226



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO.: 045180-01

PROJECT NUMBER: 24322 78AN
REVISION:

7 BREW COFFEE
AMHERST, NY
3999 MAPLE ROAD,
AMHERST, NY 14226

A1.1
FLOOR PLANS

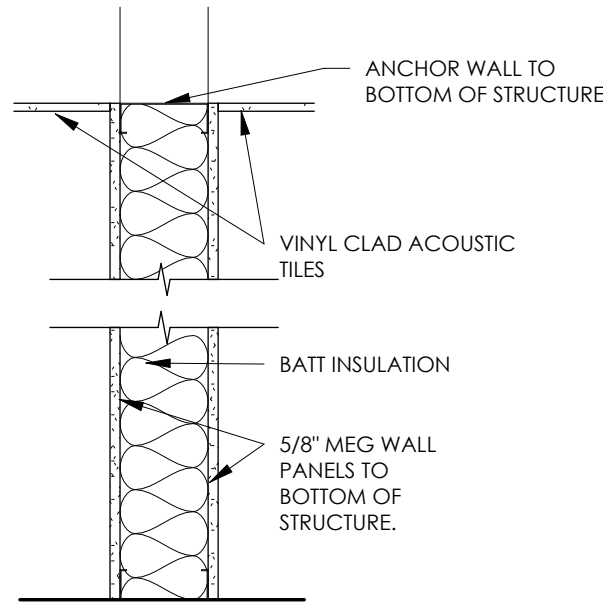
ROOM FINISH SCHEDULE									
RM NO.	RM NAME	FLR	BASE	WALLS				CLG	CLG HGT
				TOP	RT	BOT	LT		
101	SERVICE AREA	F1	B1	W1/2	W1/2	W1	W1/2	C1	8' - 6 7/8"
102	TOILET	F1	B1	W1	W1	W1	W1	C1	8' - 6 7/8"
103	CORRIDOR	F1	B1	W1	W1	W1	W1	C1	8' - 6 7/8"
201	MECH ACCESS RM	F2	B2	W3	W3	W3	W3	C2	VARIES

FINISH LEGEND:

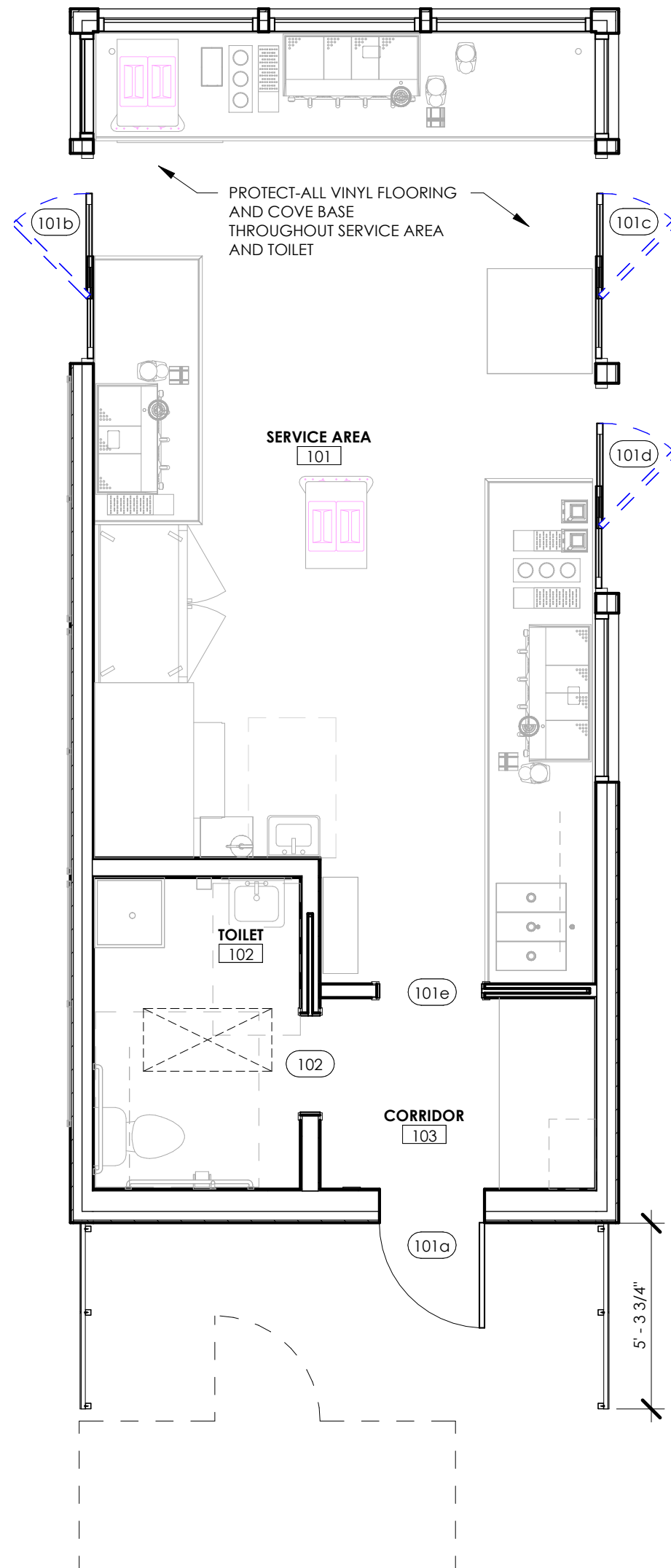
FLOORS	BASE	WALLS	CEILING
F1 PROTECT-ALL VINYL	B1 METAL COVE BASE	W1 STRATIFCATO WALL PANELS	C1 VINYL CLAD ACOUSTICAL TILES
F2 UNFINISHED PLYWOOD	B2 NONE	W2 ALUM STOREFRONT SYSTEM	C2 EXPOSED STRUCTURE
		W3 EXPOSED STRUCTURE	

- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE LANDLORDS CRITERIA PRIOR TO CONSTRUCTION. FAILURE TO ACCOUNT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM FROM ANY RESPONSIBILITY.
 - CONTRACTOR SHALL THOROUGHLY VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
 - REFER TO FINISH SCHEDULE ON G0.1 FOR FLOOR AND CEILING INTERIOR FINISH CLASSIFICATION.

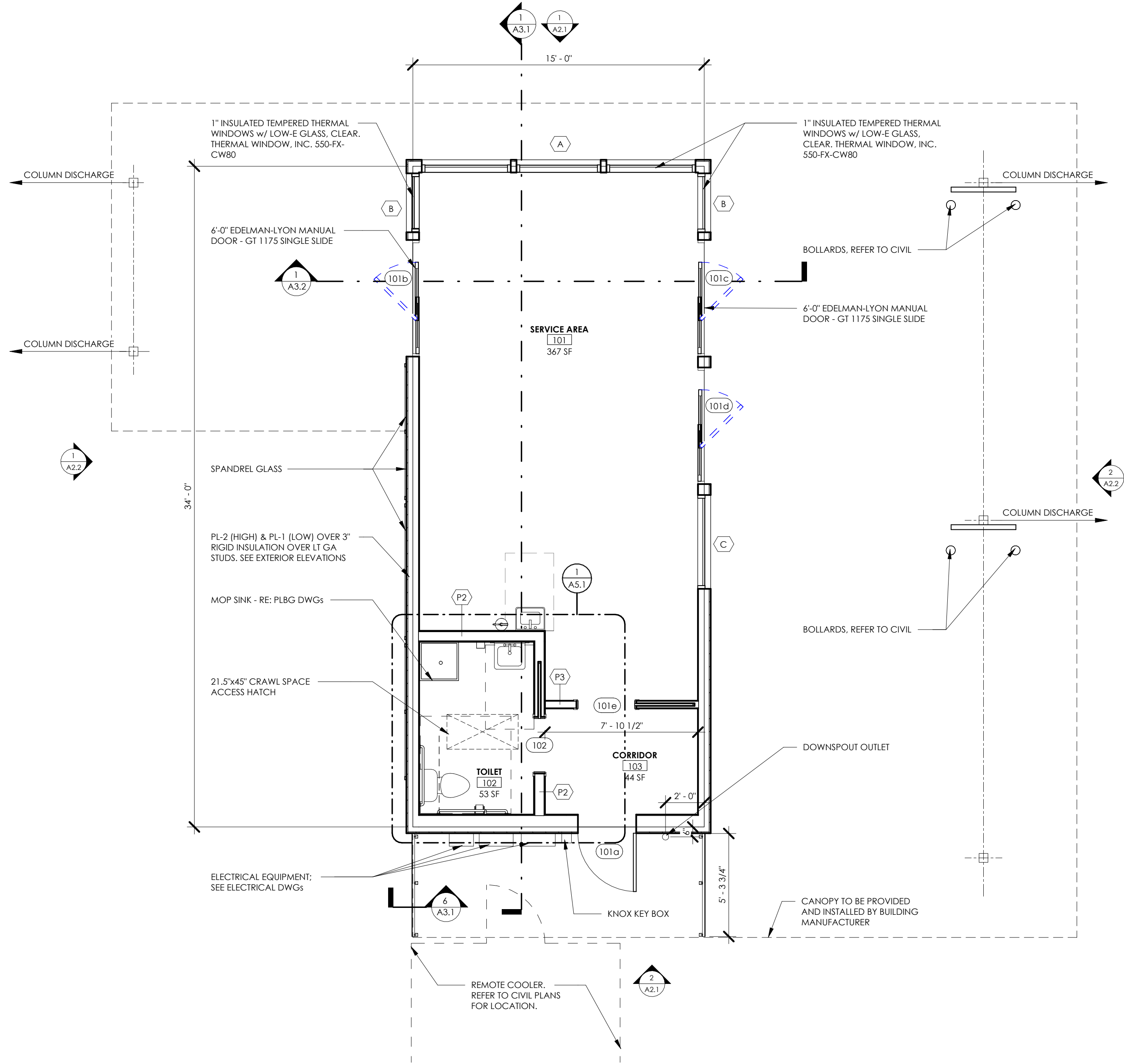
PARTITION TYPES



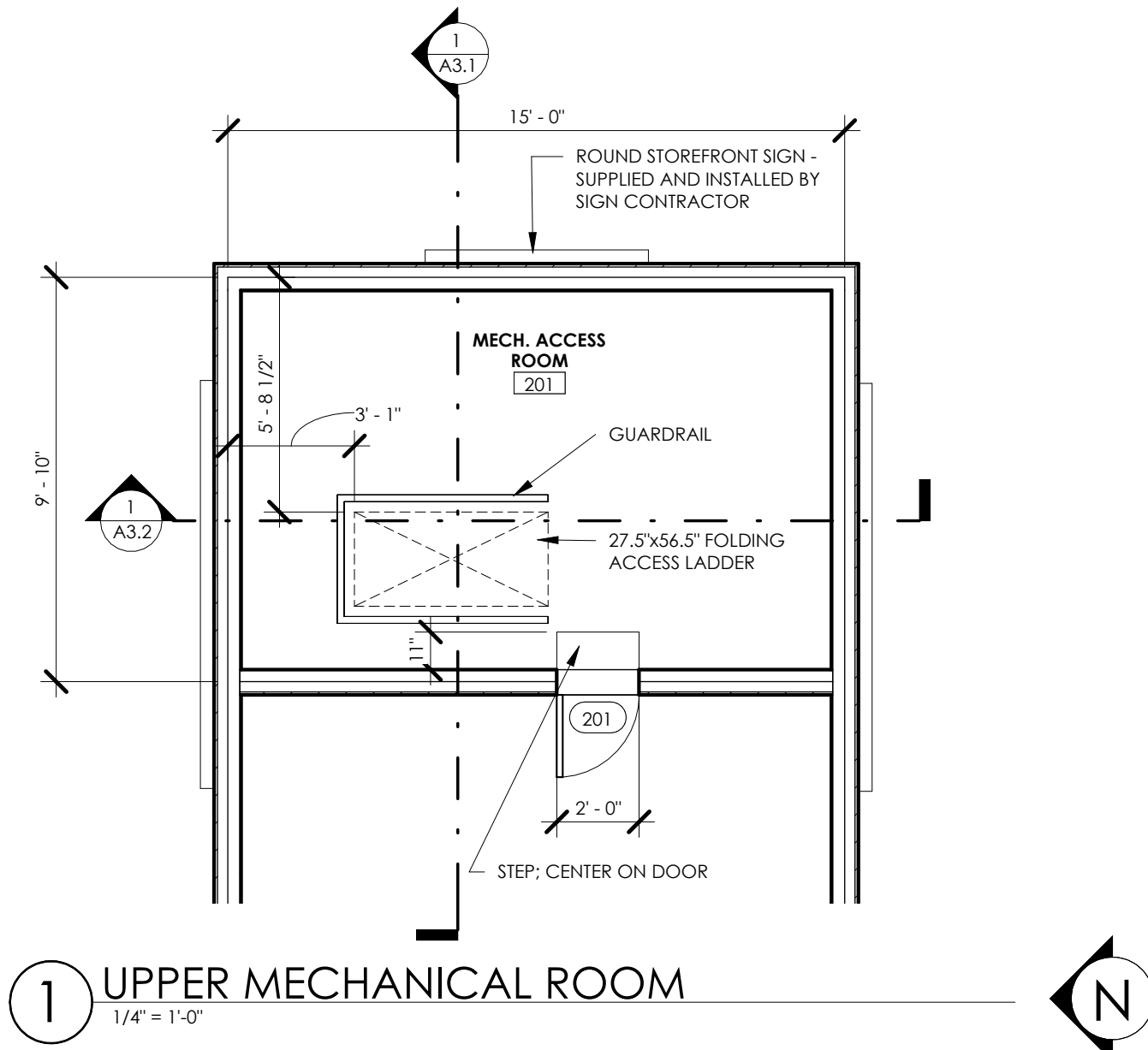
- P1 USES 3-1/2" METAL STUDS
P2 USES 6" METAL STUDS
P3 USES 4" METAL STUDS



3 FLOOR FINISH PLAN
1/4" = 1'-0"



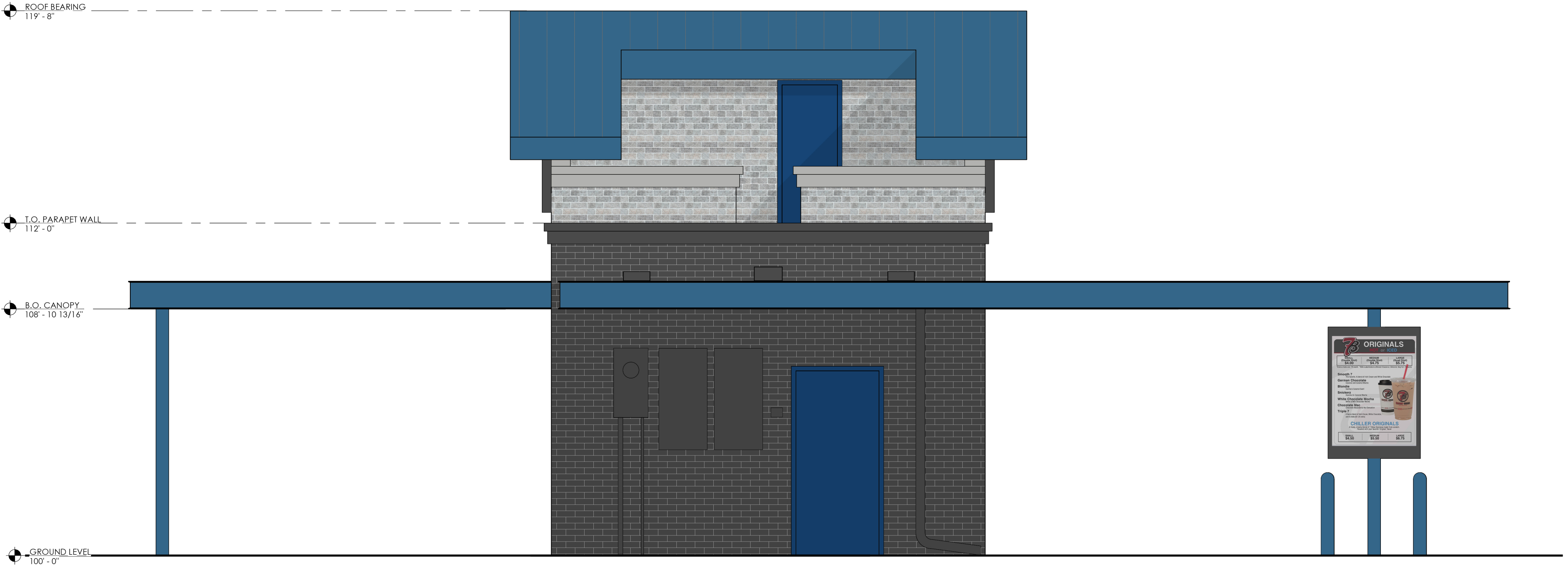
2 GROUND LEVEL
1/4" = 1'-0"



1 UPPER MECHANICAL ROOM
1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST (N. BAILEY AVE.)
3/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

TRANSPARENCY CALCULATIONS:
FACING N. BAILEY AVE (COLLECTOR ST.)

GROUND STORY - UNDER CANOPY ONLY

140 SQFT - TOTAL WALL AREA
92 SQFT - TRANSPARENT

65% TRANSPARENCY PROVIDED

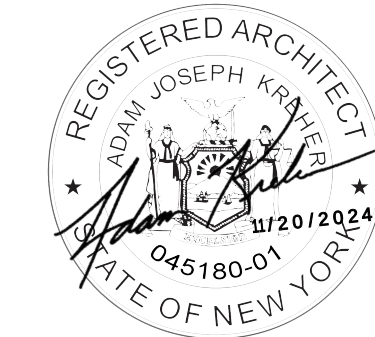
UPPER STORY - ABOVE CANOPY ONLY

134 SQFT - TOTAL WALL AREA
31 SQFT - TRANSPARENT

23% TRANSPARENCY PROVIDED

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYONBRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL COLOR TO MATCH SHALE BROWN
- BRAKE METAL MATTE BLACK
- DOORS HONORABLE BLUE SW6811



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 045180-01

PROJECT NUMBER: 24322 78AN
REVISION:

7 BREW COFFEE
AMHERST, NY
3999 MAPLE ROAD,
AMHERST, NY 14226

A2.1
EXTERIOR ELEVATIONS

SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL

DATE: NOT FOR CONSTRUCTION



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 045180-01

PROJECT NUMBER: 24322 78AN
REVISION:

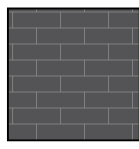
7 BREW COFFEE
AMHERST, NY
3999 MAPLE ROAD,
AMHERST, NY 14226

A2.2

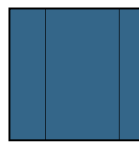
EXTERIOR ELEVATIONS

DATE: NOT FOR CONSTRUCTION

EXTERIOR FINISH LEGEND



NICHIHA
MODERNBRICK
MIDNIGHT



PAC-CLAD
STANDING SEAM PANEL
PACIFIC BLUE



BRAKE METAL
PACIFIC BLUE



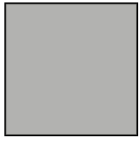
BRAKE METAL
MATTE BLACK



NICHIHA
CANYONBRICK
SHALE BROWN



BRAKE METAL
COLOR TO MATCH
STOREFRONT FRAMES



BRAKE METAL
COLOR TO MATCH
SHALE BROWN



DOORS
HONORABLE BLUE
SW6811

TRANSPARENCY CALCULATIONS: FACING MAPLE RD (MINOR ARTERIAL ST.)

GROUND STORY - UNDER CANOPY ONLY

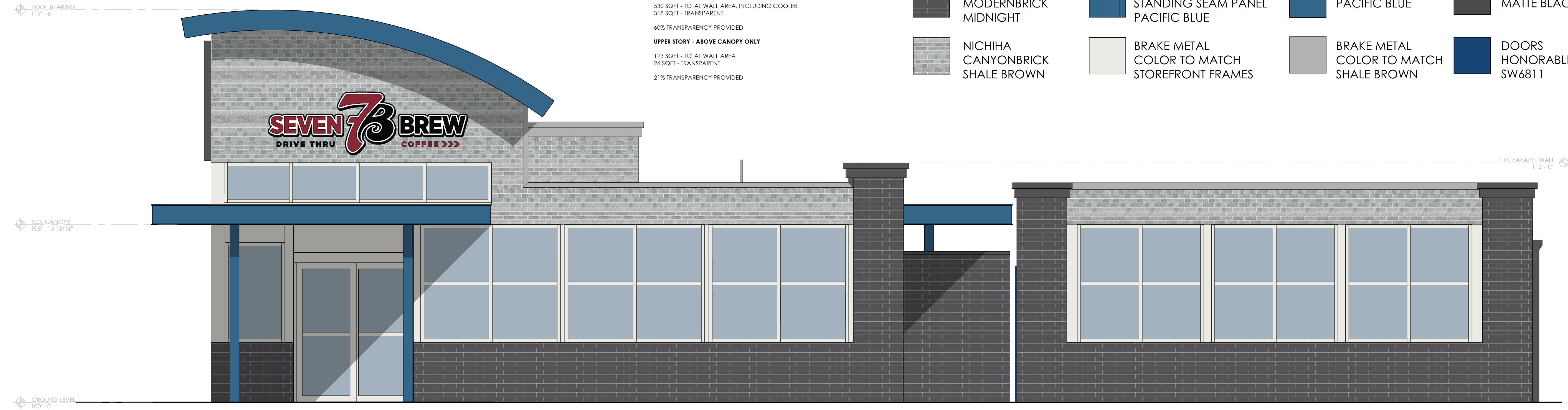
530 SQFT - TOTAL WALL AREA, INCLUDING COOLER
318 SQFT - TRANSPARENT

60% TRANSPARENCY PROVIDED

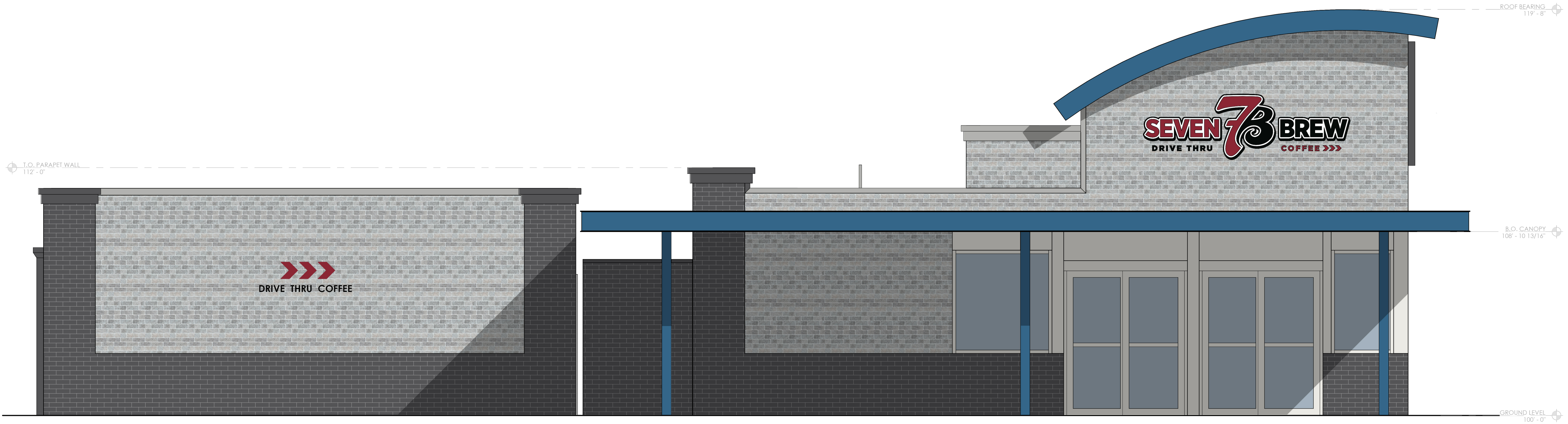
UPPER STORY - ABOVE CANOPY ONLY

123 SQFT - TOTAL WALL AREA
26 SQFT - TRANSPARENT

21% TRANSPARENCY PROVIDED

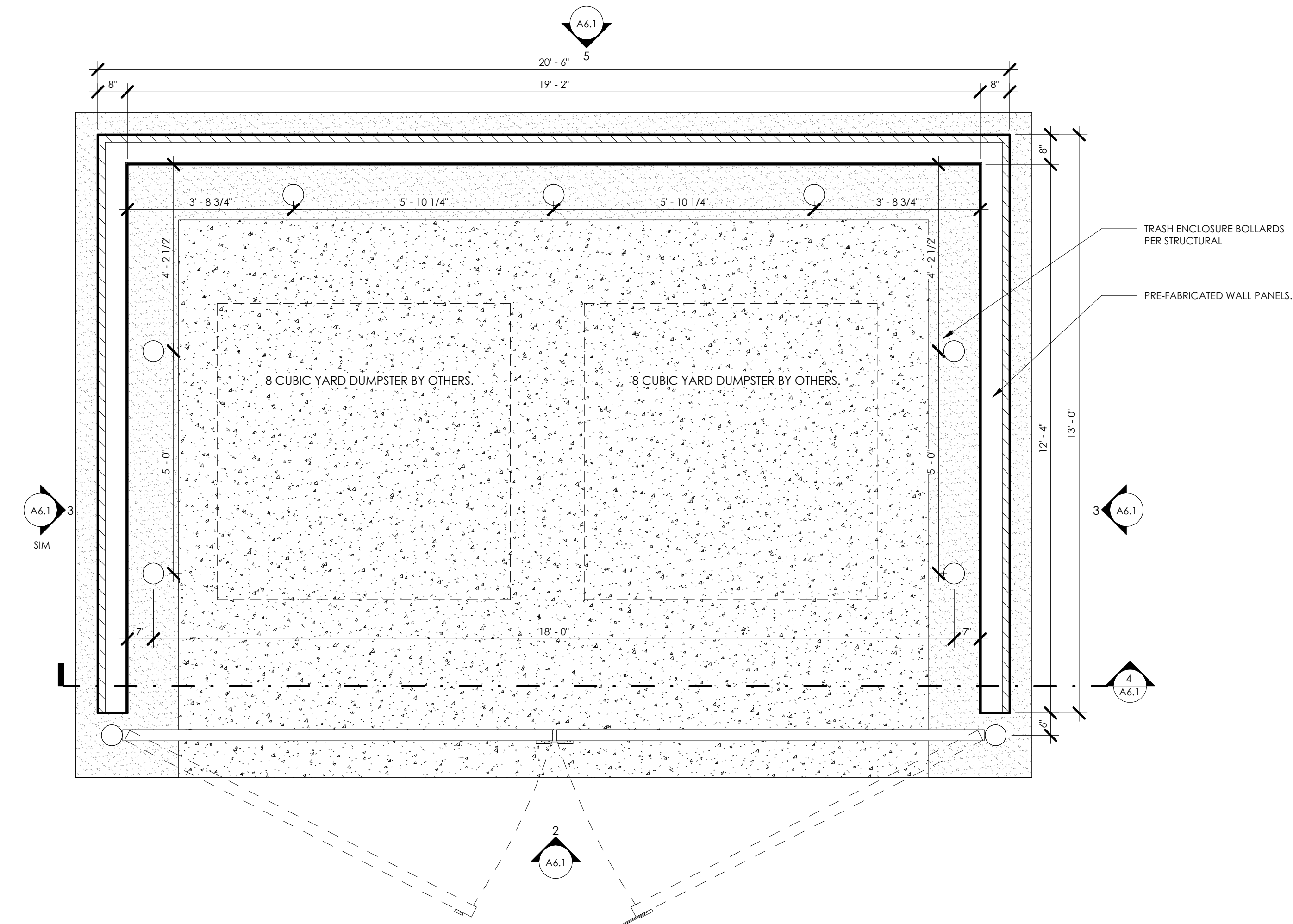


1 EXTERIOR ELEVATION - NORTH (MAPLE ROAD)
3/8" = 1'-0"

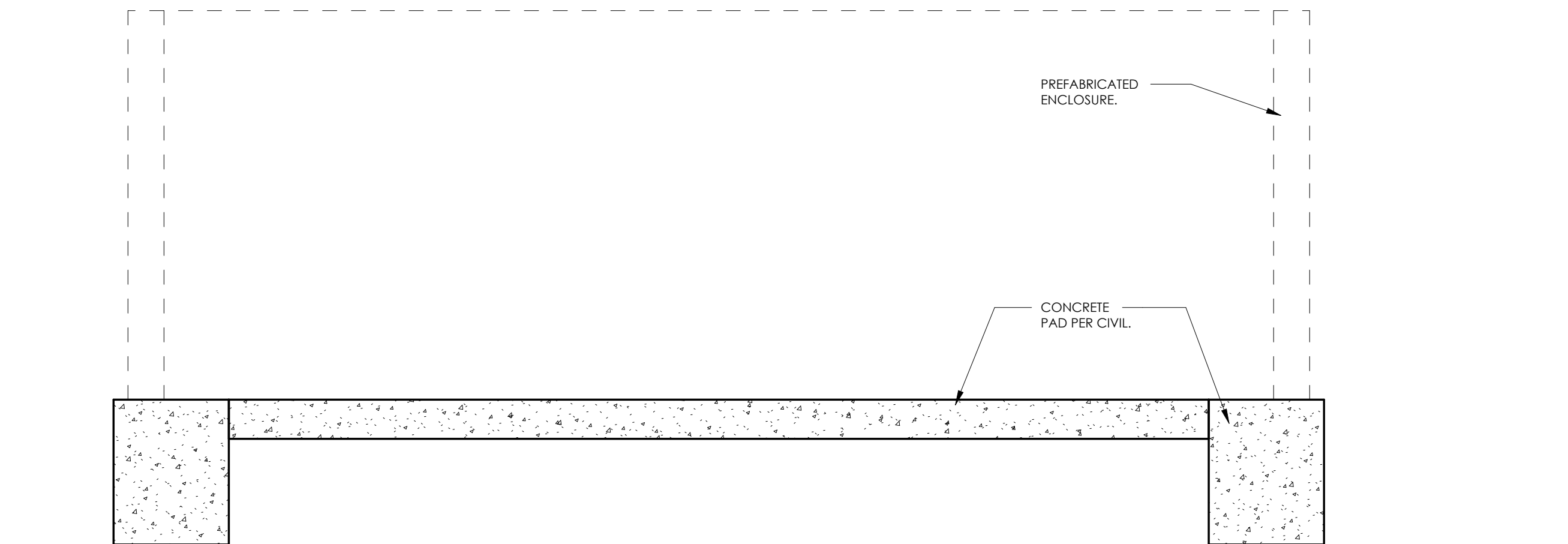


2 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

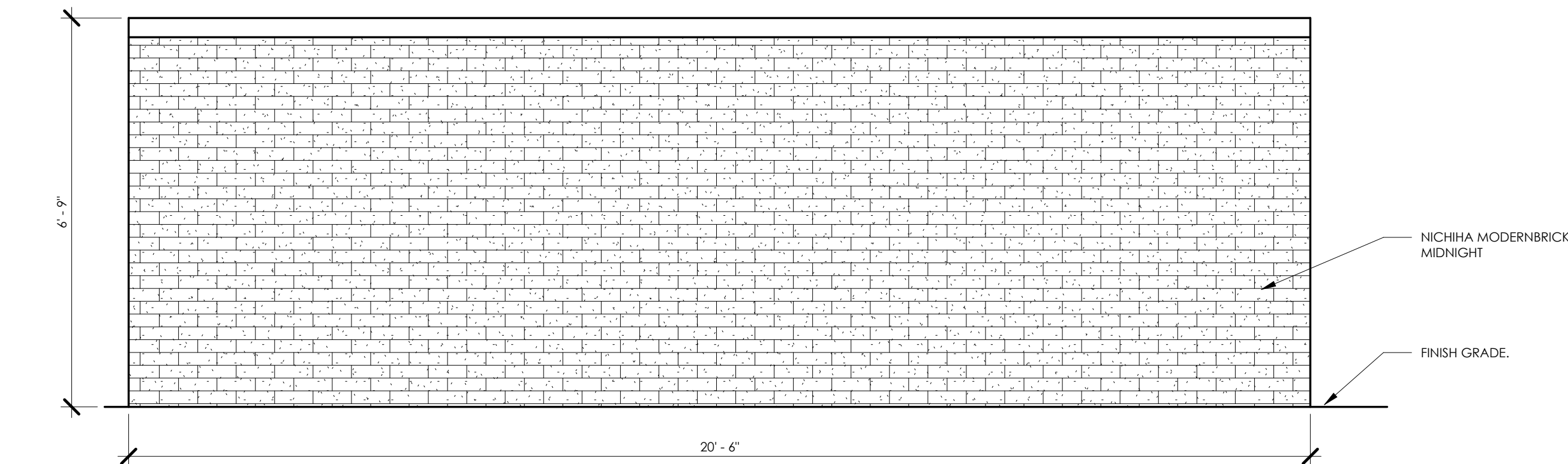
SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL



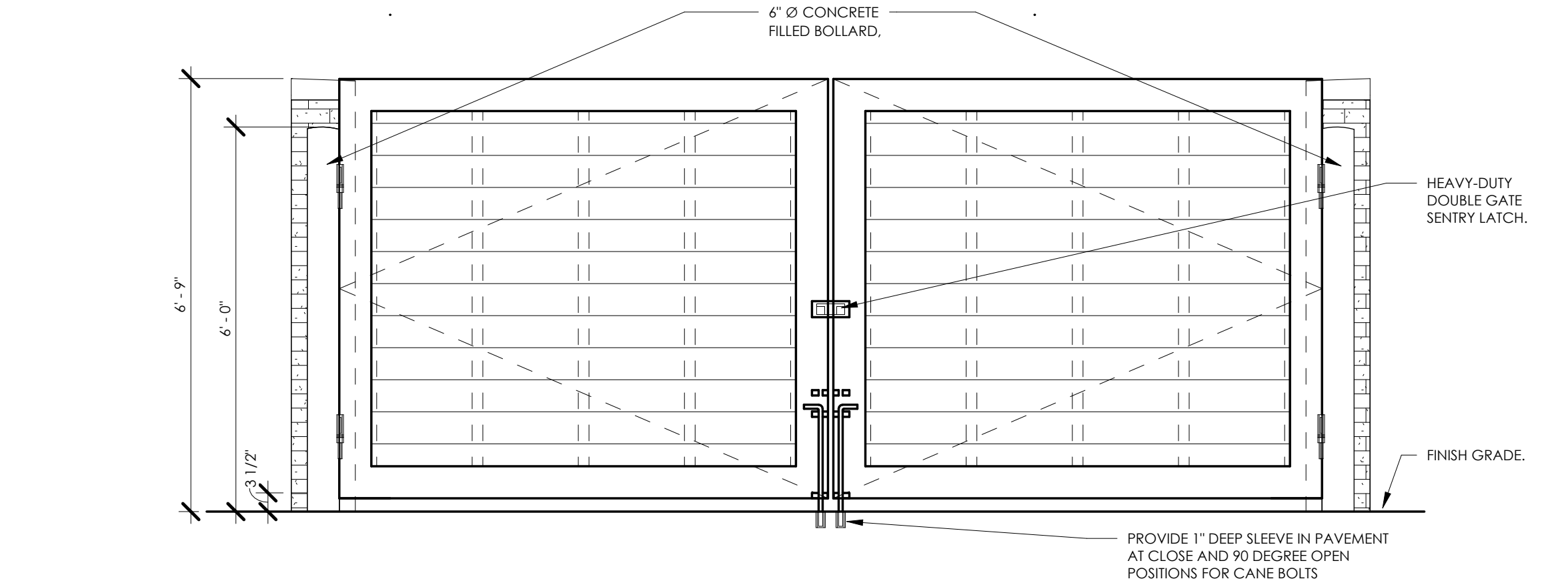
1 TRASH ENCLOSURE
1/2" = 1'-0"



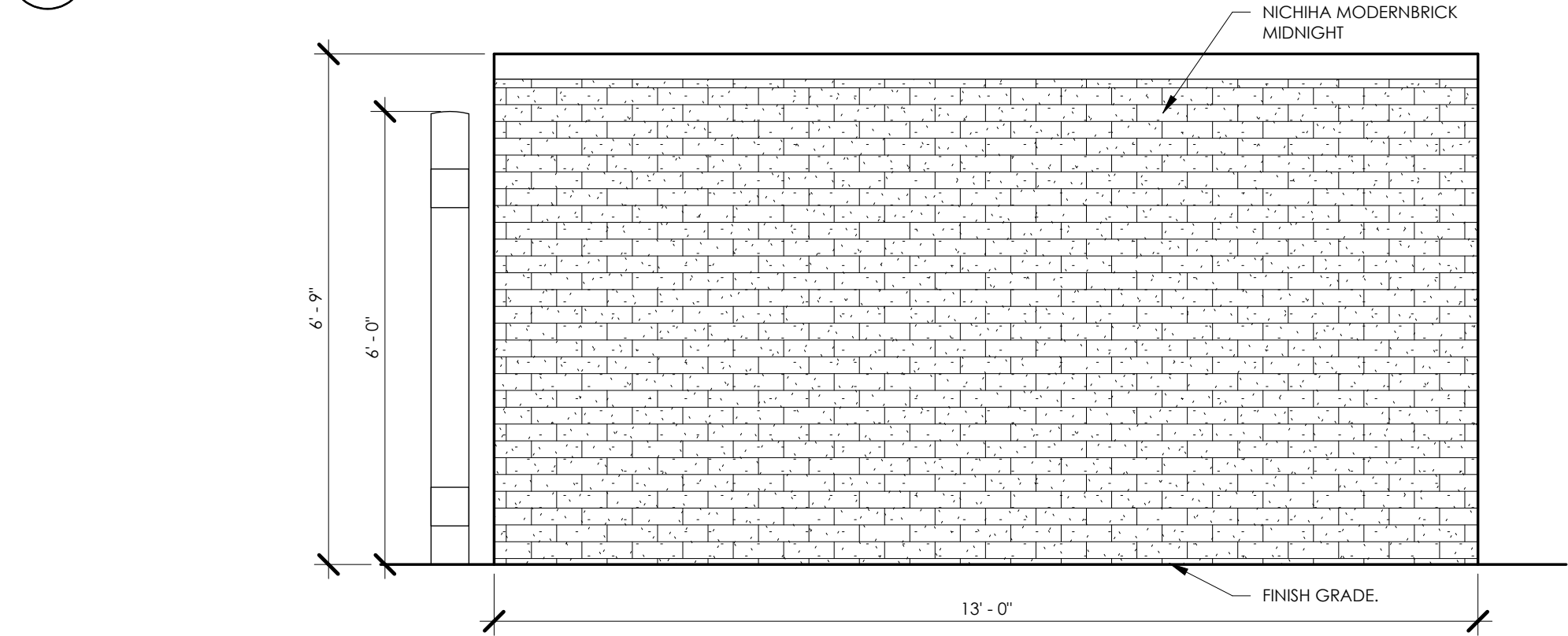
4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"



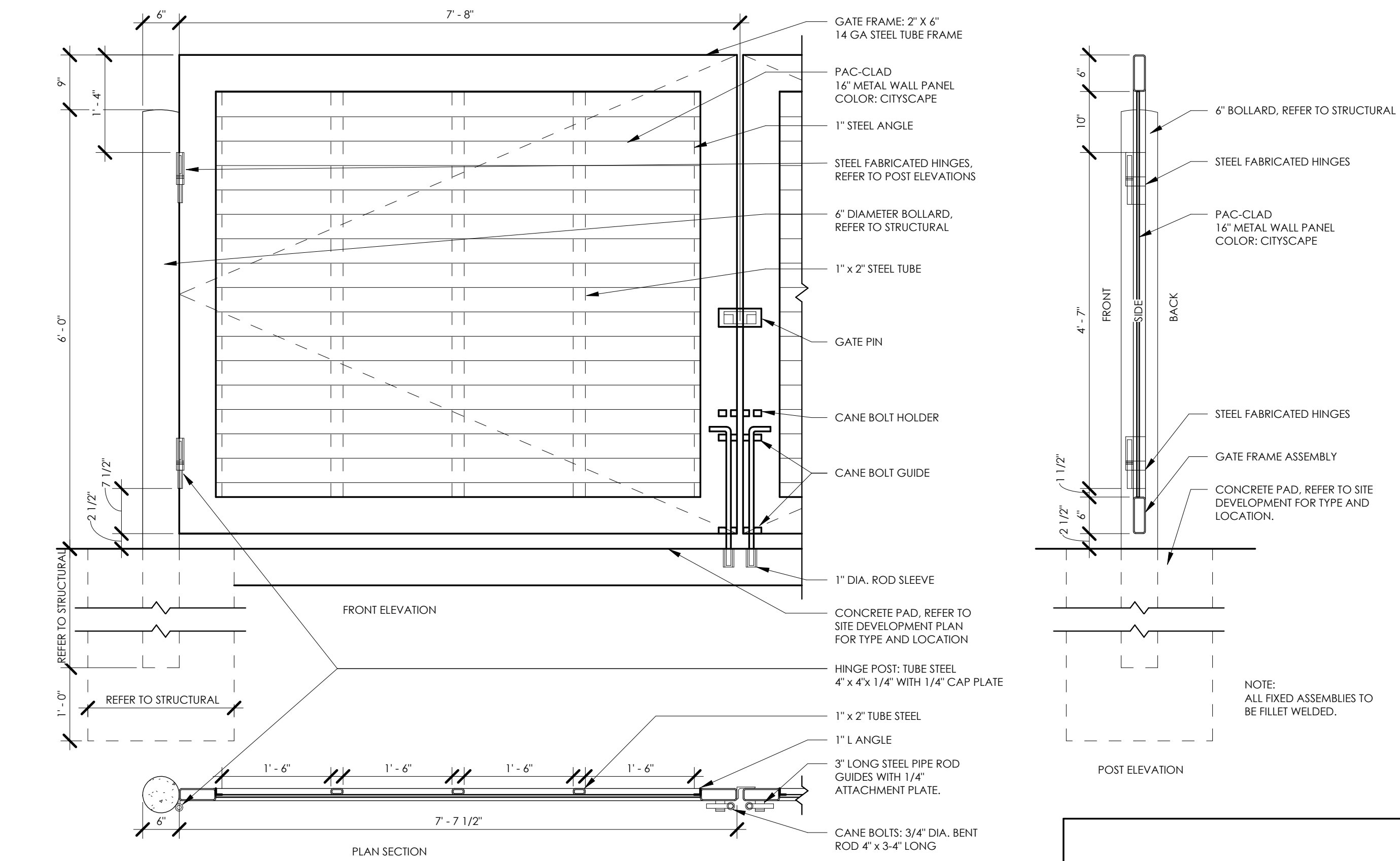
5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"



2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 045180-01

PROJECT NUMBER: 24322 78AN
REVISION:

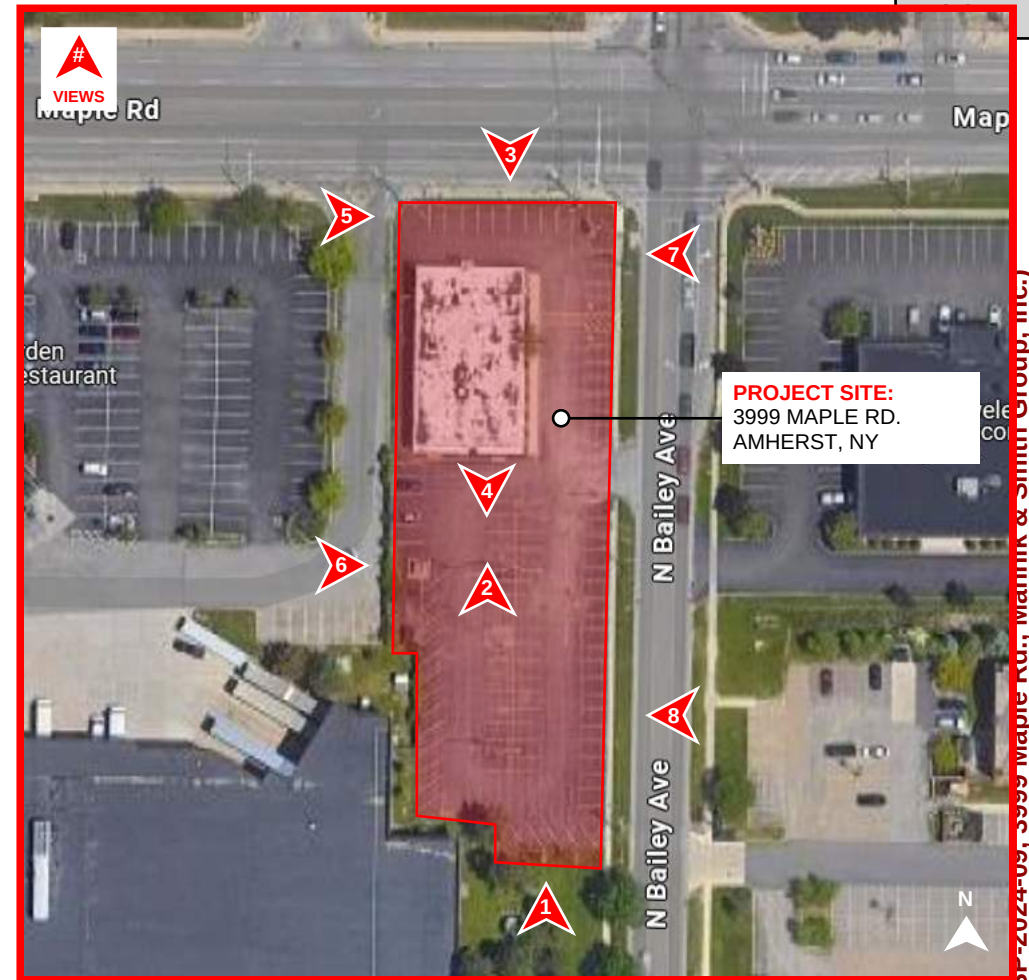
7 BREW COFFEE
AMHERST, NY
3999 MAPLE ROAD,
AMHERST, NY 14226

A6.1

TRASH ENCLOSURE DETAILS

DATE: 11/20/24

SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL



PROJECT SITE:
3999 MAPLE RD, AMHERST, NY

AREA VARIANCE SUBMITTAL PACKAGE
PHOTOS





RESPONSE LETTER TO REVIEW COMMENTS

To: Town of Amherst
 City PN: SP-2024-09
 Date: November 20, 2024
 No. of Pages: 8
 (Including this one)

Arch PN: 24322 7BAN
 Project: 7 Brew – Amherst, NY
 Address: 3999 Maple Road

Subject: Review Comments and responses, Cycle 1, dated 10/18/24 from
 Town of Amherst – DAB Review

Review Comment: Plumbing Inspector

1. A-1a. Pedestrian Access and Connectivity – Internal Walkway: No additional staff comment.

Response: Noted.

2. A-1b. Pedestrian Access and Connectivity – Connect to Public: It appears a sidewalk has been proposed that connects the ROW sidewalk to the employee entrance of the building – but only from North Bailey and not from Maple Road.

Response: Sidewalk has been moved from North Bailey to connect to Maple Road. There is a sidewalk to connecting to Maple Road only because this is the direction of the front door, where customers are able to walk up and order their drinks.

3. A-1c. Pedestrian Access and Connectivity – Pedestrian Access: Guideline not applicable, as no internal blocks are created.

Response: Noted.

4. A-2a. Outdoor Amenity Space – Useful Amenity Space: No response by applicant as to how the guideline will be met. Please consider adding a landscaped seating area to the west or northwest of the coffee shop where employees or walk-up patrons can sit outdoors. An alternative is to re-purpose a portion of the rear (south) parking lot as an amenity space for drive-thru patrons to park and use.

Response: Much more landscaping has been added throughout the site, including in the northeast corner of the proposed right of way, to make the space more beautified and welcoming. A bench has been added near a landscaped area northeast of the building. This will encourage customers to order their drinks and sit down to enjoy them.



RESPONSE LETTER TO REVIEW COMMENTS

5. A-2b. Outdoor Amenity Space – Connected Public Amenities: No response by applicant as to how the guideline will be met. No additional staff comment See A-1 a.
Response: The site sidewalk added connects existing public sidewalk along Maple to the added bike rack and bench with additional landscaping to welcome pedestrians or cyclists.
6. A-2c. Outdoor Amenity Space – Less Privatization: No response by applicant as to how the guideline will be met. See A2a. – No additional staff comment.
Response: There are no walls, fences, or gates that keep the site private, instead, we make sure to connect to the existing public sidewalk and facilitate cyclists with a bike rack for anyone's use.
7. A-3a. Bicycle Amenities – Paths: No response by applicant as to how the guideline will be met.
Response: There is a proposed sidewalk to connect the site pavement, which holds the proposed bike rack, to Maple Road's existing sidewalk.
8. A-3b. Bicycle Amenities – Features: No response by applicant as to how the guideline will be met. Bicycle racks are missing, which is also required by zoning (203-5A9-1-1 B). While this is a drive-through establishment, employees may ride bikes to get to work?
Response: There is a proposed bike rack north of the building, right next to the sidewalk that connects to the existing Maple Road sidewalk.
9. A-4a. Public Art: No response by applicant as to how the guideline will be met.
Response: Applicant proposes to provide custom artistic bike rack, reflective of a coffee cup or coffee-centric design. The publicly-accessible bike rack will be designed and located to accommodate the minimum required bicycle parking space dimensions of 1.5 feet by 6 feet and will be comprised of durable materials. Furthermore, the incorporation of public art into the bike rack design provides a functional, yet artistic, site feature that activates and compliments the outdoor amenity space.
10. A-5a: Site Landscaping – Existing Trees: Guideline not applicable as there is little to no existing vegetation on site.
Response: Noted.
11. A-5b. Site Landscaping – Green Infrastructure: No additional staff comment.
Response: Noted.



RESPONSE LETTER TO REVIEW COMMENTS

12. A-5c. Site Landscaping – Design Continuity: A variety of 14 new trees have been noted on landscape plan, along with other plantings. Proposed landscaping appears to enhance the property – where it is shown. However, the plans do not clearly indicate what will replace the existing pavement areas in the southern and western portions of the site. Some of this area could be put into landscaping, and possibly provide usable open space or seating area for patrons.

Response: *Southern and Western portions of site proposed landscaping provides screening of vehicular use area from adjacent public streets or neighboring properties. Additionally, the Southern portion of the site has a proposed lawn area. A bench is provided in the open space adjacent to the proposed building, however, additional seating has not be places near the southern portion of the site to avoid loitering and/or customer congregation near the back-of-house of neighboring sites, especially since there are several utilities in the area (transformers, poles, etc.).*

13. A-5d. Site Landscaping – Tree Species: Small ornamental trees should be replaced with large shade trees.

Response: *Large deciduous shade trees have been added to landscape plan.*

14. A-6a. Sustainable Features – Low Impact Development: The proposed development will have a smaller footprint and provide more landscaping over the previous use.

Response: *Noted.*

15. A-6b. Sustainable Features – Landscaping: Landscaping appears to address this goal, however, no landscaping or groundcover is specified along the southern edge or western edge of the site.

Response: *Landscaping and lawn areas specified along Western and Southern edges of site.*

16. A-6c. Sustainable Features – Material: The proposed development will have a smaller footprint and provide more landscaping over the previous use.

Response: *Noted.*

17. A-6d. Sustainable Features – Reuse: No additional Staff Comments.

Response: *Noted.*

18. A-7a. Residential Transitions – Transitional Design: Guideline not applicable.

Response: *Noted.*

19. A-7b. Residential Transitions – Wall/Fence: Guideline not applicable.

Response: *Noted.*

20. A7-c. Residential Transitions – Transitional Palette: Guideline not applicable.

Response: *Noted.*



RESPONSE LETTER TO REVIEW COMMENTS

Review Comment: Public Realm Guidelines

1. C-1a. Open Space – Central Location: For this site, the open space or outdoor amenity would be better provided between the building and the adjacent roadways, or at the southern end of the property adjacent to the new parking layout.

Response: Seating and a bike rack have been added for amenities near the building and connecting to the existing sidewalks for pedestrians and cyclists. There is a landscaped area on the south side of the site, but we have intentionally not added amenities in this area to avoid encouraging pedestrians and/or customers to congregate near neighboring back-of-house and utility connections.

2. C-1b. Open Space – Contribute to Open Space: No response by applicant as to how the guideline will be met. Given the existing surrounding development there is little opportunity to contribute to an existing open space network.

Response: There is an open lawn area on the south side of the site that will connect to the open lawn area of the property south of the site.

3. C-1c. Open Space – Accessibility: Sidewalk connections should be provided to the sidewalks along both Maple Road and Bailey Avenue.

Response: There is a sidewalk connection to the sidewalk along Maple Road as this leads pedestrian customers directly to the proposed bench, bike rack, and/or walk up order area. There is not a sidewalk connection to Bailey Avenue, as there is no building access along this face of the structure.

4. C-1d. Open Space – Scaled to Context: NO Response by applicant as to how the guideline will be met. No open spaces are available on surrounding developments.

Response: Open space has been added on the south side of the site. A smaller open space with a bench is also added on the north side of the site.

5. C-1e. Open Space – Natural Features: No response by applicant as to how the guideline will be met. Guideline is difficult to apply, as there are little to no existing natural features on site, or on surround developments.

Response: As the entirety of the existing site is impervious, there are no existing natural features on the site to connect to, however, the southern open space of the site has been connected to the open space of the neighboring property.

6. C-1f. Open Space – Programming: No response by applicant as to how the guideline will be met. As noted for other guidelines, there are opportunities to provide increased open space and amenities on site.

Response: A bench has been added in the open space north of the building to encourage pedestrians to sit and enjoy their coffee.



RESPONSE LETTER TO REVIEW COMMENTS

7. C-1g. Open Space – Amenities: No response by applicant as to how the guideline will be met. As noted for other guidelines, there are opportunities to provide increased open space and amenities on site.

Response: A bike rack has been added near the bench proposed north of the building. This will encourage cyclists to sit and catch their breath while enjoying a cup of coffee.

8. C-2a. Sidewalk – Engagement: No additional staff comments, this guideline appears to be met for internal sidewalks.

Response: Noted.

9. C-2b. Sidewalk – Elements: No additional staff comments, this guideline appears to be met for on-site sidewalks.

Response: Noted.

10. C-2c. Sidewalk – Connection Between Uses: No response by applicant as to how the guideline will be met. There are no exterior amenities for sidewalks to connect.

Response: There is a patio north of the building that connects the proposed building, bike rack, and bench to the existing Maple Road sidewalk. There are also sidewalks to connect the building to the parking area of the site and existing sidewalks along both roads.

11. C-2d. Sidewalk – Material: No additional staff comment, this guideline appears to be met for on-site sidewalks.

Response: Noted.

12. C-3a. Curb Zone – Streetscape Amenities: No streetscape amenities are provided in the curb zoning, as suggested in C3a.1: (a) seating and other street furniture, (b) pedestrian-scaled lighting, (c) trash and recycling receptacles, (d) landscape planters, (e) bicycle parking, bicycle repair stations and bike-share station, (f) drinking fountains, or (g) public art.

Response: There is a proposed bench, bike rack, and landscaping that are north of the building which are near the connection to the existing Maple Road sidewalk. The possibility of public art has been described in A-4a response.

13. C-3b. Curb Zone – Landscaping: Landscaping is not provided along curb zones between the public sidewalks and curbing along Bailey Avenue or along Maple Road. It is noted that landscaping is provided on-site along Bailey.

Response: Landscaping has been added on-site along Maple Road. In order to comply with the future road widening and right-of-way expansions of both Bailey Avenue and Maple Road, no landscaping was added outside of this new right-of-way, in an attempt to allow the landscaping on-site to remain long term.



RESPONSE LETTER TO REVIEW COMMENTS

Review Comment: Building Design Guidelines

1. B-1a. Façade – Defined Components: Proposed building materials do seem to support a well-defined base and middle with regards to façade transitions. Cap is somewhat defined by canopy and proposed curved roof profile/fascia. Building elevation and plan do not match – extent of canopy not consistent from one view to another (Drawing 2/A2.2 shows a split in the canopy, while plan on drawing EX-1 shows continuous canopy over drive through lanes). The guideline is met.

Response: *Please refer to updated color elevations and floor plan. These match and show a well defined base and middle as well as a cap, a cornice has been added to the cap.*

2. B-1b. Façade – Variety: As a relatively small building, the proposed elevations appear to productively utilize several material types. The guideline is met.

Response: *Noted.*

3. B-1c. Façade – Arrangement: While the large sliding doors are grouped together, it appears that adjacent non-operable windows have varied head-height and shape. Applicant might consider creating consistent datum line across the head height of window and door frame.

Response: *Noted, refer to updated color elevations.*

4. B-2a. Entryways – Style: Guideline only applicable in infill districts.

Response: *Noted.*

5. B-2b. Entryways – Main Entrance: Applicant should consider personal safety of employees. If they are to utilize the hinged door, they may feel their personal safety is compromised being in an "out of sight, out of mind" location on the property. Comment is general, the guideline is met.

Response: *Noted.*

6. B-2c. Entryways – Accessibility: No additional staff comment.

Response: *Noted.*

7. B-2d. Entryways – Transparency: No additional staff comment.

Response: *Noted.*

8. B-3a. Windows – Proportional: Windows and glass doors appear to be appropriate given the proposed scale and use of the building. The guideline is met for the main building, however the cooler has no windows and sits partially in front of the coffee shop.

Response: *Please refer to updated color elevations that show windows on the cooler/dry storage.*

9. B-3b. Windows – Continuity: No additional staff comment.

Response: *Noted.*



RESPONSE LETTER TO REVIEW COMMENTS

10. B-3c. Windows – Trim: No additional staff comment.

Response: Noted.

11. B-4a. Roof and Architectural Details – Matching Style: Existing context and streetscape images not provided; unable to review/confirm how this guideline will be met.

Response: Existing photos have been included in the submittal to give context for the existing site. The proposed grays and cornices are similar to surrounding properties.

12. B-4b. Roof and Architectural Details – Rooflines: Curved roofline is unique.

Response: Noted.

13. B-4c. Roof and Architectural Details – Cornices: No response by applicant as to how the guideline will be met.

Response: Cornices have been added to the cap, please refer to updated color elevations.

14. B-4d. Roof and Architectural Details – Horizontal Elements: Existing context and streetscape images not provided; review/confirm how this guideline will be met.

Response: Existing photos have been included in the submittal to give context for the existing site. The proposed elevations show horizontal elements of the building and how they break up the façade similarly to the surrounding properties.

15. B-4e. Roof and Architectural Details – Variety: While this criteria is aimed at large scale buildings, it would be beneficial for this project to discuss or show material transition details on the façade. Is the metal wall panel flush with the brick, or does it step back one or two inches?

Response: Building will be full nichiha, fiber cement, and the two tones will be flushed.

16. B-4f. Roof and Architectural Details – Lighting: Architectural lighting was not indicated on elevations. Is any building-mounted lighting proposed?

Response: No building-mounted lighting, there are lights under the canopy.

17. B-5a. Street Level Interest – Building: No additional staff comment.

Response: Noted

18. B-5b. Street Level Interest – Landscaping: Proposed landscaping appears to address ground level interest along one side of the building between parking and Bailey Avenue.

Response: Noted.

19. B-6a. Sustainable Building Features – Water: No additional staff comment.

Response: Noted.

20. B-6b. Sustainable Building Features – Energy: No additional staff comment.

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RESPONSE LETTER TO REVIEW COMMENTS

Response: Noted.

21. B-7a. Building Materials – Quality: The metal panel cladding appears to be durable and of reasonable quality. How deep is the cross-section of the proposed brick?

Response: The building consist of Nichiha which is a durable fiber cement product.

22. B-7b. Building Materials – Durable: No additional staff comments.

Response: Noted.

23. B-7c. Building Materials – Consistent Facades: If appears that proposed freezer/cooler are also clad with brick and metal wall panel materials. Applicant should confirm.

Response: The cooler/dry storage will have the same materials as the main building, it will be Nichiha a fiber cement product.

24. B-7d. Building Materials – Masonry: No additional staff comment.

Response: Noted.

25. B-7e. Building Materials – Match Existing: No response by applicant as to how the guideline will be met.

Response: Existing photos have been included in the submittal to give context for the existing site. As there are not existing buildings on the site, the materials shown in the elevations have similar grays and styles to the surrounding properties.

26. B-7f. Building Materials – EIFS: No response by applicant as to how the guideline will be met.

Response: No EIFS proposed on this building.

Sincerely,

Ashley Feliu Rivera

Ashley Feliu Rivera | AIA | NCARB
Architect, Account Manager

Alman Company, LLC
4053 Maple Rd
Amherst, NY 14226

September 18th, 2023

To: Whom it may concern
Town of Amherst
5583 Main Street,
Williamsville, NY 14221

RE: Parcel Number 54.03-1-11.110-165641
Corner of Maple Rd and N Bailey Ave
Amherst, NY

Greetings:

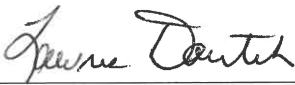
Alman Company, LLC ("Owner") is the Owner of the land, commonly known as Parcel number 54.03-1-11.1, subject to forgoing lease agreement. It is our understanding that Brewtopia Buffalo, LLC ("Lessee") intends to assign its rights, as lessee, under the Lease Agreement to the Owner and Benchmark Management Corp. ("Manager").

Owner hereby authorizes the Lessee, Mannik & Smith Group, Inc. ("Civil Engineer"), and Kinetic Design + Development ("Architect") to act as Owner's agents before the Town of Amherst and other relevant authorities having jurisdiction of this site with respect to the required site development applications. The foregoing authorization includes discussions relating to the approval of a new coffee shop to be located on the land.

Please email if you have any questions/concerns about this allowance.

Sincerely,

Alman Company, LLC
a New York Limited Liability Company

By: 

Lawrence Dautch
Ldautch@jenssdecor.com

Attachment: Owner's Authorization Letter SP-2024-09 (29748 : SP-2024-09, 3999 Maple Rd., Mannik & Smith Group, Inc.)

Draft

Proposed Schedule of Design Advisory Board Meetings in 2025

Please note the following for the Design Advisory Board (“DAB”) 2025 schedule:

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

DAB Design Review Meeting	Associated Planning Board Meeting
<i>Thursdays</i>	<i>Thursdays</i>
12/12/2024	1/16/2025
1/23/2025	2/20/2025
2/27/2025	3/20/2025
3/27/2025	4/17/2025
4/24/2025	5/15/2025
5/22/2025	6/26/2025
No June meeting	No July meeting
7/24/2025	8/21/2025
8/28/2025	9/18/2025
9/25/2025	10/16/2025
10/23/2025	11/20/2025
No November meeting	No December meeting
12/11/2025	1/15/2026
1/22/2026	2/19/2026

**Date on an irregular day due to holiday*

Attachment: Draft_DAB Calendar 2025 (29747 : Proposed 2025 Design Advisory Board Calendar)