MINUTES
TOWN OF AMHERST
DESIGN ADVISORY BOARD MEETING
May 28, 2025
6:00 PM

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Chair O'Rourke on Wednesday, May 28, 2025 at 6:00 pm in the Council Chambers of the Town of Amherst Municipal Building, 5583 Main Street, Williamsville, New York.

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Duncan M. Black	Town of Amherst	Vice Chairperson	Present	
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	
Jacqualine Berger	Town of Amherst	Councilmember	Present	
Anne Dafchik	Town of Amherst	Architect	Present	
Steven B. Bengart	Town of Amherst	Town Attorney	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 ADVISORY BOARD REVIEW, SP-2025-03; PROPOSED 2-STORY COMMERCIAL BUILDING
Located at 4548 & 4564 Main Street & 17 Fruehauf Avenue
Benderson Development Company, Petitioner

Project Description:
The proposed development will include approximately 12,285 square feet of commercial space on Main Street. Off-street split-level parking is accessible from both Chateau Terrace and Fruehauf Avenue offering parking for 77 vehicles including a 30' landscape buffer area proposed at the rear of the site.

David Zupelli and Joe Marinaccio represented the petitioner, explained the proposal, presented materials, and were available to answer questions from the Board.

General Discussion:
The petitioners submitted revised drawings at the meeting to present to the Design Advisory Board in response to the comments Town of Amherst staff provided.

Mr. Marinaccio clarified several aspects of the project. The building will be two and a half stories tall but only the first floor will be used. The upper area will have backlighting to create a sense of occupancy but otherwise be empty. There are no plans for a second floor or a mezzanine. There will be only one or two tenants in the building.

Regarding the parking ramp, Mr. Marinaccio confirmed the back wall will be fourteen feet with a six-foot fence along the perimeter as well as landscaping for screening. A wall will extend forty-two inches above the upper parking deck for safety and to block car headlights. There will be decorative aluminum railings along the top and screens over vents.

The Board asked if they parking in the northwest could be eliminated to keep it farther away from the neighbors. Mr. Marinaccio stated they could not remove those spaces due to parking needs.

When asked about the location of the elevator and accessibility, Mr. Marinaccio noted the elevator is in the center back of the building nearest to the handicap parking spaces. He suspects most pedestrians (including from public transit) will come from Main Street.

The Board questioned how building height and design relates to surrounding context. Mr. Marinaccio confirmed the building is taller than others in the area but stated the materials and design are broken down to a pedestrian scale so it will suit the context.

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: No comments.

A-2 – Outdoor Amenity Space: No comments.

A-3 – Bicycle Amenities: No comments.

A-4 – Public Art:
Mr. Marinaccio explained the public artwork was still to be determined but they will likely place it on the wall on the corner of Main Street and Chateau Terrace near the bike rack.

A-5 – Site Landscaping: No comments.

A-6 – Sustainable Features:
Mr. Marinaccio noted that they would use standard building materials.

A-7 – Residential Transitions:
Mr. O'Rourke stated that the presented revisions made to the plans submitted on April 21, 2025 addressed some concerns. Gary Palumbo, Amherst Associate Planner, suggested the Board recommend the presented materials be formally submitted to the Amherst Planning Department.

B-1 – Façade: No comments.

B-2 – Entryways: No comments.

B-3 – Windows:
Ms. Conhiser-Uy acknowledged the high reflectiveness of the rendering's windows could be due to the graphics software, but recommended the windows be more transparent.

Mr. Talty added that the windows on the vertical elements do not seem to be to scale. He suggested altering them in some way, such as breaking them into smaller units. Ms. Conhiser-Uy noted the width was the bigger concern, but the Board's impression could be impacted by the windows' reflectiveness. The petitioners agreed to look at options to revise the upper windows such as making small groupings of three.

Ms. Conhiser-Uy was disappointed that the large windows on the upper portion gave the impression there was a functional second floor. She acknowledged this was a modern style feature but felt it could be improved. For example, the central vertical feature could be extended. Mr. Marinaccio indicated scaling the element would not fit the pedestrian scale but he agreed to review the materials to see if there was another option to resolve the dissonance.

B-4 – Roofs and Architectural Details:
Ms. Colucci pointed out the other buildings in the area had a softer look due to the shingled roofs and suggested this roof could be shingled. Mr. Marinaccio felt the metal roof fit the style of this building but agreed to look at other possible options.

B-5 – Street Level Interest: No comments.

B-6 – Sustainable Building Features: No comments.

B-7 – Building Materials:
Mr. Marinaccio confirmed there is very little EIFS on the upper corner of Main Street and Fruehauf Avenue which the Board found acceptable.

C-1 – Open Space:
Mr. O'Rourke acknowledged the site was dominated by the structures so there was not much space for amenities. Mr. Zupelli confirmed the building coverage was 90.8% of the lot. The benches in the front of the property will be available for the public's use.

C-2 – Sidewalk: No comments.

C-3 – Curb Zone:
Mr. Zupelli confirmed the curb zone would contain not only moveable planters but also permanent plantings.

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

1) That the revised Site Plan show the location of the bike rack (Design Guideline A-3b),
2) That the revised Site plans provide the location and some detail of a public art feature (Design Guideline A-4.a),
3) That the revised Site Plans, Elevations and Renderings be provided that better show the views from the north looking south and include details of walls, railings, and parking structure (Design Guidelines A-7 - Residential Transitions),
4) That the plans and renderings showing the "second floor" windows be revised by reducing reflectiveness (Design Guideline B-3.a),

5) That the plans and renderings showing the roof be revised to utilize a material other than standing seam metal, such as a shingled roof to be more consistent with the surrounding context (Design Guideline B-4.a), and
6) That the plans and renderings showing the uppermost clear-story windows be revised by reducing reflectiveness and reducing individual window width (Design Guideline B-3.a).
Mr. Talty 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. Colucci and carried. Ayes 5, Noes 0, Abstain 0, Absent 0.

1.2. PRELIMINARY DESIGN ADVISORY BOARD REVIEW, SP-2025-XX; PROPOSED 2-STORY BUILDING ADDITION
Located at 4357 & 4367 Harlem Road
Zubin Builders, Petitioner

Project Description:
Building addition and parking lot expansion at 4357 & 4367 Harlem Road for an existing office building. One new curb cut will replace two existing driveways. The building addition has a 1,623 s.f. footprint for a total building footprint of 3,063 s.f. Ancillary improvements to parking, drainage, greenspace and sustainable infrastructure are proposed.

Jason Burford and Mike Berger represented the petitioner, explained the proposal and were available to answer questions from the Board. Howard Zubin was also available for questions.

General Discussion:
The petitioners submitted revised drawings at the meeting to present to the Design Advisory Board in response to the comments Town of Amherst staff provided.

Ms. Conhiser-Uy recused herself due to a professional connection to the petitioners and exited the room for the duration of the presentation.

The Design Advisory Board noted that the revisions presented at the meeting addressed many of the concerns they had with the plans submitted May 7, 2025.

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

A-1 – Pedestrian Access and Connectivity: No comments.

A-2 – Outdoor Amenity Space:
The Board agreed the planned public space should be enchanced. Examples provided were enlarging the planned public bench or adding a second bench and set them facing each other.

A-3 – Bicycle Amenities: No comments.

A-4 – Public Art:
Mr. O'Rourke noted the small public space limited the options for incorporating public art but Mr. Talty noted a small statue could be added to the public bench area.

A-5 – Site Landscaping: No comments.

A-6 – Sustainable Features: No comments.

A-7 – Residential Transitions:

Mr. O'Rourke noted the significant landscaping to the south should provide a screen for the residential neighbor.

B-1 – Façade:
The Board agreed with the petitioner's goal to match the style of the addition to that of the original building. Mr. Talty suggested they could add a small base to the addition, but acknowledged it would not match the rhythm of the original structure which lacks a base.

B-2 – Entryways:
The Board recommended the glass of the connecting hall be more transparent. This would separate the two old style sections with a modern section and make them appear physically separated. Additionally, it would create the illusion of a floating bridge.

B-3 – Windows:
Mr. Berger confirmed the location of the windows were at the same height on both the addition and the original structure. The Board agreed the rhythm was consistent.

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.

Final Discussion:

The discussion with the Design Advisory Board was summarized:

1) The public space on the western side of the site should be enhanced such as increasing the size of the planned public bench or adding a second public bench (Design Guideline A-2).
2) The curtain of the connecting hallway should be made transparent from the bottom to the top (Design Guideline B-1b).

Gary Palumbo, Associate Planner, confirmed the Site Plan would not be reviewed by the Planning Board as this is a Minor Site Plan. Instead, after returning to the Design Advisory Board for a formal Design Review, the plans will be reviewed by the Planning Department.

MISCELLANEOUS

None.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

MINUTES APPROVAL

January 23, 2025

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

Ms. Conhiser-Uy noted the start of the minutes must change from "Chairman Giuliani" to "Chairman O'Rourke."

ADJOURNMENT

The Design Advisory Board meeting of May 28, 2025 was adjourned at 7:36 pm.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2025-03

Design Review

Materials Received by Planning Department 4/21/2025
RECEIVED BY DATE

Scheduled Design Advisory Board Meeting Date: 5/28/2025
DATE

To Be Completed By Applicant

Petitioner:

Name: Benderson Development Company, LLC

Address: 570 Delaware Avenue

Buffalo , New York 14202
City State Zip Code

Phone: 716-878-9626 Fax:

E Mail: jmb@benderson.com

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

Name: James A. Boglioli

Address: 570 Delaware Avenue

Buffalo , New York 14202
City State Zip Code

Phone: 716-878-9626 Fax:

E Mail: jmb@benderson.com

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

Owner (if different)**:**

Name: 570 DAB 3, LLC

Address: 570 Delaware Avenue

Buffalo, New York 14202
City State Zip Code

Phone: 716-878-9626 Fax: _____

E Mail: jmb@benderson.com

GENERAL DESIGN INFORMATION

Project Site Address: 4548 - 4564 Main Street

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

Project Description:

The proposed development will include approximately 12,285 square feet of commercial space on Main Street level. Off street split level parking is accessible from both Chateau Terrace and Fruehauf offering parking for 77 vehicles. Also, a 30' landscape buffer area will be constructed at the rear of the site. Building architecture is designed to meet design guidelines.

Square Footage of existing structure(s): N/A

Square Footage of proposed structure(s): _____

Existing number of residential units: N/A

Proposed number of residential units: N/A

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

What are the project impacts on existing Neighborhood Character:

Please see the attached letter of intent

How will the project enhance the public space:

Please see the attached letter of intent

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

HOW TO USE THE CHECKLIST:

This checklist is meant to be used as a tool to aid in providing a thorough and complete application for Design Review. It is meant to be used by the applicant to track and explain which design guidelines apply to the project, and for those that do apply, what design technique is being employed to meet or exceed the proposed guidelines.

The format of the checklist is the following:

Guideline Topic: The corresponding category of topic, as represented in the Design Guidelines table of contents.

Intent: The intent of the set of guidelines for that guideline topic.

Page #: Corresponding page in the Design Guidelines

Recommendation #: The specific guideline reference in the Design Guidelines.

Recommendation Description: Description of the recommendation

Brief Description of how the guideline is achieved: The applicant is urged to include specific references in the submittal materials (i.e. references to plan page number, calculations, descriptions, etc.). Please provide additional pages as necessary.

Shaded Areas for Official use only

SITE DESIGN GUIDELINES:

A-1. PEDESTRIAN ACCESS AND CONNECTIVITY

Intent Statement: Pedestrian access and connectivity within a site should enhance walkability throughout the site and to adjacent sites, promote safety and provide clear connections to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
4	A-1a	Establish a continuous internal walkway system throughout the site.	At grade sidewalk, direct to commercial space	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	Building will occupy 90% of site with direct access to public sidewalks on Main Street, Chateau and Fruehauf	
4	A-1c	Provide public pedestrian access through a block.	N/A Accessible to commercial on Main Street.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

A-2. OUTDOOR AMENITY SPACE

Intent Statement: Although opportunities will vary by site, projects should incorporate amenity spaces, where required, into the design. Courtyards, plazas, playgrounds, outdoor dining areas and other amenity spaces provide opportunities to gather and engage in activities for both the general public and residents of the development. When located adjacent to the public realm, these features activate and enhance the pedestrian experience.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
5	A-2a	Locate and program an amenity space to receive regular use.	Front/Main Street Facade will be landscaped and pedestrian seating provided	
5	A-2b	Place amenity space so that it is connected to the public realm.	Front/Main Street Facade will be landscaped and pedestrian seating provided	
5	A-2c	Designs should not appear to privatize the space.	Site amenity space will be accessible to public	

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.	Project will provide bicycle amenities and public seating (bench)	
6	A-3b	Incorporate bicycle amenities into site designs.	One Bike rack will be available	

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.	Public seating ares can accommodate art/sculpture	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

A-5. SITE LANDSCAPING

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

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
8	A-5a	Preserve existing viable, healthy and attractive trees.	New landscaping will be incorporated at perimeter of the development.	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	The site incorporates a stormwater detention pond that reduces the peak flow from the post 25 year storm event to the pre 10 year event as required by the Town of Amherst Code.	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	Landscape will be provided to compliment the project with lower plantings and trees.	
8	A-5d	Choose appropriate tree and plant species.	Per Town recommendation	

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.	Due to the small size of the lot, LID features are not able to be incorporated into the site design, but the project provides a storm water detention pond designed to the Town of Amherst standards and minimizes impacts to the system and watershed.	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Per Town recommendation	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

A-6. SUSTAINABLE FEATURES (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
9	A-6c	Include materials and natural features that conserve and promote wildlife habitat and local biodiversity.	To the best of the developer ability will work with Town of Amherst to develop natural urban features	
9	A-6d	Reuse site or construction materials.	Where applicable sustainable materials will be incorporated	

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.	Project will meet requirements for setbacks and buffering. Per zoning requirements by Town of Amherst. 30' buffer against rear yard residential.	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	6'0" high fencing and landscaping to be constructed at rear of property.	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	The building will utilize brick veneers, dark trims to compliment light colors	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

BUILDING DESIGN GUIDELINES:

B-1. FAÇADE

Intent Statement: The façade of a building should be appropriate to the style and character of surrounding buildings, the site, and the general character of the surrounding community.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
11	B-1a	Design the building to incorporate a "base, middle and cap" to divide the façade into separate components, that produce well defined ground or lower floors and a distinctive "cap " element framing the middle floors, especially on taller buildings.	Building facade on Main Street will appear at a 2.5 story structure, Fruehauf & Chateau elevations return with the same materials. Second story is a faux space with portions to compliment ground floor various materials, trim, cornices and storefront reinforce massing	
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.	Building will be designed with recesses and a variety of material treatments unit architectural design.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	Storefront, building trims and facade elements will create overall visual interest. (See elevations)	

B-2. ENTRYWAYS

Intent Statement: Entryways should be well-identified and provide a welcoming experience for those utilizing them, while contributing to the overall style and character of the building.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2a	Doors and entryways should be of a style, scale, and coverage appropriate to the overall architectural style of the building.	Doors and entryways will be dynamic glass with metal frames highlighting the facade.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

B-2. ENTRYWAYS (cont.)

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
12	B-2b	The primary entrance of a building should be clearly identifiable.	Proper signage, facde lighting will identify the primary entrance(s)	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Project will meet current ADA/Accessibility requirements per code.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	Glass storefront and doors offer transparent visibility to interior spaces	

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.	Storefronts will incorporate knee wall 2'-6' in height with well proportioned glass/frame condition.	
13	B-3b	Locate windows to create visual continuity.	Display windows will primary be located on Main with rear access from park ramp	
13	B-3c	Window openings should be trimmed with an appropriate material.	Windows will be trimmed with masonry and accent FRP trim.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

B-4. ROOFS AND ARCHITECTURAL DETAILS

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

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
14	B-4a	Architectural details such as overhangs, cornices, eaves and parapets, should complement the architectural style of the building and its surrounding context.	Will incorporate entrance arch areas project 2'-3' from facade. Trim/cornice and mansard roof elements	
14	B-4b	Rooflines should be in character with the overall style of the building.	Mansard roof with roof dormers.	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Decorative fencing material will enhance upper roof scale of facade.	
14	B-4d	Building stories, cornice lines and other horizontal elements should be generally consistent with adjacent buildings to help provide a rhythm to the streetscape.	Building architecture will be unique and dynamic with a rhythm enhancing/improving streetscape.	
14	B-4e	Varying the building placement (setback from the street) on a large building helps break up the block and reduce the impact of long buildings on the streetscape.	Varying step in facade with varying materials help scale and proportion of building	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Main elements of building will be enhanced with facade lighting.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

B-5. STREET LEVEL INTEREST

Intent Statement: The character of a building's ground floor strongly impacts the pedestrian experience. The ground floor of a building should be designed to generate activity, animate the sidewalk and help establish a visual/physical connection between the inside of the building and the adjacent outdoor area.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
15	B-5a	Design a building to provide interest at the street level adjacent to the public realm.	Great pedestrian scale and accessible entrances help architectural design.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Sidewalk landscaping Building perimeter landscaping	

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.	Where applicable sustainable features will be incorporated	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	- Opportunity for rooftop solar panel system. - Energy management optional system for tenant spaces.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

B-7. BUILDING MATERIALS

Intent Statement: Building materials should evoke the character, style and purpose of the structure. Each building façade should use high-quality, durable materials that contribute to the visual continuity of the building's character. They should be consistent with those used traditionally in the surrounding area, however, materials with new and innovative materials may also be appropriate, especially in Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
17	B-7a	Use high quality, durable building materials.	- Brick Veneer, Stone panels, FRP trim - Type IIB construction	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	Materials will be reasonably sourced. Recycled material incorporated.	
17	B-7c	Any side or rear wall facing a street, residential district or public area must consist of the same finish materials as the primary façade.	- All facades will be similar in scale/proportionate and materials used for construction.	
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.	- Brick Veneer - Stone panels - EIFS/FRP cornice material	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	N/A. New construction	
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.	- Brick Veneer - Stone panels - EIFS/FRP cornice material	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

PUBLIC REALM GUIDELINES:

C-1. OPEN SPACE

Intent Statement: Open space is a public outdoor area provided for social and recreational use. Examples of open space include parks, parklets, greenways, trails, playgrounds, gardens and more. Open space is required in the Retrofit Districts.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
18	C-1a	Open spaces should ideally be centrally located.	Public sidewalks & seating accessible to public.	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	Public sidewalks at building perimeter	
18	C-1c	Open spaces should be easily accessible by everyone.	Public sidewalks at building perimeter	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	Public sidewalks at building perimeter	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	Public sidewalks at building perimeter	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	Public sidewalks at building perimeter	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	Bicycle racks, seating, facade lighting, entrance sidewalk access for public/private use.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

C-2. SIDEWALK

Intent Statement: Design sidewalks to enhance the pedestrian experience. A well-designed sidewalk increases walkability and safety, and helps to connect ground floor activities to the public realm.

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
19	C-2a	Coordinate building elements such as furnishings, overhangs, lighting and signs to create an engaging sidewalk space.	Improved public sidewalks with public amenities	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	Improved public sidewalks with public amenities	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	Public seating/lights near building. Entries	
19	C-2d	Use surface materials that complement the architecture and character of the area.	Accent sidewalk with pavers, exposed concrete aggregate.	

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.	This is similar to C-2 sidewalk. Amenities will be properly integrated with private & public.	
	C-3b	Trees and other landscaping should be planted within the curb zone.	Accented landscape and trees to meet requirements of Town of Amherst.	

Attachment: 1.1.4_DAB Application_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

April 21, 2025

Attn: Mr. Daniel Howard
Town of Amherst Planning Department
Town of Amherst
Planning Department
5583 Main Street
Williamsville, NY 14221

RE: Proposed Retail Building
4548-4564 Main Street and 17 Fruehauf Avenue
Amherst, NY 14226 (BDC Property No. 5202)

Dear Mr. Howard:

In connection with the above-referenced property, enclosed find materials for a Site Plan Application for the parcel located at 4548-4564 Main Street and 17 Fruehauf Avenue.

The Project Site is approximately 0.79-Acres and consists of three tax parcels between Fruehauf Ave and Chateau Terrace on the Northside of Main Street. The two parcels along Main Street previously contained two retail buildings with associated parking lots accessed at the north side of site. The foundations of those buildings remain. The parcel that fronts on Fruehauf Ave. consists of a parking lot. These parcels are in the mixed-use district Traditional Infill 2.5 (TI-2.5) zoning district. It should be noted that the parcel at 22 Chateau Terrace, owned by Benderson, is not part of this site plan application. As part of this project, these three tax parcels will be combined into a single tax lot.

The requested application allows for the following:

- Complete demolition of the existing buildings and foundations located on the project site;
- Construct a 12,285 S.F. building for retail use;
- Provide a two-level parking garage that provides 77 parking spaces (note code requires 31 spaces);
- Provide Outdoor Amenity space in accordance with the Mixed-Use District Town Code;
- Provide new curb cut access drives from Fruehauf Ave and Chateau Terrace; and
- Provide drainage, utility, lighting and landscaping improvements to the site.

In connection with our site plan application, please find enclosed the following materials:

- A Completed Site Plan Application form;
- Design Review Committee Application form;
- Civil Engineering Design set prepared by James A. Rumsey R.A. dated April 17, 2025;
- Traffic Letter prepared by Passero Engineering Architecture dated April 17, 2025;
- Short form Environmental Assessment Form;
- Engineer's Report prepared by James A. Rumsey, R.A;
- Engineers Report (Drainage) prepared by Carmina Wood Design dated April 2025;
- Architectural Elevations prepared by James A. Rumsey, dated April 17, 2025; and
- Colored Renderings prepared by Design Republic dated March 21, 2025.

Attachment: 1.1.5_Letters_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

BENDERSON DEVELOPMENT
570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

The proposed site plan and building elevations have been designed to meet the intent of the requirements of the TI-2.5 zoning. We believe the project will be an attractive improvement and look forward to reviewing this project with the Planning Board. Should you have any questions or require any additional information, please do not hesitate to contact me.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

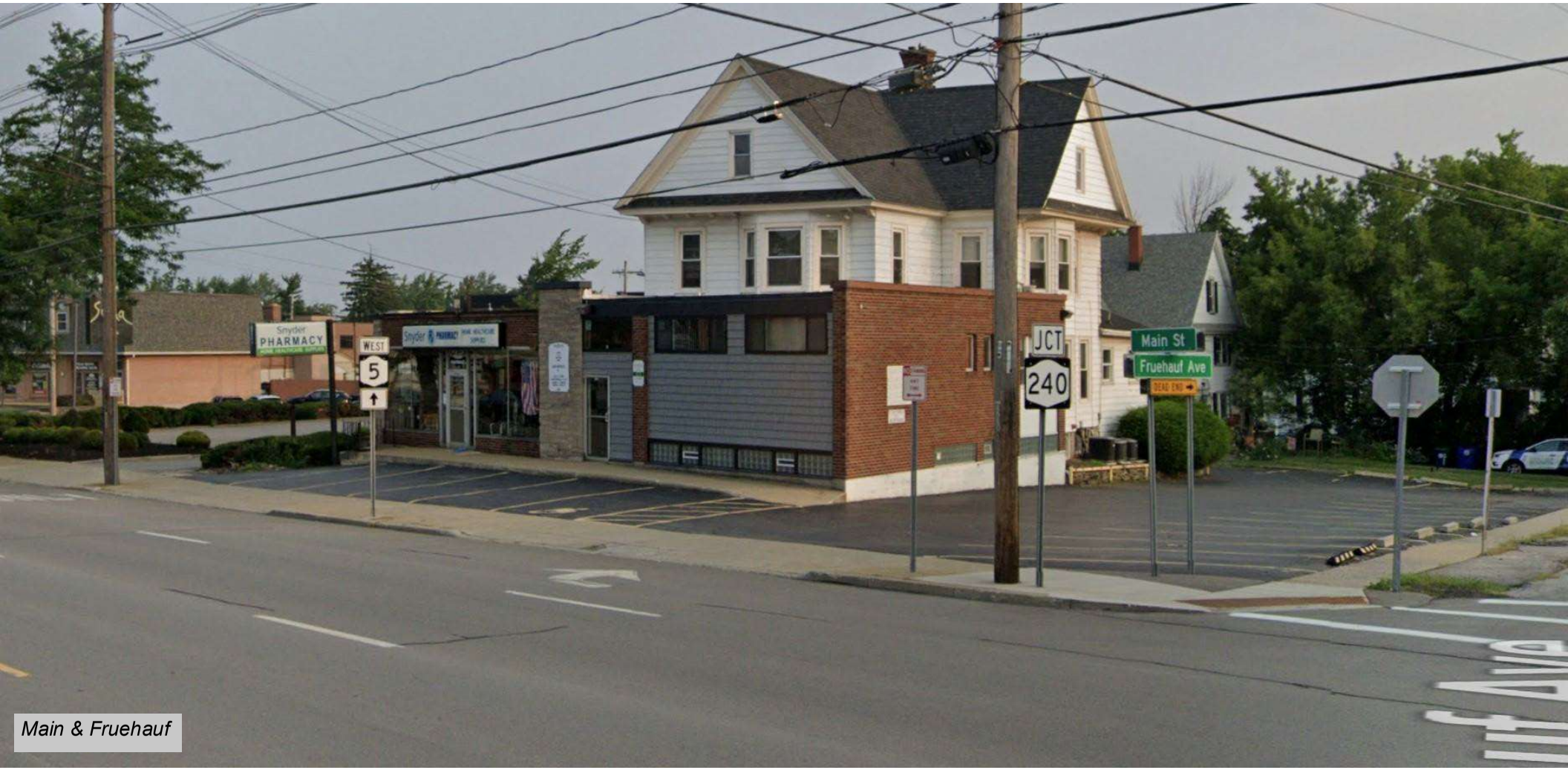
James A. Boglioli

James A. Boglioli, Esq.
Director of Development

Attachment: 1.1.5_Letters_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

Attachment: 1.1.5_Letters_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

Main & Bernhard



Main & Fruehauf

Attachment: 1.1.5_Letters_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

eau Terrace

designrepublic

DESIGN REPUBLIC PARTNERS ARCHITECTS LLP
501 MADISON AVENUE 11th FLOOR NEW YORK, NY 10022
TELEPHONE 646.747.3730 WWW.DESIGNREPUBLIC.US.COM
ARCHITECTURE . PLANNING . DESIGN

1.1.c

# NO.	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

Project

REEDS JEWELERS

Drawing Title

EXTERIOR STOREFRONT RENDERS

DOB NOW Job #

Seal

Date	03.21.2025
Scale	
Project No.	########
Drawn By	AC
Checked By	IK
Drawing No.	
Sheet	1 of 1

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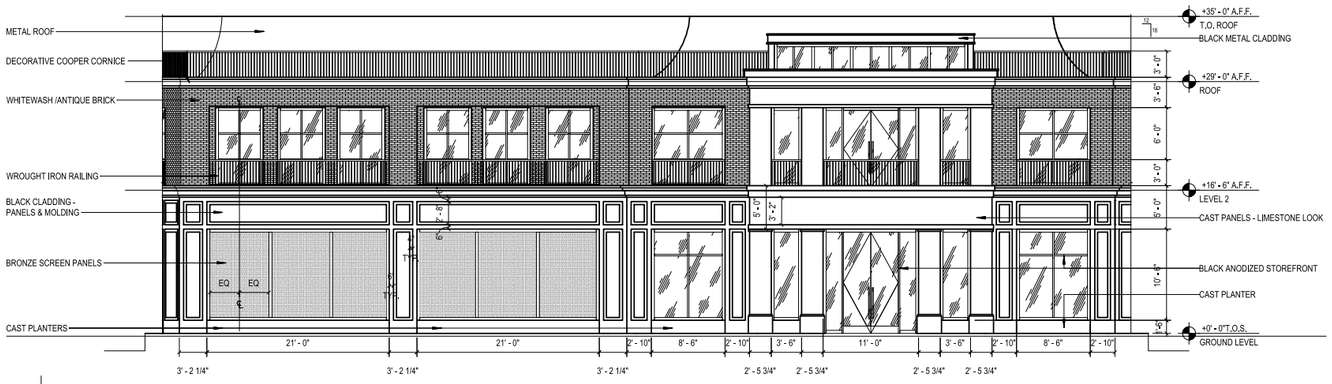
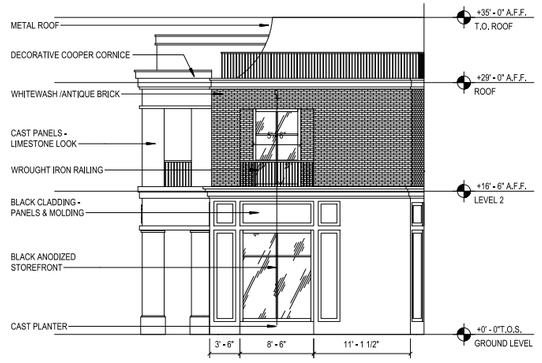
Autodesk Docs://Reeds/DR-Reeds-INT-R23.1.rvt

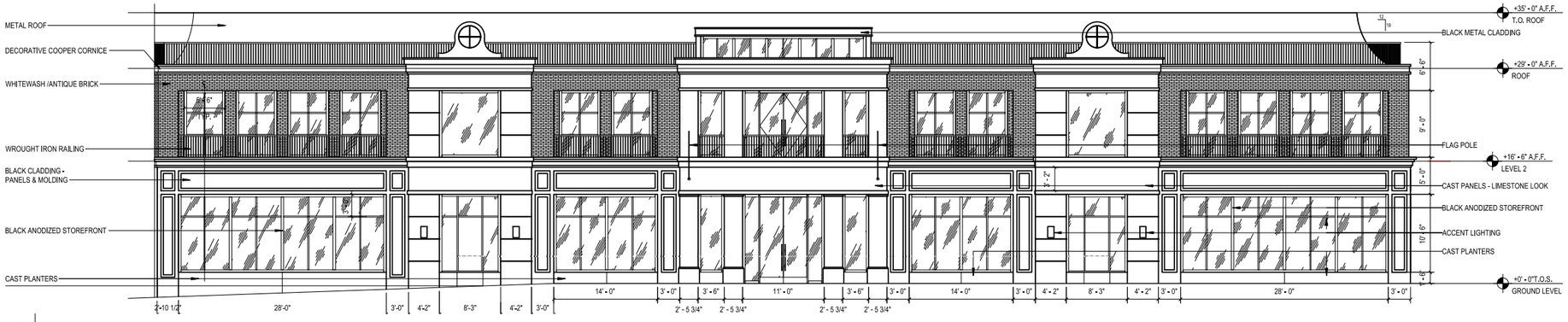
Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



1 Exterior Elevation - North Facade



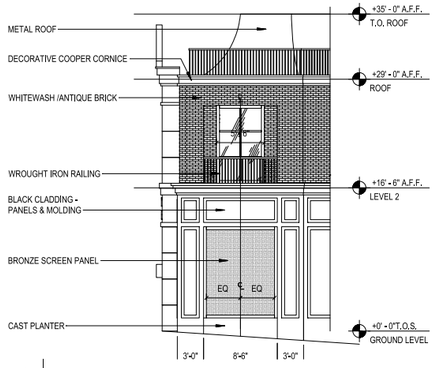
2 Exterior Elevation - East Facade



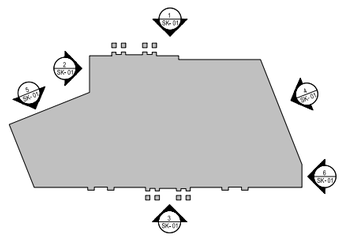
3 Exterior Elevation - South Facade

4 Exterior Elevation - North-East Facade

5 Exterior Elevation - North-West Facade



6 Exterior Elevation - East Facade



DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	03.20.25	RKT	GENERAL REVISIONS

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

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PROPERTY NUMBER: 5202

AREA: - SF

MAIN STREET
4548-4564 MAIN ST
SNYDER, NY 14226

2.5 STORY - CONCEPT ELEVATIONS

CONSULTANT:

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 029108 STATE OF NEW YORK

TITLE:

CONCEPTUAL ELEVATIONS

DRAWN BY: RKT
CHECKED BY: JAR
DATE: 04.17.25

DRAWING NO. 1.1.c

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

PROPOSED RETAIL

Main St. - Snyder
4548-4564 Main Street
Town of Amherst, NY 14226
BDC Property # 5202

INDEX OF DRAWINGS

DWG. #	DRAWING NAME	REVISION	DATE
C1.0	COVER SHEET		
C2.0	EXISTING SURVEY		
C3.0	DEMOLITION AND EROSION CONTROL PLAN		
C3.1	DEMOLITION AND EROSION CONTROL DETAILS		
C4.0	OVERALL SITE PLAN		
C4.1	DETAILED SITE PLAN		
C4.2	CONSTRUCTION DETAILS		
C5.0	GRADING PLAN		
C5.1	DRAINAGE PLAN		
C5.2	DRAINAGE DETAILS		
C6.0	UTILITY PLAN		
C6.1	UTILITY DETAILS		
C7.0	LANDSCAPING PLAN		
C8.0	LIGHTING PLAN		
C8.1	LIGHTING DETAILS		

OWNER/DEVELOPER:

NAME: BENDERSON DEVELOPMENT COMPANY, LLC
ADDRESS: 570 DELAWARE AVENUE, BUFFALO, NY 14202
CONTACT: DAVID ZUPPELLI
PHONE: 716 - 878 - 9683

BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Ave.
Buffalo, New York 14202

SURVEYOR

NAME: TRUE NORTH SURVEYING
ADDRESS: 150 AERO DRIVE, BUFFALO NY 14225
CONTACT: CHRISTOPHER BARR
PHONE: 716-631-5140

UTILITIES:

WATER DEPARTMENT
NAME/TITLE: ADAM MASSARO
COMPANY/DEPT: ERIE COUNTY WATER AUTHORITY
ADDRESS: 3030 UNION RD, CHEEKTOWAGA, NY
PHONE: 716 - 685-8207

BUILDING & PLUMBING DEPARTMENT
NAME/TITLE: -
COMPANY/DEPT: TOWN OF AMHERST, NY - BUILDING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7080

NATURAL GAS
NAME/TITLE: WILLIAM SCHNEIDER
COMPANY/DEPT: NATURAL FUEL GAS
ADDRESS: -
PHONE: 716 - 696 - 6460

TELEPHONE COMPANY
NAME/TITLE: JOHN HECKMAN
COMPANY/DEPT: VERIZON
ADDRESS: -
PHONE: 716 - 840 - 8603

ELECTRIC
NAME/TITLE: -
COMPANY/DEPT: NATIONAL GRID
ADDRESS: -
PHONE: -

DIG SAFELY NEW YORK
PHONE: 1 - 800 - 962 - 7962 OR (811)

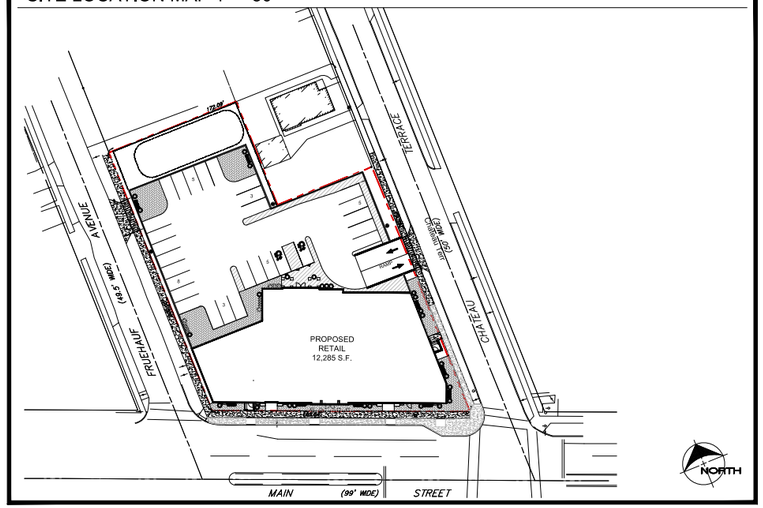
AGENCIES:

ENGINEERING DEPARTMENT
NAME/TITLE: JEFF BURROUGHS
COMPANY/DEPT: TOWN OF AMHERST, NY - ENGINEERING DPT
ADDRESS: 1100 NORTH FOREST RD, WILLIAMSVILLE, NY
PHONE: 716 - 631 - 7154 EX 7418

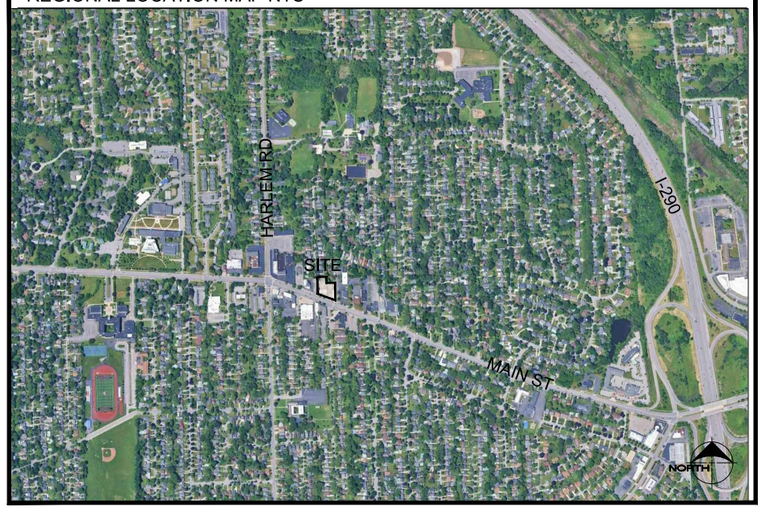
PLANNING DEPARTMENT
NAME/TITLE: DAN HOWARD
COMPANY/DEPT: TOWN OF AMHERST, NY - PLANNING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7051

NYSDOT - HIGHWAY & UTILITY PERMITS
NAME/TITLE: ALFRED I. OYOYO, ASSISTANT RESIDENT ENGINEER
COMPANY/DEPT: NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NORTH ERIE RESIDENCY)
ADDRESS: 111 INDIAN ROAD. DEPEW, NEW YORK 14043
PHONE: 716 - 683 - 3476 (EXT - 27)

SITE LOCATION MAP 1" = 50'



REGIONAL LOCATION MAP NTS



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No.	DATE	BY	REMARKS

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.

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CONSTRUCTION SET

NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #5202
AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

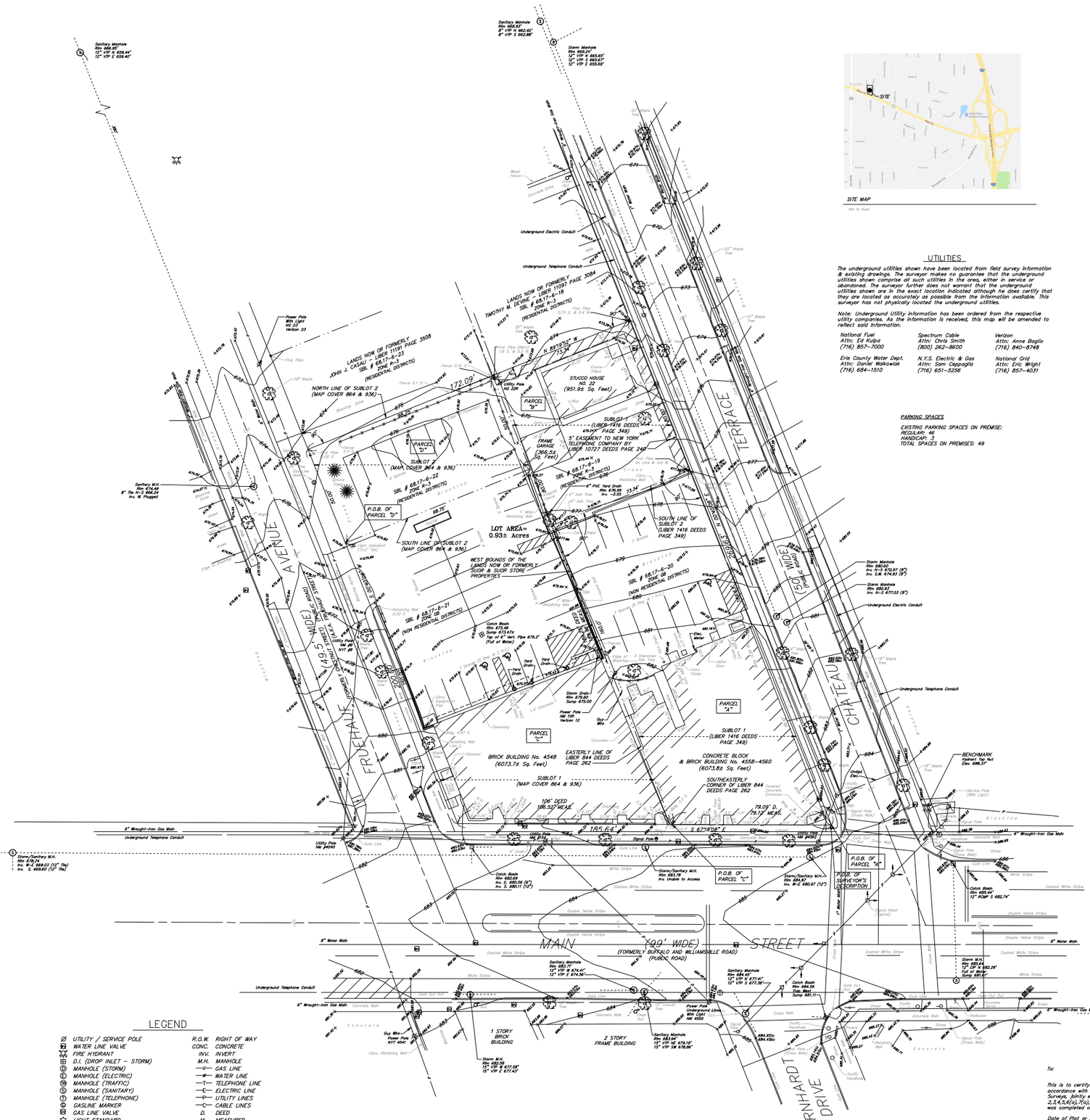
JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:
COVER SHEET

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C1.0

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)


Sanitary Manhole Rim: 666.99 12" VIP N 659.44" 12" VIP E 659.40"
Sanitary Manhole Rim: 668.97 8" VIP N 662.92" 8" VIP S 662.88"
Storm Manhole Rim: 665.24" 12" VIP N 665.65" 12" VIP S 665.65" 12" VIP E 665.88"
Power Pole With Light NO: 23 Verizon 23
LANDS NOW OR FORMERLY JOHN J. CASALI LIBER 11191 PAGE 3508
SBL # 68.17-6-23 ZONE: R-3 (RESIDENTIAL DISTRICTS)
NORTH LINE OF SUBLOT 2 (MAP COVER 864 & 936)
172.09'
38.25'
PARCEL "D"
SUBLOT 2 (MAP COVER 864 & 936)
SBL # 68.17-6-22 ZONE: R-3 (RESIDENTIAL DISTRICTS)
P.O.B. OF PARCEL "D"
98.75'
SOUTH LINE OF SUBLOT 2 (MAP COVER 864 & 936)
LOT AREA± 0.93± Acres
WEST BOUNDS OF THE LANDS NOW OR FORMERLY SUIOR & SUIOR STORE PROPERTIES
TIMOTHY M. DEVINE, LIBER 11087 PAGE 3084
SBL # 68.17-6-18 ZONE: R-3 (RESIDENTIAL DISTRICTS)
N 89°19'52" W 73.34'
STUCCO HOUSE NO. 22 (951.9± Sq. Feet)
Utility Pole No. 22R
PARCEL "B"
FRAME GARAGE (466.5± Sq. Feet)
5' EASEMENT TO NEW YORK TELEPHONE COMPANY BY LIBER 10727 DEEDS PAGE 240
SUBLOT 1 (LIBER 1416 DEEDS PAGE 349)
SBL # 68.17-6-19 ZONE: R-3 (RESIDENTIAL DISTRICTS)
6" PVC Yard Drain Rim: 678.99 Inv. +/-2.55
SOUTH LINE OF SUBLOT 2 (LIBER 1416 DEEDS PAGE 349)
SBL # 68.17-6-20 ZONE: GB (NON RESIDENTIAL DISTRICTS)
SBL # 68.17-6-21 ZONE: GB (NON RESIDENTIAL DISTRICTS)
Utility Pole No. 21R
Light Standard (2.2' Tall)
Catch Basin Rim: 675.46 Sump: 673.470 Top of 4" Vert. Pipe 675.2' (Full of Water)
Yard Drain
Storm Drain Rim: 676.60 Sump: 675.00
Power Pole NF 106 Verizon 12
Guy Wire
PARCEL "C"
PARCEL "A"
SUBLOT 1 (LIBER 1416 DEEDS PAGE 349)
BRICK BUILDING No. 4548 (6073.7± Sq. Feet)
EASTERLY LINE OF LIBER 844 DEEDS PAGE 262
CONCRETE BLOCK & BRICK BUILDING No. 4556-4560 (6073.8± Sq. Feet)
SOUTHEASTERLY CORNER OF LIBER 844 DEEDS PAGE 262
SUBLOT 1 (MAP COVER 864 & 936)
106' DEED 106.52' MEAS.
79.09' D. 79.12' MEAS.
S 67°18'38" E 185.64'
P.O.B. OF PARCEL "A"
P.O.B. OF SURVEYOR'S DESCRIPTION
P.O.B. OF PARCEL "C"
Storm/Sanitary M.H. Rim: 683.19 Inv. Unable to Access
Storm/Sanitary M.H. Rim: 684.97 Inv. E 680.97 (12")
Catch Basin Rim: 682.59 Inv. E. 680.09 (8") Inv. S. 680.11 (12")
Catch Basin Rim: 684.44' 12" RCMP S 682.74'
Storm M.H. Rim: 685.4 12" CIP N 682.29' Full of Water Sump: 681.41'
Sanitary Manhole Rim: 686.91' 12" VIP W 678.91' 6" VIP S 681.83'
Sanitary Manhole Rim: 683.71' 12" VIP W 674.41' 12" VIP E 674.56'
Sanitary Manhole Rim: 684.40' 12" VIP N 677.41' 12" VIP S 677.36'
Storm Manhole Rim: 683.64' 15" VIP NE 678.19' 15" VIP SW 678.06'
Power Pole Underground Lines With Light NM 4585
Storm M.H. Rim: 682.52 12" VIP E 677.58' 15" VIP E 677.43'
Storm Manhole Rim: 680.60 Inv. N.= S 672.97 (8") Inv. S.= 674.93 (8")
Storm Manhole Rim: 680.92 Inv. +/- S 677.03 (8")
Underground Electric Conduit
Underground Telephone Conduit
6" Wrought-Iron Gas Main
6" Water Main
Sanitary M.H. Rim: 674.49 8" Tile N-S 666.24 Ins. W. Plugged
Sanitary M.H. Rim: 678.74 Inv. W.-E 668.03 (12" Tile) Inv. S. 669.60 (12" Tile)
1 STORY BRICK BUILDING
2 STORY FRAME BUILDING
FRUEHAUF AVENUE (95' WIDE)
CHATEAU TERRACE (50' WIDE)
MAIN STREET (99' WIDE) (FORMERLY BUFFALO AND WILLIAMSVILLE ROAD) (PUBLIC ROAD)
BERNHARD DRIVE
Wood Fence
Concrete Drive
Underground Electric Conduit
Underground Telephone Conduit
22" Maple Tree
18" Maple Tree
Bench Mark Hydrant Top Nut Elev. 686.37'
Service Pole (With Light)
Signal Pole (Cross Walk)
Signal Head (Yellow)
Traffic Handhole
Double Yellow Stripe
Dashed White Stripe
White Stripe
Curb Line
Cross Walk
Concrete Walk
Retaining Wall
Gas Meter
Gas Valve
Gas Line Marker
Catch Basin
Yard Drain
Storm Manhole
Sanitary Manhole
Utility Pole
Guy Wire
Light Standard
Power Pole
Fence
Overhang
Elevator
Bay Window
Entrance
Basement Entrance
Concrete Steps
Concrete Stoop
Cellar Door
Air Conditioner
Chimney
Roof Drain
Roof Hatch
Skylight
Vent Pipe
Ridge of Roof
Slope of Roof
Flat Roof
Shingle Roof
Asphalt Roof
Gravel Roof
Tar & Gravel Roof
Metal Roof
Slate Roof
Tile Roof
Overhang
Gutter
Downspout
Window Well
Window
Door
Step
Basement
Crawl Space
Slab
Footing
Foundation
Wall
Pier
Beam
Joist
Column
Header
Sill
Sheathing
Siding
Trim
Flashing
Insulation
Vapor Barrier
Drywall
Plaster
Lath
Studs
Rafters
Ceiling
Floor
Subfloor
Finish Floor
Carpet
Tile
Hardwood
Linoleum
Vinyl
Concrete
Brick
Stone
Block
Mortar
Grout
Rebar
Wire Mesh
Anchor Bolt
Hold Down
Shear Wall
Plywood
OSB
Gypsum
Fiberglass
Cellulose
Foam
Batt
Blown-In
Rigid
Spray
Radiant Barrier
Reflective Insulation
Thermal Break
Weatherstripping
Caulking
Sealant
Backer Rod
Expansion Joint
Control Joint
Isolation Joint
Construction Joint
Cold Joint
Keyway
Waterstop
Vapor Retarder
Capillary Break
Drainage Mat
Geotextile
Filter Fabric
Perforated Pipe
Corrugated Pipe
Smooth Pipe
Clay Pipe
Concrete Pipe
Plastic Pipe
Metal Pipe
Cast Iron Pipe
Ductile Iron Pipe
Steel Pipe
Copper Pipe
PVC Pipe
ABS Pipe
HDPE Pipe
Corrugated HDPE Pipe
Smooth HDPE Pipe
Perforated HDPE Pipe
Solid HDPE Pipe
Corrugated Metal Pipe
Smooth Metal Pipe
Perforated Metal Pipe
Solid Metal Pipe
Corrugated Plastic Pipe
Smooth Plastic Pipe
Perforated Plastic Pipe
Solid Plastic Pipe
Corrugated Concrete Pipe
Smooth Concrete Pipe
Perforated Concrete Pipe
Solid Concrete Pipe
Corrugated Clay Pipe
Smooth Clay Pipe
Perforated Clay Pipe
Solid Clay Pipe
Corrugated Cast Iron Pipe
Smooth Cast Iron Pipe
Perforated Cast Iron Pipe
Solid Cast Iron Pipe
Corrugated Ductile Iron Pipe
Smooth Ductile Iron Pipe
Perforated Ductile Iron Pipe
Solid Ductile Iron Pipe
Corrugated Steel Pipe
Smooth Steel Pipe
Perforated Steel Pipe
Solid Steel Pipe
Corrugated Copper Pipe
Smooth Copper Pipe
Perforated Copper Pipe
Solid Copper Pipe
Corrugated PVC Pipe
Smooth PVC Pipe
Perforated PVC Pipe
Solid PVC Pipe
Corrugated ABS Pipe
Smooth ABS Pipe
Perforated ABS Pipe
Solid ABS

SUBLOT 1 & 2 ~ MAP IN LIBER 1416 DEEDS PAGE 349
AND SUBLOT 1 & 2 ~ MAP IN MAP COVER 864 & 936

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: HEAD OF SEARCH
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Benderson Development

CHRISTOPHER J. BARR NYSPLS No. 051068

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:
SURVEY DATE: 5-16-24
©DRAWING DATE: 5-17-24
SCALE: 1" = 20'
"ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW UNLESS ACTING UNDER DIRECT

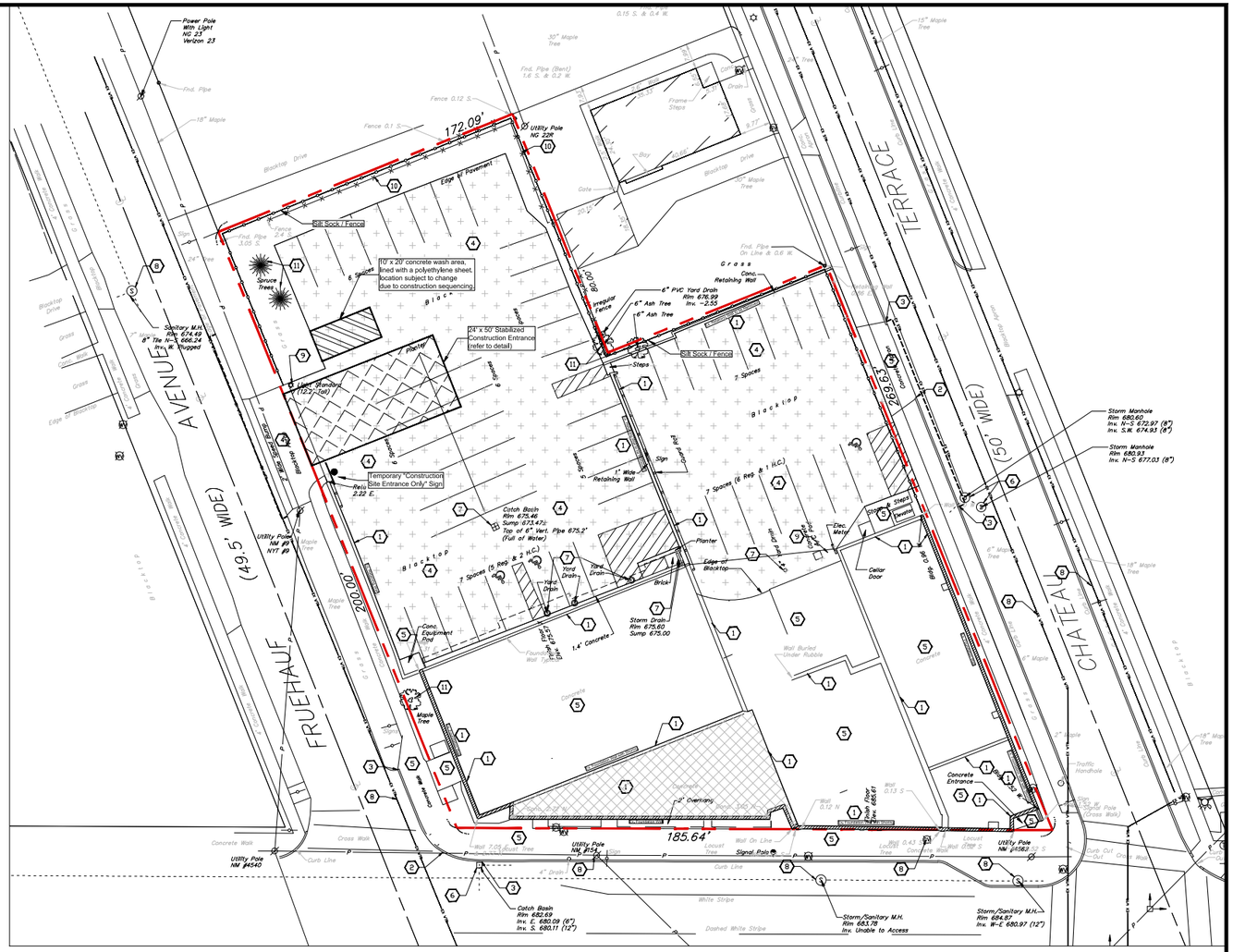
FOUNDATION LOCATION SURVEY

PART OF LOT 13 SECTION ____ TOWNSHIP 12 RANGE 7 OF THE: Holland Land Company's SURVEY – Erie COUNTY, N.Y.

SURVEY OF: 22 Chateau Terrace, 4564 & 4548 Main Street and 17 Fruehauf Avenue, Town of Amherst

SB

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



DEMOLITION & EROSION NOTES:
1. USE NOTED ENTRANCE FOR CONSTRUCTION ENTRANCE
2. INSTALL TEMPORARY EROSION CONTROL DEVICES AS DIRECTED WITHIN THE WORKING AREA TO PREVENT SEDIMENT MIGRATION. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
3. ALL EROSION CONTROL DEVICES SHALL BE REPLACED WHEREVER THEY BECOME INOPERABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS.
5. THE CONTRACTOR MUST CONTROL DUST DURING CONSTRUCTION. DURING EARTHWORK OPERATIONS, WATER-SPREADING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, AND WATER SPREAD AS NECESSARY AND AS DIRECTED IN ORDER TO CONTROL DUST.
6. DIRT OR DEBRIS LEFT ON LOCAL PUBLIC ROADS AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE REMOVED AND ROAD SURFACES CLEANED BY THE CONTRACTORS ON A DAILY BASIS, OR MORE FREQUENTLY IF DEEMED NECESSARY.
7. ALL DISTURBED AREAS (EXCEPT AREAS TO BE PAVED OR BUILT UPON) SHALL BE TOPSOILED TO A MINIMUM OF 4" DEPTH AND SEEDED IMMEDIATELY AFTER FINE GRADING TAKES PLACE AND AS SOON AS PHYSICALLY POSSIBLE.
8. THE CONTRACTOR IS RESPONSIBLY FOR THE MAINTENANCE OF DOWNSTREAM STORM SEWERS, DITCHES AND CULVERTS, SILT BUILDUP FOUND TO BE A RESULT OF THIS SITE CONSTRUCTION WORK SHALL BE REMOVED FROM DOWNSTREAM CULVERTS, DETENTION PONDS, BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER OR CITY.
9. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE ALL GRADING WORKS ARE COMPLETE.

GENERAL NOTES:
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7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
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DEMOLITION LEGEND:
- Property Line
- Existing Gas
- Existing Water
- Existing Overhead Utility
- Existing Sanitary
- Existing Storm
- Saw Cut Line
- Silt Fence/Sock
- Inlet Protection
- Existing Building / Foundations to be removed.
- Existing Asphalt Pavement to be Removed. Sub-base to be recycled, and reused to regrade area.

DEMOLITION NOTES: (#)
1. Existing Building / Foundations to be Removed. Follow construction sequence for shoring removal of existing foundation walls.
2. Existing Curb to be removed
3. Limits of Curb Removal
4. Existing Asphalt Pavement to be removed and regraded (Refer to General Note 14)
5. Existing Concrete Sidewalk/ Pavement/ Structures to be removed.
6. Existing Storm Drainage/CB to remain and be protected during Construction.
7. Existing Storm Drainage/CB to be removed.
8. Existing Utility Structure to remain and be protected during Construction.
9. Existing Utility Structure to be removed.
10. Existing Fence to be removed.
11. Existing Landscaping to be removed.
12. Existing Feature to Remain.
13. Existing Feature to be Removed.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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CONSTRUCTION SET

NORTH

811 Know what's below. Call before you dig.

PROPERTY NUMBER: #5202
AREA: -

PROPOSED RETAIL
Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

CONSULTANT

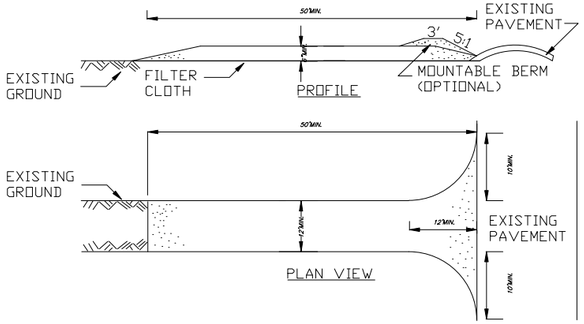
JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:
Demolition and Erosion Control Plan

SCALE: 1" = 20'
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C2.0

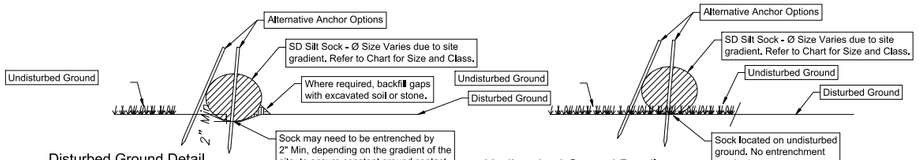
Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



STABILIZED CONSTRUCTION ENTRANCE DETAIL

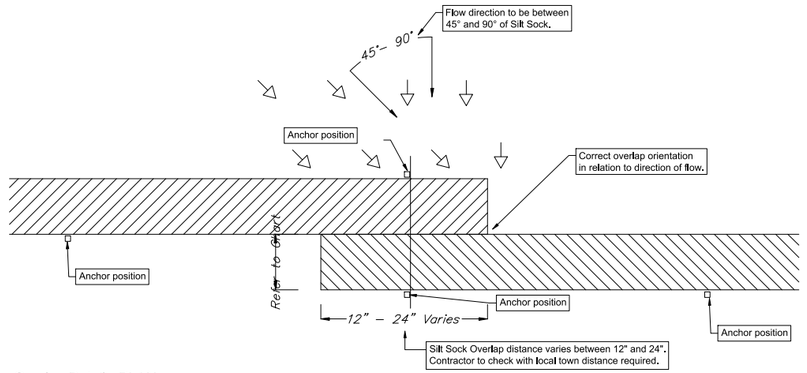
NOT TO SCALE

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



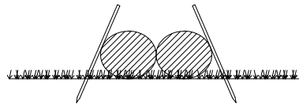
Disturbed Ground Detail
SD Silt Sock: Standard Duty Fabric

Undisturbed Ground Detail
SD Silt Sock: Standard Duty Fabric



Overlap Detail - PLAN

1) Anchors required at the overlap section are to stay outside the Silt Sock and not pierce through the material. See alternative anchor positons in details above.



Anchor at Overlaped Ends - SECTION

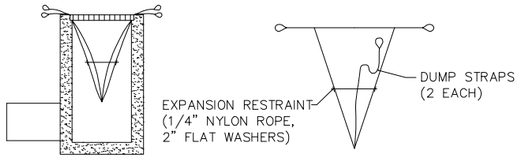
Size & Class Chart			
	Diameter		
Gradient	8"	12"	18"
0 - 2%	30	55	75
2.1 - 5%	25	40	55
5.1 - 10%	15	30	40
10.1 - 33%	10	15	20
> 33%	5	10	15

SD SILT SOCK DETAIL

SD Silt Sock: Standard Duty Fabric

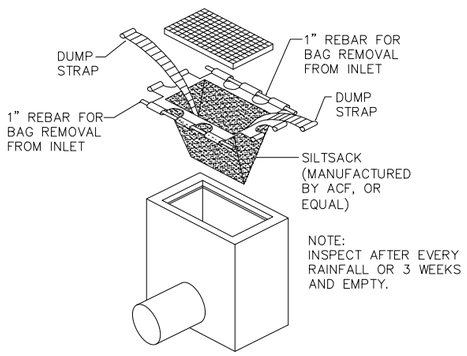
Notes:

1 - Do not use sock below the normal watermark or perpendicular to flow in river and where the maximum incline is greater than 50%.
2 - Contractors should be aware of federal, state and local laws, rules regulations or permit requirements for the use of Silt Socks on site.
3 - Sock should be positioned on the outline of the area to be protected, but must be installed between 45° to 90° from directions of flow.
4 - Sock may be required to be entrenched a minimum of 2" on disturbed ground to ensure constant ground contact.
5 - All gaps and ruts must be backfilled with soil or sock material.
6 - Sock overlap should be in the direction of the flow. Overlap amount will be between 12" and 24". Contractor to check with local town for requirements.
7 - If sediment collects to 1/2 the height of the sock, then a second sock may be stacked immediately up slope of the original instead of removing the sediment.
8 - Sock joint is where two sock sections meet on a level grade, overlap and adjoining ends, tightening the ends together, and anchoring through each end. Where two sections meet on un-level ground, j-hook higher elevated end, anchor, and begin new section just below. Back fill any gaps.
9 - Sock should be inspected and repaired as needed.
10 - If ruts begin under the sock they should be backfilled with soil and compacted so that the ground and sock have continuous contact.
11 - If sock rolls out of place, the sock should be repositioned and secured with additional anchors.
12 - Tears in the Sock fabric may be repaired by wrapping a new piece of fabric over the sock and securing, or by place a second sock immediately up slope with the required overlap beyond deformation.
13 - A section of sock should be replaced whenever it has weakened to such an extent that the efficiency is reduced or diminished. Weakening can occur because the natural mesh fabric breaks down over time of from being moved/dragged on site.
14 - Sock should be replaced when sediment has built up and has been removed three times.
15 - All sediment in disturbed area next to sock must be removed and correctly disposed of before the sock can be removed.
16 - When removing, cut sock open and spread the filler material around. The netting should be removed from site.
17 - Sock should be installed before works commence on site.



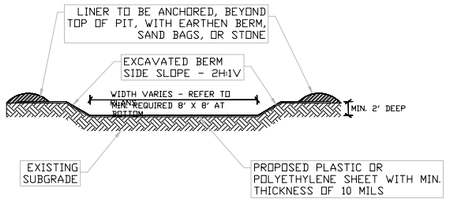
INSTALLATION DETAIL

BAG DETAIL



SILT SACK DETAIL

N.T.S.



TYPICAL CONCRETE WASH OUT DETAIL

NOTES:
1. CONSTRUCT TO 2016 NYSDEC BLUE BOOK DESIGN CRITERIA

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DRAWING REVISIONS:

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AREA: -

Main St - Snyder 4548-4564 Main St. Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

SEAL

TITLE:

Demolition and Erosion Control Details

SCALE: NTS

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO.: C2.1

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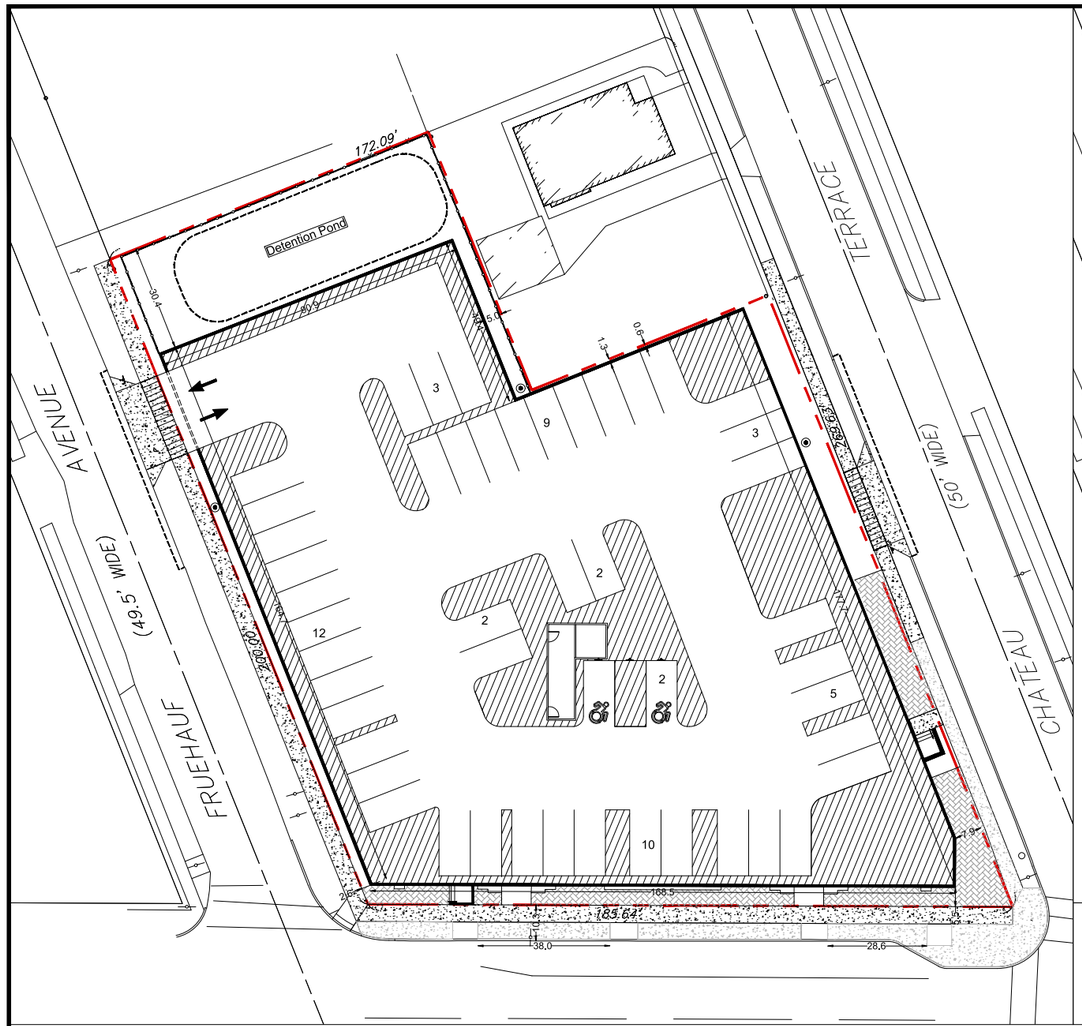
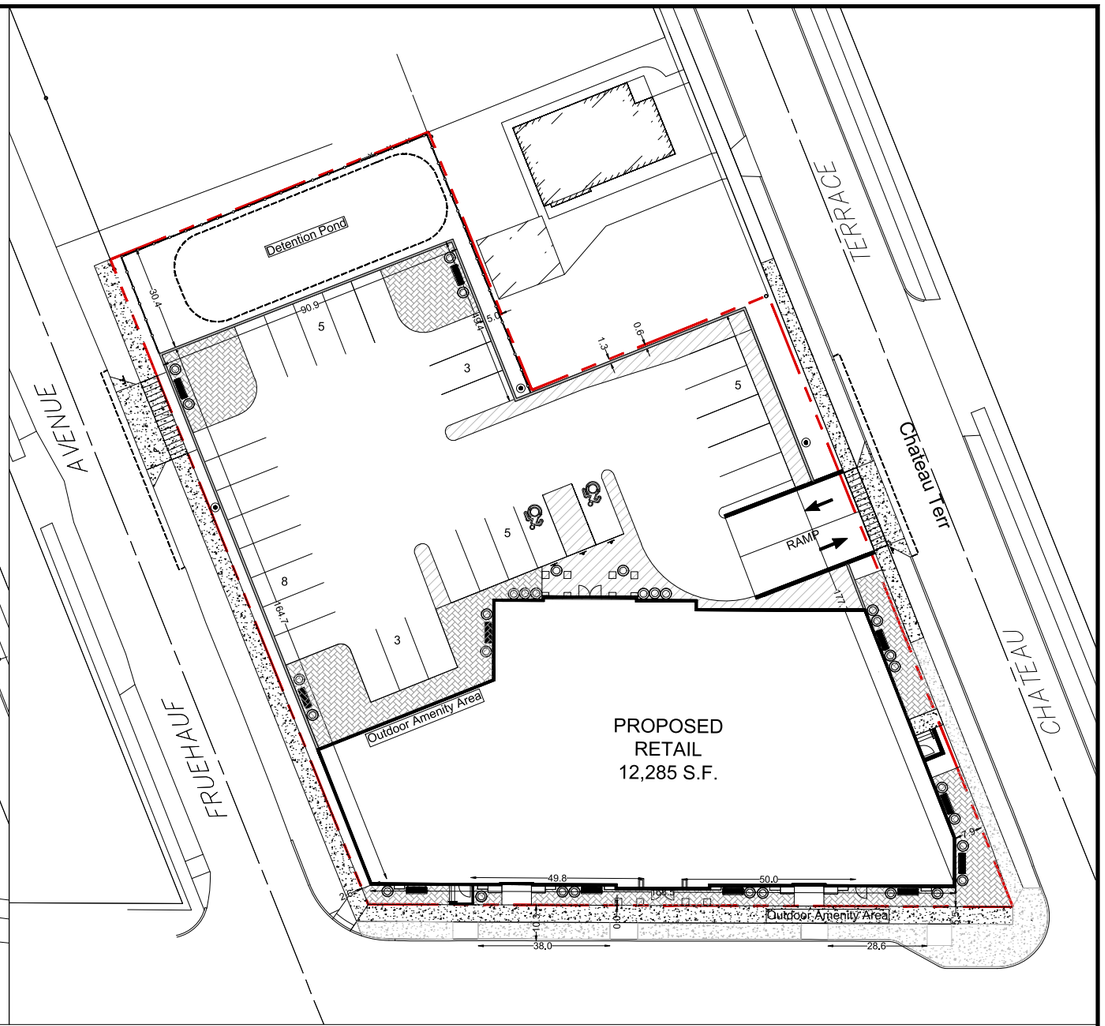


Basement Level

48



Ground Level

29

TOWN OF AMHERST, NY ZONING ANALYSIS

	REQUIRED	PROVIDED
ZONED	TI-2.5 (Village Frontage)	TI-2.5 (Village Frontage)
5A-1-3: TI-2.5 Traditional Infill 2.5 Section		
LOT		
Area	0 S.F. min.	34,542 S.F.
Width	0' min.	170.7'
Outdoor Amenity Space	10% min. = 3,454 S.F.	3,560 S.F. = 10.3%
BUILDING SETBACKS		
Building-to-zone	Refer to Section 5A-2 Infill Frontages	
Lot Frontage	Refer to Section 5A-2 Infill Frontages	
Common lot line	0' min.	0.6' (North Side)
Alley	5' min.	N/A
PARKING SETBACKS		
Primary and Side Street	Refer to Section 5A-2 Infill Frontages (below)	
Common lot line	0' min.	1.3' (North Side)
Alley	5' min.	N/A
BUILDING HEIGHT		
Top Plate Height	2 Stories / 24' max.	N/A
Building Height	2.5 Stories / 35' max.	35'-0"
Roof Pitch	18:12 max.	18:12
BUILDING LENGTH	Refer to Section 5A-2 Infill Frontages (below)	168.5'
STORY HEIGHT	Refer to Section 5A-2 Infill Frontages (below)	16.5'

5A-2-4: Village Frontage		
BUILDING SETBACKS		
Build-to zone	0' min./10' max.	0.0'
Street Frontage:		
Front: Main Street	90% min.	90.8% (168.5')
PARKING SETBACKS		
Street	20' min.	52.8' (Main Street)
BUILDING MASS		
Street facing building length:		
Front: Main Street	200' max.	168.5'
STORY HEIGHT		
Ground floor elevation	0' min. / 2' max.	0.0'
Ground story height	13' min.	16.5'
Upper story height	9' min.	12.5'
TRANSPARENCY		
Ground story	70% min.	70.1%
Upper story	20% min.	41.0%
Blank wall length	15' max.	4.0'
PEDESTRIAN ACCESS		
Street facing entrance	Required	Complies
Entrance spacing	50' max.	Complies
STREETSCAPE		
Clear pedestrian zone	10' min.	10.3' Total - Existing Condition
Curb zone	6' min.	
Tree planting type	Grates	Complies
Tree spacing	35' on-center avg.	Existing: 33.3' c-c Average

Proposed Outdoor Amenity Space

PROPOSED PARKING ANAYLSIS TI-2.5

USE	CODE	REQUIRED	PROVIDED
RETAIL	2.5/1000 SF	12,285 sqft / 1000 x 2.5 = 31 SPACES	77 SPACES
STALL SIZE		9'x19'	9'x19'

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Overall Site Plan

SCALE: 1" = 20'

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO.: C4.0

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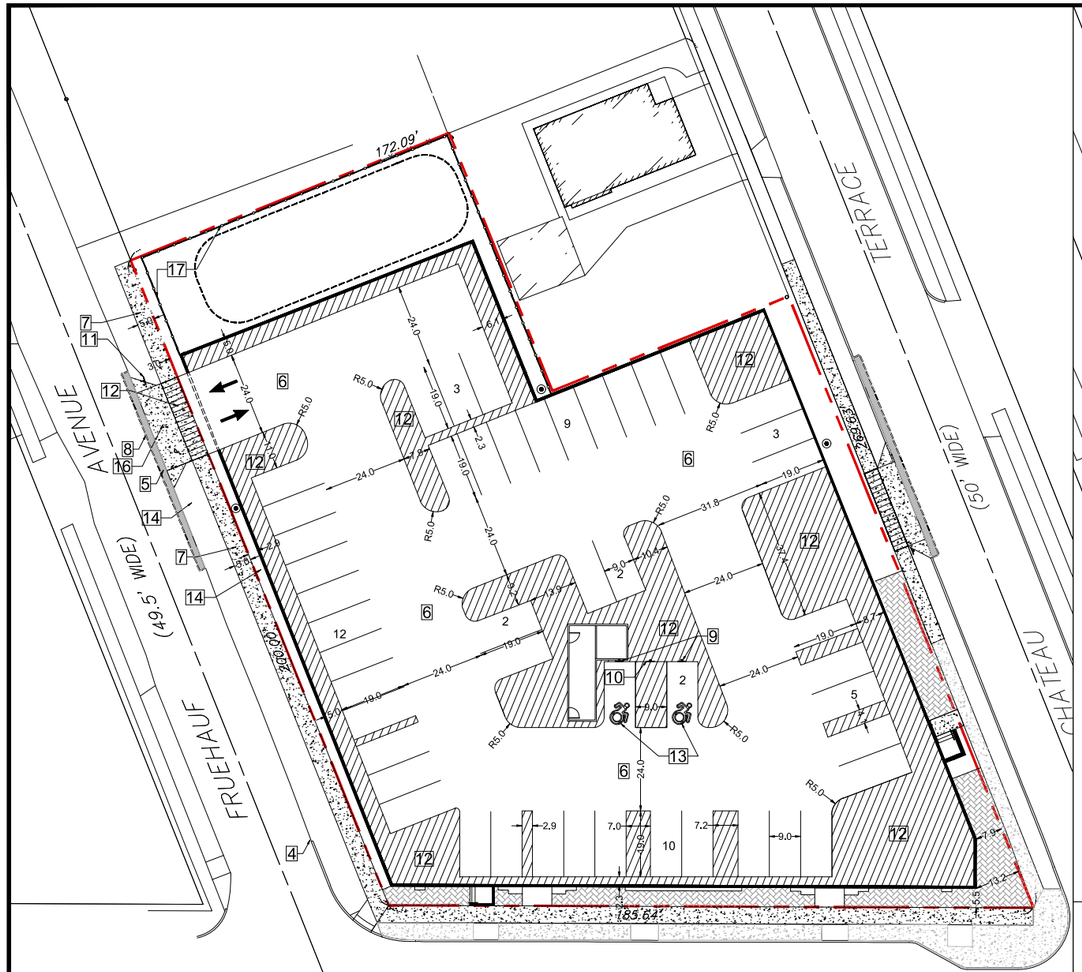
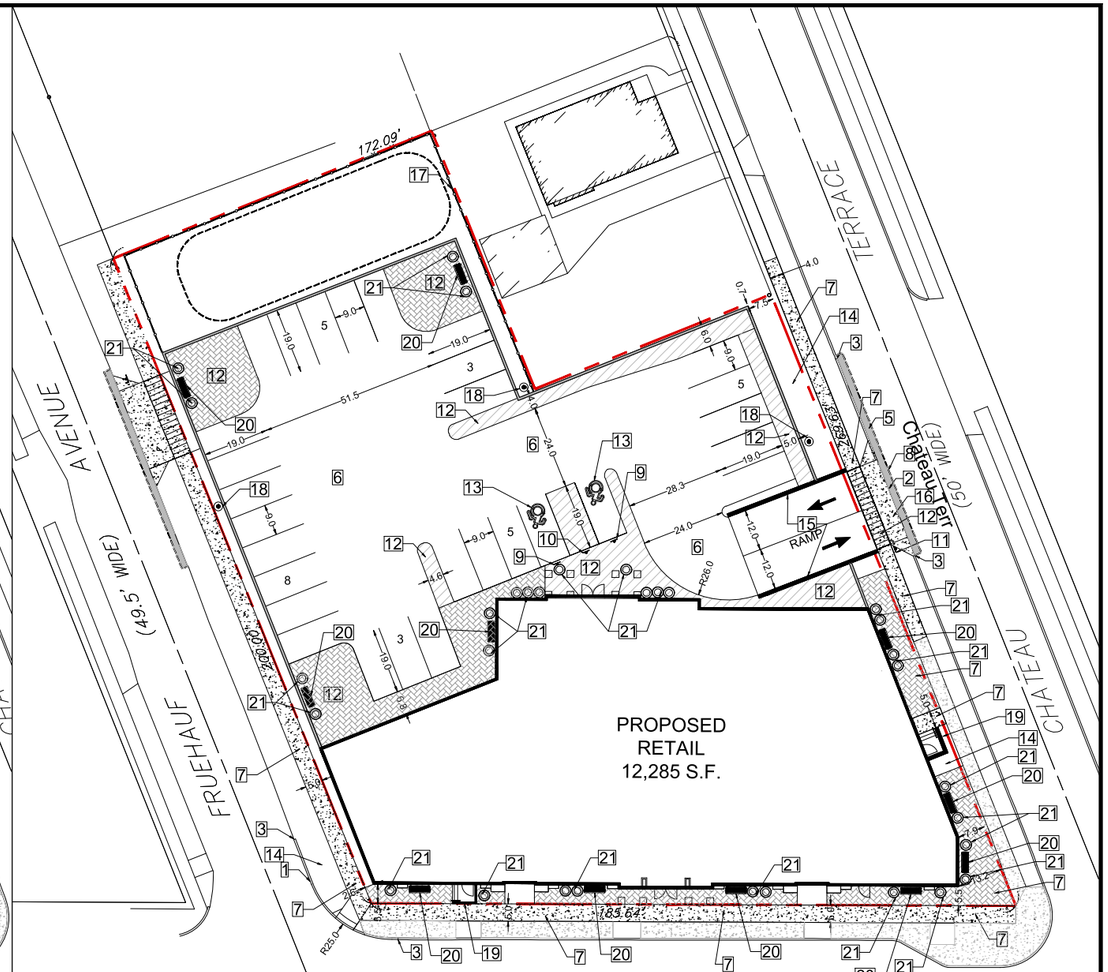


Basement Level



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SITE LEGEND:
- Property line
- 6" Curb (typ).
- Proposed sign & pole
- Proposed Concrete Sidewalk
- Existing Concrete Sidewalk
- *All Parking Surfaces within building footprint shall be concrete. Refer to Structural Drawings
- Proposed Asphalt Pavement
- * Refer to General Notes, Construction Details and Architectural Plans for Concrete Sealer information.
- Proposed Outdoor Amenity Space

SITE NOTES: #
1. Proposed 6" concrete Curb.
2. Proposed Flush Concrete Curb.
3. Match into Existing Curb or runout over 2'.
4. Proposed Edge of Pavement.
5. Proposed Standard Duty Pavement.
6. Proposed Concrete Deck / Pavement. Refer to Structural Drawings
7. Proposed Concrete Sidewalk.
8. Match into Existing Pavement.
9. Proposed "Handicapped Parking Only" sign.
10. Proposed "No Parking" sign.
11. Proposed STOP Sign.
12. 4" Yellow Pavement Stripe (at 2' c-c in no parking zones).
13. Proposed White Pavement symbol (stop bar, directional arrows, accessibility symbol, text)
14. Proposed Landscape Area.
15. Proposed Ramp Retaining Wall (Refer to Structural Plans)
16. Proposed Concrete Driveway.
17. Proposed Board on Board Fence
18. Proposed Light Pole base.
19. Proposed Stairs with retaining wall.
20. Proposed Pedestrian Bench
21. Proposed Circular Landscape Planter

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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CONSTRUCTION SET

Know what's below. Call before you dig. 811

PROPERTY NUMBER: #5202
AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

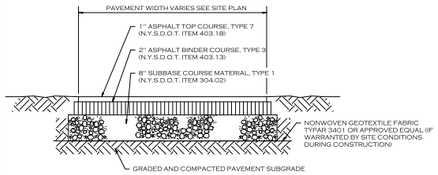
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Detailed Site Plan

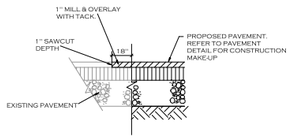
SCALE: 1" = 20'
DRAWN BY: DMZ
DRAWING NO. C4.1
CHECKED BY: MAO
DATE: 04.16.2025

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

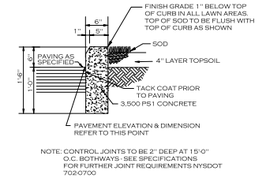


NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION

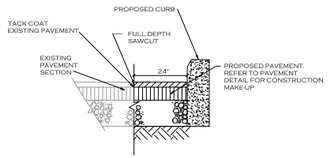


PAVEMENT TRANSITION DETAIL
(ASPHALT PAVEMENT)



NOTE: CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700

TYPE "A" CONCRETE CURB

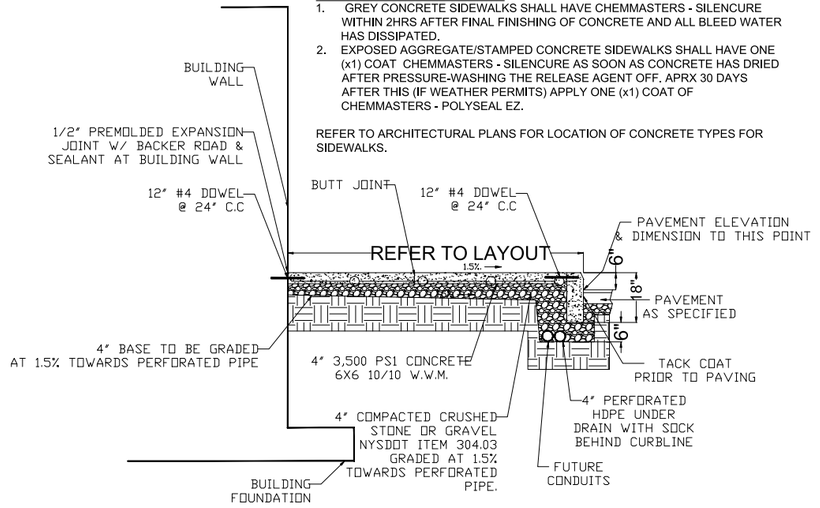


CURB AND PAVEMENT TRANISTION DETAIL

NOTES:
1. CONCRETE SIDEWALK AND DRIVEWAY MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3
2. BUTT JOINTS TO BE AT 5'-0" O.C. BOTH WAYS- SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.

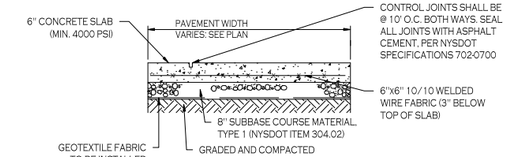
CONCRETE SIDEWALK SEALERS:
1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.

REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.



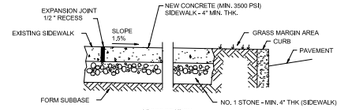
BUILDING SIDEWALK DETAIL

CONTRACTOR TO VERIFY WITH OWNER ON CURB DETAIL



NOTES:
1. CONCRETE PAVEMENT MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATIONS 501 & CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 502-3.
2. PROPOSED CONCRETE FINISH SHALL BE: BROOM FINISH.
3. ALL JOINTS MUST BE CUT WITHIN 24 HOURS OF POURING CONCRETE IF CONTRACTOR ELECTS TO SAW-CUT THE CONTROL JOINTS.

N.Y.S.D.O.T. CONCRETE SECTION
(DRIVEWAY & SIDEWALKS)
N.T.S.



CROSS SECTION

NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700.
2. CONCRETE SIDEWALK MATERIAL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 501 AND CONSTRUCTION METHODS SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 608-3.

CONCRETE SIDEWALK SEALERS:
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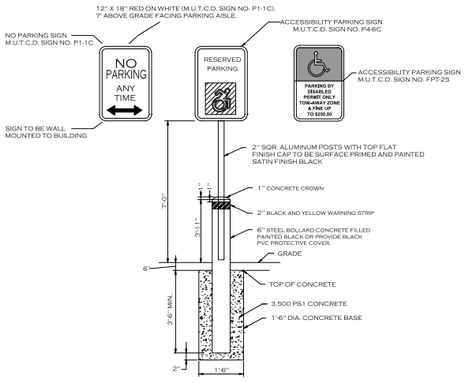
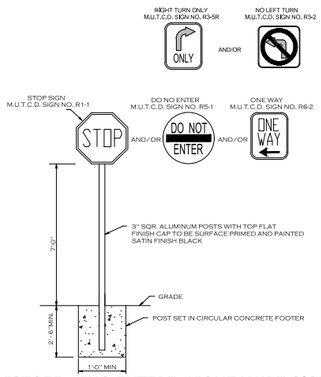
REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.

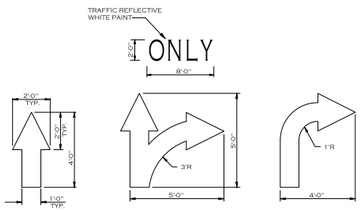
STANDARD CONCRETE SIDEWALK



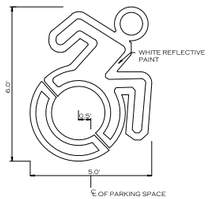
HANDICAP / NO PARKING SIGNS
Black Post



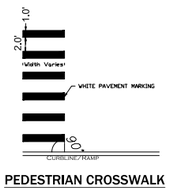
"STOP" / "NO ENTRY" / "ONE WAY" SIGNS
Black Post and Footer



PAINTED TRAFFIC ARROWS



INTERNATIONAL ACCESSIBILITY SYMBOL



PEDESTRIAN CROSSWALK

SECTION A-A

6FT BOARD ON BOARD FENCE DETAIL

OFFICIAL TOWN USE ONLY

1.1.c

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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PROPERTY NUMBER: #5202

AREA: -

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4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

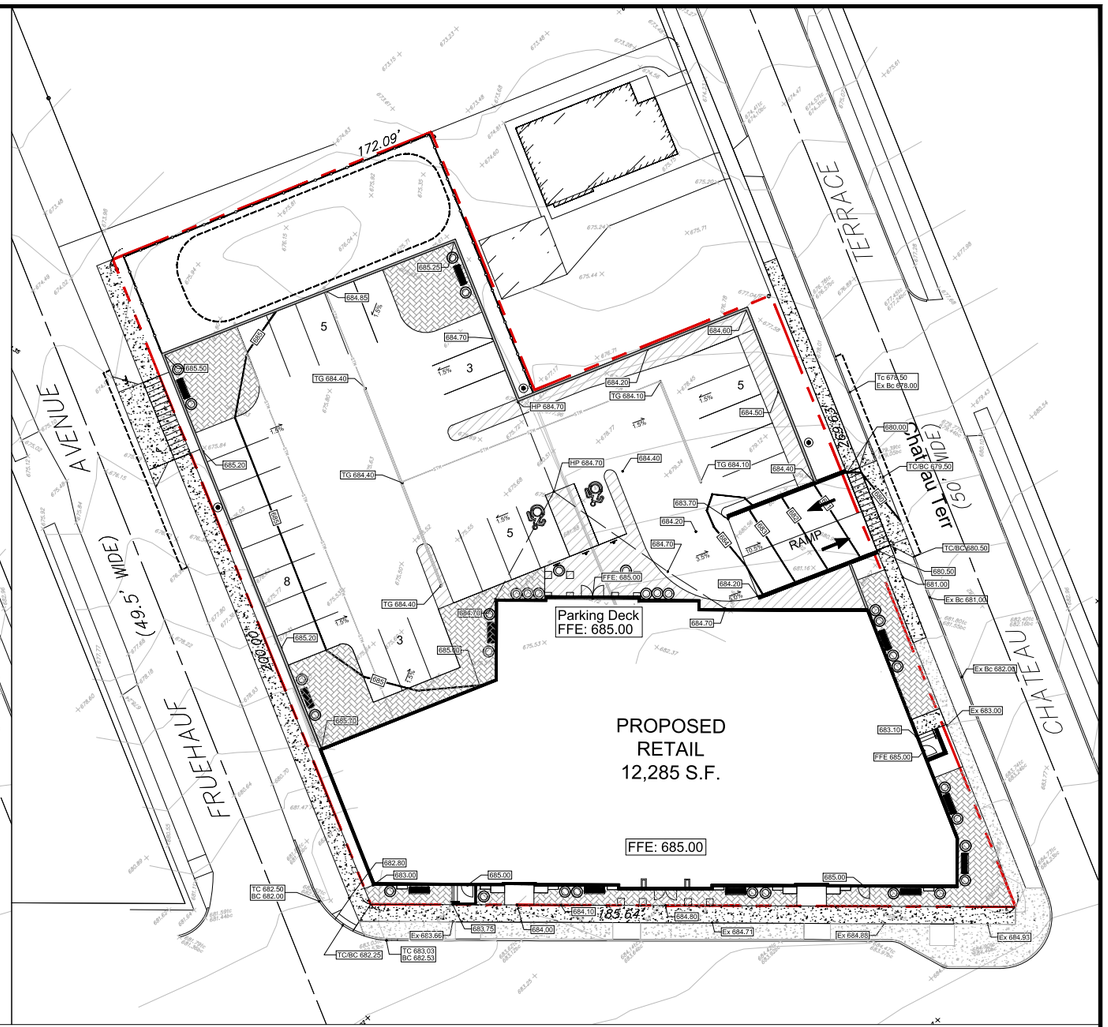
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Construction Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. G4.2

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

Basement Level



Ground Level

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
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10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
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12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
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14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

GRADING LEGEND:

- Property Line
- 6" Curb (typ).
- TG ## — Catch Basin - Top of Grade
- ### — Proposed Contour Line
- ##% — Slope Direction

HOLD CRITCAL SLOPE - FINISHED FLOOR ELEVATION MUST BE VERIFED AT EACH ENTRY DOOR PRIOR TO SETTING OF CONCRETE CURB FORMS TO VERIFY THAT SIDEWALK SLOPE DOES NOT EXCEED 1.5%.

OFFICIAL TOWN USE ONLY

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No.	DATE	BY	REMARKS

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Amherst, NY14226

CONSULTANT

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Grading Plan

SCALE: 1" = 20'

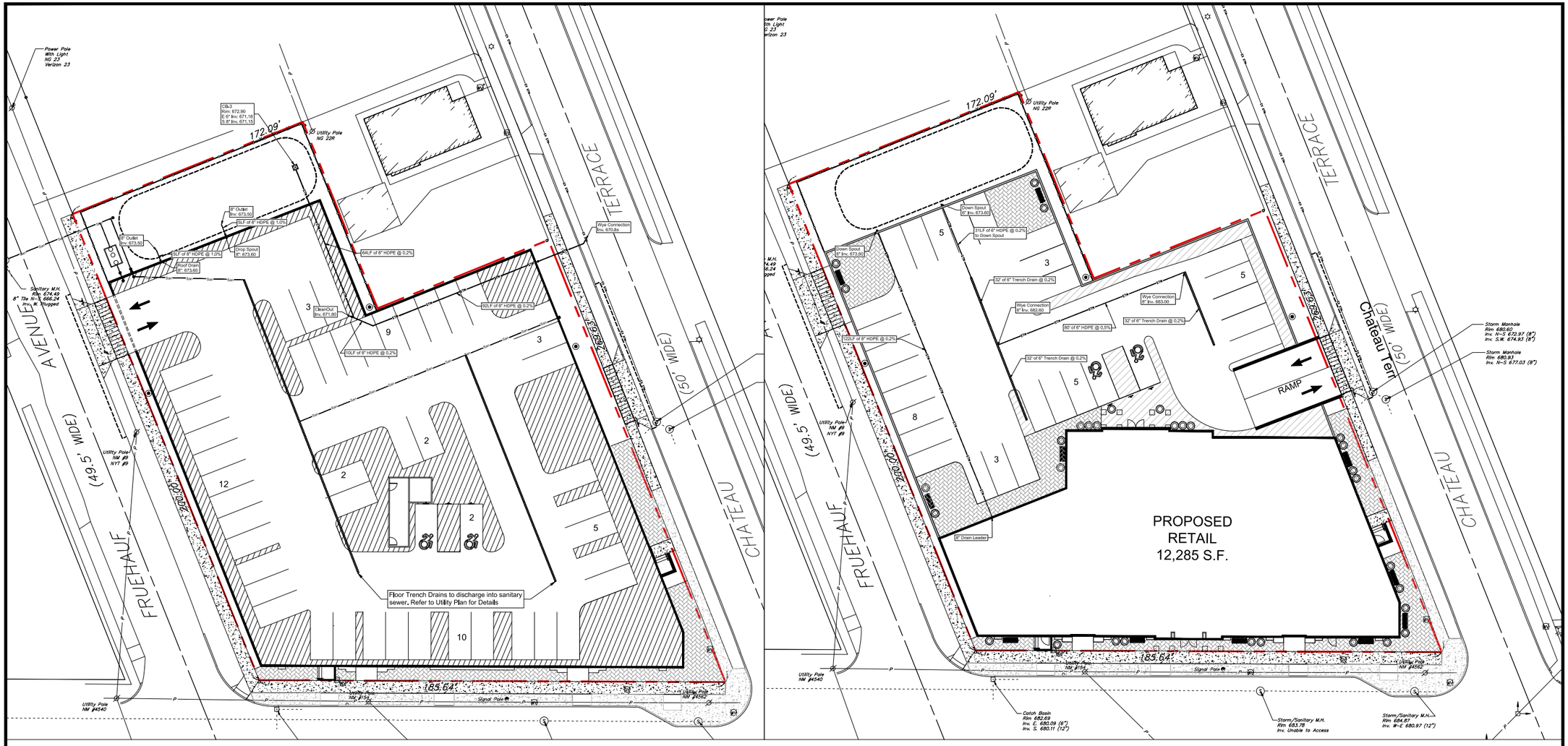
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. G5.0

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



Basement Level

Ground Level

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DRAINAGE LEGEND:
- PROPERTY LINE
- STM — PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB -# — PROPOSED CATCH BASIN

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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CONSULTANT

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

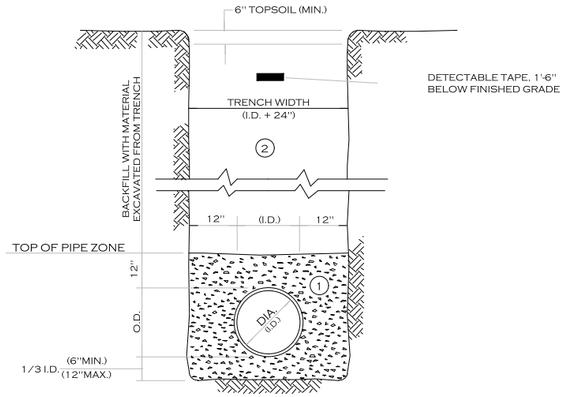
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE: Drainage Plan

SCALE: 1" = 20'
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C5.1

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



NOTES:

A. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

B. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.

C. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.

D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

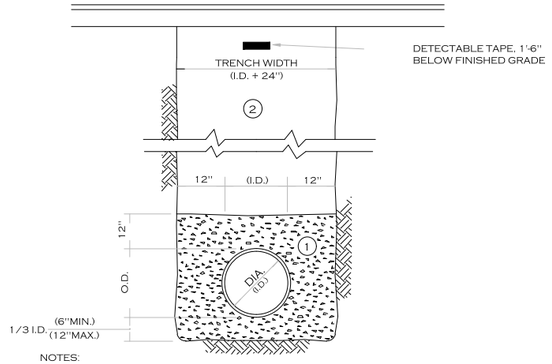
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

TRENCH SECTION IN UNPAVED AREAS



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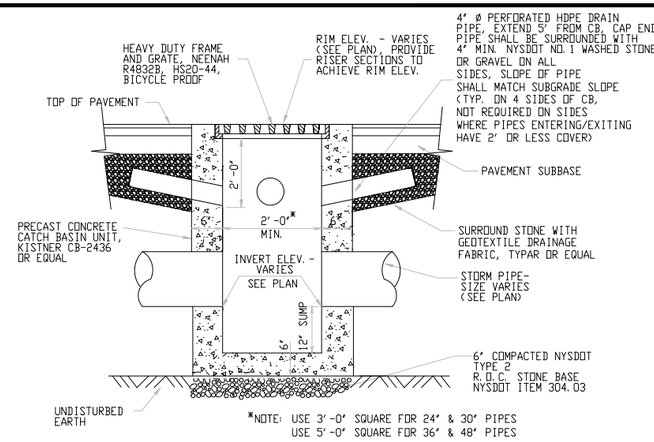
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

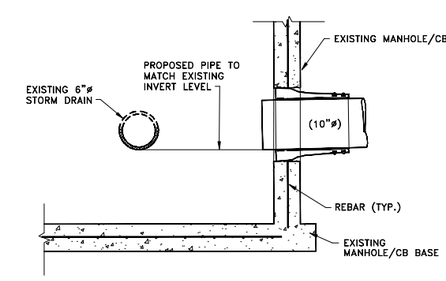
(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERAIL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

TRENCH SECTION IN PAVED AREAS



TYPICAL PRECAST CATCH BASIN



NOTES:

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D. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.

MATERIALS

PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

(1) NO. 1 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 703-02. THE MATERIAL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN ONE INCH AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6" LIFTS WITH EQUIPMENT ACCEPTABLE TO THE PIPE MANUFACTURER.

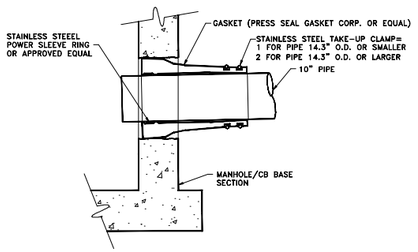
NO SLAG SHALL BE ALLOWED FOR MATERIAL (1)

(2) BACKFILL MATERIAL SHALL BE NATIVE SOIL CONTAINING NO UNSUITABLE MATERIAL COMPACTED IN 6" LIFTS.

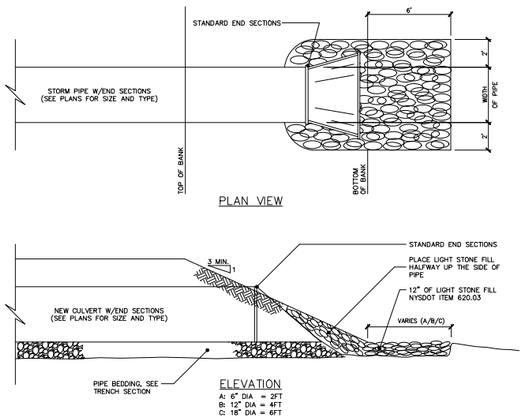
TRENCH SECTION IN UNPAVED AREAS

NOTES:

1. CORE DRILL ENTRANCE HOLE IN PRECAST MANHOLE BARREL, BASE AND/OR BENCH FOR REQUIRED PIPE CLEARANCE. PER MANUFACTURERS RECOMMENDATIONS.
2. DOES NOT APPLY TO HOUSE LATERALS.
3. WATERTIGHT PIPE TO MANHOLE BOOT SEAL REQUIRED FOR ALL CORE DRILLED ENTRANCE HOLES IN MANHOLE BARREL AS SHOWN BELOW.



CONNECTION TO EXISTING MANHOLE/CB

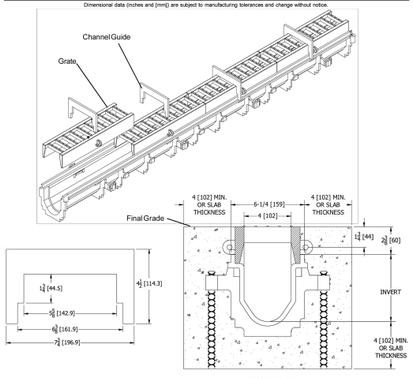


TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE

ZURN **Z886**
DOT INSTALLATION GUIDE

Dimensional data (inches and [mm]) are subject to manufacturing tolerances and change without notice.



Z886 X-SECTION

INSTALLATION GUIDE:
-Install top of trench to final grade including grate
-Install grates
-Install channel guides

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov
ADVERTENCIA: Cáncer y daño reproductivo - www.P65Warnings.ca.gov
AVERTISSEMENT: Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph. 855-663-8878, Fax 814-454-7929
In Canada | Zurn Industries Limited
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. B
Date: 6/1/2018
C.N. No. 140094
Form No. FT865

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DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder 4548-4564 Main St. Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Drainage Details

SCALE: NTS

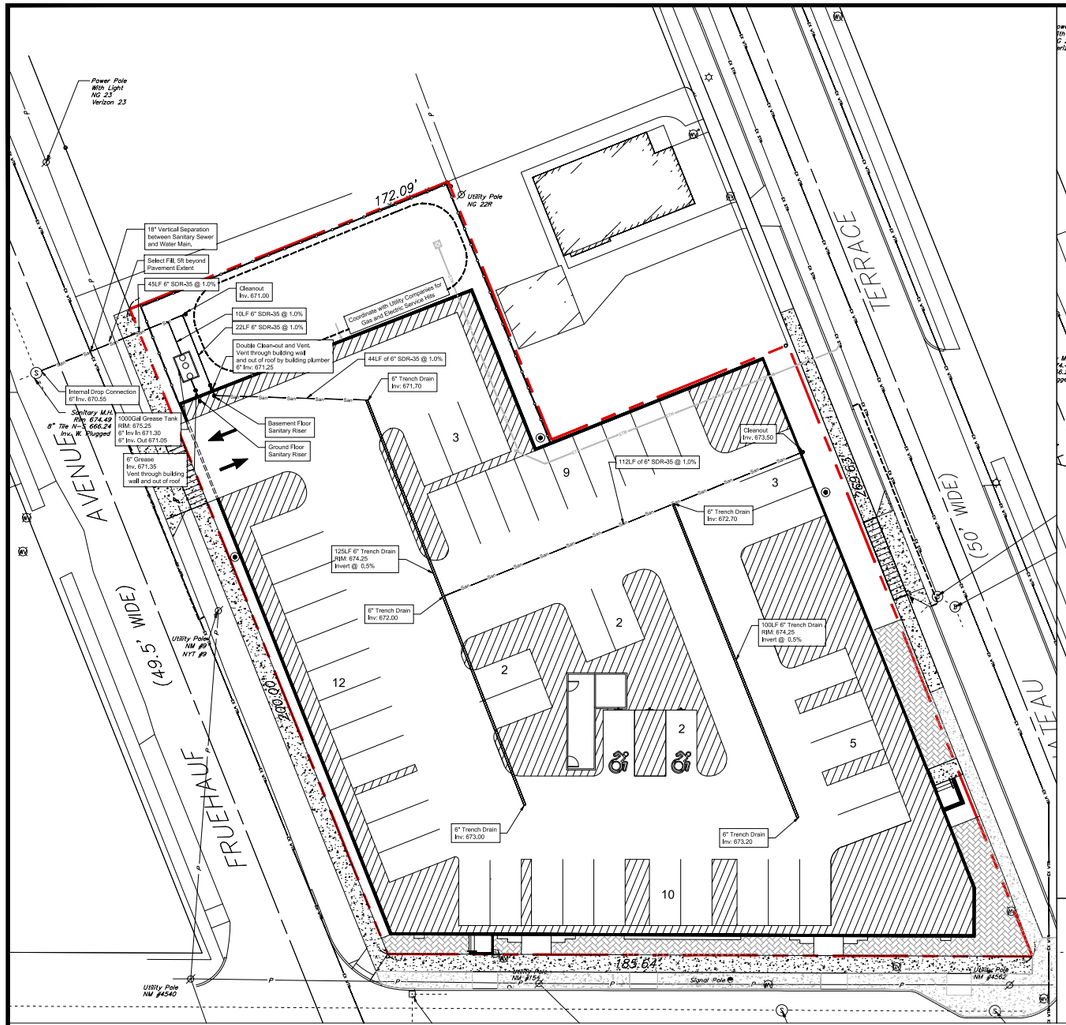
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. C5.2

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



Basement Level

Ground Level

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CONCRETE SIDEWALK SEALERS: (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
    11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - SILENCURE WITHIN 2HRS AFTER FINAL FINISHING OF CONCRETE AND ALL BLEED WATER HAS DISSIPATED.
    11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE ONE (x1) COAT CHEMMASTERS - SILENCURE AS SOON AS CONCRETE HAS DRIED AFTER PRESSURE-WASHING THE RELEASE AGENT OFF. APRX 30 DAYS AFTER THIS (IF WEATHER PERMITS) APPLY ONE (x1) COAT OF CHEMMASTERS - POLYSEAL EZ.
12. LIGHTING FIXTURE ARROW SYMBOLS REFER TO THE DIRECTION THAT THE FIXTURES ARE REQUIRED TO FACE. SPECIFIC MOUNT BRACKETS WILL BE REQUIRED DEPENDING ON ORIENTATION AND FIXTURE COUNT.
13. CURB ISLAND DIMENSIONS ARE FROM INSIDE OF CURB TO INSIDE OF CURB.
14. CONTRACTOR TO PROVIDE NEW PAVEMENT THAT CONFORMS TO THE GRADING PLAN WHILE MAINTAINING, AS A MINIMUM, THE EXISTING STONE BASE. THE MEANS AND METHODS OF OBTAINING NEW GRADES IS LEFT UP TO THE CONTRACTOR AND CAN BE OBTAINED VIA SHIMMING THE PAVEMENT AND THEN A NEW TOP COAT, REMOVING EXISTING ASPHALT PAVEMENT AND REGRADING EXISTING STONE BASE, A COMBINATION OF THESE TWO OR ANOTHER METHOD OF THE CONTRACTORS CHOOSING. FINAL PAVEMENT WORK PLAN SHALL BE PROVIDED TO OWNER AND ENGINEER FOR REVIEW AND APPROVAL

DRAINAGE LEGEND:

- PROPERTY LINE
- STM — PROPOSED STORMWATER
- 6" CURB TYP.
- CO / WC — PROPOSED STORM CLEAN OUT / WYE CONNECTION
- CB - # — PROPOSED CATCH BASIN

UTILITY LEGEND:

- PROPERTY LINE
- G — PROPOSED GAS
- W — PROPOSED WATER
- E — PROPOSED ELECTRIC
- San — PROPOSED SANITARY
- EX ELEC — EXISTING ELECTRIC
- EX GAS — EXISTING GAS
- EX WTR — EXISTING WATER
- EX OH — EXISTING OVERHEAD UTILITY
- EX SAN — EXISTING SANITARY
- EX STM — EXISTING STORM
- EX TC — EXISTING TELECOMS

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DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE: Utility Plan

SCALE: 1" = 20'

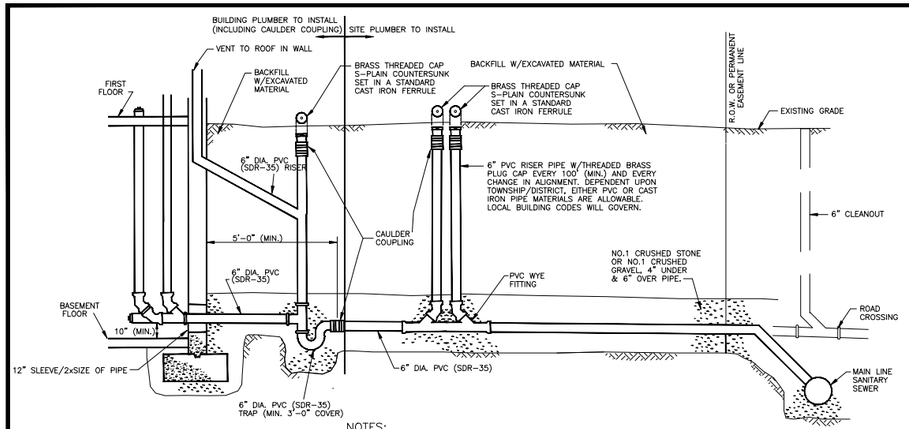
DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. C6.0

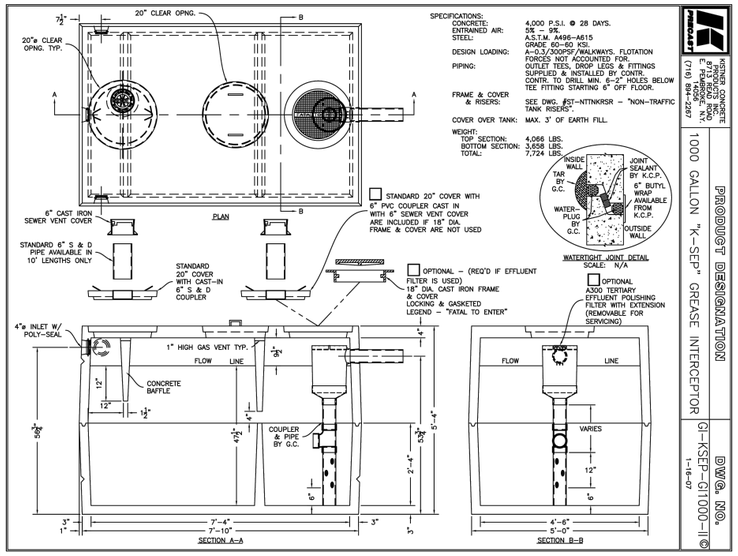
Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

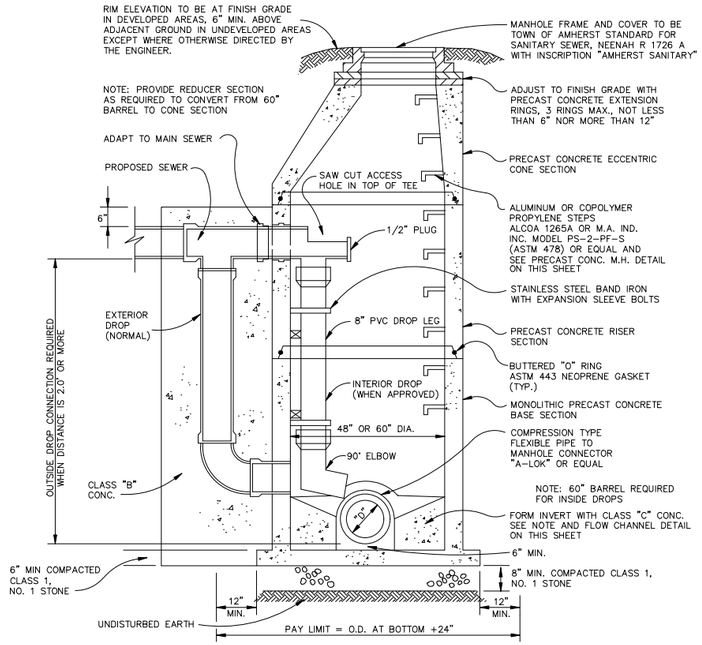


NOTES:

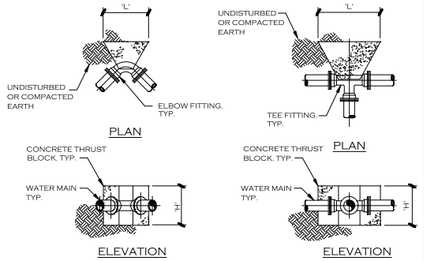
1. PVC PIPE MATERIAL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D-3033/D-3034.
2. SELECT BACKFILL REQUIRED UNDER PAVED AREAS.
3. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS
4. MIN. DEPTH OF COVER 3'-0"
5. A GREASE TRAP AND OIL SEPARATOR REQUIRED WHERE APPLICABLE.

TYPICAL COMMERCIAL SERVICE WITH BASEMENT DETAIL WITH TRAP





TOWN OF AMHERST TYPICAL PRECAST CONCRETE DROP MANHOLE (FOR DROP CONNECTION)

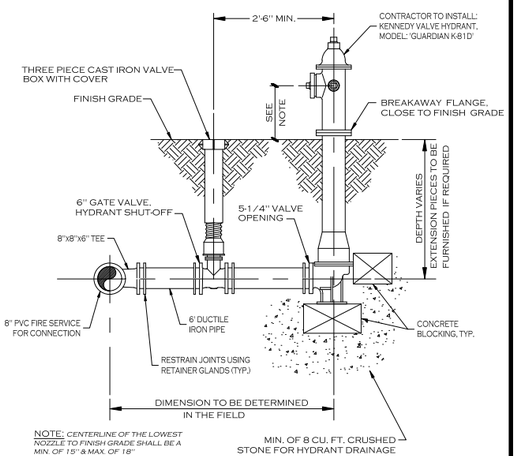


DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'	5.0'	3.0'	3.5'	2.5'	2.5'	1.5'	2.5'

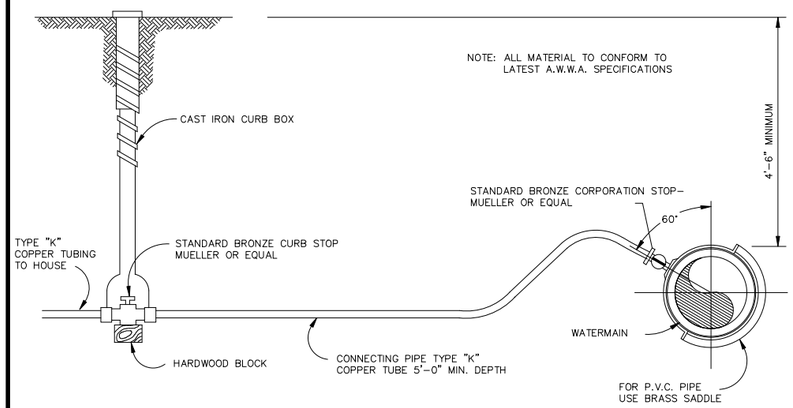
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

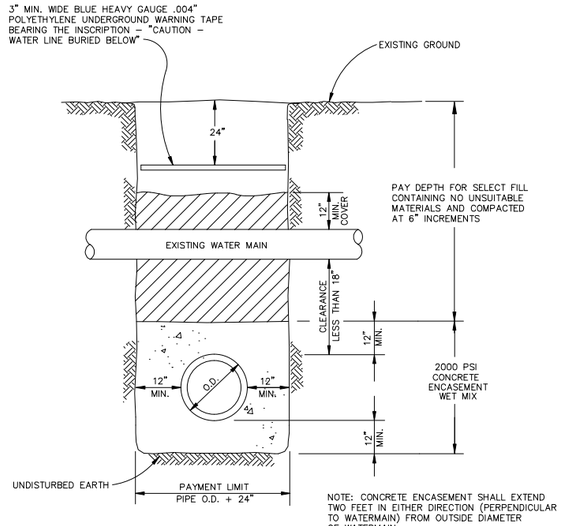
WATER MAIN



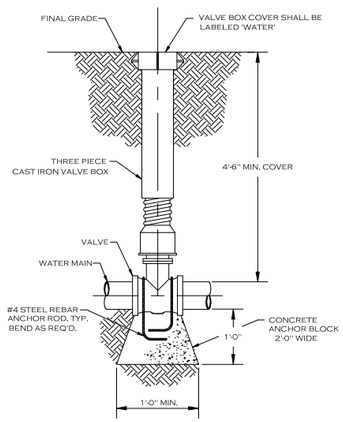
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



TYPICAL WATER SERVICE LINE INSTALLATION



WATER CROSSING DETAIL CLEARANCE LESS THAN 18"



TYPICAL GATE VALVE DETAIL

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PROPOSED RETAIL

CONSULTANT

JAMES ALLEN RUMSEY ARCHITECT PREPARED FOR

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

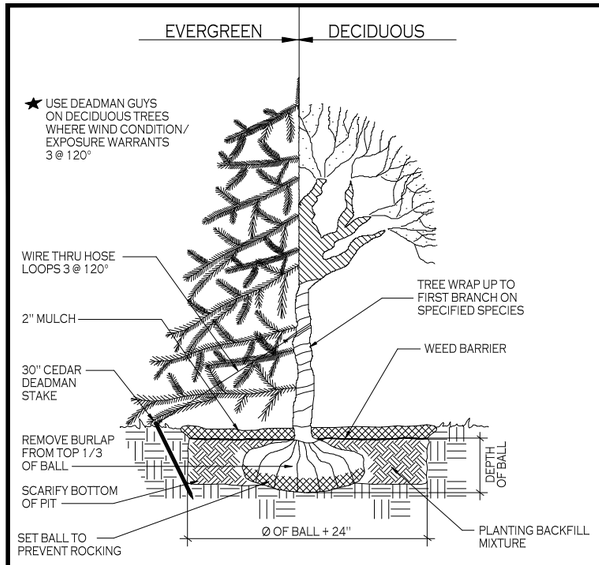
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

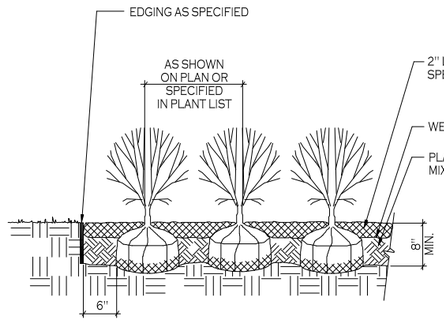
TITLE: Utility Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. G6.1

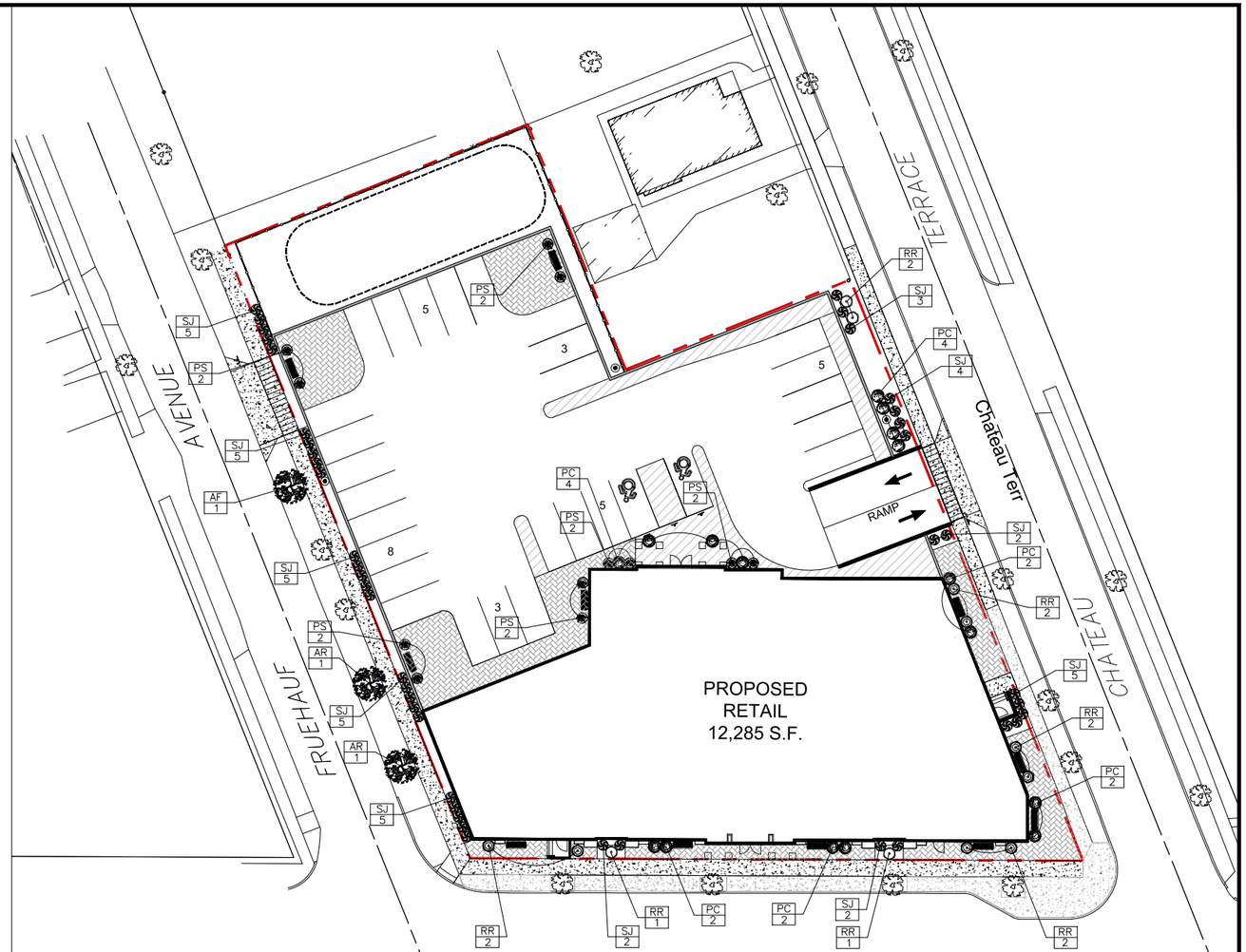
Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)



STD. TREE PLANTING



STD. SHRUB PLANTING



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 NURSERYMEN, ANSI 260.1
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, ½ 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 HYDROSEEDED 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	ROOT	QTY.
			[TREES]				
	AF	Acer x Freemanii	ARMSTRONG MAPLE	2-1/2"		B&B	3
			[SHRUBS & GRASS]				
	SJ	Spiraea japonica 'Gold Mound'	GOLD MOUND SPIRAEA		24"	3 GAL.	43
	PC	Prunus x cistena	PURPLELEAF SAND CHERRY		24"	3 GAL.	16
	RR	Rosa 'Radrazz'	KNOCK OUT ROSES	-	24"	3 GAL.	10
	PS	Pennisetum setaceum	FOUNTAIN GRASS	-	24"	3 GAL.	12

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SEAL

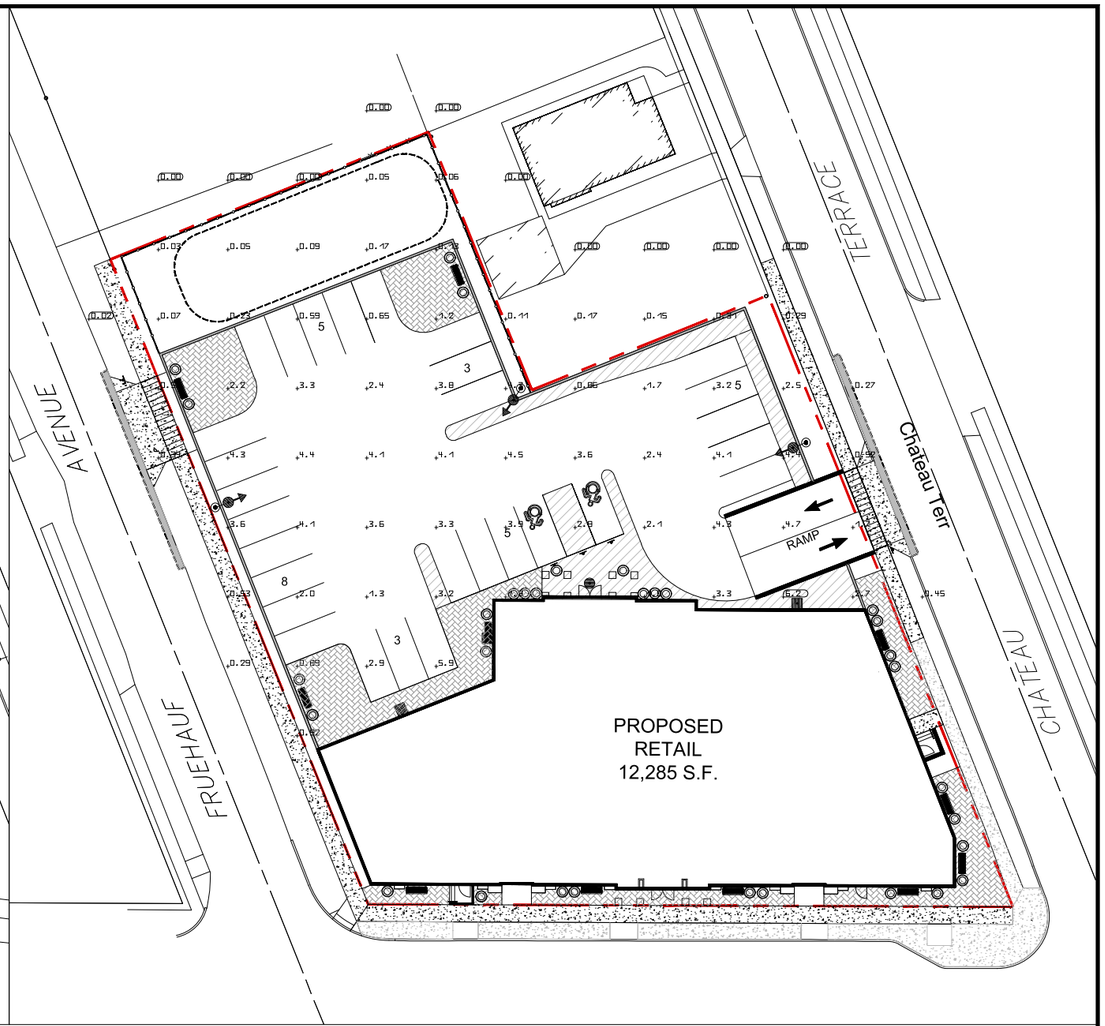
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Overall Landscaping Plan

SCALE: 1" = 20'
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. CZ.0

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

Basement Level



Ground Level

Luminaire Schedule

Index	Manufacturer	Luminaire type	Item number	Luminous flux	Mounting Height	Connected load	Quantity
	C-Lite	C-Lite Full Cutoff Wall Pack, A Series, 09 Lumen, 40K CCT	C-WP-A-FCA-09-40K-DB	9000 Lm	15 Ft	62 W	3
	Cree Inc.	Cree IG Series Parking Garage Luminaire, Type V , 7L Input Power Designator, 4000K	IG-B-NM-5S-7L-40K8-UL	7550 Lm	10 Ft	60 W	22
	Cree Inc	Cree OSQ Series Luminaire, 22L Power, 4000K, Type 4M distribution with backlight shield	OSQL-C-22L-40K7-4M-NM-w/ BLSF	12000 Lm	25 Ft	130 W	3

FOOTCANDLE LEVELS AT GRADE

#	Name	Parameter	Min	Max	Average
1	Non-Residential Parking Area	Ground Level Parking and Site	0.51 fc Code: 0.2 fc	6.23 fc Code: 10.0 fc	1.47 fc Code: 1.5 fc
2	Canopy Area	Basement Parking Area	2.10 fc Code: 2.0 fc	8.21 fc Code: 15.0 fc	3.67 fc Code: 10.0 fc

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REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Lighting Plan

SCALE: 1" = 20'

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. G8.0

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

- Utilizes Patented NanoComfort™ Technology
- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- **Initial Delivered Lumens:** 4,000 - 75,000
- **Efficacy:** Up to 171 LPW
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty*:** 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

*See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts
- **OSQ-ML-C-AA** Adjustable Arm
- **OSQ-ML-C-DA** Direct Arm
- **OSQ-ML-C-TM** Trunnion Mount

Extra Large Mounts
- **OSQ-X-C-AA** Adjustable Arm
- **OSQ-X-C-DA** Direct Arm

Color Options: **SV** Silver, **BK** Black, **BZ** Bronze, **WH** White

*Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

Luminaire (Mount must be ordered separately)

OSQ		C									
Family	**Size**	**Series**	**Lumen Package***	**CCT/ CRI**	**Optic**		**Voltage**	**Mount**	**Color Options**	**Controls***	**Options**
OSQ	**M** Medium **L** Large **X** Extra Large	**C**	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **14L** 14,000 Lumens **Large** **20L** 20,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **60L** 60,000 Lumens **75L** 75,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K7** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **1M** Type II Mid **2M** Type II Mid w/ Factory-Installed Backlight Shield **3M** Type III Mid **3B** Type III Mid w/ Factory-Installed Backlight Shield Type III Mid **Symmetric** **4W** Type V Wide **5W** Type V Narrow	**4B** Type IV Mid w/ Factory-Installed Backlight Shield **AM** Automotive FrontEnvOptic™ w/Factory-Installed Backlight Shield **AB** Automotive-FrontEnvOptic™ w/Factory-Installed Backlight Shield	**UL** Universal 120-277V **UH** Universal 347-480V - Available with 4L, 6L, or 9L lumen packages **UX** Universal 277-480V - Available only with 40L and 75L lumen packages	**NM** No Mount - Must specify mount from table below - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** **Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed in luminaire, 8-20' sensor lens and shroud included - Intended for downlight applications at 0° tilt - Not available with Q or V options or Synapse TLT-B2 or TLT-HWD accessories **QH/QB/QT/QA/QL/QS/QU/QD/QI** **Quadratic Lumen Output** - Must select QB, QT, QA, QS, QL, Q3, Q2, or QI - Offers full range adjustability - Refer to pages 15-25 for power and lumen values - Not available with BML or V options or Synapse TLT-B2 or TLT-HWD accessories **XH/XT/XA/XS/XL/X3/X2/XI** **Locked Lumen Output** - Must select XE, XT, XA, XS, XL, X3, X2, or XI - Not available with BML or Q options - A1 option not available with the following lumen package/voltage combinations: 4L/UL, 6L/UL, 9L/UL, 30L/UL, 40L/UL, 60L/UL, 75L/UL - X2 option not available 9L/UL, lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-25 for power and lumen values	**20KF** **20kV/10kA Surge Suppression** - Includes standard 10kV/5kA surge protection **Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Includes appropriate fusing, see time-delay fuse **Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Not available with BML or Q loads - Requires photocell or shorting cap by others **NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Not available with BML or Q loads - Refer to page 2 for compatible Synapse control offerings **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics	**F** **N** **R** **RL** **RR**

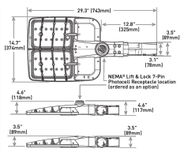
*Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
**Luminaire comes standard with 0-10V dimming

UL Certified, RoHS, DLC 5.1 PREMIUM, CREE TRUEWHITE TECHNOLOGY

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 24.

C-WP-A-FCA Series

Cutoff LED Wall Pack

Replaces up to 400W MH

C-LITE LED LIGHTING

REDUCED GLARE, REDUCED COST

Our cULus Listed C-Lite Cutoff LED Wall Pack delivers up to 14,500 lumens and is available in 4000K and 5000K. It's estimated to last over 100,000 hours of maintenance-free operation, and it features a proprietary optical control to help reduce glare, plus 4 x 1/2 inch knockouts located on any side of the back box, making for an easy installation.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 3400 - 14,500 Lumens
- CRI: ≥ 70
- CCT: 4000K, 5000K
- Mounting height: 12-20 feet (C-WP-A-FCA-03, 05) 12-25 feet (C-WP-A-FCA-09, 14)
- Input Power: 22W, 41W, 62W and 104W
- Dimmable: Yes, 0-10V dimming capable.
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Estimated L70 Lifetime @ 25°C: > 100,000 hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years*
- Replaces up to 400MH

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
• Replaces 400-watt Pulse Start Metal Halide (PSMH) • Cutoff LED Wall Pack designed with proprietary optical control to help reduce glare • Extremely energy efficient	• Security • Perimeter • Commercial	• Universal (120V through 277V Operation)

ORDERING INFORMATION

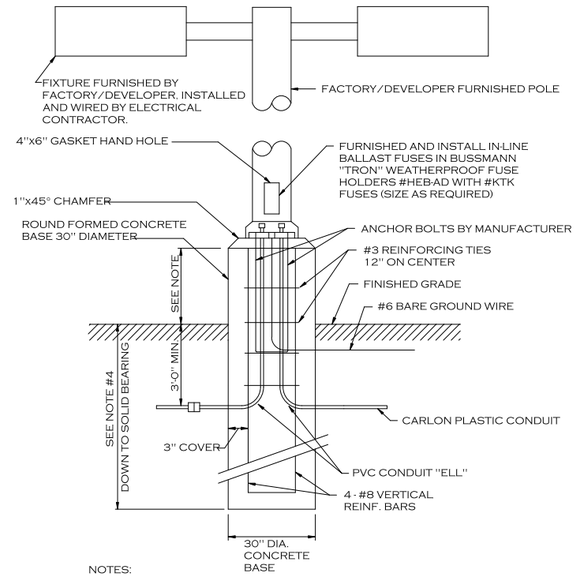
Example: C-WP-A-FCA-03-40K-DB

C-WP					
PRODUCT	**SERIES**	**TYPE**	**LUMEN PACKAGE**	**CCT**	**HOUSING COLOR**
C-WP	**A**	**FCA** Cutoff LED Wall Pack	**03** 3400L, 22W **05** 5700L, 41W **09** 9000L, 62W **14** 14,100-14,500L, 104W	**40K** Neutral White (4000K) **50K** Cool White (5000K)	**DB** Dark Bronze

CERTIFICATIONS:

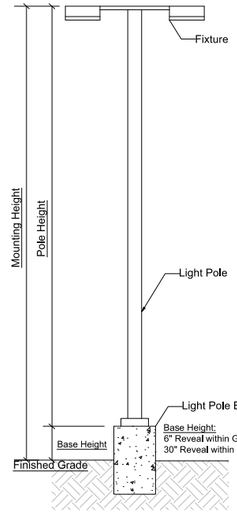
Rev. Date: 09/01/2022

For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details



NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE ORDERING INFORMATION SEE SITE LIGHTING PLAN
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
   IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
   IN PAVEMENT: 30" ABOVE GRADE
   IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE
4. LIGHT POLE BASE DEPTH FROM GRADE SHALL BE:
   5'-0" MIN FOR POLES 25' OR LESS
   8'-0" MIN FOR POLES GREATER THAN 25'

LIGHT POLE FOUNDATION



Light Pole Mounting

IG Series

LED Parking Garage Luminaire

Rev. Date: V11 08/13/2024

Product Description

Cree Lighting innovates again to reset the performance benchmark in parking garage applications with the IG Series featuring WaveMax® Technology, our innovative optical waveguide platform. Available in 33-, 60- and 76-watt, three lumen packages are offered to satisfy IES RP-8-21 and IES Security Zone 0-1-0 requirements for environments seeking higher light levels for improved safety and security. The streamlined design breaks away from dated traditional designs, blending form and function, to deliver superior low-glare illumination.

For enhanced performance and versatility, a range of optional integrated lighting controllers bring advanced capabilities and energy savings to the IG Series. From the stand-alone multi-level (BML) option to the Synapse® wireless control options, the IG Series provides the features and flexibility designed to meet the needs of today's most demanding parking garage applications.

Applications: Parking garages

Performance Summary

- Utilizes WaveMax® Technology
- **Initial Delivered Lumens:** 3,860 - 10,350 lumens
- **Input Power:** 33 - 76 watts
- **Efficacy:** Up to 136 LPW
- **Optic:** Type V Short Distribution
- Assembled in the USA by Cree Lighting from US and imported parts
- **CCT:** 3000K, 3500K, 4000K, 5700K
- **CRI:** Minimum 80 CRI
- **Limited Warranty*:** 10 years for luminaire; 5 years for BML option; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

*See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** IG-JBWH + **Luminaire:** IG-B-NM-5S-4L-40K8-UL-WH

Mount (Luminaire must be ordered separately)	
IG-	WH
IG-JB Junction Box **IG-PD** Pendant	**Color Options:** **WH** White

Luminaire (Mount must be ordered separately)

IG	B	NM	5S				WH	
Family	**Series**	**Mounting**	**Optic**	**Lumen Package**	**CCT/CRI**	**Voltage**	**Finish**	**Options**
IG	B	**NM** No Mount	**5S** Type V Short	**4L** 4,000 Lumens **7L** 7,000 Lumens **10L** 10,000 Lumens	**30K8** 3000K, 80 CRI **35K8** 3500K, 80 CRI **40K8** 4000K, 80 CRI **57K8** 5700K, 80 CRI	**UL** 120-277V **UH** 347-480V	**WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Available only with UL voltage - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 20-40' sensor lens and aisle shroud included - Not available with Synapse controls **SWC Synapse® Wireless Controller** - Provides real-time lighting control with utility-grade power monitoring (+/-2%) - Uses a highly reliable SimplySNAP mesh network - SimplySNAP Gateway is required (see Accessory table on page 2) - Not available with UH voltage or BML or SWS options **SWS Synapse® Wireless Controller with Network Sensor** - Utilizes a multifunction sensor - Adds customizable sensor for motion or ambient light detection with use of Daylight Harvesting Accessory (see Accessory table on page 2) - Sensor configured for motion sensing as factory default - SimplySNAP Gateway is required (see Accessory table on page 2) - Not available with UH voltage or BML or SWC options

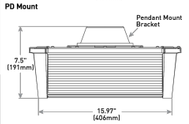
UL Certified, RoHS, DLC 5.1 PREMIUM, WaveMax Technology, Designed and Engineered in the USA, RAA Buy American Act Compliant

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

JB Mount

PD Mount



Weight
10 lbs. (4.5kg)

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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.

CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

Main St - Snyder
4548-4564 Main St.
Amherst, NY14226

PROPOSED RETAIL

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR

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

SEAL

TITLE:

Lighting Details

SCALE: NTS

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO.

C8.1

1.1.c

Attachment: 1.1.6_Drawings_SP-2025-03 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2025-03

PETITIONER

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

PROPERTY LOCATION

4548 & 4564 Main Street, and
17 Fruehauf Avenue

WHEREAS, the Town of Amherst Design Advisory Board on Wednesday, May 28, 2028, held a public meeting on a Site Plan and Architectural Plans for a proposed 12,285 sq. ft. commercial building with a 2-level parking structure containing 77 parking spaces, and

WHEREAS, the Design Advisory Board reviewed the plans and specifications for the proposed project as submitted on April 21, 2025 and May 28, 2025 (revised rendering A2.0), and

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

Based on plans and application materials provided, the proposed Site Plan and Building Design as submitted to, and reviewed by the Planning Department, 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 Board for its consideration during the Site Plan Review:

1. That the revised Site Plan show the location of the bike rack (Design Guideline A-3b),
2. That the revised Site plans provide the location and some detail of a public art feature (Design Guideline A-4.a),
3. That the revised Site Plans, Elevations and Renderings be provided that better show the views from the north looking south and include details of walls, railings, and parking structure (Design Guidelines A-7 - Residential Transitions),
4. That the plans and renderings showing the "second floor" windows be revised by reducing reflectiveness (Design Guideline B-3.a),
5. That the plans and renderings showing the roof be revised to utilize a material other than standing seam metal, such as a shingled roof to be more consistent with the surrounding context (Design Guideline B-4.a), and
6. That the plans and renderings showing the uppermost clear-story windows be revised by reducing reflectiveness and reducing individual window width (Design Guideline B-3.a).

The foregoing resolution was adopted by the Town of Amherst Design Advisory Board, May 28, 2025; moved by – Mr. Talty; seconded by – Ms. Colucci; ayes 5, noes 0; abstention 0.

Attachment: DAB_Findings_SP-2025-03_05282025 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

TOWN OF AMHERST
DESIGN ADVISORY BOARD
DESIGN REVIEW FINDINGS
SP 2025-03

PETITIONER

Benderson Development Company, LLC

PROPERTY LOCATION

4548 & 4564 Main Street, and
17 Fruehauf Avenue

Jonathon O'Rourke, Chair

6/12/25
Date

Reviewed Plan Date: April 16, 2025
Reviewed Plan Preparer: James Allen Rumsey
Received Plan Date: April 21, 2025 and May 28, 2025

GP/rb
X:\Current_Planning\Files\Site Plans\2025\SP-2025-03_(4548_&_4564_Main_St_&_17_Fruehauf_Ave)_2025\DAB\DAB_Findings_SP-2025-03_05282025.docx

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

Attachment: DAB_Findings_SP-2025-03_05282025 (30479 : SP-2025-03,4548 & 4564 Main St. & 17 Fruehauf Ave., Benderson)

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Preliminary Design Review

For Official Use

File #: SP-2025-XX

Design Review

Materials Received by Planning Department 5/7/2025
RECEIVED BY DATE

Scheduled Design Advisory Board Meeting Date for Preliminary Review: 5/28/2025
DATE

To Be Completed By Applicant

Petitioner:

Name: _Zubin Builders_____

Address: _5110 Main Street_____

_Suite 220_____

_Williamsville_____NY_____14221____
City State Zip Code

Phone: _716-861-0692_____ Fax: _____

E Mail: _howard@zubinhomes.com_____

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

Name: __Greenman-Pedersen, Inc. _____

Address: __4950 Genesee Street_____

__Suite 100_____

__Buffalo_____NY_____14225_____
City State Zip Code

Phone: __716-989-3336_____ Fax: _____

E Mail: __jasonburford@gpinet.com_____

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

Owner (if different)**:**

Name: __4367 Harlem Road LLC_____

Address: __4367 Harlem Road_____

_____

__Amherst_____NY_____14226_____
City State Zip Code

Phone: __716-855-1222_____ Fax: __716-855-1239_____

E Mail: __jjfjr@fromenlawn.com_____

GENERAL DESIGN INFORMATION

Project Site Address: ____4367 Harlem Road_____

Project Site Mixed-Use Zoning District Designation: __TI-2.5_____

Project Description: __Building addition and parking lot expansion on merged parcels on Harlem Road SR240. New curb cut entrance proposed along with elimination of (2) existing curb cut entrances to improve traffic safety. Total building area is less than 10,000 sf. Improved parking lot drainage, greenspace, access, and sustainability infrastructure. _____

_____

_____

_____

_____

_____

_____

_____

_____

Square Footage of existing structure(s):
_2,790 – 2 story_____

Square Footage of proposed structure(s):
3,250 – 2 story_____

Existing number of residential units: __0_____

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

Proposed number of residential units: _0_____

HOW TO USE THIS FORM:

This form is meant to be used as a tool to aid in providing a complete application for Preliminary Design Review. It is meant to be used by the applicant to track and explain the concepts of the project plan relative to the design guidelines that apply to the project. For those that do apply, what design technique is being employed to meet or exceed the proposed guidelines.

The format of the application 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.

Brief Description of how the intent statements are is achieved by the proposed plan:
The applicant is urged to provide a brief description of how the plan intends to comply with each portion of the Design Guidelines for Mixed Use Districts.

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.

Brief Description of how Plans meet the Intent Statement
Installation of new sidewalk will connect the main entrance of the building to the public sidewalk on Harlem Road.

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

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

the development. When located adjacent to the public realm, these features activate and enhance the pedestrian experience.

Brief Description of how Plans meet the Intent Statement
Due to the professional office building use with a single occupying business, the outdoor amenity space provided will be primarily for the employees of the tenant business. The space will include extensive landscape plantings with a winding sidewalk in close proximity to shade trees. Park bench(es) will be provided and an outdoor patio area for employee use.

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.

Brief Description of how Plans meet the Intent Statement
A bike parking area with rack space for a minimum of 4 bicycles is provided near the main entrance to the building to encourage sustainable transportation for employees and/or clients.

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.

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

Brief Description of how Plans meet the Intent Statement
No particularly original public art is planned at this time, but the addition of a landscape wall along the public sidewalk and substantial landscape plantings in that area will provide a beautiful walkway backdrop for pedestrians passing the property.

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.

Brief Description of how Plans meet the Intent Statement
Significant landscape plantings are planned to include shade trees, colorful visual interest with perennials and other flowering plants. Such plantings will be providing a buffer from the public sidewalk to the private parking lot while surrounding the aforementioned landscape wall along that walkway as well. Plantings of shrubs/hedges are proposed along all property lines with a deeper and more substantial buffer planting along the southern boundary shared with a residential district.

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.

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

Brief Description of how Plans meet the Intent Statement
Extensive shade tree planting will reduce the "heat sink" effect from the asphalt parking area and provide a more comfortable and healthy outdoor environment. Substantial landscape plantings on the entire property will contribute to improved air quality.

A-6. SUSTAINABLE FEATURES (cont.)

Brief Description of how Plans meet the Intent Statement

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.

Brief Description of how Plans meet the Intent Statement
A proposed 6' high privacy fence along with extensive landscape plantings will provide a substantial barrier/buffer to the one adjacent residential neighbor to the south.

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

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.

Brief Description of how Plans meet the Intent Statement
The new addition is intended to match the character of the existing building including: Horizontal siding; window trim & details and cornice at roof line The connection element is intended to be contrasting in nature

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.

Brief Description of how Plans meet the Intent Statement
Existing front entry to remain The added side entry will be intended for employee use, but will be in the contrasting element that connects the addition. Therefore it will be well identitied

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

B-2. ENTRYWAYS (cont.)

Brief Description of how Plans meet the Intent Statement

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.

Brief Description of how Plans meet the Intent Statement
Windows will be similar in nature to the existing on the building. The intent is to match them as close as possible is size

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

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

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.

Brief Description of how Plans meet the Intent Statement
Detailed cornice elements will carry from the existing building to the addition. The roof is flat (not a mansard style) because the addition is in the back of the existing, this keeps the front portion the primary view of the building composition

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.

Brief Description of how Plans meet the Intent Statement
The pedestrian experience will not be affected, as the addition is behind the existing building

B-6. SUSTAINABLE BUILDING FEATURES

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

Intent Statement: Buildings should incorporate sustainable features that help reduce energy consumption, reduce water use, and contribute to a more sustainable environment.

Brief Description of how Plans meet the Intent Statement
The addition will meet building code requirements for energy use

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.

Brief Description of how Plans meet the Intent Statement
The siding will be a composite material with fypon and azak material for trim work

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

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.

Brief Description of how Plans meet the Intent Statement
Due to the professional office building use with a single occupying business, the outdoor amenity space provided will be primarily for the employees of the tenant business. The space will include extensive landscape plantings with a winding sidewalk in close proximity to shade trees. Park bench(es) will be provided and an outdoor patio area for employee use. The entire site is also very limiting due its size being less than 0.5 acres in total.

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.

Brief Description of how Plans meet the Intent Statement
Installation of new sidewalk will connect the main entrance of the building to the public sidewalk on Harlem Road.

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

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.

Brief Description of how Plans meet the Intent Statement
Shade tree plantings with tree grates are proposed for this area, although NYSDOT will have final say on what is allowed in their Right-of-Way. The elimination of 2 existing curb cut entrances and installation of new entrance further south shall contribute to the safety of the pedestrian public. The surface of this area is proposed to be grass.

Attachment: 1.2.4_DAB Application_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

GPI
Greenman-Pedersen, Inc.
Engineering | Design | Planning | Construction Management

05.07.2025

Design Advisory Board
Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: **4367 Harlem Road Minor Site Plan Review**
Mixed Use District TI-2.5
Town of Amherst, NY

Dear Members of the Board,

We are requesting a Preliminary Review of the above referenced project site and building addition design plans for the purpose of receiving feedback prior to final design submission to the Planning Department for Minor Site Plan Approval.

The project site is a merging of parcels 4367 and 4357 Harlem Road located just south Main Street on the east side of Harlem Road SR240. It involves a proposed 2-story addition to the John J. Fromen Attorney office building and a parking lot expansion to accommodate the building expansion use. The addition is proposed to be located to the rear of the existing building which provides a logical connection between the existing and proposed along with the ability to consolidate the parking area with a relocated driveway entrance to the south.

Design details for the Mixed-Use TI district have been considered in a number of ways as listed below:

- Public sidewalk access
- Outdoor amenity space
- Complete buffering/barrier to protect adjacent residential property
- Bicycle rack parking
- EV ready parking spaces
- Significant landscape plantings on the entire property

Please add this project to your May 22nd meeting agenda and feel free to contact me if you have any questions. Your consideration is appreciated.

Sincerely,

Jason L. Burford, PMP
Project Manager

4950 Genesee Street
Suite 100
Buffalo, NY 14225
716-989-3336

Attachment: 1.2.5_Letters_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)

GPI
Greenman-Pedersen, Inc.
Engineering | Design | Planning | Construction Management

Letter of Transmittal

Date: May 7, 2025

Project: WNY-2400125.00 4367 Harlem Road

To: Design Advisory Board
Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

From: Jason Burford, PMP
4950 Genesee Street
Suite 100
Buffalo, NY 14225

We are sending you the following items:

☒ Attached ☐ Under a separate cover via: Choose an item.

☐ Shop Drawings ☐ Prints ☐ Plans

☐ Specifications ☐ Copy of Letter ☐ Change Order

Originals	Copies	Date	Description
	7	5/7/2025	Submission letter
	7	5/7/2025	Design Advisory Board preliminary review application
	1	5/6/2025	Site Concept Plan full-size
	1	5/6/2025	Site Plan full-size
	1	5/7/2025	Building Design Plans – A1 thru A3 Preliminary and Elevations full-size
	6	5/6/2025	Site Concept Plan 11x17
	6	5/6/2025	Site Plan 11x17
	6	5/7/2025	Building Design Plans – A1 thru A3 Preliminary and Elevations 11x17

These are transmitted as checked below:

☐ Approved as Submitted ☐ Approval/Action ☐ Approved as Noted ☒ For your use
☐ Returned for Corrections ☐ Review & Comment ☐ Use as Requested ☐ Bids Due

☐ ___Prints Returned After Loan to Us ☐ Submit____Copies for Distribution

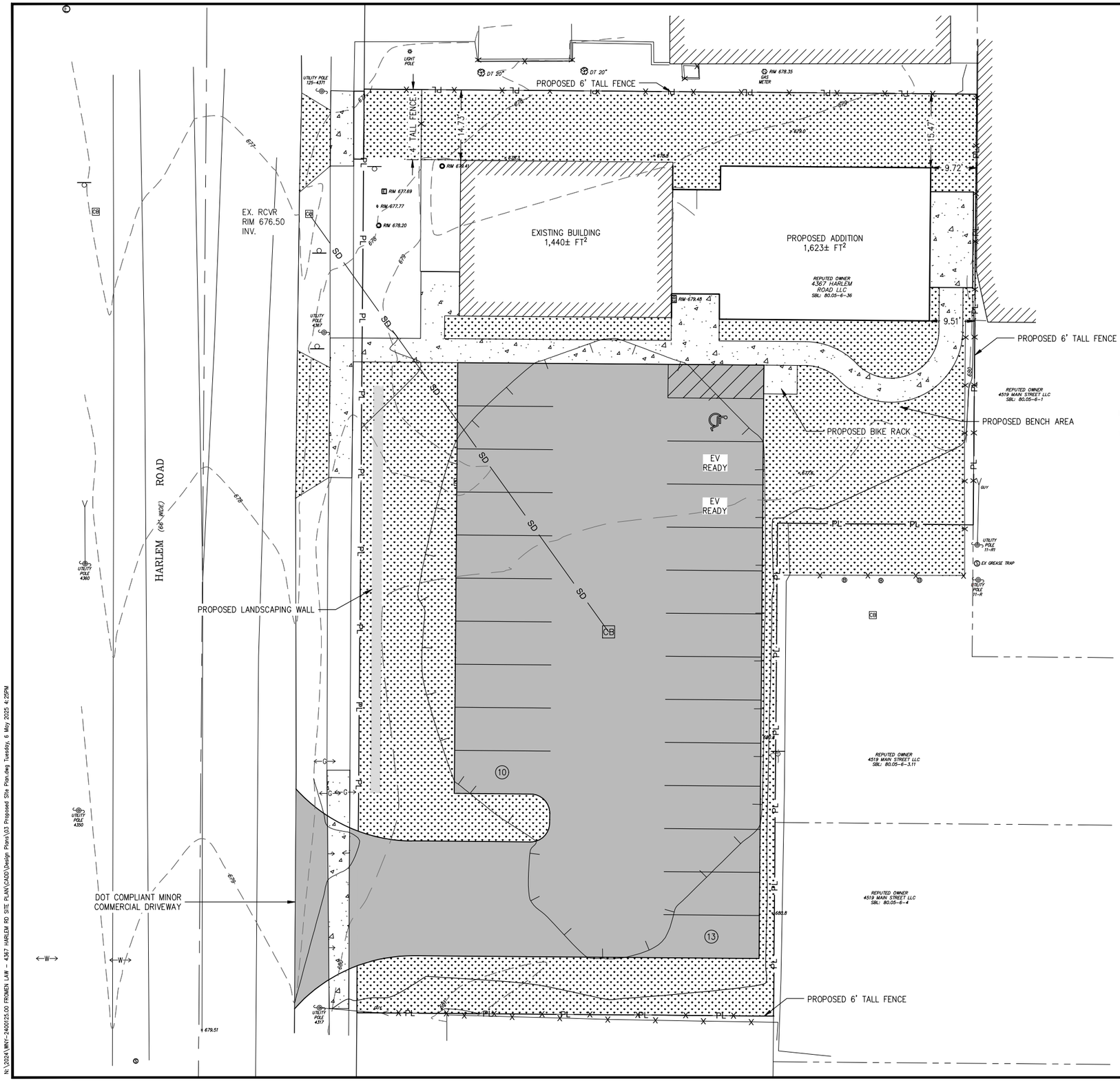
☐ Return___Corrected Prints ☐ Resubmit___Copies for Approval ☐ _____

REMARKS:

Please add this project preliminary review to the May 22, 2025 DAB meeting.

Copy to: _File_____ **Signed:** _____
Jason L. Burford, PMP
Project Manager

Attachment: 1.2.5_Letters_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)



SITE DATA TABLE:	
LOT AREA:	0.48± ACRES
PROPERTY CLASS:	B-CONVERTED RESIDENTIAL
EXISTING BUILDING:	1,440± FT²
PROPOSED ADDITION:	1,623± FT²
PROPOSED PARKING:	
– VEHICLE	23 SPACES 1 HANDICAP SPACE 2 ELECTRIC VEHICLE SPACES
– BICYCLE	4 SPACES
GREEN AREA CALCULATIONS:	
PROPOSED IMPERVIOUS AREA	0.29± ACRES (60%)
PROPOSED GREEN SPACE	0.19± ACRES (40%)

LEGEND

- INDICATES AREA TO BE PAVED WITH ASPHALT PAVEMENT
- INDICATES AREA TO BE POURED CONCRETE SIDEWALK TO MATCH EXISTING OR PROPOSED GRADES
- INDICATES AREA TO BE TOPSOILED, GRADED TO MATCH EXISTING OR PROPOSED GRADES, AND SEEDED

NOTE:

1. PRIOR TO PERFORMING ANY WORK WITHIN THE HARLEM ROAD (ROUTE 240) RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Zubin Builders
5110 Main St, Suite 220
Williamsville, NY

Fromen Law
Site Plan Review
4357-4367 Harlem Rd
Town of Amherst, NY

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED

REVISIONS

NO.	REVISION	DATE

March 2025

DRAWN/DESIGN BY	CHECKED BY
THM	JB

PROPOSED SITE PLAN

REVIEW SET – NOT ISSUED FOR CONSTRUCTION

SCALE: 1" = 10'

WNY-2400125.00

03

N:\2024\WNY-2400125.00 FROMEN LAW – 4367 HARLEM RD SITE PLAN\CAD\Design Plans\03 Proposed Site Plan.dwg Tuesday, 6 May 2025 4:25PM

Attachment: 1.2.6_Drawings_SP-2025-XX (30480 : SP-2025-XX & 4357 & 4367 Harlem Rd., Zubin Builders)

GPI Engineering Design Planning Construction Management
(716) 633-4844 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
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5110 Main St, Suite 220
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Town of Amherst, NY

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REVISIONS

NO.	REVISION	DATE

March 2025

DRAWN/DESIGN BY	CHECKED BY
THM	JB

Concept Plan

REVIEW SET – NOT ISSUED FOR CONSTRUCTION

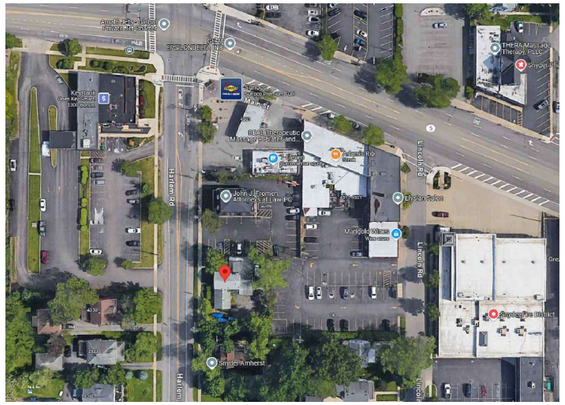
SCALE: 1" = 10'

WNY-2400125.00

EX-01

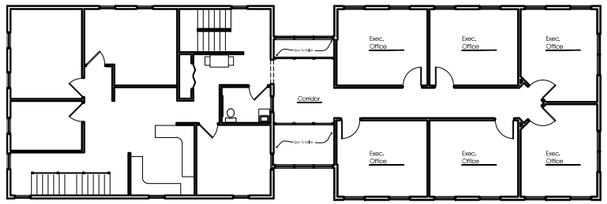
Attachment: 1.2.6_Drawings_SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders) (30480 : SP-2025-XX, 4357 &

N:\2024\WNY-2400125.00 FROMEN LAW – 4367 HARLEM RD SITE PLAN\CAD\Reference Files\Proposed\2400125.00_PR_BMP.dwg Tuesday, 6 May 2025 4:22PM



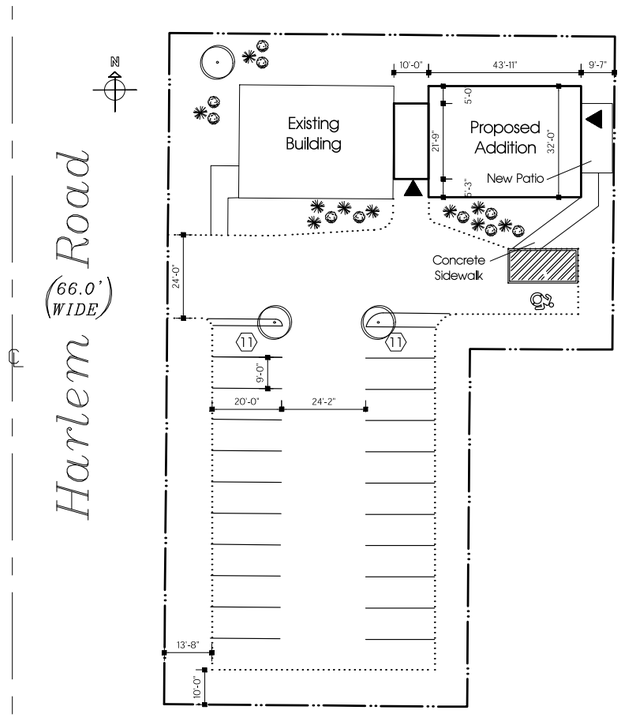
A1.1 Aerial Photo

NTS



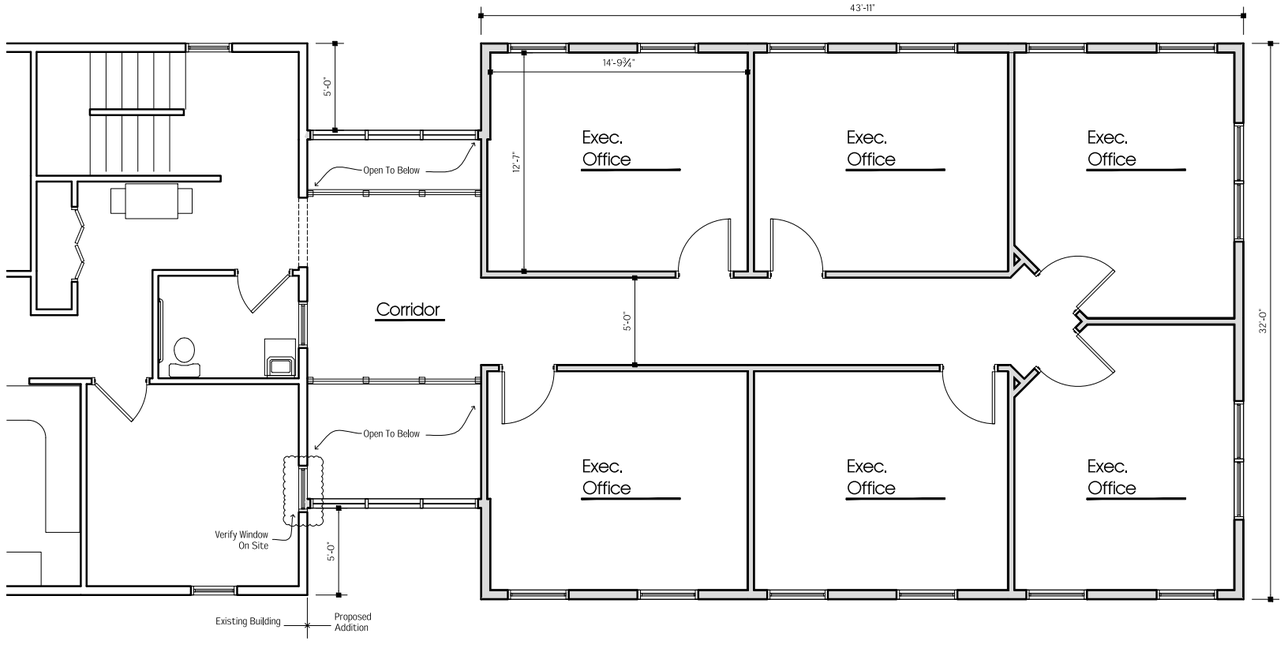
A1.2 Key Plan

NTS



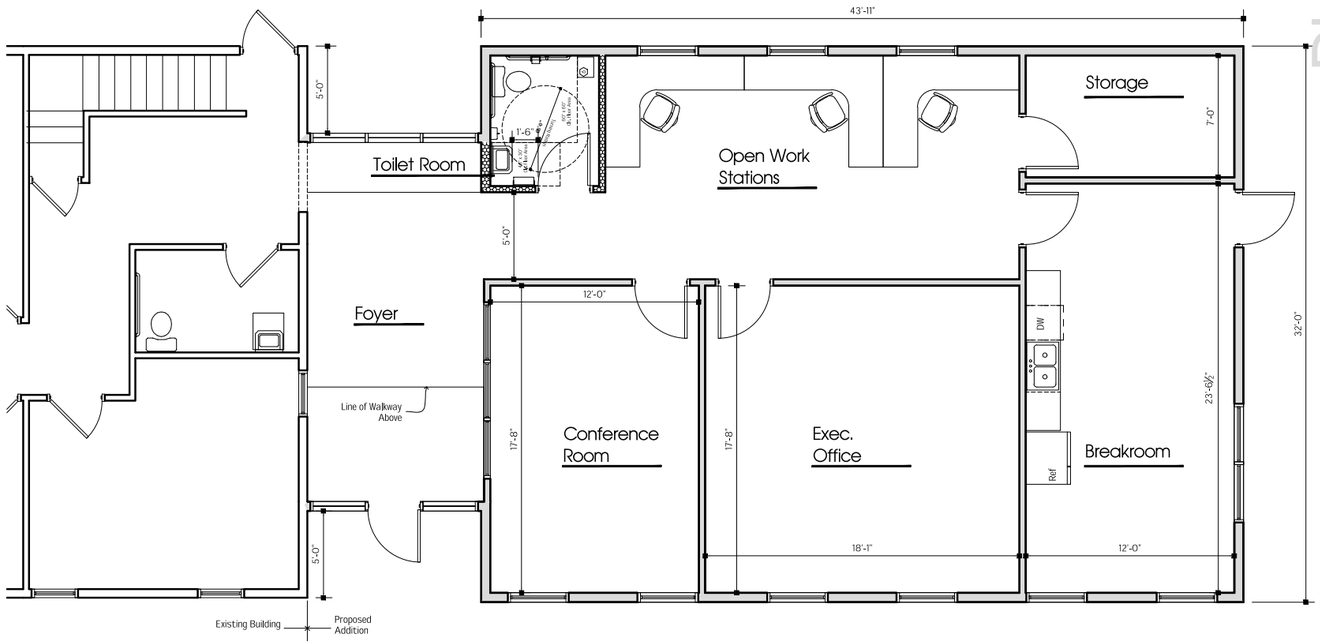
A1.3 Site Plan

1" = 1'-0"



A1.4 Enlarged Plan @ 2nd Fl. Addition

1/4" = 1'-0"



A1.4 Enlarged Plan @ 1st Fl. Addition

1/4" = 1'-0"

Planning Submission ONLY

SUTTON architecture
"Design 2 Build"
5409 Main Street
(Second Floor)
Williamsville, NY 14221
(716) 932-7156 Fax 932-7873

Job Number:

Proposed Addition For:

Fromen Law Office

4357-4367 Harlem Road
Amherst, NY

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No.	Description	Date	By

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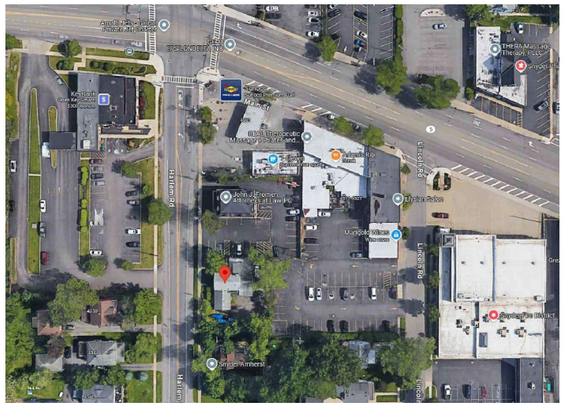
Title:
Preliminary Plan

Drawn By: M. Berger
Date: 05-7-25
Checked:
Scale: 1/4" = 1'-0"
Sheet No.: A1

Attachment: 1.2.6_Drawings_SP-2025-XX (30480 : SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)



A2.1 Aerial Photo

NTS

A2.2 Street Photo

NTS

A2.3 Side Elevation

1/4" = 1'-0"

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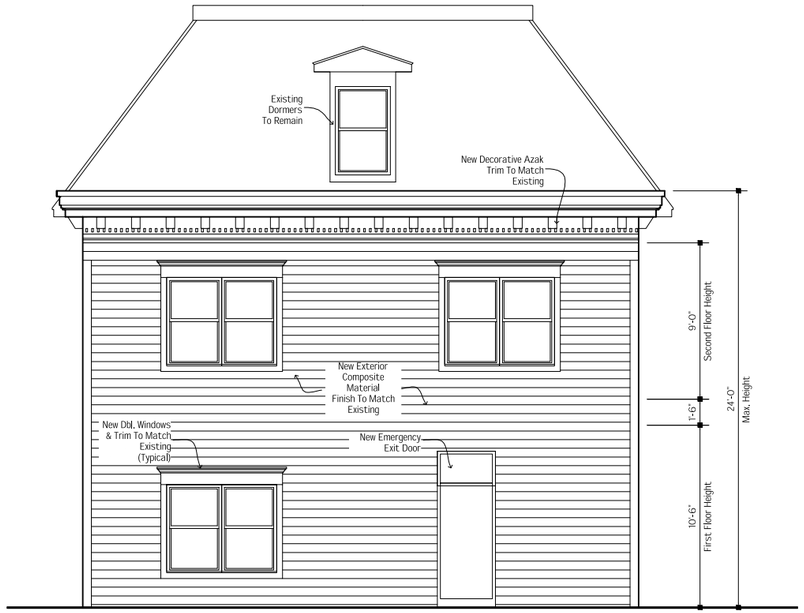
Title: Elevations

Drawn By: M. Berger
Date: 05-7-25
Checked:
Scale: 1/4" = 1'-0"
Sheet No.: A2

Attachment: 1.2.6_Drawings_SP-2025-XX (30480 : SP-2025-XX, SP-2025-XX, 4357 & 4367 Harlem Rd., Zubin Builders)



A3.1 Rear Elevation

1/4" = 1'-0"

A3.3 Color Rendering

NTS

A3.2 Rear - Side Elevation

1/4" = 1'-0"

Planning Submission ONLY

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Job Number:

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Addition
For:

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Title:

Elevations

Drawn By: M. Berger
Date: 05-7-25
Checked:
Scale: 1/4" = 1'-0"
Sheet No.: A-3

Attachment: 1.2.6_Drawings_SP-2025-XX_4357 & 4367 Harlem Rd., Zubin Builders) (30480 : SP-2025-XX