



**MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
January 23, 2025
6:00 PM**

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair O'Rourke on Thursday, January 23, 2025 at 6:03 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	
Jonathan O'Rourke	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	
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-1984-27 L; UNIVERSITY CENTER - PROPOSED COFFEE SHOP
Property Located at 4350 Maple Road
Benderson Development, Petitioner

Project Description:

Construct a 2,500 square foot standalone building with associated outdoor dining patio and drive-thru within the existing developed asphalt parking lot. Resurface the existing asphalt parking lot and new pavement areas around the building.

James Baglioli represented the petitioner, explained the proposal and was available to answer questions from the Board. Charley Rust presented the architectural drawings to the Board and was also available for questions.

General Discussion:

The Design Advisory Board and Mr. Baglioli discussed that Town of Amherst staff will conduct the Site Plan Review for this proposal rather than the Planning Board as it is a minor site plan modification. The findings will reflect this. Mr. Baglioli conveyed the petitioner's willingness satisfy code requirements and the Board's findings with Town staff while appealing to the requests of the business owners.

Ms. Conhiser-Uy noted the building may be visually disconnected from the area. Mr. Baglioli explained the signage on the tower will be visible from both Maple Road and Sweet Home Road. In addition, there will be signs at the entrances to the properties by the roads.

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:

Mr. Talty inquired about a potential pedestrian connection to Sweet Home Road. Mr. Baglioli stated they could not connect as they did not own the required property. Mr. Baglioli also outlined the pedestrians' access to the coffee shop from Maple Road.

A-2 – Outdoor Amenity Space:

Mr. Talty suggested widening the greenspace to the building's north but Mr. Baglioli explained that would impede traffic flow.

Anne Dafchik, Town Architect, noted the inconsistent size of the covered patio between drawings. Mr. Baglioli clarified it was likely a drafting error that would be rectified during the Town staff's review.

A-3 – Bicycle Amenities:

Mr. O'Rourke asked if there was a bike rack and if it could be public art. Mr. Baglioli confirmed there was a planned bike rack and the petitioner would consider making it artistic.

A-4 – Public Art:

Mr. Black inquired about public art on this project and other properties. Mr. Talty asked if public art could be added to the dumpster area. Mr. Baglioli noted that public art was not allowed on dumpster screening per zoning code. Mr. Baglioli stated that they would with Town staff to find appropriate locations for public art. This may include the planned bike rack.

A-5 – Site Landscaping: No comments.

A-6 – Sustainable Features: No comments.

A-7 – Residential Transitions: No comments.

B-1 – Façade:

Ms. Conhiser-Uy cited B-1a's guideline of a base, middle, and cap that was not evident in the current design. The rest of the Board agreed although Ms. Colucci noted the dark canopy added a clean line. Ms. Conhiser-Uy stated a water table, or similar, would distinguish the base like a lower mullion. More generally, the base should be made to be continuous. Mr. Rust considered a recessed band, dark brick, or other dark materials to show a water table reveal or shadow line.

Mr. Talty inquired about the siding used on the tower. Mr. Rust explained that two sides had wood while the others had metal to match the cornices. The back was metal because of the adjacent drainage system. The Board recommended three sides be wood to make it continuous but the back could stay metal to accommodate the drainage system.

Ms. Conhiser-Uy asked about the colored stripe on the tower as EIFS is discouraged for durability concerns. Mr. Rust noted that although they could bring the metal down from the cornice, the EIFS line adds color and will be maintained. Mr. Baglioli asserted the petitioner has a long history of properly maintaining their properties including treating wood components every three years.

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-1 – Open Space: No comments.

C-2 – Sidewalk: No comments.

C-3 – Curb Zone: No comments.

The Board then took public comment.

Recommendations:

The Board then reviewed their recommendations for consideration during the administrative Site Plan Review.

1. That the site plan and elevation plans be reconciled for the size and extent of the patio (consistent with Guideline A-2.a).
2. That access to the bike rack avoid landscaped areas (consistent with Guideline A-3b).
3. That the inclusion of an artistic bike rack or other public art be included in plans (consistent with Design Guidelines A-4.a).
4. That a visual water table (with recess, color or similar) be added to distinguish the base (consistent with Design Guidelines B-1.a).
5. That three sides of the tower be wood and the back be metal to accommodate drainage system (consistent with Design Guidelines B-7.c).

Ms. Colucci 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 Ms. Conhiser-Uy and carried. Ayes 5, Noes 0, Abstain 0, Absent 0.

MISCELLANEOUS

None.

OTHER COMMUNICATIONS

2025 Design Advisory Board Roster

The Board viewed the roster.

2025 Design Advisory Board Calendar

The Board viewed the calendar.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

December 12, 2024

Ms. Conhiser-Uy moved to approve the minutes. The motion was seconded by Mr. Black and carried. Ayes 4, Noes 0, Abstain 1 (O'Rourke), Absent 0.

ADJOURNMENT

The Design Advisory Board meeting of January 23, 2025 was adjourned at 6:37 pm.



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-1984-27_L

Design Review

Materials Received by
Planning Department

12/27/2024

RECEIVED BY _____ DATE

Scheduled Design Advisory Board
Meeting Date:

1/23/2025

DATE

To Be Completed By Applicant

Petitioner:

Name: Benderson Development Company, LLC

Address: 570 Delaware Avenue

Buffalo NY 14202

City State Zip Code

Phone: 716-878-9626 ~~XXX~~ cell: 716-998-9915

E Mail: jmb@benderson.com

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

Name: James Boglioli

Address: 570 Delaware Avenue

Buffalo NY 14202

City State Zip Code

Phone: 716-878-9626 ~~XXX~~ Cell: 716-998-9915

E Mail: jmb@benderson.com

Owner (if different):

Name: 570 DAB 64, LLC

Address: 570 Delaware Avenue

Buffalo, NY 14202

City State Zip Code

Phone: 716-878-9626 ~~XXX~~ Fax: cell: 716998-9915

E Mail: jmb@benderson.com

GENERAL DESIGN INFORMATION

Project Site Address: 4350 Maple Road

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

Project Description: Please see attached Letter of Intent

Square Footage of existing structure(s): 32,715sf

Square Footage of proposed structure(s): 2,500sf

Existing number of residential units: N/A

Proposed number of residential units: N/A

What are the project impacts on existing Neighborhood Character: _____

The proposed project is a redevelopment project within an existing, commercial development.

The existing site contains an office building, medical office building, a hotel and

restaurant. The proposed project will not have an impact on the overall neighborhood

character

.

How will the project enhance the public space: _____

The project will offer restaurant use with exterior patio for patrons.

The building will be accessible to the existing office and

commercial uses on the site.

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 existing Building sidewalk will connect to the new building sidewalk	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	Public pedestrian access is provided to all buildings on-site	
4	A-1c	Provide public pedestrian access through a block.	Public pedestrian access is provided to all buildings on-site	

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.	Patio area is located South of proposed building	
5	A-2b	Place amenity space so that it is connected to the public realm.	Patio can be accessed from the public sidewalk along Maple Road	
5	A-2c	Designs should not appear to privatize the space.	The proposed building is designed to be connected to the existing buildings	

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.	Connects to public sidewalk	
6	A-3b	Incorporate bicycle amenities into site designs.	Bike racks added next to patio area	

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.	No public art is proposed at this time	

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 trees to remain	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	Site utilizes existing stormwater detention pond for the site redeveloped area	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	New landscaping is being added to coordinate with the existing	
8	A-5d	Choose appropriate tree and plant species.	New landscaping is being added to coordinate with the existing	

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.	Site utilizes existing stormwater detention pond for the site redeveloped area	
9	A-6b	Use landscaping to reduce heating and cooling needs.	New landscaping is being added as part of the project	

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.	There is an existing detention pond that will remain	
9	A-6d	Reuse site or construction materials.	Site utilizes existing stormwater detention pond for the site redeveloped area	

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

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.	Single story structure with storefront at grade level 10' height. Facade varies in height with tower element and horizontal canopies with decorative masonry, EIFIS cornices. See renderings	
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.	N/A	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	Canopies at 10'0" above storefront to accommodate outside dining. Material and decorative masonry, metal cornice/trim, facade lighting.	

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.	Insulate aluminum frame storefront and doors in dark bronze finish.	

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.	Multi tenant entry from parking and sidewalk	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Multi tenant entry from parking and sidewalk	
12	B-2d	Commercial buildings should have a transparent primary entrance.	60% of facade is transparent/ storefront 10'0" min height see renderings	

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.	60% of facade is transparent/ storefront 10'0" in height	
13	B-3b	Locate windows to create visual continuity.	Yes, windows create visual continuity.	
13	B-3c	Window openings should be trimmed with an appropriate material.	Dark bronze, aluminum frame and insulated glass.	

B-4. ROOFS AND ARCHITECTURAL DETAILS

Intent Statement: These crucial components of a building's façade and massing should complement and enhance the overall building composition. The use of these details should be kept consistent with buildings of a similar architectural style, but should also help create a unique identity for the structure. An appropriate amount of architectural detail should be used.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
14	B-4a	Architectural details such as overhangs, cornices, eaves and parapets, should complement the architectural style of the building and its surrounding context.	Building varies in height across the facade 23'6" - 25'0" high tower element, 32'0" with covered canopies	
14	B-4b	Rooflines should be in character with the overall style of the building.	Building varies in height across the facade 23'6" - 25'0" high tower element, 32'0" with covered canopies	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Building varies in height across the facade 23'6" - 25'0" high tower element, 32'0" with covered canopies	
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.	Similar materials applied	
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.	Single building is sited on into the property as part of other development	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Facade lighting will be incorporated into the facade to uplight and downlight the building.	

Attachment: Design Review Application SP-1984-27_L (29943 : SP-1984-27_L, 4350 Maple Rd., Benderson Development)

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.	Building will incorporate covered patio to accommodate patrons.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Development will be landscaped to compliment the site.	

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

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.	- Decorative masonry CMU & Brick Veneer - Omega lite metal panel system - E.I.F.S trim/accents - Wood Rainscreen	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	- Decorative masonry CMU & Brick Veneer - Omega lite metal panel system - E.I.F.S trim/accents - Wood Rainscreen	
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.	- Decorative masonry CMU & Brick Veneer - Omega lite metal panel system - E.I.F.S trim/accents	
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.	- Decorative masonry CMU & Brick Veneer - Omega lite metal panel system - E.I.F.S trim/accents - Wood Rainscreen	
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.	E.I.F.S trim/accent complimenting other materials	

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.	project is a redevelopment of an existing parking lot and provides an outdoor patio with Significant outdoor landscaping improvements	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	Proposed building is proposed in an existing asphalt parking lot. New green vegetation is proposed	
18	C-1c	Open spaces should be easily accessible by everyone.	Patio is accessible for everyone and is ADA compliant	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	Patio is properly scaled for the project	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	Landscaping meets and exceeds greenspace and landscaping requirements	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	The open space provides appropriate use for the property which consists of existing point of destination office buildings.	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	Scope of work includes adding and reconfiguring light poles.	

Attachment: Design Review Application SP-1984-27_L (29943 : SP-1984-27_L, 4350 Maple Rd., Benderson Development)

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.	The proposed patio has easy access from the sidewalk and parking lot. Appropriate building signs will be added	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	The project is the addition of a coffee shop and all new sidewalk elements are within the code requirements	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	N/A	
19	C-2d	Use surface materials that complement the architecture and character of the area.	The proposed patio features decorative pavers.	

C-3. CURB ZONE

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

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
	C-3a	Streetscape amenities may be placed in the curb zone with approval of the Town or other regulating agency with jurisdiction.	N/A	
	C-3b	Trees and other landscaping should be planted within the curb zone.	New plantings are being proposed throughout the project.	

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

December 20, 2024

Attn: Mr. Daniel Howard

 Town of Amherst Planning Department
 Town of Amherst
 Planning Department
 5583 Main Street
 Williamsville, NY 14221

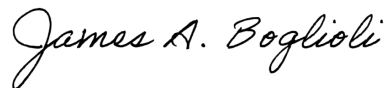
RE: Design Review Application – Proposed Coffee Shop
4350 Maple Road
Amherst, NY 14225 (BDC Property No. 2109)

Dear Mr. Howard:

In connection with the above-referenced property, enclosed a Design Review Application to allow for the construction of a 2,500 S.F. Coffee Shop with associated drive-thru and patio located within an existing asphalt parking lot. The requested modifications are as follows:

- Construct a 2,500 S.F. standalone building with associated outdoor dining patio and drive-thru within the existing developed asphalt parking lot.
- Resurface the existing asphalt parking lot and new pavement areas around the building.

As demonstrated by the attached plans, building elevations and Design Review Application, the project is in compliance with the Town of Amherst Requirements. These materials should be everything that is needed for review of the pro. If you have any questions or further comments, please do not hesitate to contact me at 716-878-9626 or via email at jamesboglioli@benderson.com.

 Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC


 James A. Boglioli, Esq.
 Director of Development

Attachment: Cover Letter SP-1984-27_L (29943 : SP-1984-27_L, 4350 Maple Rd., Benderson Development)

STARBUCKS BLDG

MAPLE

4340-4350 MAPLE ROAD
AMHERST, NEW YORK 14226

EXTERIOR
ELEVATIONS

Packet Pg. 20

SEAL:

DRAWN BY:
CAR
CHECKED BY:
JAR
DATE:
12.11

DRAWING NO.

A2.0

PROPERTY NUMBER:
2109

AREA:

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

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

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

DRAWING REVISIONS:
No. DATE BY REMARKS

ELEVATION KEY NOTES

COPING

(C) PREFINISHED METAL COPING, ATAS 101 CLASSIC BRONZE

ALUMINUM STOREFRONT FRAMING

(H) ALUMINUM FRAMING : COLOR: DARK BRONZE

GLASS

(G) DOUBLE PANE 1" INSULATED GLASS -COLOR CLEAR LOW-E
(G2) SPANDREL GLASS - HARMONY GRAY

BRICK

(B1) BRICK 1- "GLEN GARY" -TOLEDO GRAY **STACK BOND** (CONTRACTOR
TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)
MORTAR:GLEN GARY G402
(B2) BRICK 2- "GLEN GARY" -TOLEDO GRAY **BOILER STACK BOND**
(CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR
TO ORDERING)
MORTAR:GLEN GARY G402

WOOD SIDING

(U) RESAUN TIMBER CO. -RAIAY ACCOYA WOOD SIDING -VERTICAL
ORIENTATION -6 3/4" X 3 1/2" TONGUE AND GROOVE -SELECT TIGHT KNOT
-REMOVE MAJOR SPLITS OR CHECKS (REFER TO MFG RECOMMENDATION
OR WASTE FACTOR)
-SEAL ALL 4 SIDES PER MFG. RECOMMENDATIONS
-INSTALL PER ALL RESAUN LUMBER RECOMMENDATIONS
-BDCI TO PROVIDE PROPERTY MAINTENANCE PROGRAM TO
MAINTAIN CEDAR COLOR PER MFG. RECOMMENDATIONS
-PROVIDE UV PROTECTION -SEMI TRANSPARENT SEALING OIL
-PROVIDE TEST AREA PRIOR TO FULL STAIN FOR COLOR
VERIFICATION

EIFS

(EI) EIFS COLOR: DRYVIT -618 ANTIQUE GRAY DRYVIT OUTSULATION MD
SYSTEM WITH BACKSTOP NT OR ARCHITECT APPROVED EQUAL

METAL PANEL SYSTEM

(MP) 4" (1" ACI) METAL PANEL WITH DRYSEAL EVO CLIP SYSTEM
COLOR: ATAS CLASSIC BRONZE

BREAK METAL

(BM) ALUMINUM BREAK METAL TO MATCH ATAS 01 CLASSIC BRONZE

EXTERIOR LIGHT FIXTURE

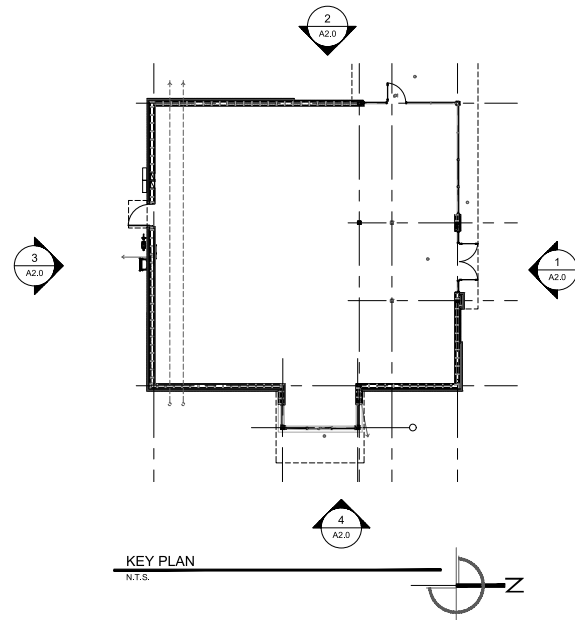
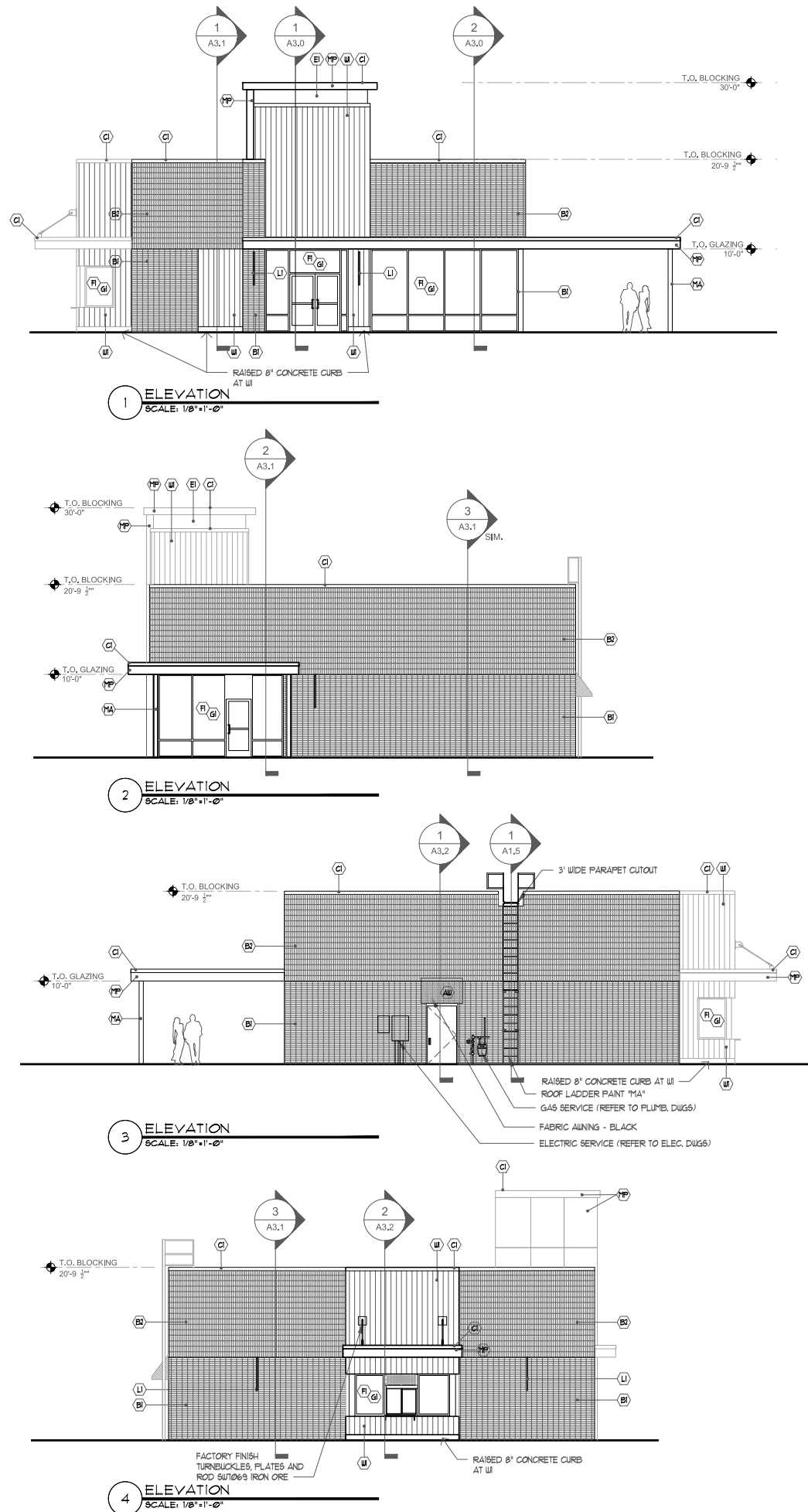
(LI) "NOVUS" ARMOR OUTDOOR WALL SCONSE 412" -LED 3000K
COLOR BLACK LED SCONSE LIGHT

METAL PAINT

(MA) SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC,
SEMI GLOSS FINISH - COLOR MATCH CLASSIC BRONZE ATAS
SURFACE PREPARATION:
ALUMINUM/GALVANIZED -SSPC-SP1 -SSPC-SP2
IRON/STEEL

GENERAL NOTES:

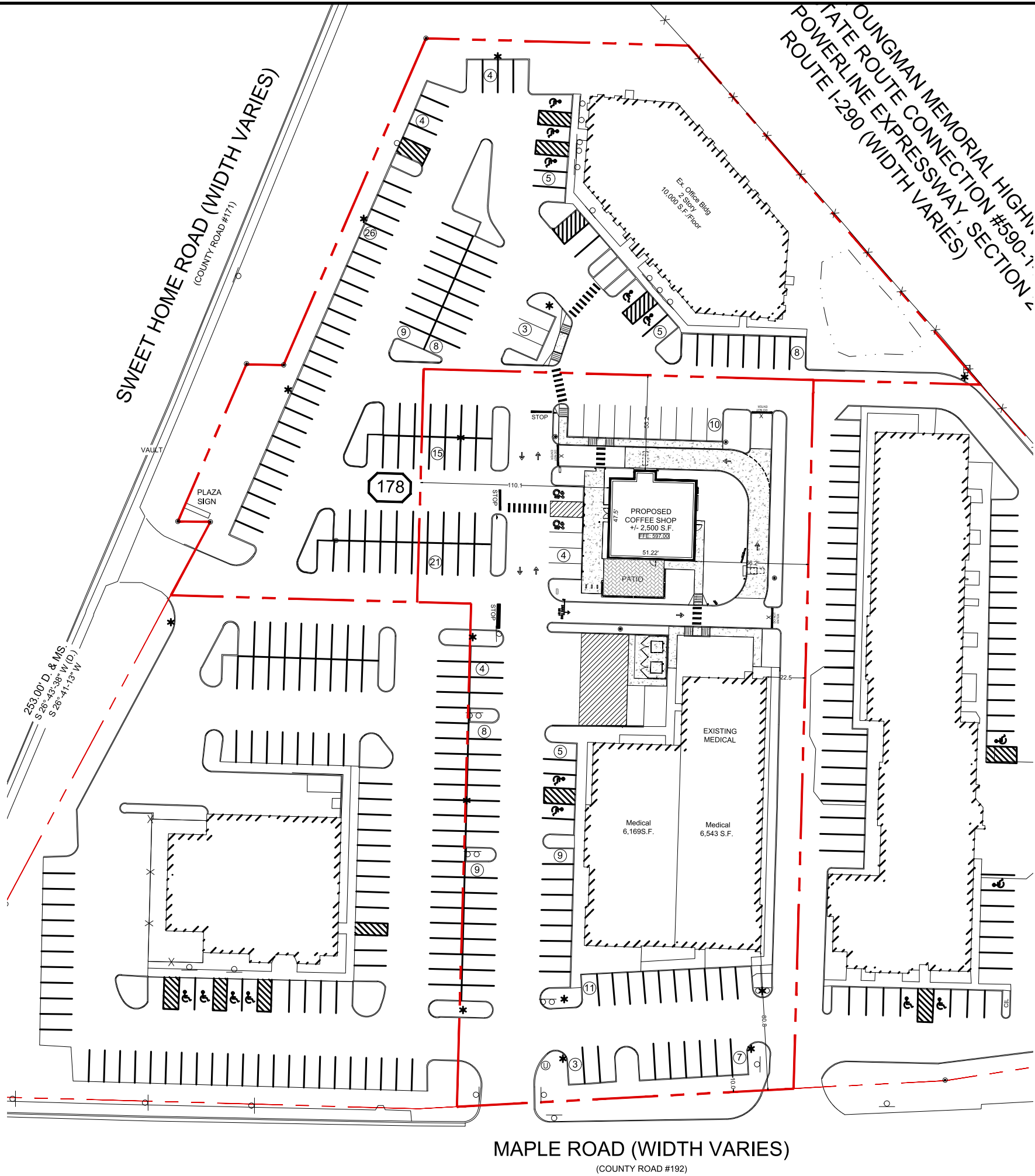
1. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT'S OFFICE FOR APPROVALS PRIOR TO CONSTRUCTION.
2. WITH OWNER'S APPROVAL, CONTRACTOR MAY SUBMIT TO ARCHITECT, ALTERNATE MANUFACTURER FINISH PRODUCTS FOR SUBMITTAL APPROVAL. OWNER/ARCHITECT RESERVE THE RIGHT TO REJECT ANY OR ALL ALTERNATES.
3. CONTRACTOR TO COORDINATE WITH ARCHITECT'S OFFICE AND LANDLORD, COLOR AND FINISH MATERIALS SPECIFICATIONS AND THEIR INTENDED LOCATIONS, PRIOR TO INSTALLATION AND CONSTRUCTION.







Attachment: DAB Drawings SP-1984-27_L (29943 : SP-1984-27_L, 4350 Maple Rd., Benderson Development)



TOWN OF AMHERST, NY ZONING ANALYSIS		
ZONED	REQUIRED	PROVIDED
5A-3-7: CTR-5 Center 5	CTR-5	CTR-5
LOT		
Perimeter	1600' Max	1299'
Length	600' Max.	429.7'
Outdoor Amenity Space	5% min.	9.5% (8,250 S.F.)
Seating	1 per 500 S.F. (2,500 / 500 = 5 Seats min.)	16 Seats
DEEP LOT TRANSITION		
Buffer	20'	10' - Existing Non-conformance
Village Core Frontage per 5A-2-4		
BUILDING SETBACKS		
Street Lot Line	0' - 10'	80.8' - Existing Non-Conformance
Common Lot Line	0' min.	22.5'
Alley	5' min.	N/A
PARKING SETBACKS		
Primary and Side Street	20' min	10' - Existing Non-conformance
Common lot line	0' min.	22.5'
Alley	0' min.	N/A
BUILDING HEIGHT		
Max Building Height	5 Stories / 75' max.	<75'
Min Building Height	2 Stories / 30' min.	>30'

PROPOSED PARKING ANALYSIS - OVERALL CTR-5			
USE	CODE	REQUIRED	PROVIDED
OFFICE	2.5 spaces/1000	20,000 sqft x 2.5/1000 = 50 SPACES	178 SPACES
MEDICAL OFFICE	3.5 spaces/1000	12,715 sqft X 3.5/1000 = 45 SPACES	
COFFEE SHOP	4.0 spaces/1000	50 SEATS 2,500 sqft X 4.0/1000 = 10 SPACES TOTAL: 105 SPACES	
BIKE STALLS	1/3000 S.F.	15,215 S.F. / 3000 = 6 Required	

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	8.26.24	DZ	Tenant Comments
2	09.11.2024	DZ	Zoning Update

SPECIAL INFORMATION:

ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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

PROPERTY NUMBER:
2109/3259

AREA:
-

UNIVERSITY CENTER
4350 MAPLE ROAD
AMHERST, NY 14225

PROPOSED COFFEE SHOP

CONSULTANT

JAMES ALLEN RUMSEY
A R E G I S T E R E D
ARCHITECT
PREPARED FOR

**BENDERSON
DEVELOPMENT**
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

OFFICIAL TOWN USE ONLY

TITLE:

Overall
Site Plan

SCALE:
1" = 30'

DRAWN BY:
DMZ

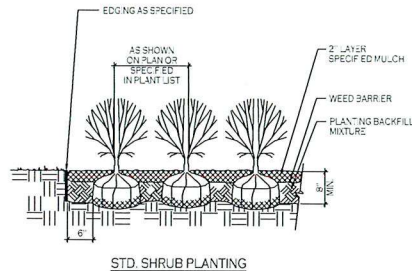
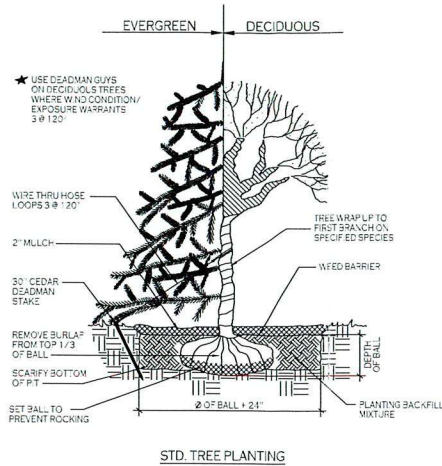
CHECKED BY:
MAO

DATE:
06.20.2024

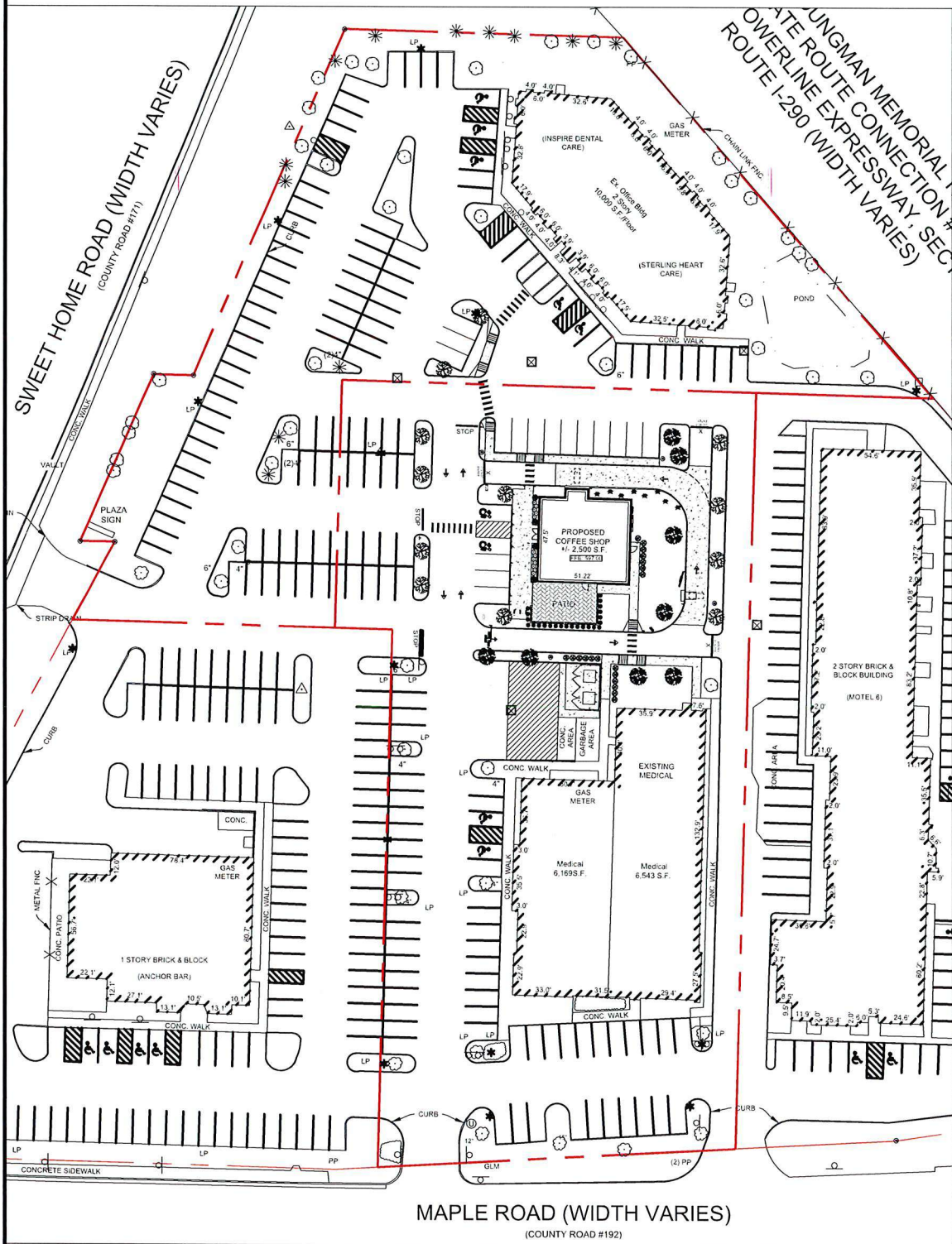
DRAWING NO.

Packet Pg. 23

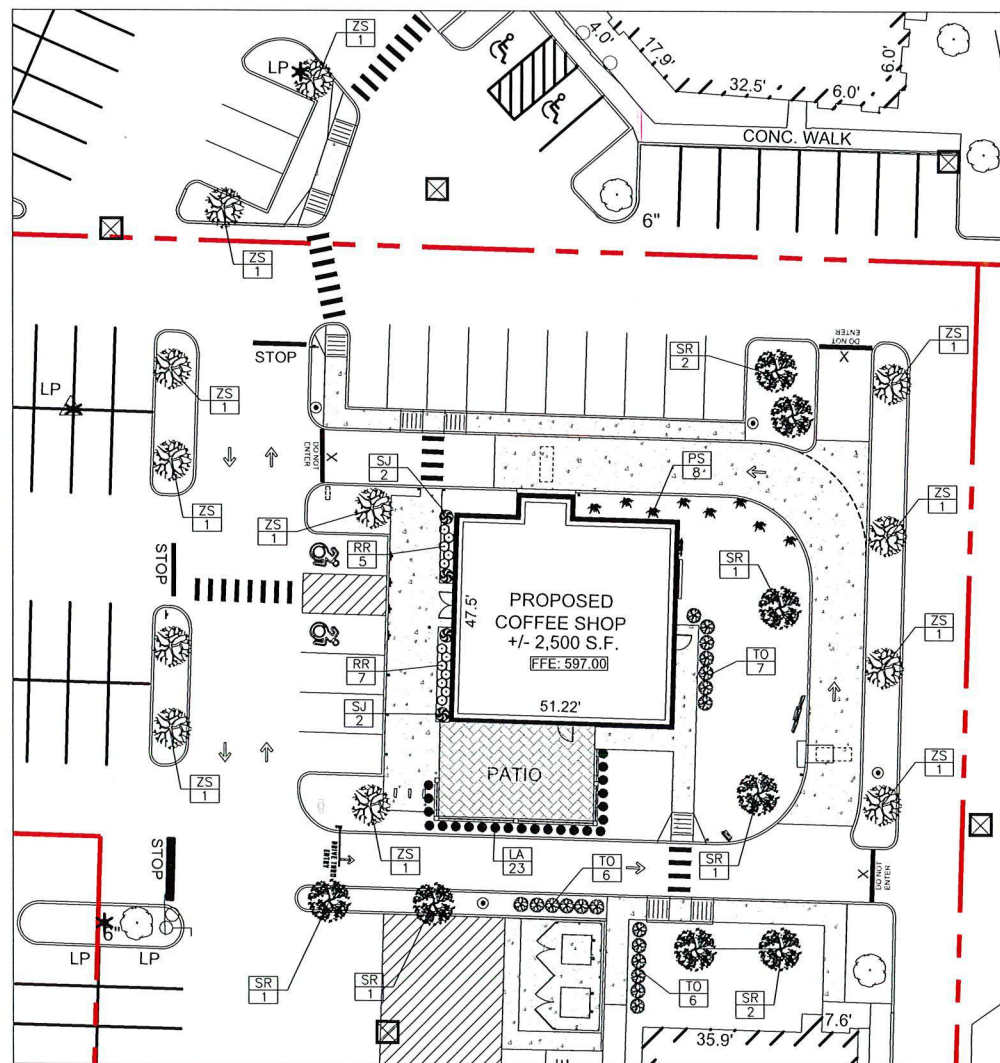
- LANDSCAPE NOTES:
1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
 3. PROPOSED PLANTING MATERIAL LOCATIONS IDENTIFIED ON THE PLANS CONVEY DESIGN INTENT ONLY. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE A FIELD STAKEOUT OF ALL PROPOSED PLANTING MATERIAL LOCATIONS FOR THE OWNER'S REPRESENTATIVE'S INITIAL REVIEW. THE FINAL LOCATION OF ALL PROPOSED PLANTING MATERIALS WILL REQUIRE THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE TIME OF INSTALLATION.
 4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
 5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
 6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
 7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
 8. ALL PLANTED AREAS SHALL RECEIVE A MAX. 2" LAYER OF COCOA BROWN MULCH. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
 9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE PROVIDED WITH SOD. SEED PERMITTED AT RETENTION POND IF PLANTED EARLY ENOUGH TO ESTABLISH.
 10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
 11. ALL SEEDED AREAS SHALL BE HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING.
HYDROSEED SPEC: 20% RYE, 20% BLUE GRASS, 60% TURF TYPE FESCUE.
SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE (REFER TO CONTRACTOR FOR SOD/SEED COVERAGE).
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.
 13. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING TREES ONSITE AND OFFSITE, WHICH ARE TO BE PRESERVED, FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE.
 14. CONTRACTOR TO PROVIDE A ONE YEAR GUARANTEE ON ALL NEW PLANTING MATERIALS, INCLUDING LAWNS, STARTING AT THE DATE OF FINAL ACCEPTANCE.



LANDSCAPING INDEX						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	QTY.
(TREES)						
	SR	Syringa reticulata	IVORY BILK LIAC	2-1/2"	B&B	8
	ZS	Zelkova serrata	MUSASHINO ZELKOVA	2-1/2"	B&B	12
	TO	Thuja occidentalis	EMERALD GREEN ARBORVITAE	5'	B&B	19
(SHRUBS & GRASSES)						
	SJ	Spiraea japonica	GOLD MOUND SPIRAEA	24"	3 GAL.	4
	LA	Ligustrum amurensis	AMUR PRIVET	24"	5 GAL.	23
	RR	Rosa Radraz	KNOCK OUT ROSES	24"	3 GAL.	12
	PS	Pennisetum setaceum	FOUNTAIN GRASS	24"	3 GAL.	8
		Existing Deciduous Trees to remain.				
		Existing Ground Cover / Shrub remain.				



Overall Landscaping Plan
Scale: 1" = 40'



Proposed Landscaping Plan
Scale: 1" = 20'

OFFICIAL TOWN USE ONLY



DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
1	8/26/24	DZ	Tenant Comments

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PREPARED FOR
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570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL



TITLE:
Landscaping
Plan

SCALE:
As Noted
DRAWN BY:
DMZ
CHECKED BY:
MAO
DATE:
06.20.2024

DRAWING NO.

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 1984-27_L

PETITIONER

James Boglioli
Benderson Development Company, LLC.
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY LOCATION

4350 Maple Road

WHEREAS, the Town of Amherst Design Advisory Board on Thursday, January 23, 2025, held a public meeting for design review in accordance with Local Law 18-2019, for a Proposed Coffee Shop with a Drive-through, and

WHEREAS, the Design Advisory Board reviewed the plans and specifications submitted December 27, 2024 for the proposed project, and

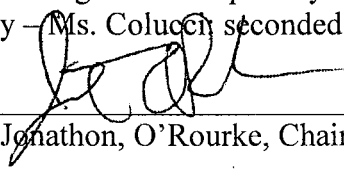
WHEREAS, in accordance with Local Law 18-2019, the Design Advisory Board finds that:

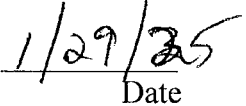
Based on plans, application materials and building material examples provided, the proposed Site Plan and Building Design are or can be consistent with the applicable Design Guidelines for Mixed Used Districts.

NOW THEREFORE BE IT RESOLVED that the Design Advisory Board, in accordance with Local Law 18-2019 makes the following recommendations on said site plan and building design to the Planning Director for consideration during administrative Site Plan Review:

1. That the site plan and elevation plans be reconciled for the size and extent of the patio (consistent with Guideline A-2.a).
2. That access to the bike rack avoid landscaped areas (consistent with Guideline A-3b).
3. That the inclusion of an artistic bike rack or other public art be included in plans (consistent with Design Guidelines A-4.a).
4. That a visual water table (with recess, color or similar) be added to distinguish the base (consistent with Design Guidelines B-1.a).
5. That three sides of the tower be wood and the back be metal to accommodate drainage system (consistent with Design Guidelines B-7.c).

The foregoing findings were adopted by the Town of Amherst Design Advisory Board, January 23, 2025; moved by – Ms. Colucci seconded by – Ms. Conhiser-Uy; ayes 5, noes 0, absent 0.


Jonathon, O'Rourke, Chair


Date

Reviewed Plan Date: June 20, 2024 (Site)
December 11, 2024 (Building)
Reviewed Plan Preparer: Benderson Development
Received Plan Date: December 27, 2024

GP/rb

X:\Current_Planning\Files\Site Plans\1984\SP-1984-27_L_(4350_Maple_Rd)_2024\DAB\SP-1984-27_L_DAB_Findings_01232025.doc

cc: Daniel Howard, Town of Amherst Planning Director
James Boglioli, Benderson Development Company, LLC., 570 Delaware Avenue, Buffalo, NY 14202

Attachment: SP-1984-27_L_DAB_Findings_01232025 (29943 : SP-1984-27_L, 4350 Maple Rd., Benderson Development)