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

DRAFT

The regular meeting of the Town of Amherst Design Advisory Board was called to order by Vice Chair Black on Thursday, August 28, 2025 at 6:01 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	Absent	
Marissa Colucci	Town of Amherst	Member	Present	
Peter Talty	Town of Amherst	Member	Present	
Tracy Conhiser-Uy	Town of Amherst	Member	Present	
Anne Dafchik	Town of Amherst	Architect	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Gary Palumbo	Town of Amherst	Associate Planner	Present	
Rachel Boerschig	Town of Amherst	Clerk-Typist	Present	

MINUTES APPROVAL

May 28, 2025

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

DESIGN REVIEW APPLICATIONS

2.1. DESIGN REVIEW, SP-2025-03; PROPOSED 2-STORY COMMERCIAL BUILDING
Property Located at 4548 & 4564 Main Street & 17 Fruehauf Avenue
Benderson Development Co., Petitioner

Project Description:
The proposed development will include approximately 12,285 square feet of commercial space on Main Street with a 2-level parking structure containing 77 parking spaces having vehicular access to both Chateau Terrace and Fruehauf Avenue including a 30' area proposed at the rear of the site for stormwater management and landscaping.
James Boglioli, Esq. represented the petitioner, explained the proposal and was available to answer questions from the Board. Joe Marinaccio presented the building materials to the Board and was also available for questions.

Mr. Boglioli submitted revised plans to the Design Advisory Board that addressed comments the Town Architect made after their original submission. He also clarified the building would be two stories tall but would only have one functional floor occupied by one tenant. Mr. Marinaccio presented the revisions made in response to the staff comments received.

General Discussion:
Mr. Talty asked the petitioners to clarify statements from their application and presentation. Mr. Marinaccio explained some window screening was removed from the plans since their future tenant intends to install their own screening. As this screening is internal, it should not affect the exterior aesthetic. He clarified all of the dark brown material in or near the base will be AZEK. Also, the external amenities along the sidewalk will be for public use but not the amenities in the building.

Mr. Talty then addressed some of the public's concerns about screening and the parking deck wall in regards to residential transitions. Mr. Boglioli stated the Design Advisory Board approved the façade on May 28, 2025 and the screening for adjacent residential neighbors is adequate. Mr. Black clarified that the Design Advisory Board do not hold public hearings so the public comments they received should have been directed to the Planning Board instead. However, this Board can address comments made about building materials since it is under their purview. Mr. Talty stated that the parking deck walls should have a brick façade to better match the character of the residential houses nearby.

Mr. Black asked for further clarification regarding the two-story height of the building and its capacity for a second story. Mr. Marinaccio stated the building was being designed in two ways: to be only a single functional floor and to be able to accommodate a later second functional floor.

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:
Ms. Colucci requested clarification on how the public art would be incorporated into the bike racks. Mr. Boglioli explained they will hire a company who specializes in artistic bike racks but the design has not been determined yet.

A-5 – Site Landscaping: No comments.

A-6 – Sustainable Features: No comments.

A-7 – Residential Transitions:
Mr. Talty reiterated his recommendation that the parking deck wall have a brick façade to better transition to the residential houses behind the site.

B-1 – Façade: No comments.

B-2 – Entryways: No comments.

B-3 – Windows:
Ms. Colucci requested the petitioners confirm the upper windows will be screened in a way that will look illuminated, regardless of their tenant's plans. Mr. Boglioli confirmed they would.

B-4 – Roofs and Architectural Details:
Ms. Colucci suggested the roof material should be shingles, not metal, to better match the other buildings. The petitioners stated the metal roof will work well with the building's style.

B-5 – Street Level Interest: No comments.

B-6 – Sustainable Building Features: No comments.

B-7 – Building Materials:
Mr. Marinaccio presented the AZEK material sample and Mr. Boglioli confirmed they would maintain the material to ensure it remains durable. The Board agreed this was an acceptable material for the façade so long as it is properly maintained.

C-1 – Open Space: No comments.

C-2 – Sidewalk: No comments.

C-3 – Curb Zone: No comments.

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

1) That in consideration of the residential transition, brick be used on the rear and side walls of the parking deck (Design Guidelines A-7a and B-7c).
2) That renderings should match features on Site Plan and Landscape Plan.
3) That the upper windows be screened in a manner to appear they are illuminated.
4) That during Site Plan Review, the use of Azek PVC Trim as an exterior trim material be considered acceptable (Design Guideline B-7).

Ms. Conhiser-Uy moved that the proposed site and building design recommendations will adequately address the Town's Design Guidelines for Mixed-use Development. The motion was seconded by Mr. Talty and carried. Ayes 4, Noes 0, Abstain 0, Absent 1 (O'Rourke).

2.2. DESIGN ADVISORY BOARD REVIEW, SP-2025-07; PROPOSED 2-STORY BUILDING ADDITION
Property Located at 4357 & 4367 Harlem Road
Zubin Builders, Petitioner

Project Description:
A proposed 2-story addition to an existing building, and parking lot expansion at 4357 & 4367 Harlem Road. One new curb cut will replace two existing driveways. The building addition has a 3,250 s.f. footprint. Ancillary improvements to parking, drainage, greenspace and sustainable infrastructure are proposed.

Ms. Conhiser-Uy recused herself.

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

General Discussion:
Mr. Talty recommended that public art be installed where the public benches were being installed.

Mr. Black inquired why the roof had changed from flat to mansard and why the original roof wasn't extended across the whole building. Mr. Zubin explained the owners believed the flat roof was too boring and decided the addition's roof should match that of the original structure. Mr. Berger added they wanted to maintain an aesthetic separation between the two sections of the building which is why they didn't extend the roof across. Also, they believed putting that older styled roof over the modern styled connecting section would be unappealing.

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. Talty reiterated his recommendation that public art be installed with the public benches.

A-5 – Site Landscaping: No comments.

A-6 – Sustainable Features: No comments.

A-7 – Residential Transitions:
Gary Palumbo, Associate Planner, noted the application did not indicate that the fence's color will match the building per the Design Guidelines. The Board discussed that a wood fence should be naturally colored, rather than painted to match the building, or a vinyl fence could be colored to match the façade. Mr. Zubin stated he was open to installing a vinyl fence. The Board decided to recommend that the site install vinyl fencing with colors consistent with the building.

B-1 – Façade:
Mr. Berger confirmed the base of the connecting section will be a stone ledge. The windows on the addition will match the height and rhythm of the original building; the renderings are inaccurate but the elevations are accurate. The petitioners also clarified the third story would be an attic for storage, not an occupied area so the windows would be blacked-out.

B-2 – Entryways:
Mr. Zubin confirmed the main doors would be transparent as part of the connecting section while the current front door of the existing building is wood but would not remain the main entry.

B-3 – Windows:

Mr. Zubin stated they would prefer the attic windows to have shades that match those on the existing building rather than blacked-out. The Board agreed matching shades would suffice.

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:
The Board confirmed the use of AZEK on this design was acceptable.

C-1 – Open Space: No comments.

C-2 – Sidewalk: No comments.

C-3 – Curb Zone: No comments.

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

1) That during the Minor Site Plan Review proposed location and details of a public art amenity be provided on Sheet 03 (Site Plan) and Sheet 05 (Site Details) (Design Guideline A-4a).
2) That during the Minor Site Plan Review proposed materials at lowest point of "connector" should be specified as stone (Design Guideline B-1a).
3) That during the Minor Site Plan Review Sheet A-3 (Building Elevations) and corresponding rendering(s) depict the attic windows to be illuminated or have shades the same as those on the main building (Design Guideline B-3a).
4) That during the Minor Site Plan Review, the use of Azek PVC Trim as an exterior trim material be considered acceptable (Design Guideline B-7).
5) That during the Minor Site Plan Review all proposed building lighting be shown on Sheets A-2 and A-3 (Elevations) and Sheet 03 (Site Plan) (Design Guideline B-4f).
6) That during the Minor Site Plan Review, notate that the proposed fence will be vinyl with colors that complement the building façade (Design Guideline A-7b and A-7c).

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 3, Noes 0, Abstain 1 (Conhiser-Uy), Absent 1 (O'Rourke).

MISCELLANEOUS

None.

OTHER COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

ADJOURNMENT

The Design Advisory Board meeting of August 28, 2025 was adjourned at 7:03 pm.

TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2025-03

Design Review

Materials Received by Planning Department gmp (RECEIVED BY) 8-5-2025 (DATE)

Scheduled Design Advisory Board Meeting Date: 8-28-2025 (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: DAB Application SP-2025-03 (30820 : 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: DAB Application SP-2025-03 (30820 : 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: DAB Application SP-2025-03 (30820 : 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.	An elevator and a stairwell are provided in the common area of the building connecting the upper and lower parking decks	
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 - NO CHANGE	
4	A-1c	Provide public pedestrian access through a block.	N/A Accessible to commercial on Main Street - NO CHANGE.	

Attachment: DAB Application SP-2025-03 (30820 : 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 - NO CHANGE	
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 - NO CHANGE	
5	A-2c	Designs should not appear to privatize the space.	The outdoor amenity space is not required to be public and as such no public connection to the existing sidewalks is provided. There is public amenity space located along the buildings Main Street frontage that is accessible from the Main Street sidewalk.	

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) - NO CHANGE	
6	A-3b	Incorporate bicycle amenities into site designs.	Bike Racks have been added to the site plan	

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 art is being incorporated into the outdoor amenity space by utilizing a bike rack design that incorporates artwork.	

Attachment: DAB Application SP-2025-03 (30820 : 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. A Tree protection detail has been added to the plan set	
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. - NO CHANGE	
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 - NO CHANGE	
8	A-5d	Choose appropriate tree and plant species.	A landscape plan is provided with appropriate tree and plant species	

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. - NO CHANGE	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Landscaping is used as appropriate	

Attachment: DAB Application SP-2025-03 (30820 : 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 - NO CHANGE	
9	A-6d	Reuse site or construction materials.	Where applicable sustainable materials will be incorporated - NO CHANGE	

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. Additional information on the upper parking deck and façade treatment is provided as part of this resubmittal. The upper parking deck shall have a knee wall surrounding the parking areas that will screen neighbors from vehicle headlights parked on upper the level. The height of the knee wall is called out on the grading plan.	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	A solid composite board on-board fence will be provided along residential properties. The detail within the plan set has been updated accordingly.	
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. Additional information regarding the black cladding dark trim material has been added to the elevation.	

Attachment: DAB Application SP-2025-03 (30820 : 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. Elevations have been updated to include the parking deck structure and have been updated to provide better clarity on the defined components.	
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. NO CHANGE	
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). The upper floor windows have clear glazing and the texture shown in the renderings is a software issue but not something that is proposed as part of this project. The building material behind the bronze screen panel is a finished gypsum board.	

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 - NO CHANGE.	

Attachment: DAB Application SP-2025-03 (30820 : 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, facade lighting will identify the primary entrance(s). The secondary entrance along Main Street and Chateau Terrance has been added to the elevations.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Project will meet current ADA/Accessibility requirements per code - NO CHANGE	
12	B-2d	Commercial buildings should have a transparent primary entrance.	Glass storefront and doors offer transparent visibility to interior spaces - NO CHANGE	

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 - NO CHANGE.	
13	B-3b	Locate windows to create visual continuity.	Display windows will primary be located on Main with rear access from park ramp - NO CHANGE	
13	B-3c	Window openings should be trimmed with an appropriate material.	Windows will be trimmed with masonry and accent FRP trim. A material board was presented at the board meeting to provide additional information for the dark cladding and cast panels.	

Attachment: DAB Application SP-2025-03 (30820 : 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 -NO CHANGE.	
14	B-4b	Rooflines should be in character with the overall style of the building.	Mansard roof with roof dormers. The railings have been removed from the mansard roof and the circular dormers have been revised to connect to the mansard roof.	
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 - NO CHANGE..	
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. Openings have been created with the ramp structure to allow for venting, which then provides for an opportunity for visual continuity with inserted aluminum screening. This screening is designed to coincide with the window mullions.	
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. The "Human scale" opportunity was achieved at the second entrance door via differing heights and building materials.	
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.The up-lighting does not provide any impact of the foot candles at pavement level. Any proposed uplighting on the building will be shown on the building architectural plans and will be reviewed as part of the building permit submittal.	

Attachment: DAB Application SP-2025-03 (30820 : 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. Please refer to B-4e for response	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Sidewalk landscaping Building perimeter landscaping -NO CHANGE	

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 - NO CHANGE	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	No solar is proposed on the rooftop at this time due to requirements needed to place the mechanical equipment	

Attachment: DAB Application SP-2025-03 (30820 : 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 - Samples of building materials were presented at the board meeting for additional clarity.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	Materials will be reasonably sourced. Recycled building materials are no longer being proposed as part of this project	
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. Building elevations have been updated to include the parking structure.	
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 material is located on building elevations along the cornice	
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 - NO CHANGE	
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 will only be used at the main cornice as discussed with the board at the May 28, 2025 meeting and which they subsequently approved.	

Attachment: DAB Application SP-2025-03 (30820 : 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 - NO CHANGE	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	Public sidewalks at building perimeter - NO CHANGE.	
18	C-1c	Open spaces should be easily accessible by everyone.	Public sidewalks at building perimeter -NO CHANGE.	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	Public sidewalks at building perimeter -NO CHANGE.	
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 -NO CHANGE.	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	Public sidewalks at building perimeter -NO CHANGE.	
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 - NO CHANGE	

Attachment: DAB Application SP-2025-03 (30820 : 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 - NO CHANGE	
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. The updated renderings reflect the proposed site plan sidewalk and amenity space	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	Public seating/lights near building entries - NO CHANGE	
19	C-2d	Use surface materials that complement the architecture and character of the area.	Accent sidewalk with pavers, exposed concrete aggregate - NO CHANGE	

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. The updated renderings reflect the proposed site plan sidewalk and amenity space.	
	C-3b	Trees and other landscaping should be planted within the curb zone.	Accented landscape and trees to meet requirements of Town of Amherst. Any trees damaged during construction will be replaced	

Attachment: DAB Application SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

BENDERSON
DEVELOPMENT
571 DELAWARE AVENUE
BUFFALO, NY 14202
716.856.0211 P 716.856.0133 F

RECEIVED
JUL 23 2025
TOWN OF AMHERST
PLANNING DEPT.

July 22, 2025

Daniel Howard, Planning Director
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 (BCD Property No. 5202)

Dear Mr. Howard:

Enclosed please find the updated submittal package for the above-mentioned project that addresses the comments issued by the Town departments. In this regard, please find enclosed the following information:

- Updated Civil Design Plans prepared by James Rumsey R.A. revision date July 14, 2025
- Updated Building Elevations with Building Section prepared by James Rumsey, R.A.,
- Updated Building Renderings
- Floor Plan prepared by James Rumsey, R.A.,
- Updated Engineer's Report prepared by James Rumsey, RA revised May 29, 2025
- Updated Drainage Report prepared by Carmina Wood Design, revised June 6, 2025
- Updated TIS prepared by Passero dated July 15, 2025
- Sidewalk Wavier Request Letter dated July 22, 2025
- Tree Grate Design Exception Request Letter dated July 22, 2025
- Updated Short Environmental Assessment Form dated May 29, 2025
- Copy of the Design Exception Approval for no tree grates from the previously approved project dated May 2023

Regarding the Town comments, we offer the following responses:

Planning Department dated May 9, 2025

Zoning Enforcement Officer Review:

1. There is no top plate provided as this is steel framed commercial construction and not residentially framed construction.
2. The roof pitch has been added to the building elevation as required by §203-5A-1-3 B of the Town Code.
3. The project maintains 160.6' of frontage along Fruehauf Ave and 174.4' (92.0%) along Chateau Terrace. On Fruehauf Ave., 30' of the frontage is a buffer area between the adjacent residential property and therefore only allows for 170' of building. The 160.6' out of the 170' of available frontage provides 94.5% of frontage.
4. Trees are planted along Fruehauf Ave and Chateau Terrace however they are located within the existing green space along the roadways and not within tree grates. A design exception is being submitted to allow for the green space to remain and allow the trees to be planted within the green space. The only to comply with the code is to remove the existing greenspace, replace it with concrete and then plant the trees within tree grates. This would result in a reduction of greenspace which we think is a negative to the

Attachment: Cover Letter 07.22.25 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

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716.856.0211 P 716.986.2269 F

project. It should be noted that the previous project at this site received approval for a design exception from this requirement as well. A copy of the approved design exception is included with the resubmittal.

5. The proposed board-on-board fence detail has been changed to a solid composite fence.
6. A medium impact screening has been provided along the subject site adjacent to the residential property at 23 Fruehauf Ave.
7. The building elevations have been updated to identified all materials as required by §203-5A-7-15 of the Town code.
8. A covered pedestrian walkway is located at the center entrance along Main Street and covers 16% of the building frontage. Based upon the overall architectural design of the building, increasing the length to match the required 25% would negatively impact on the overall architectural look of the building. The covered walkway is designed into the main entrance element that is facing Main Street. If this was expanded, it would impact the façade on either side that provides for different materials and that allows for the façade to be broken up with different elements. The main entrance does provide the covered entrance that meets the intent of the code and the overall architectural design also meets the design requirements within the code as well. Based upon this, a design exception is being requested to allow for this reduction in the percentage of building length coverage. The rear façade that faces the parking lot is broken up into three separate façade elements. The facade element that maintains the pedestrian entrance provides a covered pedestrian pathway that covers 46% of the façade. This façade meets the requirements of §203-5A-7-18B within the Town code.
9. The building architecture has been designed to meet the code in that it visually appears to be a two-story building however there is no functional second floor included with this project. Based upon that, there is no parking required.
10. Bike Racks have been added to the site plan per §203-5A-9-1 A(2) of Town code.
11. Future electric Vehicle spaces have been located on the site plan per §203-5A-9-1 D of Town code.
12. The updated Landscape Plan has been stamped by a licensed Landscape Architect
13. Lighting schedule and legend have been updated to identify lighting fixtures.
14. Lighting plan updated to meet Town requirements for maximum permitted spillage.
15. The lighting plan has been updated to place all lights a minimum of 50 feet from the adjacent residentially zoned properties and have a mounting height of 15 feet from the grade of the parking deck and less than 25 feet from the final grade on the lower level which meets town code.

Planning Department Review:

1. A floor plan is included with the resubmittal. Please note the building architecture has been designed to meet the code in that it visually appears to be a two-story building however there is no functional second story as part of this project.
2. The building elevations have been updated to include the parking structure.
3. The building elevations have been updated to include the parking structure. A longitudinal section through the building is included as part of the resubmittal.
4. The building elevations have been updated with the color and material callouts.
5. The Outdoor Amenity space has been updated to include a mixture of pavers and stamped concrete. The areas have been updated to include areas along the northern façade on the upper parking deck.
6. All site and zoning dimensions are located on the detailed site plan. Parapet elevations have been added to the grading plan.

Attachment: Cover Letter 07.22.25 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

BENDERSON DEVELOPMENT
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716.695.0211 P 716.835.2239 F

7. All nearby zoning districts have been added to the Overall Site Plan C4.0
8. Refuse containers are provided via totes for garbage and recycling collection. They will be located in a gated area within the basement level with an access ramp provided for pickup along Chateau Terrance.
9. Comment Acknowledged. All screening that is required by the town code will be provided.
10. All site features are shown on the plans, properly labeled and have associated details on the plans.
11. The vehicle trip generation letter that was previously submitted is accurate as there is no functional second floor associated with the project. Please note an update of the overall TIS is also included with the resubmittal.
12. The Short EAF has been updated to acknowledge the property is located within an area identified as historically or archeological sensitive by SHPO.
13. Comment Acknowledged and any additional comments will be addressed as the come up during the SEQR process. .
14. A 4"x6" block is reserved on all drawing for official Town use.
15. Electronic Versions of revised plans will be provided and a reduced size copy of the of the site plan is also included with the resubmittal

Landscape Architect Review:

1. The location of the detention pond has been shifted to provide the 10' setback to allow for the required screening per §203-2-5-2 A(4) of Town code.
2. Existing Trees have been given a separate label to indicate to remain and be protected during construction. They are also called out to remain and be protected on the demo plan.
3. Comment Acknowledgement. Existing landscaping shall be protected per §203-7-2-3 (B)(3) of Town code.
4. All utility equipment will be screened per §203-7-2-4 (C)(1) of Town code.
5. A 3' clear space shall be provided around all fire hydrants.
6. All landscaping shall have a minimum soil depth of 3' in accordance with §203-7-2-3(a)(3)(j).

Assessor's Office dated May 7, 2025

1. Parcels shall be merged as part of the project.

Engineering Department (Boudreau) dated May 8, 2025

1. Comment Acknowledged. A SWPPP report not required for project as the disturbance is less than one acre. A drainage report is provided and an updated copy is provided as part of this resubmittal.

Site Plan (Storm):

1. Storm sewer calculations, with a delineation map has been added to the engineer's report for the 10-year storm.
2. The Drainage Report has been updated to show the 100-year storm event and the civil plans have been updated to show the peak elevations within retention pond.
3. The engineer's report has been updated to the ECWA guidelines for a peak water demand factor of 2.0.
4. A new doghouse manhole is being proposed for the Town of Amherst storm sewer system along Chateau Terrace to remove the blind connection. Based upon the location and elevations of the system within the existing manholes, this is the only option to allow the discharge into a manhole.
5. Comment acknowledged. The ECWA approval shall be provided prior to issuance of Plumbing permits.

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6. Comment Acknowledged.
7. Utility As-built plans shall be provided prior to the issuance of a Certificate of Occupancy.

Engineering Department (Reberholt) dated May 17, 2025

Site Plan (Sanitary):

1. Comment Acknowledged. Open trenches that are connected to the sanitary are located under cover, within the enclosed basement parking area. The upper deck open trench drains that pick up the rainwater runoff are connected to the storm system.
2. The trench drains are being provided in the basement to pick up any rain water runoff and snow melt from cars that park in this area, however no direct flow is being provided to the system. Due to the lack of direct flow, no additional flows were added to total sanitary flow calculations.
3. A grease tank has been added to allow for a possible future restaurant tenant. Due to site restrictions, installing a tank after the site is built would prove to be extremely difficult, so preparing for this possibility now is how we would like to proceed.

Design Advisory Board Comments dated May 19, 2025

A – Site Design Guidelines

A-1a – An elevator and a stairwell are provided in the common area of the building connecting the upper and lower parking decks.
A-1b – No comment to address
A-1c – No comment to address
A-2a – No comment to address
A-2b – No comment to address
A-2c – The outdoor amenity space is not required to be public and as such no public connection to the existing sidewalks is provided. There is public amenity space located along the buildings Main Street frontage that is accessible from the Main Street sidewalk.
A-3a – No comment to address
A-3b – Bike Racks have been added to the site plan.
A-4a – Public art is being incorporated into the outdoor amenity space by utilizing a bike rack design that incorporates artwork.
A-5a – A Tree protection detail has been added to the plan set.
A-5b – No comment to address
A-5c – No comment to address
A-5d – Comment acknowledged. This will be incorporated into the property's overall property maintenance program.
A-6a – No comment to address
A-6b – No comment to address
A-6c - No comment to address
A-6d - No comment to address
A-7a – Additional information on the upper parking deck and façade treatment is provided as part of this resubmittal. The upper parking deck shall have a knee wall surrounding the parking areas that will screen neighbors from vehicle headlights parked on upper the level. The height of the knee wall is called out on the grading plan.
A-7b – A solid composite board on-board fence will be provided along residential properties. The detail within the plan set has been updated accordingly.

Attachment: Cover Letter 07.22.25 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

BENDERSON DEVELOPMENT
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716.835.0211 P 716.835.2259 F

A-7C – Additional information regarding the black cladding dark trim material has been added to the elevation.

TOWN ARCHITECT REVIEW

B – Building Design Guidelines:

B-1a Elevations have been updated to include the parking deck structure and have been updated to provide better clarity on the defined components.
B-1b – No comment to address
B-1c – The upper floor windows have clear glazing and the texture shown in the renderings is a software issue but not something that is proposed as part of this project. The building material behind the bronze screen panel is a finished gypsum board.
B-2a – No comment to address
B-2b– The secondary entrance along Main Street and Chateau Terrance has been added to the elevations.
B-2d – No comment to address
B-3a – No comment to address
B-3b – No comment to address
B-3c – A material board was presented at the board meeting to provide additional information for the dark cladding and cast panels.
B-4a – No comment to address
B-4b – The railings have been removed from the mansard roof and the circular dormers have been revised to connect to the mansard roof.
B-4c – No comment to address
B-4d – Openings have been created with the ramp structure to allow for venting, which then provides for an opportunity for visual continuity with inserted aluminum screening. This screening is designed to coincide with the window muttons.
B-4e – The "Human scale" opportunity was achieved at the second entrance door via differing heights and building materials.
B-4f – The up-lighting does not provide any impact of the foot candles at pavement level. Any proposed uplighting on the building will be shown on the building architectural plans and will be reviewed as part of the building permit submittal.
B-5a – Please refer to B-4e for response
B-6a – No comment to address
B-6b – No Solor is proposed on the rooftop at this time due to requirements needed to place the mechanical equipment.
B-7a – Samples of building materials were presented at the board meeting for additional clarity.
B-7b – Recycled building materials are no longer being proposed as part of this project.
B-7c –Building elevations have been updated to include the parking structure.
B-7d - EIFS/FRP is located on building elevations along the cornice.
B-7f – EIFs will only be used at the main cornice as discussed with the board at the May 28, 2025 meeting and which they subsequently approved.

Town Comment C – Public Realm Guidelines

C-1 – No comment to address
C-2a – No comment to address
C-2b – The updated renderings reflect the proposed site plan sidewalk and amenity space.
C-2c – No comment to address

Attachment: Cover Letter 07.22.25 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

BENDERSON
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716.895.0211 P 716.883.2259 F

C-2d – No comment to address
C-3a - The updated renderings reflect the proposed site plan sidewalk and amenity space.
C-3b – Comment acknowledged. Any trees damaged during construction will be replaced

Building Department (Code Enforcement Officer) dated April 24, 2025

1. New building will comply with §510 of 2020 NYS Fire Code for Emergency Responder Radio Coverage.

Traffic-Safety Board dated May 8, 2025

1. A revised traffic study is included as part of the resubmittal to allow for additional review by the Amherst Traffic Safety Board. Per the findings of the study, there is no impact to the adjacent roadways due to the modified entrances.
2. Signage has been added to limit left-hand turns out of the site and onto Chateau Terrance to local traffic only.
3. Signage has been added to limit right-hand turns out of the site and onto Fruehauf Ave to local traffic only.
4. Additional stop bars and traffic control signage (Overhead signage and traffic mirrors) have been added to the Fruehauf Ave parking garage exit to ensure pedestrian safety.
5. The proposed sidewalk connection along Fruehauf Ave has been eliminated to reduce pedestrian traffic across the entrance drive. A sidewalk waiver is being submitted as part of the resubmittal to address this sidewalk removal.

Amherst Fire Chief' Association dated May 29, 2025

1. A truck turning plan is not required as truck can not access the parking structure.
2. FDC shall be clear of obstructions.
3. Two EV parking stalls are provided on the upper parking deck.
4. An Address plan will be provided on the Overall Site Plan.

The enclosed documents and above responses should be everything that is needed to allow the town to continue its review of the project at the August Planning Board meeting. Should you require any additional information or if you have any questions or further comments, please do not hesitate to contact either Courtney Adamo at (716) 878-9630 or James A. Boglioli, Esq. at (716) 878-9626.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

Matthew J. Oates, P.E.
Director, Engineering

Attachment: Cover Letter 07.22.25 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

HARDI BOARD PANEL & TRIM
BENJAMIN MOORE
BUCKTROUT BROWN

WHITE WASHED BRICK

MAIN/REAR ENTRY FACADE
AND ADJACENT FACADES
GLASS FIBER REINFORCED
CONCRETE (GFRC) BUFF

STANDING SEAM METAL ROOF
(MANSARD) ATAS SLATE GRAY

GLAZING FRAMES
BLACK 789GO35

METAL FINISH ABOVE MAIN ENTRY
ATAS BLACK METAL

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	5-23-25	JM	TOWN SUBMISSION
2	7-21-25	JM	TOWN SUBMISSION

SPECIAL INFORMATION:

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

NOTICE

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

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

TITLE:
CONCEPTUAL RENDERINGS

DRAWN BY: JM
CHECKED BY: JAR
DATE: 5-23-25

DRAWING NO.
A2.0

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	5-23-25	JM	TOWN SUBMISSION

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.

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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

TITLE:

CONCEPTUAL RENDERINGS

DRAWN BY: RKT
CHECKED BY: JAR
DATE: 04.17.25

DRAWING NO.
A2.1

Attachment: Drawings_SP-2025-03 (30820 : 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	4	07.14.2025
C2.0	EXISTING SURVEY		
C3.0	DEMOLITION AND EROSION CONTROL PLAN	2	05.27.2025
C3.1	DEMOLITION AND EROSION CONTROL DETAILS		
C4.0	OVERALL SITE PLAN	4	07.14.2025
C4.1	DETAILED SITE PLAN	4	07.14.2025
C4.2	CONSTRUCTION DETAILS	3	06.04.2025
C5.0	GRADING PLAN	4	07.14.2025
C5.1	DRAINAGE PLAN	4	07.14.2025
C5.2	DRAINAGE DETAILS		
C6.0	UTILITY PLAN	4	07.14.2025
C6.1	UTILITY DETAILS		
C7.0	LANDSCAPING PLAN	4	07.14.2025
C8.0	LIGHTING PLAN	4	07.14.2025
C8.1	LIGHTING DETAILS	3	06.04.2025

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)

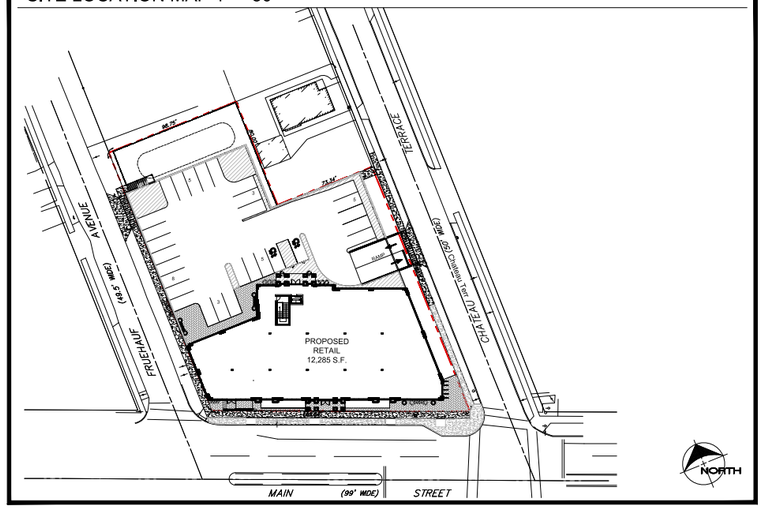
AGENCIES:

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

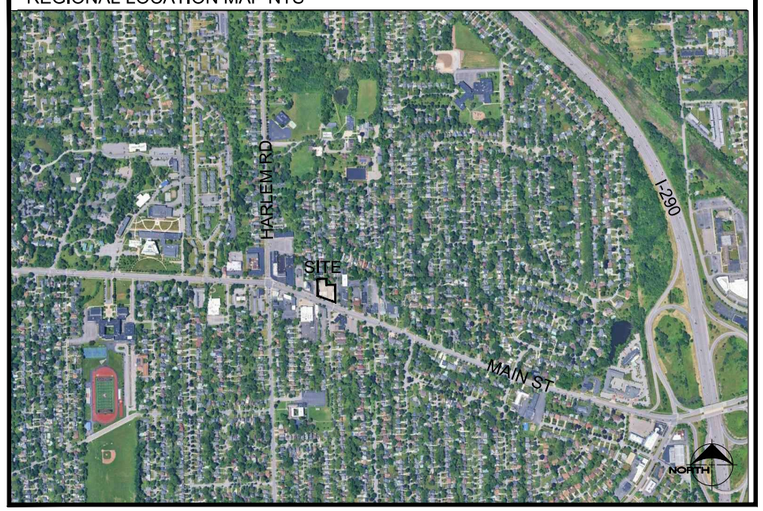
PLANNING DEPARTMENT
NAME/TITLE: DAN HOWARD
COMPANY/DEPT: TOWN OF AMHERST, NY - PLANNING DPT
ADDRESS: 5583 MAIN STREET, WILLIAMSVILLE, NY 14221
PHONE: 716 - 631 - 7051

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



OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates

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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

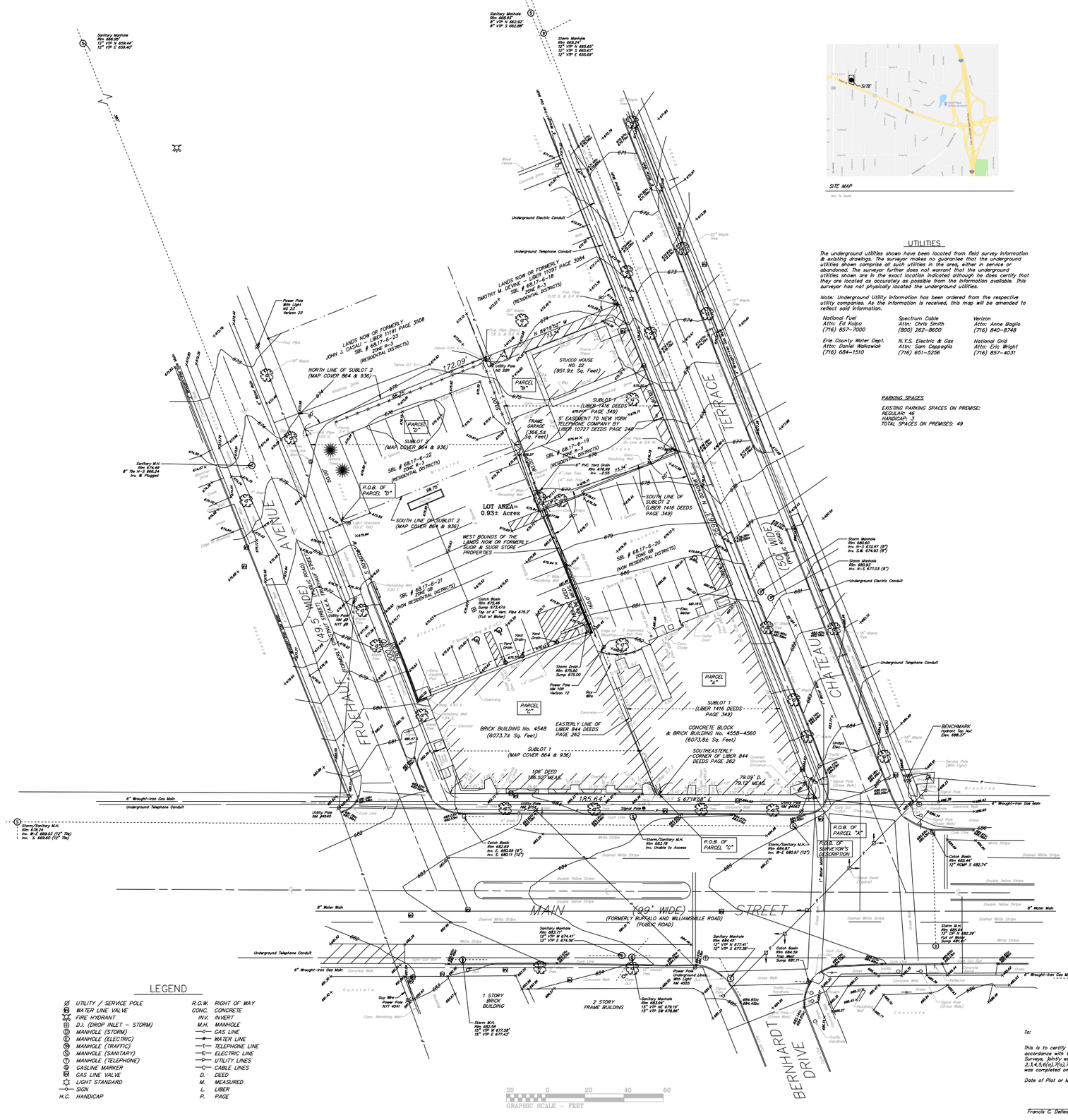
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
COVER SHEET

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

Attachment: Drawings_SP-2025-03 (30820 : 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 660.65" 12" VIP: S 660.65" 12" VIP: E 659.88"
LANDS NOW OR FORMERLY JOHN J. CASALI LIBER 11191 PAGE 3508 SBL # 68.17-6-23 ZONE: R-3 (RESIDENTIAL DISTRICTS)
LANDS NOW OR FORMERLY TIMOTHY M. DEVINE, LIBER 11087 PAGE 3084 SBL # 68.17-6-18 ZONE: R-3 (RESIDENTIAL DISTRICTS)
Power Pole With Light NO: 23 Verizon 23
Utility Pole NO: 228
Utility Pole NP 94540
Utility Pole NP 94542
Utility Pole NP 94543
STUCCO HOUSE NO. 22 (951.92± Sq. Feet)
FRAME GARAGE (466.5± Sq. Feet)
PARCEL "D"
PARCEL "A"
PARCEL "B"
PARCEL "C"
SUBLOT 1 (LIBER 1416 DEEDS PAGE 349)
SUBLOT 2 (MAP COVER 864 & 936)
5' EASEMENT TO NEW YORK TELEPHONE COMPANY BY LIBER 10727 DEEDS PAGE 240
SBL # 68.17-6-19 ZONE: R-3 (RESIDENTIAL DISTRICTS)
SBL # 68.17-6-22 ZONE: R-3 (RESIDENTIAL DISTRICTS)
SBL # 68.17-6-20 ZONE: GB (NON RESIDENTIAL DISTRICTS)
SBL # 68.17-6-21 ZONE: GB (NON RESIDENTIAL DISTRICTS)
6" PVC Yard Drain Rim: 678.99 Inv. +-2.55
P.O.B. OF PARCEL "D"
LOT AREA± 0.93± Acres
SOUTH LINE OF SUBLOT 2 (MAP COVER 864 & 936)
SOUTH LINE OF SUBLOT 2 (LIBER 1416 DEEDS PAGE 349)
WEST BOUNDS OF THE LANDS NOW OR FORMERLY SUSOK & SUSOK STORE PROPERTIES
EASTERLY LINE OF LIBER 844 DEEDS PAGE 262
SOUTHEASTERLY CORNER OF LIBER 844 DEEDS PAGE 262
106' DEED 106.52' MEAS.
79.09' D. 79.13' MEAS.
S 67°8'08" E
S 85°6'4
BRICK BUILDING No. 454B (6073.7± Sq. Feet)
CONCRETE BLOCK & BRICK BUILDING No. 4558-4560 (6073.8± Sq. Feet)
1 STORY BRICK BUILDING
2 STORY FRAME BUILDING
BENCHMARK Hydrant Top Nut Elev. 688.37
P.O.B. OF PARCEL "A"
P.O.B. OF SURVEYOR'S DESCRIPTION
P.O.B. OF PARCEL "C"
Storm/Sanitary M.H. Rim: 684.87 Inv. W-E: 680.87 (12")
Storm/Sanitary M.H. Rim: 683.19 Inv. Unable to Access
Storm/Sanitary M.H. Rim: 681.89 Inv. E: 680.09 (8") Inv. S: 680.11 (12")
Storm/Sanitary M.H. Rim: 676.46 8" The N-S: 666.24 Inv. W: 669.03 (10" The) Inv. S: 669.80 (12" The)
Storm M.H. Rim: 680.50 12" VIP: W 677.58" 15" VIP: E 677.43"
Storm Manhole Rim: 680.82 Inv. N-S: 672.97 (8") Inv. S.W.: 674.93 (8")
Storm Manhole Rim: 680.83 Inv. N-S: 677.03 (8")
Underground Electric Conduit
Underground Telephone Conduit
Underground Telephone Conduit
6" Wrought-Iron Gas Main
Underground Telephone Conduit
6" Wrought-Iron Gas Main
6" Water Main
6" Water Main
6" Wrought-Iron Gas Main
6" Wrought-Iron Gas Main
Sanitary Manhole Rim: 686.41 12" VIP: W 678.91" 6" VIP: S 681.83"
Storm M.H. Rim: 685.04 Inv. E: 680.29" Tot. of Water Sump: 680.61"
Catch Basin Rim: 682.44 12" RCMP: S 682.74"
Catch Basin Rim: 684.59 Tran. Weir Sump: 681.11"
Sanitary Manhole Rim: 684.40" 12" VIP: N 677.41" 12" VIP: S 677.38"
Sanitary Manhole Rim: 683.77" 12" VIP: W 674.41" 12" VIP: E 674.36"
Sanitary Manhole Rim: 684.32" 12" VIP: NE 678.19" 15" VIP: SW 678.06"
Power Pole Underground Line With Light NM 4555
Catch Basin Rim: 675.24 Sump: 673.49 Top of 4" Vent Pipe 675.2" (Full of Water)
Yard Drain
Yard Drain
Storm Drain Rim: 675.90 Sump: 675.00
Power Pole NM 106 Verizon 12
Guy Wire
Guy Wire
Elec. Meter
Elec. Meter
Overhang
Concrete Stoop
Covered Concrete Entrance
Service Pole (With Light)
Signal Pole (Cross Walk)
Signal Pole (Cross Walk)
Signal Pole (Cross Walk)
Signal Pole (Cross Walk)
Signal Head (Ahead)
Signal Head (Ahead)
Traffic Handhole
Traffic Handhole
Traffic Handhole
Traffic Handhole
Utility Pole
Light Standard
Fence
Wood Fence
Concrete Drive
Asphalt Drive
Gravel Drive
Retaining Wall
Concrete Retaining Wall
Concrete Wall
Stone Wall
Brick Wall
Curb Cut Out
Curb Line
Gutter Line
Crown Line
Edge of Pavement
Edge of Shoulder
Edge of Stone
Edge of Gravel
Edge of Concrete
Edge of Asphalt
Edge of Brick
Edge of Stone
Edge of Wood
Edge of Metal
Edge of Plastic
Edge of Glass
Edge of Rubber
Edge of Fiberglass
Edge of Aluminum
Edge of Steel
Edge of Iron
Edge of Copper
Edge of Brass
Edge of Bronze
Edge of Silver
Edge of Gold
Edge of Platinum
Edge of Palladium
Edge of Rhodium
Edge of Iridium
Edge of Osmium
Edge of Ruthenium
Edge of Rhenium
Edge of Tungsten
Edge of Molybdenum
Edge of Niobium
Edge of Tantalum
Edge of Hafnium
Edge of Lutetium
Edge of Lanthanum
Edge of Barium
Edge of Cesium
Edge of Xenon
Edge of Iodine
Edge of Tellurium
Edge of Antimony
Edge of Tin
Edge of Indium
Edge of Cadmium
Edge of Silver
Edge of Palladium
Edge of Rhodium
Edge of Ruthenium
Edge of Technetium
Edge of Molybdenum
Edge of Niobium
Edge of Zirconium
Edge of Yttrium
Edge of Strontium
Edge of Rubidium
Edge of Krypton
Edge of Bromine
Edge of Selenium
Edge of Arsenic
Edge of Germanium
Edge of Gallium
Edge of Zinc
Edge of Copper
Edge of Nickel
Edge of Cobalt
Edge of Iron
Edge of Manganese
Edge of Chromium
Edge of Vanadium
Edge of Titanium
Edge of Scandium
Edge of Calcium
Edge of Potassium
Edge of Argon
Edge of Chlorine
Edge of Sulfur
Edge of Phosphorus
Edge of Silicon
Edge of Aluminum
Edge of Magnesium
Edge of Sodium
Edge of Neon
Edge of Fluorine
Edge of Oxygen
Edge of Nitrogen
Edge of Carbon
Edge of Boron
Edge of Beryllium
Edge of Lithium
Edge of Helium
Edge of Hydrogen
Edge of Deuterium
Edge of Tritium
Edge of Helium-3
Edge of Helium-4
Edge of Helium-5
Edge of Helium-6
Edge of Helium-7
Edge of Helium-8
Edge of Helium-9
Edge of Helium-10
Edge of Helium-11
Edge of Helium-12
Edge of Helium-13
Edge of Helium-14
Edge of Helium-15
Edge of

20 0 20 40 60

GRAPHIC SCALE – FEET

LEGEND

⌀	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
WV	WATER LINE VALVE	CONC.	CONCRETE
	FIRE HYDRANT	INV.	INVERT
	D.I. (DROP INLET – STORM)	M.H.	MANHOLE
D	MANHOLE (STORM)		GAS LINE
E	MANHOLE (ELECTRIC)		WATER LINE
TR	MANHOLE (TRAFFIC)		TELEPHONE LINE
S	MANHOLE (SANITARY)		ELECTRIC LINE
T	MANHOLE (TELEPHONE)		UTILITY LINES
G	GASLINE MARKER		CABLE LINES
GV	GAS LINE VALVE	D.	DEED
	LIGHT STANDARD	M.	MEASURED
	SIGN	L.	LIBER
H.C.	HANDICAP	P.	PAGE

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

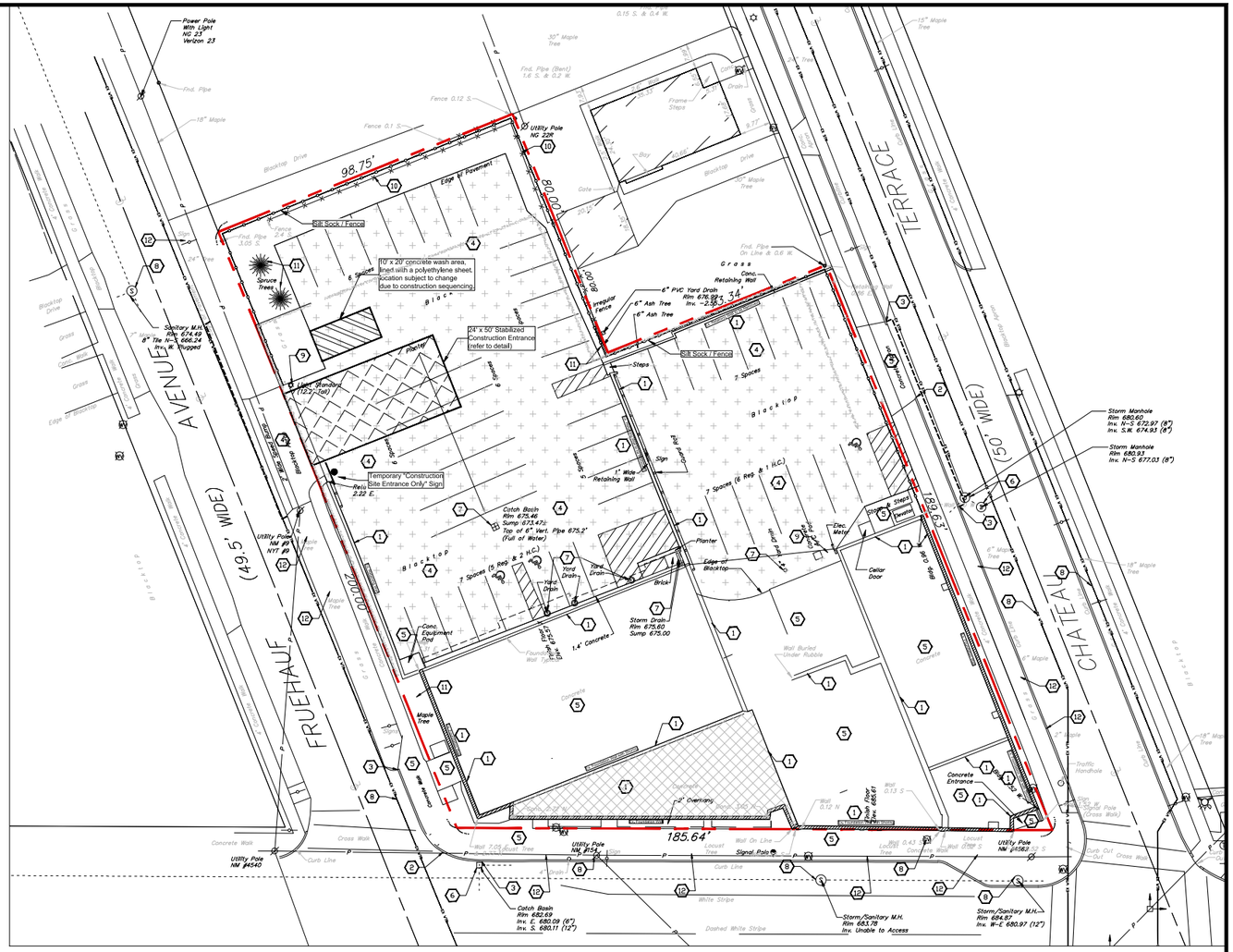
AMEND:
SURVEY DATE: 5-16-24
©DRAWING DATE: 5-17-24
SCALE: 1" = 20'
"ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW UNLESS AT DIRECTION OF PERSON

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 SBL

Attachment: Drawings_SP-2025-03 (30820 : 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:
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

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 Landscaping to Remain and be protected during construction.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
2	05.27.2025	DZ	Coordination Notes
			and Town Comments

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AREA: -

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CONSULTANT

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

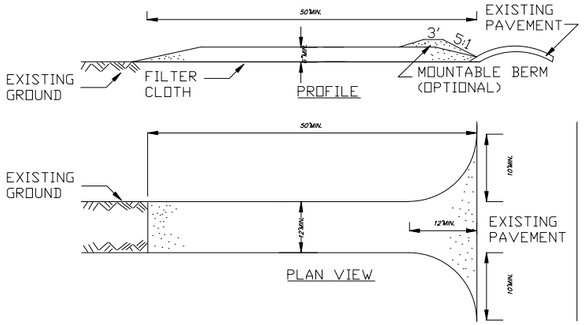
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Demolition and Erosion Control Plan

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

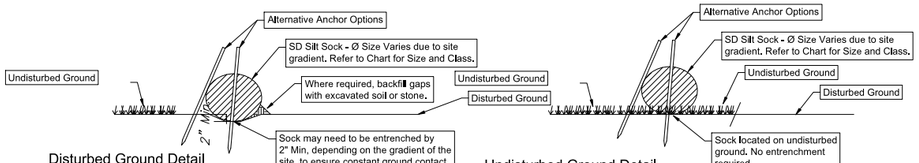
Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)



STABILIZED CONSTRUCTION ENTRANCE DETAIL

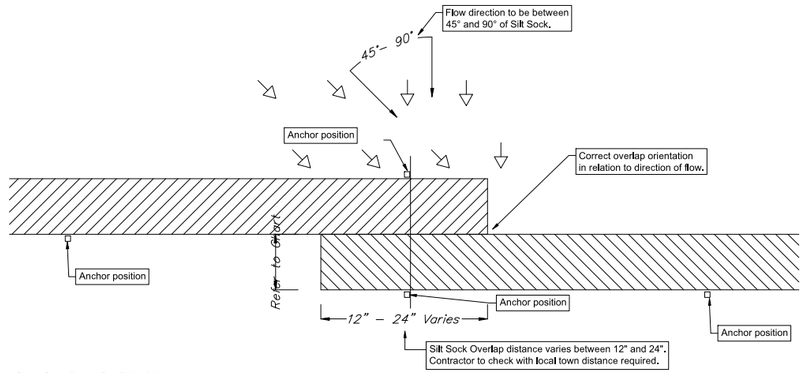
NOT TO SCALE

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.



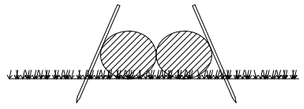
Disturbed Ground Detail
SD Silt Sock: Standard Duty Fabric

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

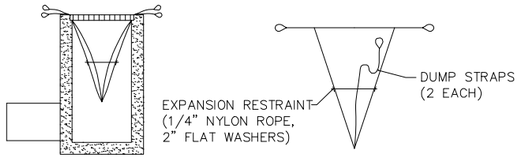
Size & Class Chart			
	Diameter		
Gradient	8"	12"	18"
0 - 2%	30	55	75
2.1 - 5%	25	40	55
5.1 - 10%	15	30	40
10.1 - 33%	10	15	20
> 33%	5	10	15

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.

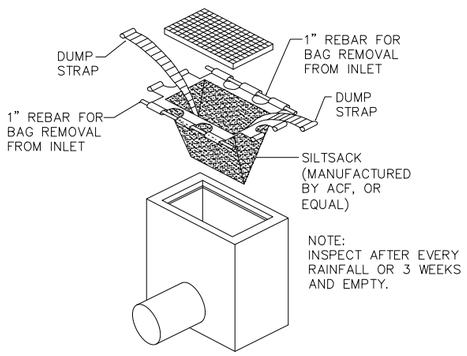
SD SILT SOCK DETAIL

SD Silt Sock: Standard Duty Fabric

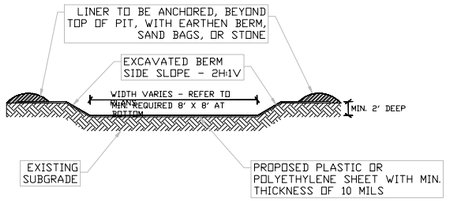


INSTALLATION DETAIL

BAG DETAIL

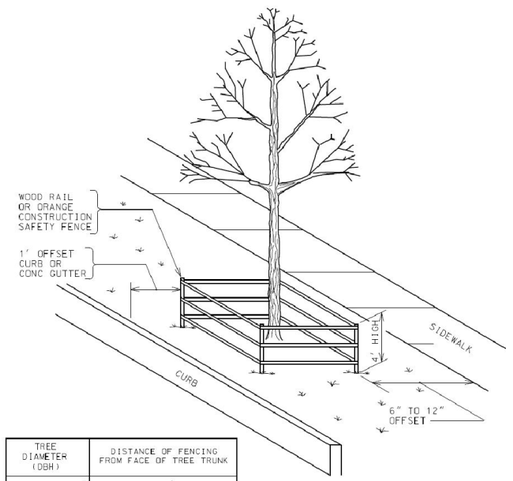


SILT SACK DETAIL
N.T.S.



TYPICAL CONCRETE WASH OUT DETAIL

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



TREE DIAMETER (DBH)	DISTANCE OF FENCING FROM FACE OF TREE TRUNK
LESS THAN 10"	6'
10" – 14"	10'
15" – 19"	12'
20" OR MORE	15'

NOTE:

1. ALL TREES WITHIN THE PROJECT LIMITS THAT ARE TO REMAIN, ARE TO RECEIVE THIS TREATMENT.
2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

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CONSTRUCTION SET

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

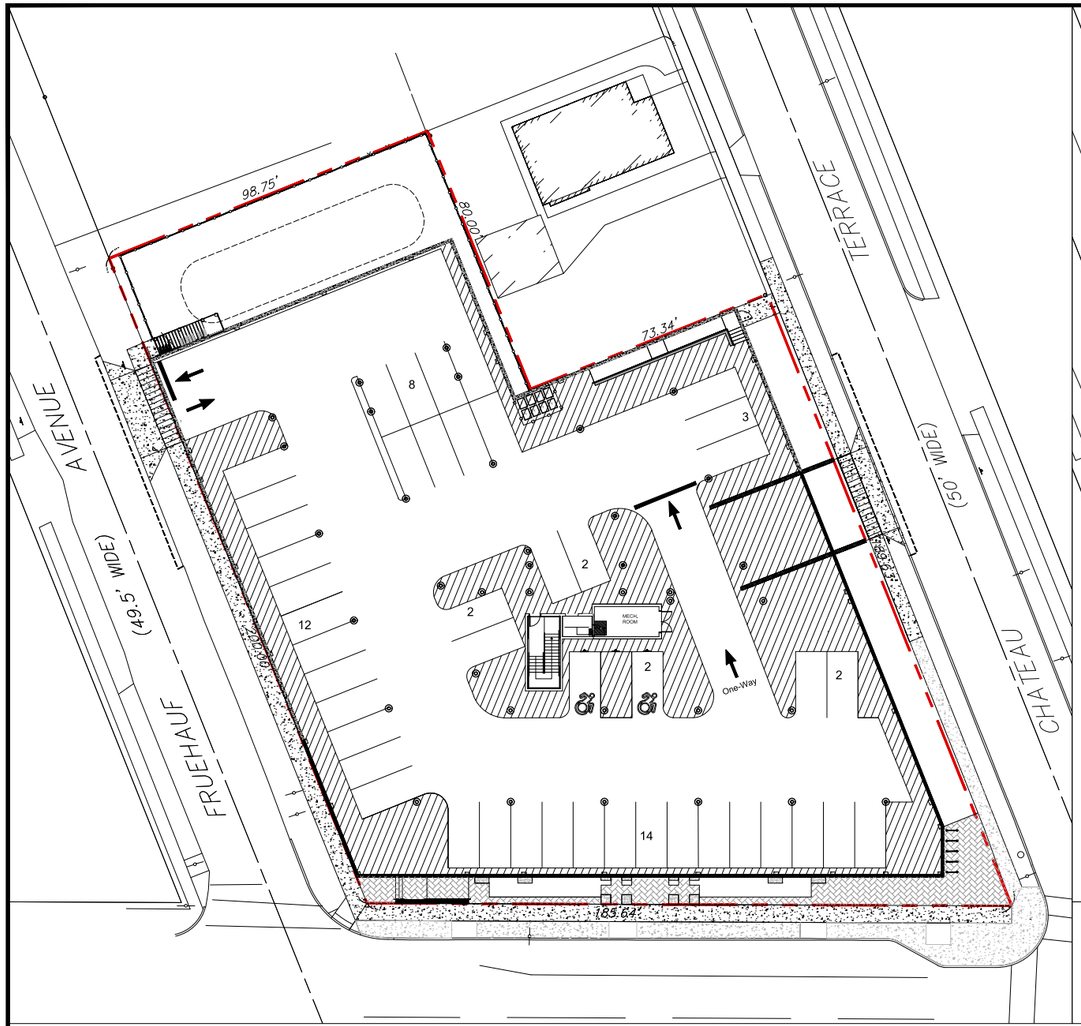
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE: Demolition and Erosion Control Details

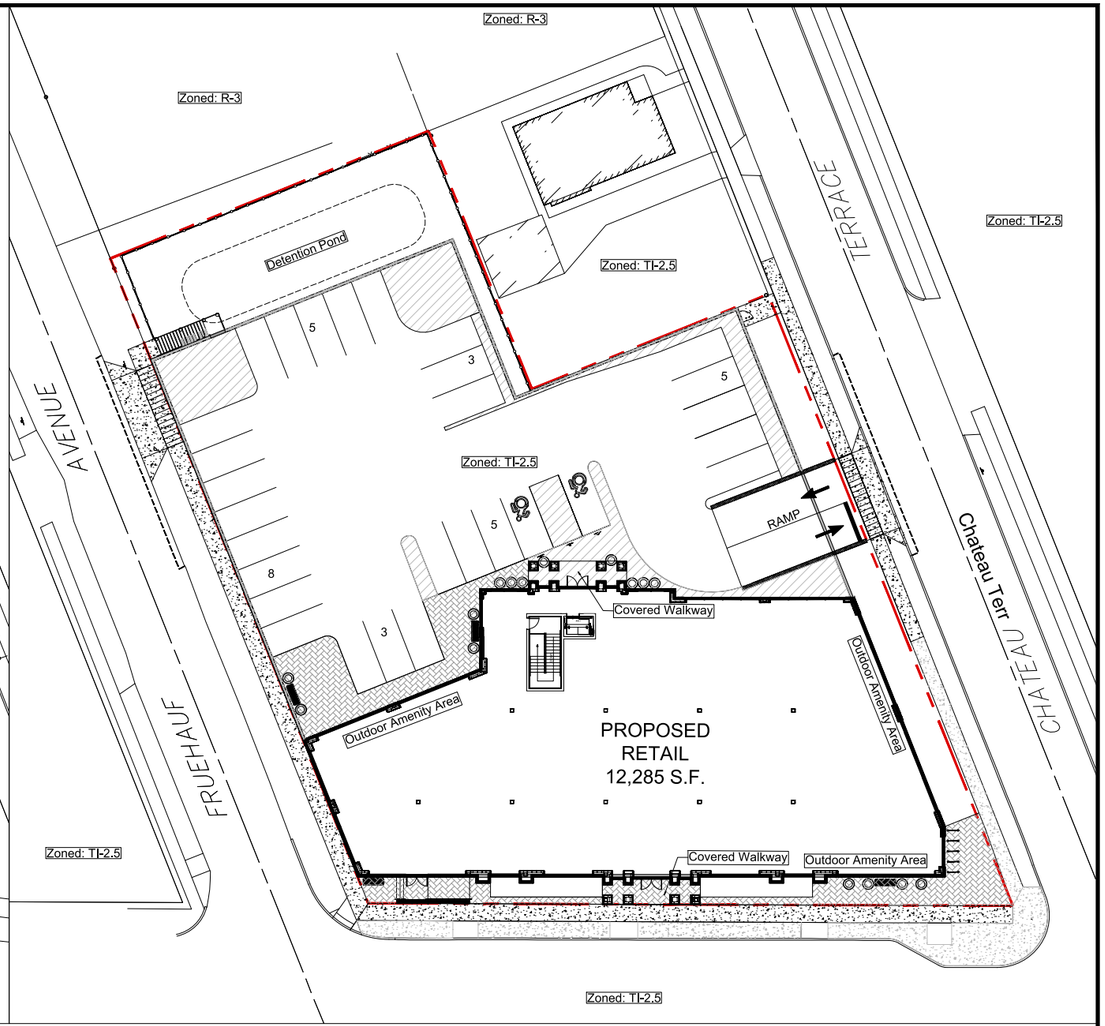
SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C2.1

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)



Basement Level

45



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.	3,590 S.F. = 10.4%
w/ Green Space	25% Min	44.3%
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.	0.2' (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.	3.8' (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.	90.9% (169.1)
Side: Fruehauf Ave		80.3% (160.6 / 200)
Side: Chateau Terr.		92.0% (174.4/189.6)
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	74 SPACES
Bike Rack	1/3000 SF	12,285 sqft / 3000 = 5 SPACES	5 SPACES
STALL SIZE		9'x19'	9'x19'

OFFICIAL TOWN USE ONLY

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No.	DATE	BY	REMARKS
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3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates

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(716) 886-0211

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Overall Site Plan

SCALE: 1" = 20'

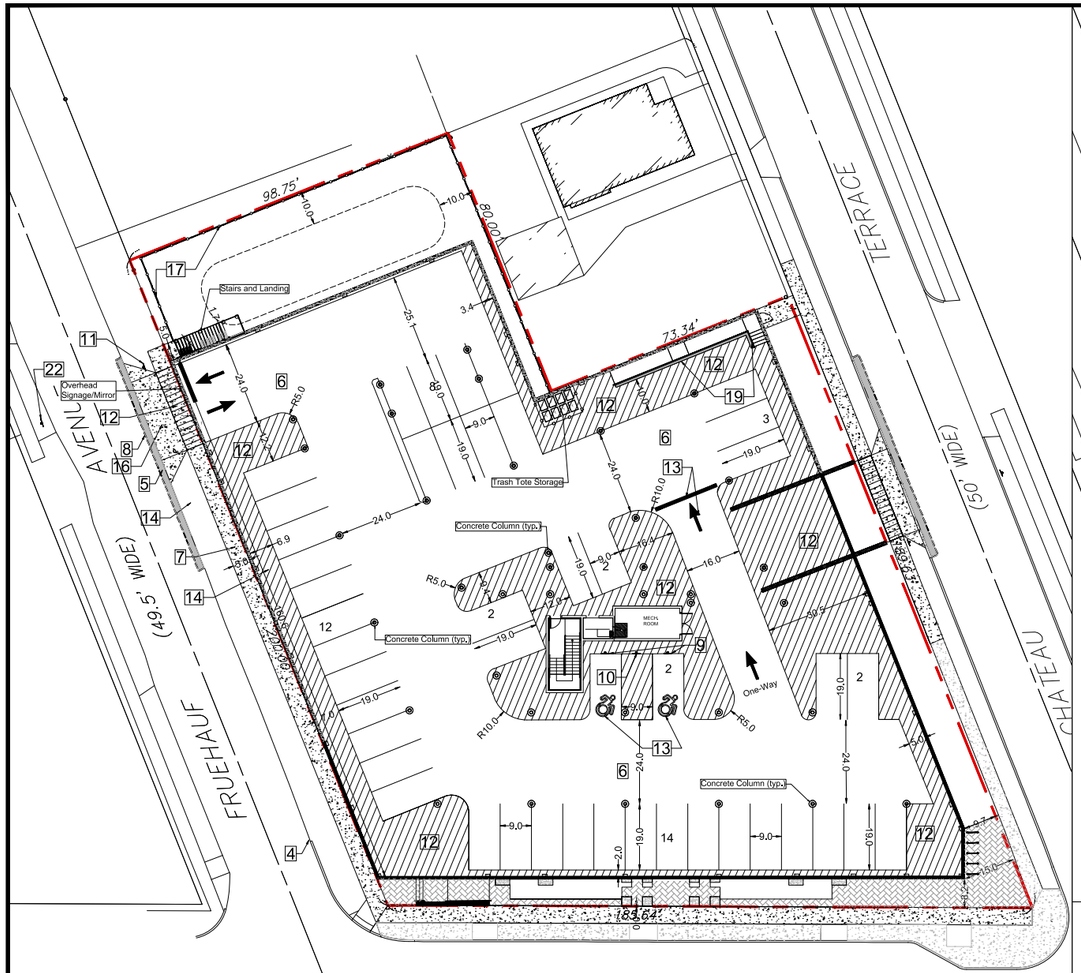
DRAWN BY: DMZ

DRAWING NO. G4.0

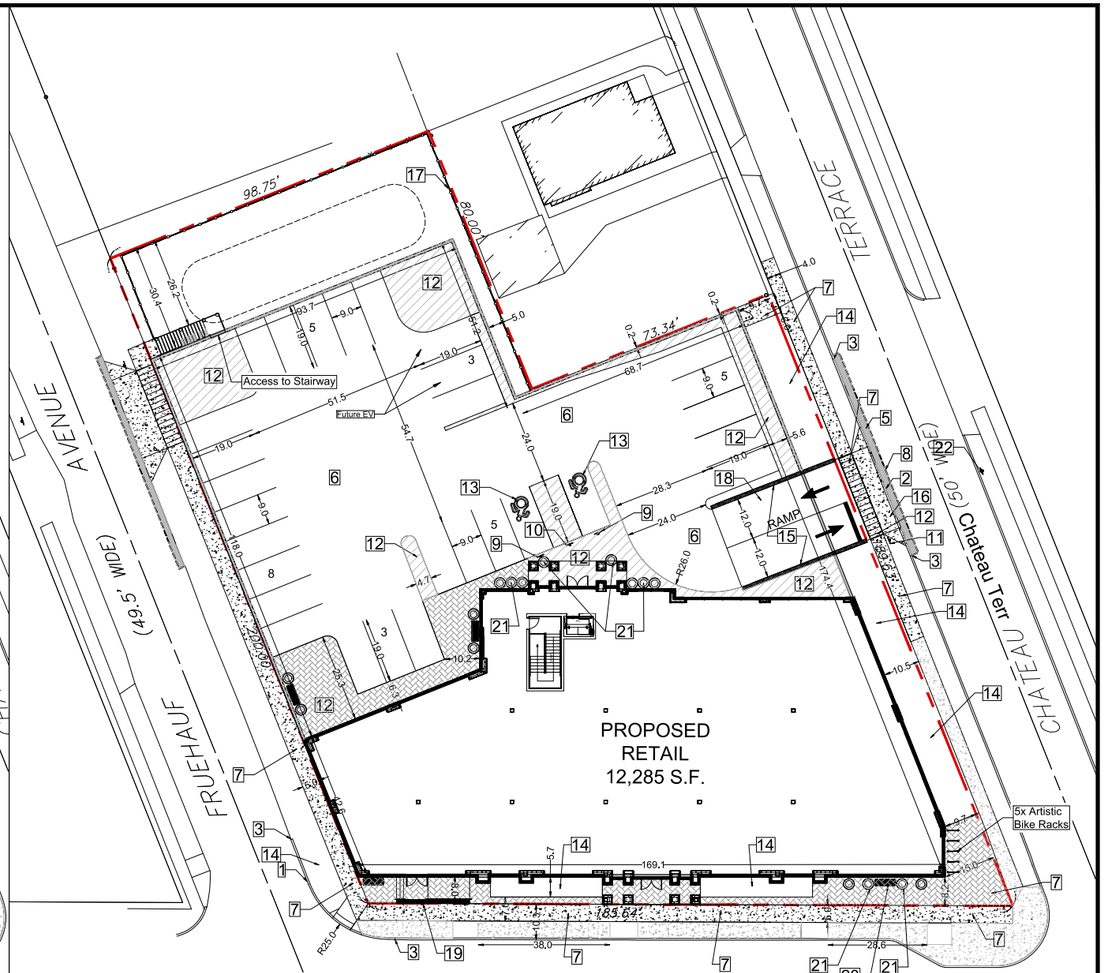
CHECKED BY: MAO

DATE: 04.16.2025

Attachment: Drawings_SP-2025-03 (30820 : 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

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 (Paver Surface)

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/Paver 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 Solid Composite Fence
18. Proposed Heated Concrete Ramp
19. Proposed Ramp/Stairs with retaining wall.
20. Proposed Pedestrian Bench
21. Proposed Circular Landscape Planter
22. Traffic Signage (Restricted No Turn)

OFFICIAL TOWN USE ONLY

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(716) 886-0211

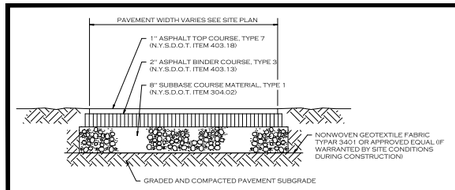
SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:
Detailed Site Plan

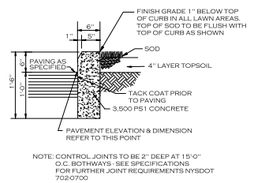
SCALE: 1" = 20'
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C4.1

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)



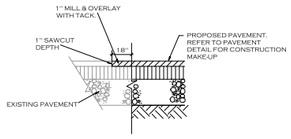
NOTE: CONSTRUCTION METHODS FOR ASPHALT PAVEMENT SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 401-3, WITH SUBBASE CONSTRUCTION METHODS CONFORMING TO NYSDOT STANDARD SPECIFICATION 304-3.

STANDARD DUTY ASPHALT SECTION

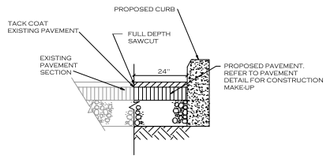


NOTE: CONTROL JOINTS TO BE 2" DEEP AT 15'-0" O.C. BOTHWAYS - SEE SPECIFICATIONS FOR FURTHER JOINT REQUIREMENTS NYSDOT 702-0700

TYPE "A" CONCRETE CURB



PAVEMENT TRANSITION DETAIL
(ASPHALT PAVEMENT)



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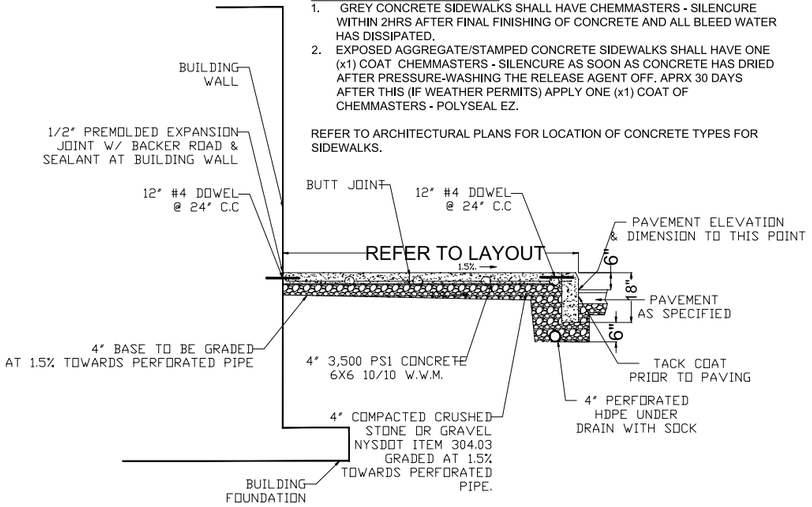
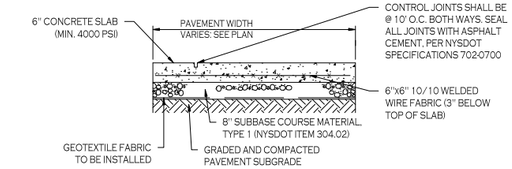
REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.



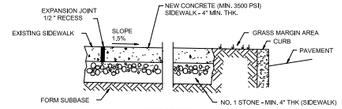
BUILDING SIDEWALK DETAIL

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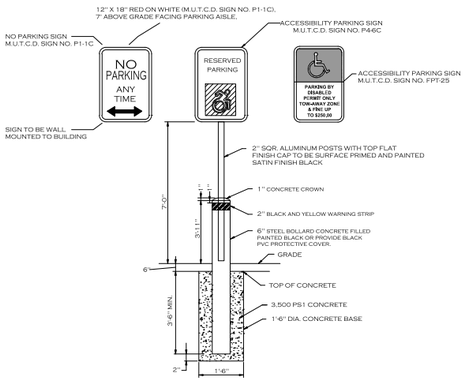
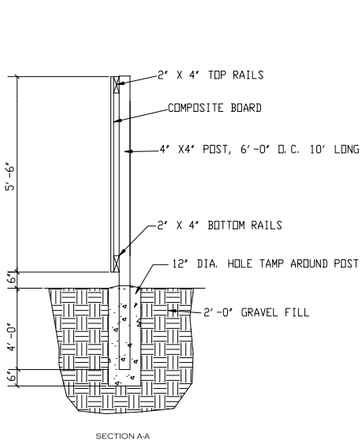
REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES FOR SIDEWALKS.

STANDARD CONCRETE SIDEWALK



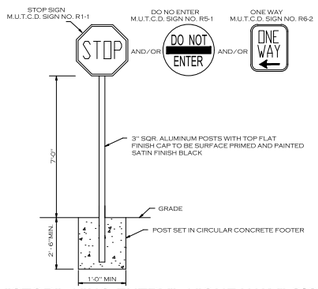
HANDICAP / NO PARKING SIGNS
Black Post



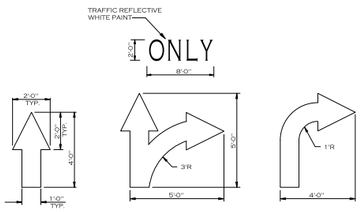
SECTION A-A

6FT SOLID COMPOSITE FENCE DETAIL

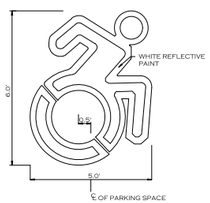
ARTISTIC BIKE RACK CONCEPT DESIGN



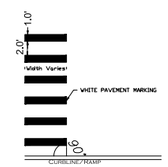
"STOP" / "NO ENTRY" / "ONE WAY" SIGNS
Black Post and Footer



PAINTED TRAFFIC ARROWS



INTERNATIONAL ACCESSIBILITY SYMBOL



PEDESTRIAN CROSSWALK

OFFICIAL TOWN USE ONLY

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			and Town Comments
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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. C4.2

2.1.c

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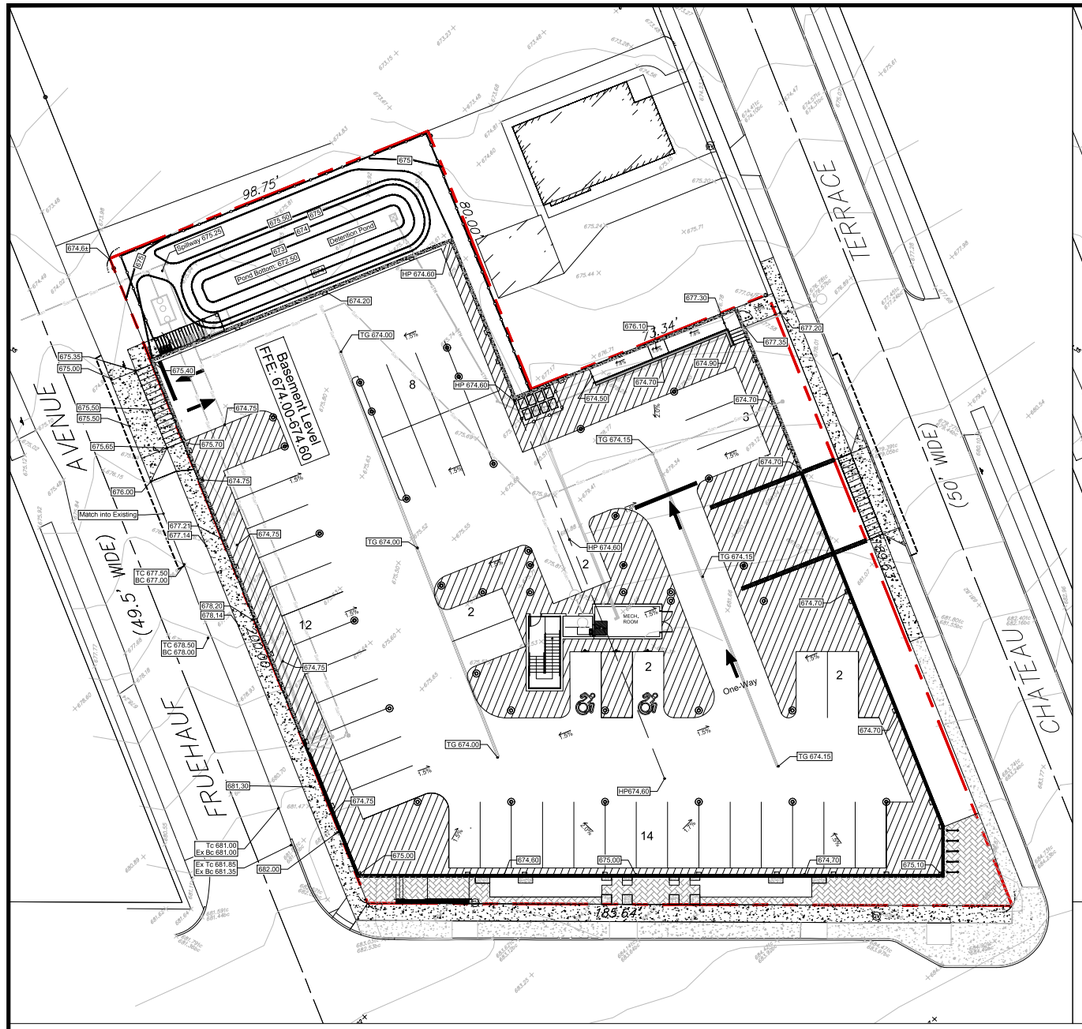
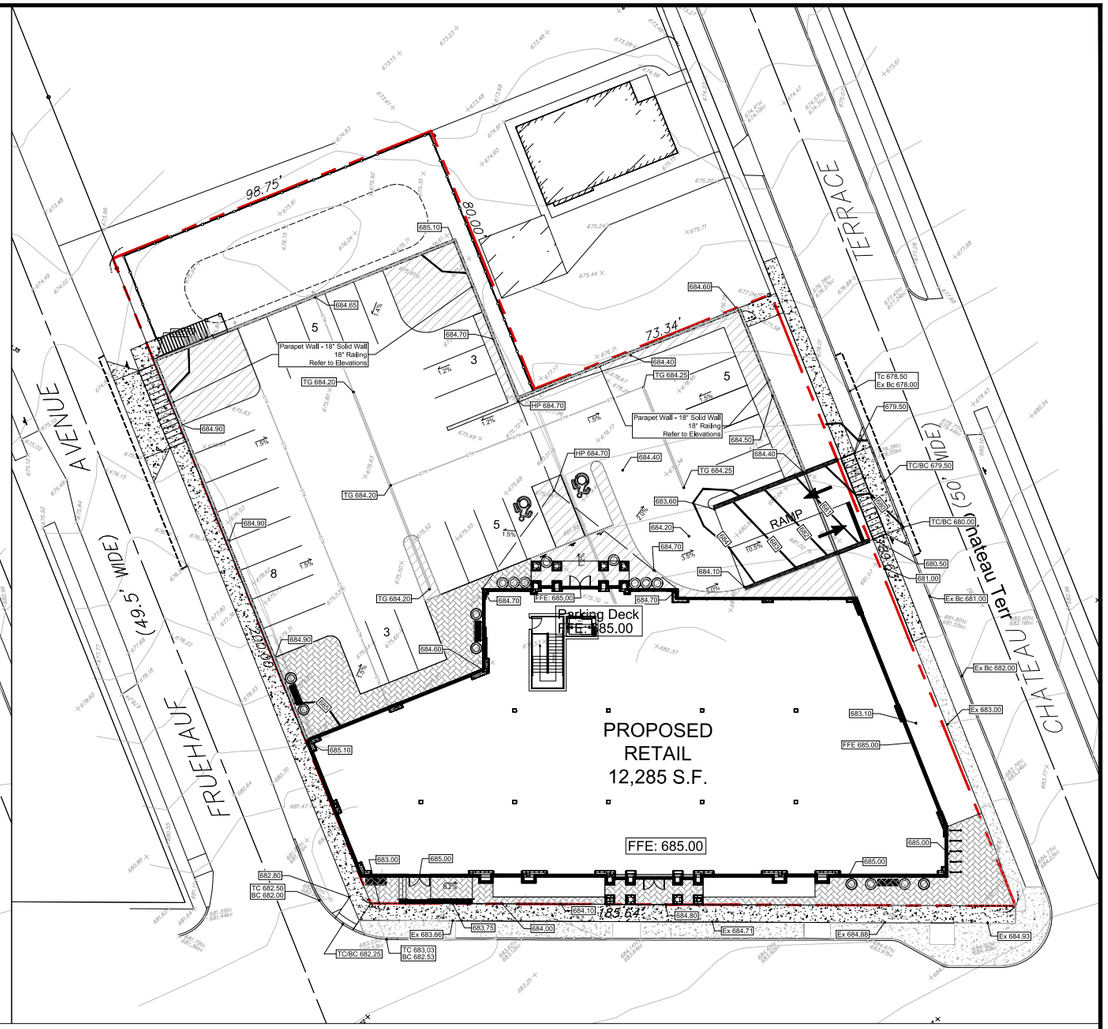


Basement Level



Ground Level

Events for Pond 1P: Proposed Stormwater Storage & Outlet

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	1.71	0.87	0.87	0.00	673.58	468
2-Year	2.12	0.94	0.94	0.00	673.92	722
5-Year	2.64	1.01	1.01	0.00	674.32	1,075
10-Year	3.12	1.07	1.07	0.00	674.64	1,419
25-Year	3.85	1.14	1.14	0.00	675.08	1,977
50-Year	4.51	2.16	1.18	0.98	675.35	2,366
100-Year	**5.29**	**3.95**	**1.20**	**2.76**	**675.46**	**2,525**

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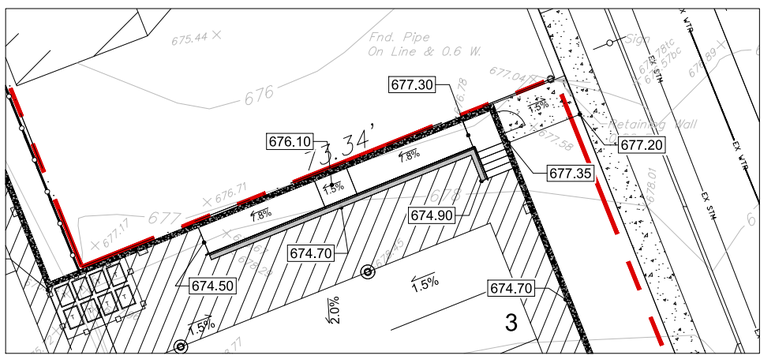

Basement
Pedestrian Ramp
Scale 1" = 10'

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
1	04.29.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
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4	07.14.2025	DZ	Site Updates

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4548-4564 Main St.
Amherst, NY14226

CONSULTANT

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

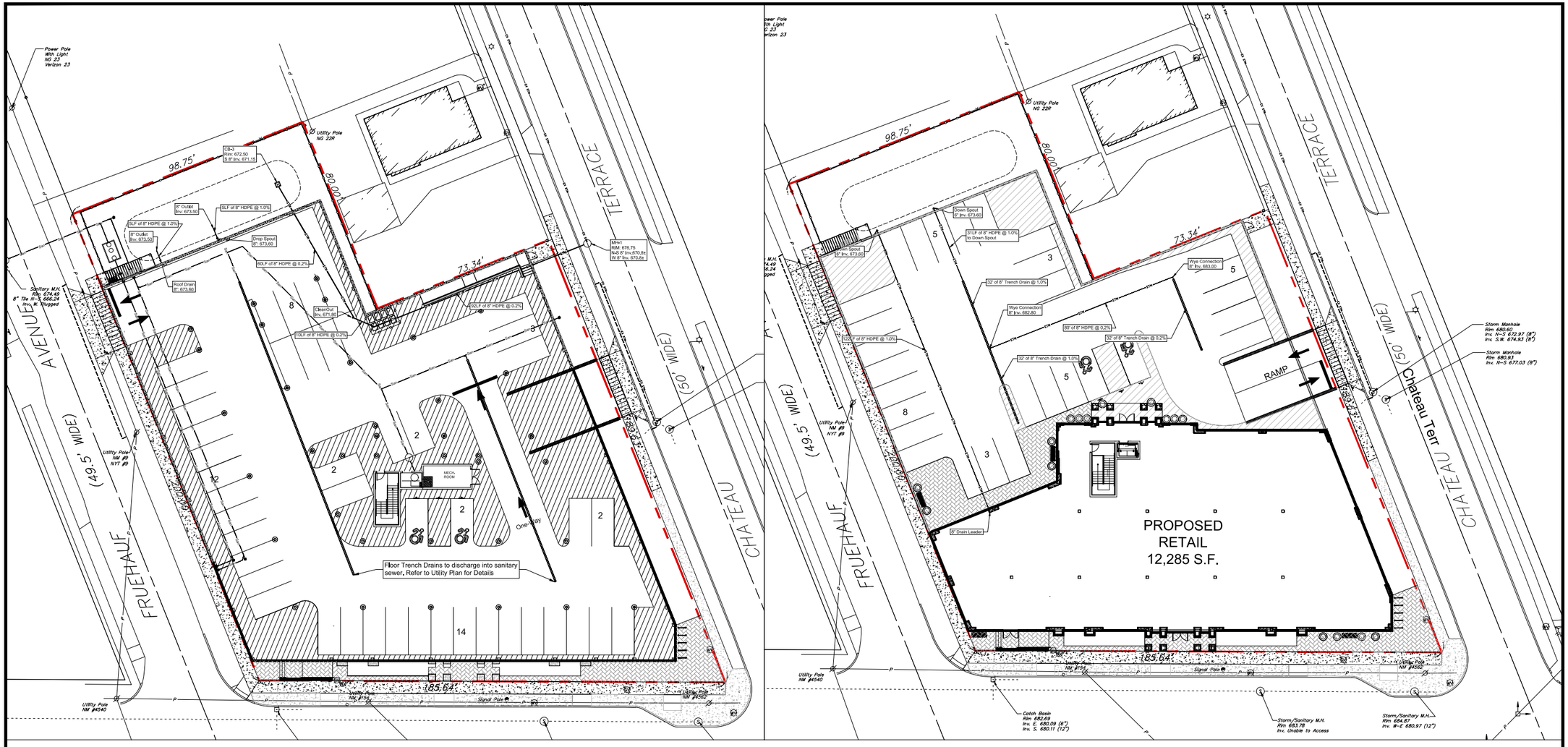
SEAL

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: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)



Basement Level

Ground Level

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

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CONSULTANT

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(716) 886-0211

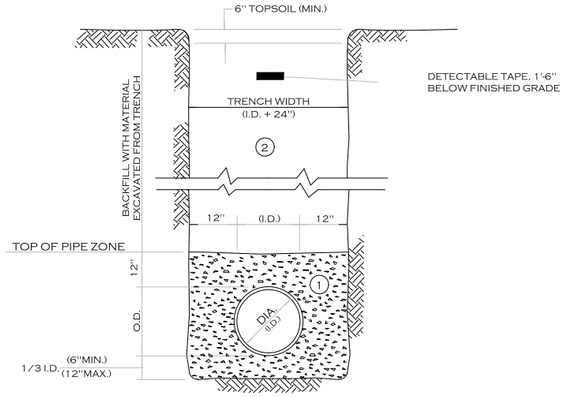
SEAL

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: Drawings_SP-2025-03 (30820 : 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

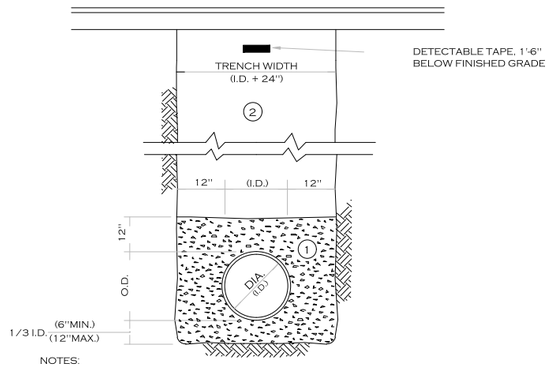
PIPE BEDDING MATERIAL (NYSDOT 1985 EDITION)

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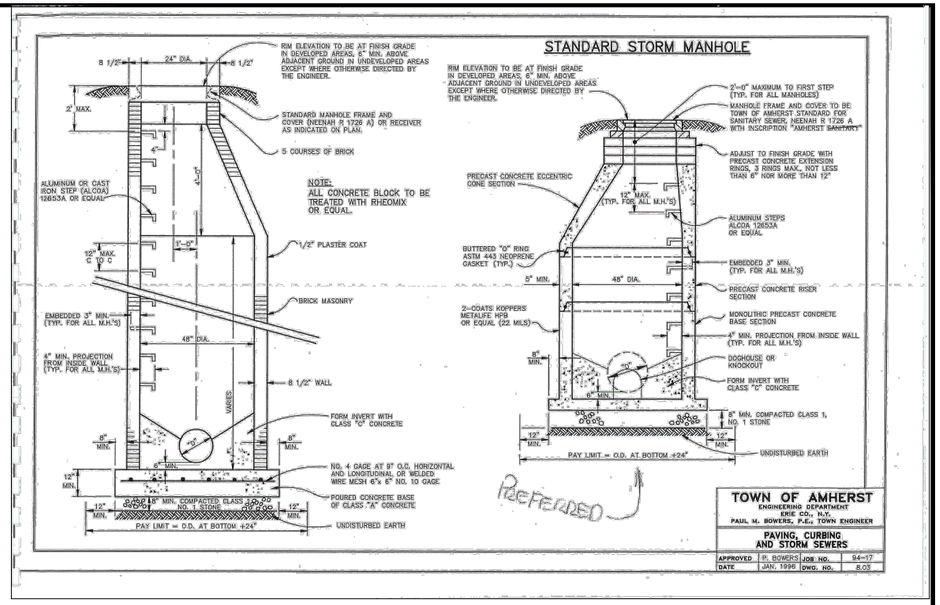
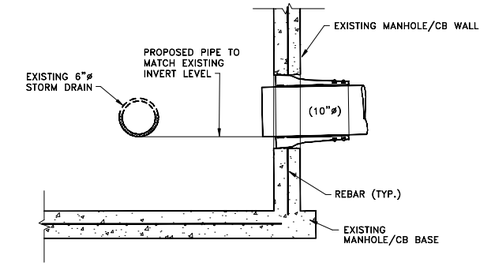
(2) TYPE 2 CRUSHED STONE OR CRUSHED GRAVEL WITH A GRADATION CONFORMING WITH NYSDOT SECTION 304-2.02 TYPE 2. THE MATERAIL SHALL BE WELL GRADED WITH NO PARTICLES LARGER THAN TWO INCHES AND HAVING A MAXIMUM GRADATION MEETING THE LIMITS DESCRIBED IN THE SPECIFICATIONS. THE BEDDING SHALL BE COMPACTED IN 6"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

NO SLAG SHALL BE ALLOWED FOR MATERIAL (2)

TRENCH SECTION IN PAVED AREAS

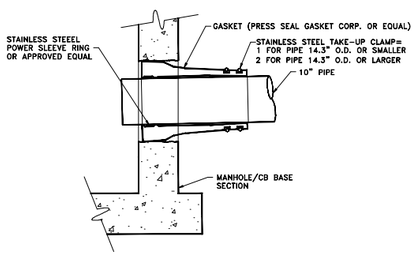


Received

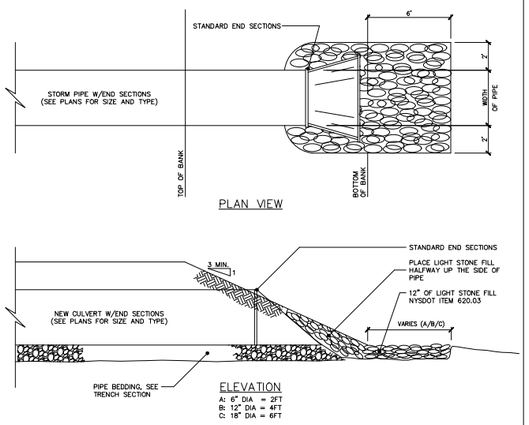


NOTES:

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.

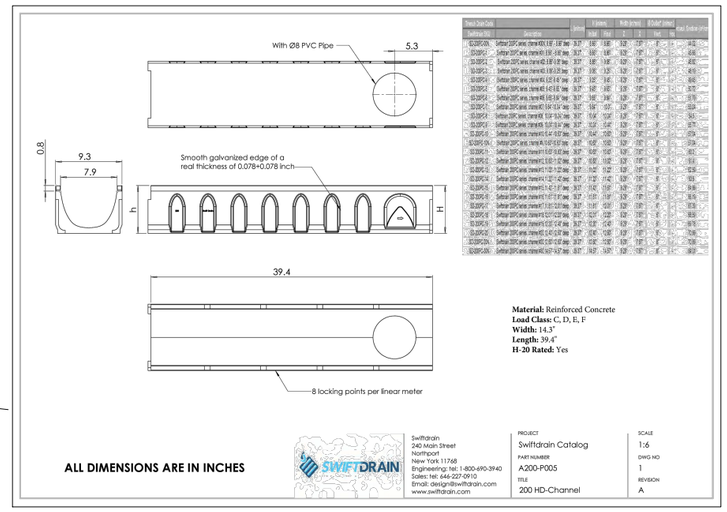


CONNECTION TO EXISTING MANHOLE/CB



TYPICAL PIPE OUTLET W/END SECTION & RIP RAP

NOT TO SCALE



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(716) 886-0211

SEAL

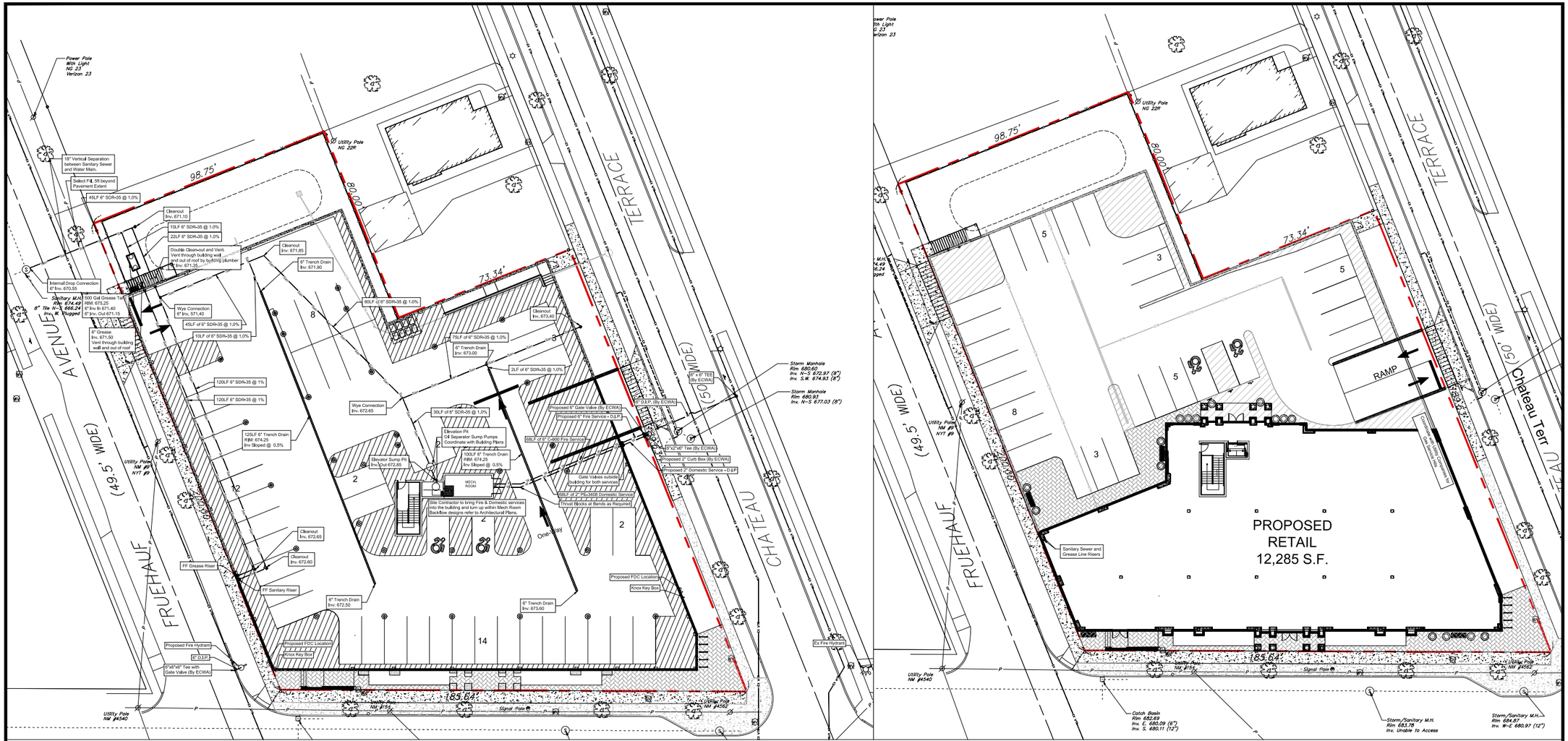
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Drainage Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C5.2

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)



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Sanitary Grease Trap Calculations
2,000 Gal Grease Trap Utilized

Town Grease Sizing Requirement
Peak Water Flows: 8.86 GPM
8.86 GPM * 30 MIN RETENTION
= 266 Gals, 500 Gallons Min. required

Max Capacity Tank with 4" Ø Discharge = 2,000 Gals

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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(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

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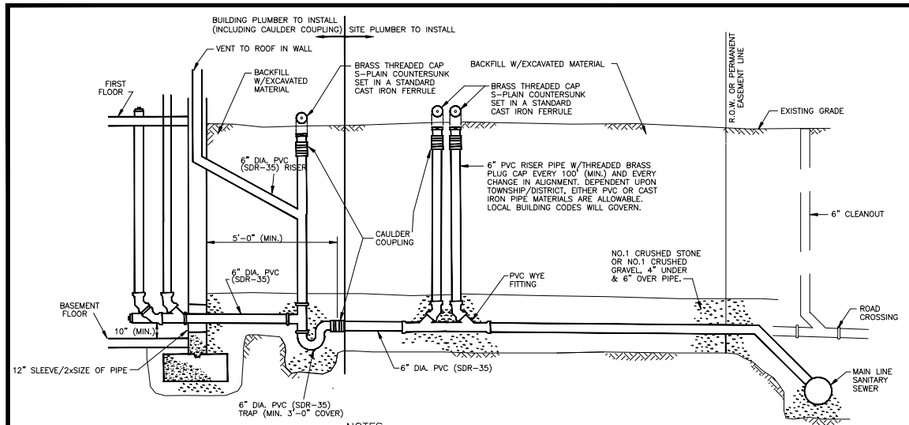
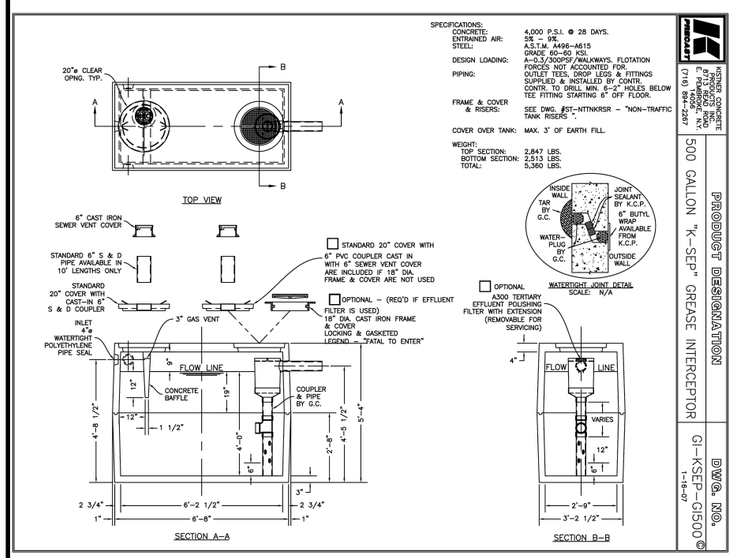


NOTES:

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



SPECIFICATIONS:
CONCRETE: 4,000 P.S.I. @ 28 DAYS.
ENTRAINED AIR: 5% - 9%
STEEL: A.S.T.M. A496-A615 GRADE 60-60 KSI.
DESIGN LOADING: A-0.3/300PSF/WALKWAYS. FLOTATION FORCES NOT ACCOUNTED FOR.
PIPING: OUTLET TEES, DROP LEGS & FITTINGS SUPPLIED & INSTALLED BY CONTR. CONTR. TO DRILL MIN. 6-2" HOLES BELOW TEE FITTING STARTING 6" OFF FLOOR.
FRAME & COVER & RISERS: SEE DWG. #ST-NTTNKRSR - "NON-TRAFFIC TANK RISERS ".
COVER OVER TANK: MAX. 3' OF EARTH FILL.
WEIGHT:
TOP SECTION: 2,847 LBS.
BOTTOM SECTION: 2,513 LBS.
TOTAL: 5,360 LBS.

KERSTEN CONCRETE PRODUCTS, INC. 873 TECUMSEH ROAD, BOX 1000, E. AURORA, N.Y. 14052 (716) 894-2207

500 GALLON "K-SEP" GREASE INTERCEPTOR

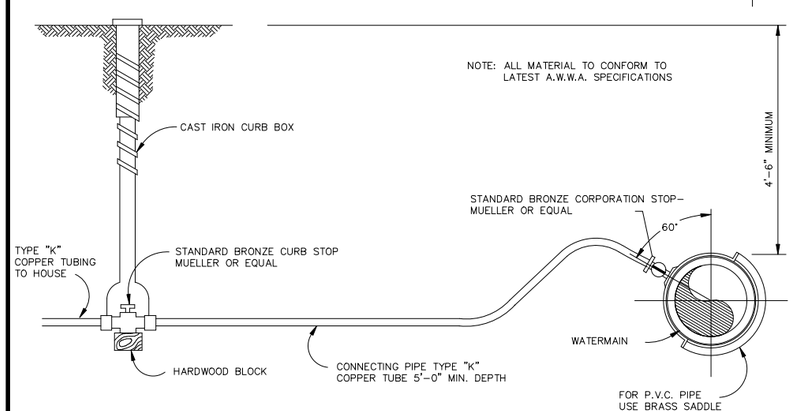
PROD'CT DESIGNATION

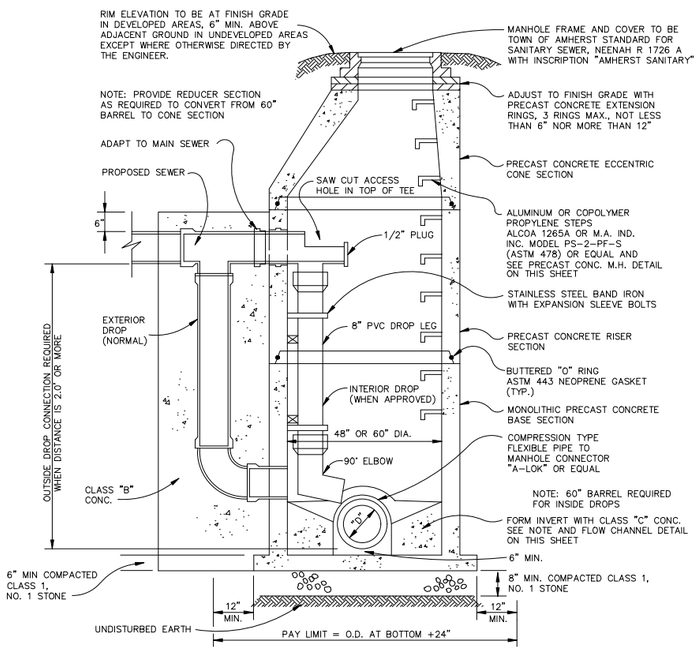
G1-KSEP-G1500

DWG. NO.

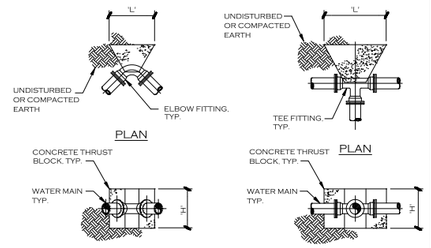
© 1-16-07

TYPICAL WATER SERVICE LINE INSTALLATION





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

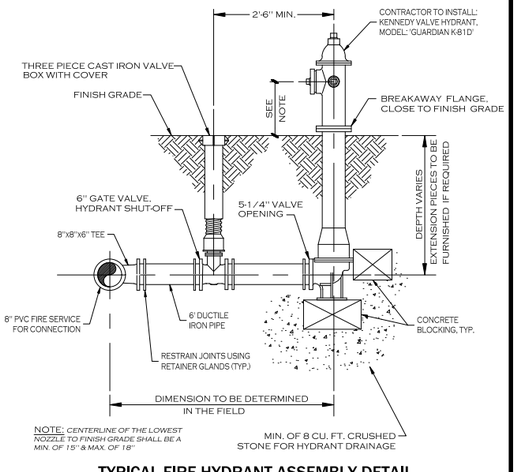


DIMENSION SCHEDULE								
PIPE SIZE	90° ELBOW		45° ELBOW		22.5° ELBOW		11.25° ELBOW	
	'H'	'L'	'H'	'L'	'H'	'L'	'H'	'L'
4"	1.5'	2.0'	1.0'	2.0'	1.0'	1.0'	1.0'	1.0'
6"	2.0'	2.5'	1.5'	2.0'	1.0'	1.5'	1.0'	1.5'
8"	2.5'	3.5'	2.0'	2.5'	1.5'	1.5'	1.0'	2.0'
10"	3.0'	4.5'	2.5'	3.0'	1.5'	3.0'	1.0'	2.5'
12"	3.5'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

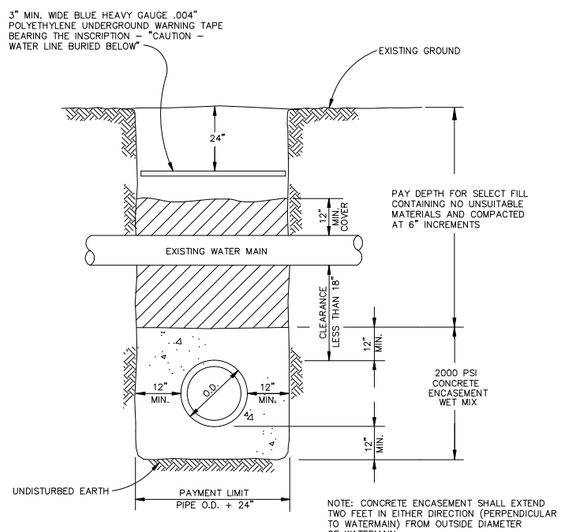
DIMENSION SCHEDULE		
PIPE SIZE	TEE OR TAP SLEEVE	
—	'H'	'L'
4"	1.5'	1.0'
6"	1.5'	2.5'
8"	1.5'	3.5'
10"	2.5'	3.5'
12"	3.5'	3.5'

THRUST BLOCK SCHEDULE

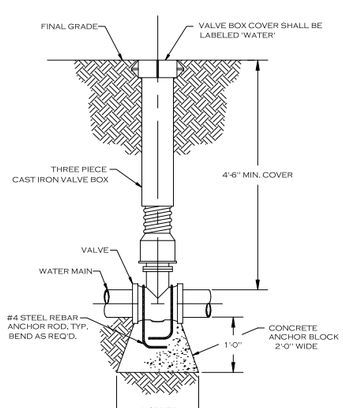
WATER MAIN



TYPICAL FIRE HYDRANT ASSEMBLY DETAIL



WATER CROSSING DETAIL CLEARANCE LESS THAN 18"



TYPICAL GATE VALVE DETAIL

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS

SPECIAL INFORMATION:

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SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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CONSTRUCTION SET

Know what's below. Call before you dig.

PROPERTY NUMBER: #5202

AREA: -

PROPOSED RETAIL

Main St - Snyder
4548-4564 Main St.
Amherst, NY 14226

CONSULTANT

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

SEAL

REGISTERED ARCHITECT JAMES ALLEN RUMSEY 031078 STATE OF NEW YORK

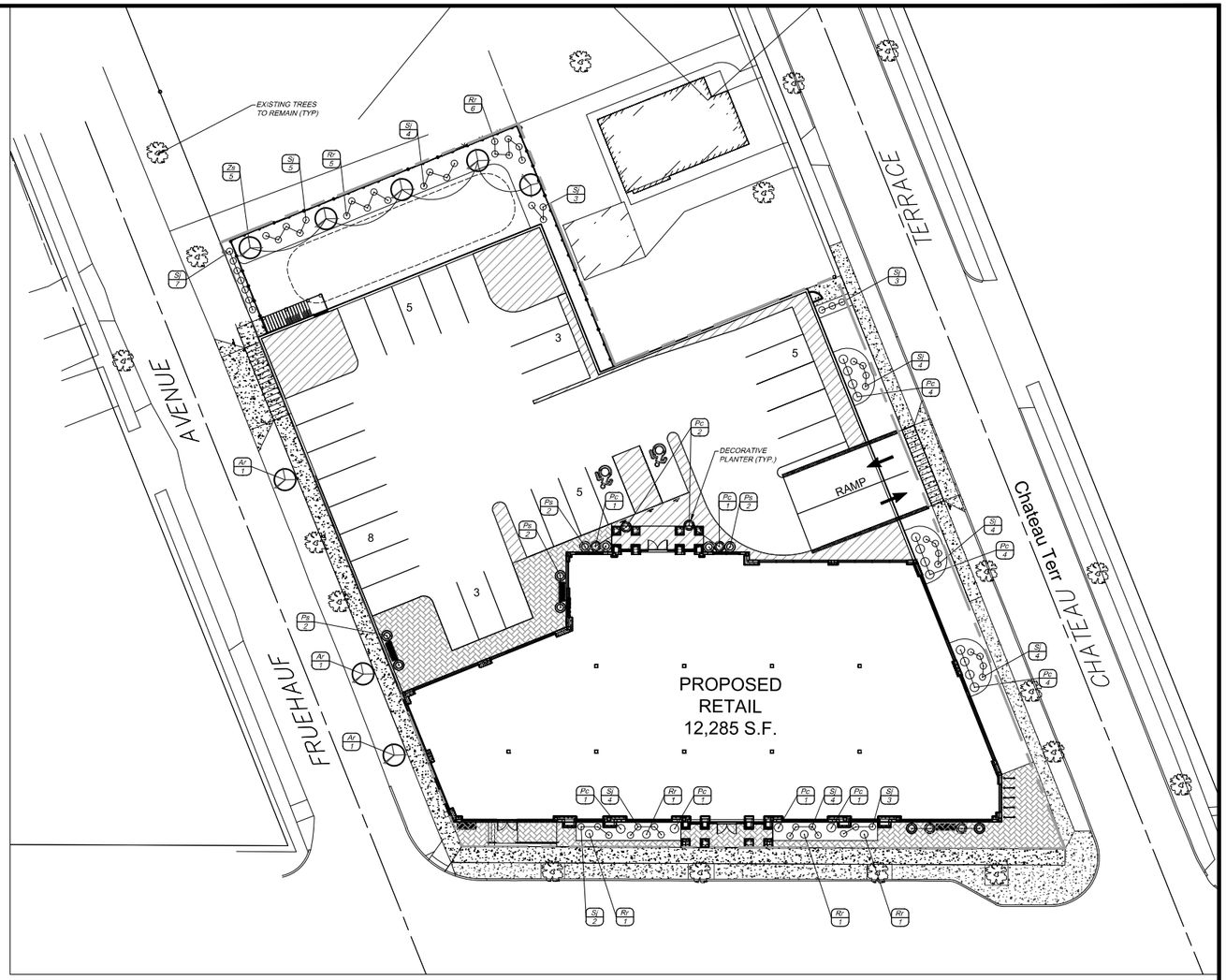
TITLE: Utility Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. C6.1

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
7. ALL TREES AND SHRUBS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD BARK MULCH.
8. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
9. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
10. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 4", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. ANY IRRIGATION COMPONENT DAMAGED DURING SITE OR LANDSCAPE RENOVATIONS MUST BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
14. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM THE DATE OF PROVISIONAL ACCEPTANCE.
15. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED. PLANTING SOIL DEPTH SHALL BE 3' MINIMUM, AND BE FREE FROM CONSTRUCTION DEBRIS AND FOREIGN MATERIALS.
16. STAKE TREES IMMEDIATELY AFTER PLANTING.
17. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 5' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 5' AWAY AS MEASURED FROM THE ROOTBALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.



MEDIUM IMPACT LANDSCAPE SCREEN OPTION 1

PLANT TYPE	SPACING	DISTANCE	DISTANCE/SPACING	PLANT QUANTITY
LARGE DECIDUOUS TREES (Zs)	1/25 L.F.	112 Ft	112/25 = 4.48 (ROUND TO 5)	5
EVERGREEN & DECIDUOUS SHRUBS Sj	1/5 L.F.	112 Ft	112/5 = 22.4 (ROUND TO 23)	23

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
ORNAMENTAL / DECIDUOUS TREES						
3	Ar	ACER X FREEMANII	ARMSTRONG MAPLE	2.5" CAL.	BB	HT. 40-55', SP. 30-40'
5	Zs	ZELKOVA SERRATA 'MUSASHINO'	Musashino Zelkova	2.5" Cal	BB	HT. 40-45", SP. 10-15'
SHRUBS						
67	Sj	SPIREA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	3 GAL. (24" MIN.)	CONT.	HT. 2-3', SP. 4'
11	Pc	PRUNUS X CISTENA	PURPLELEAF SAND CHERRY	3 GAL. (24" MIN.)	CONT.	HT. 3-4', SP. 4'
8	Rr	ROSA 'RADRAZZ'	KNOCK OUT ROSES	3 GAL. (24 MIN")	CONT.	HT. 3-4', SP. 3-4'
PERENNIALS & GRASSES						
8	PS	PENNISETUM SETACEUM	FOUNTAIN GRASS	3 GAL. (24" MIN)	CONT.	HT. 3-5', SP. 2-4'

Existing Tree to Remain

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	7-16-2025	EG	

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CONSTRUCTION SET

NORTH

M:\LOGOS-TIF\01Eng_ver_RGB.jpg

PROPERTY NUMBER: #5202

AREA: -

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

PROPOSED RETAIL

CONSULTANT

COSTICH ENGINEERING
217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR

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

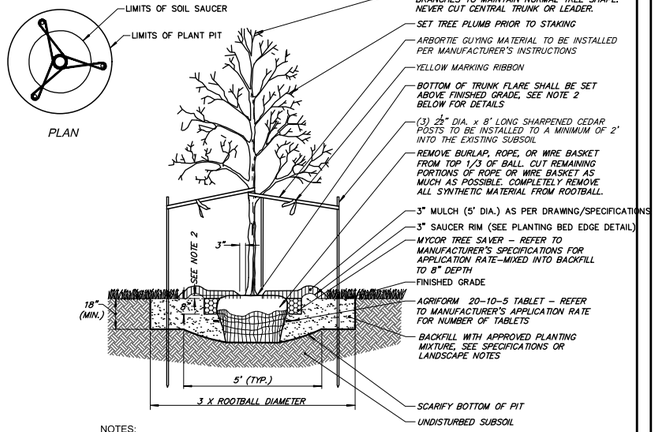
SEAL

REGISTERED LANDSCAPE ARCHITECT — ERIN R. GOSTICH — 002574 — STATE OF NEW YORK

TITLE:
Overall Landscaping Plan

SCALE: NTS.
DRAWN BY: TDM
CHECKED BY: ERG
DATE: 5/29/2025
DRAWING NO.: CZ.0

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

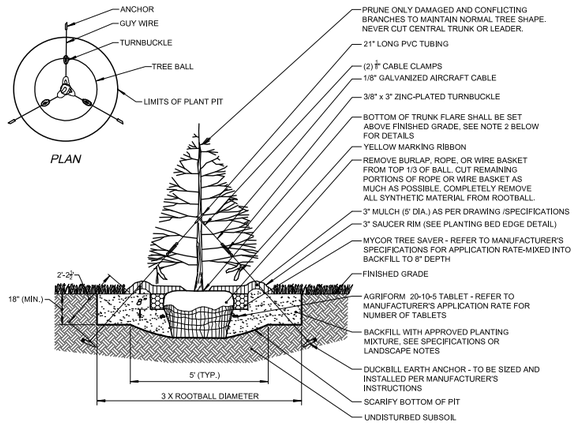


NOTES:

1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.

DECIDUOUS TREE PLANTING LESS THAN 4" CAL. DETAIL

NOT TO SCALE



NOTES:

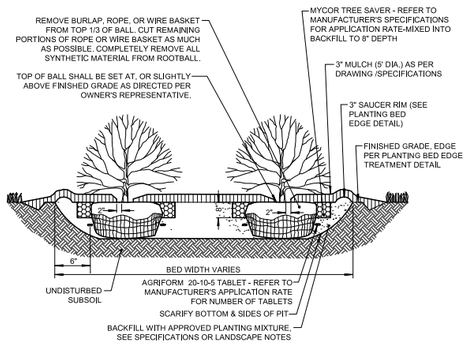
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
   FOR SANDY OR LOAMY SOILS: 1"
   FOR CLAY OR POORLY DRAINED SOILS: 3"
   THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.
4. IF BARE ROOT PLANT MATERIAL IS SPECIFIED IN THE PLANT SCHEDULE, SEE LANDSCAPE NOTES ON SHEET LA100 FOR ADDITIONAL INFORMATION.



SHRUB PLANTING DETAIL

NOT TO SCALE

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.25.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments

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CONSTRUCTION SET

NORTH

M:\LOGOS-TIF\WithEng_ver_RGB.jpg

PROPERTY NUMBER: #5202

AREA: -

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

PROPOSED RETAIL

CONSULTANT

COSTICH ENGINEERING
217 Lake Avenue
Rochester, NY 14608
(585) 458-3020

- Civil Engineering
- Land Surveying
- Landscape Architecture

JAMES ALLEN RUMSEY ARCHITECT
PREPARED FOR

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

SEAL

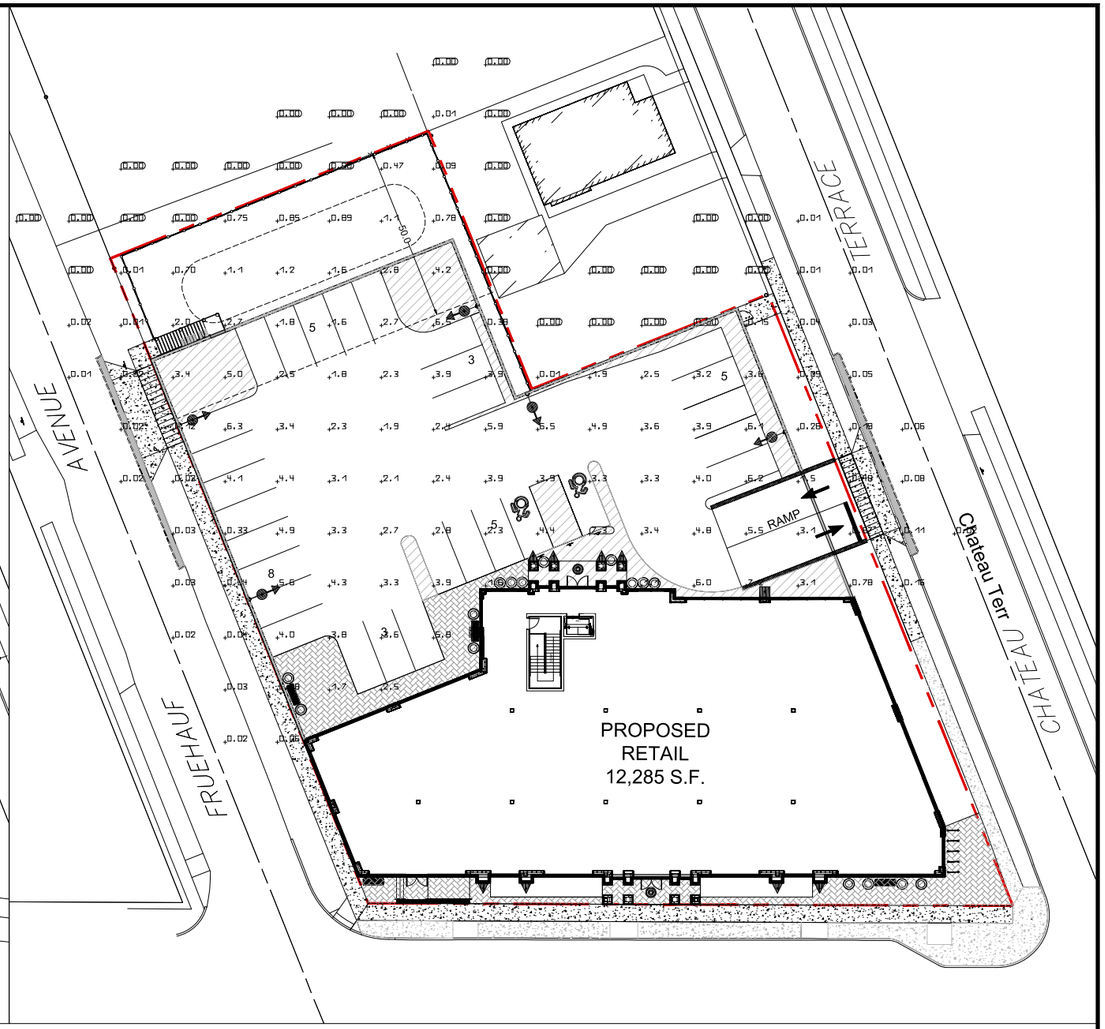
LICENSED REGISTERED LANDSCAPE ARCHITECT
SARAH COSTICH
002574
STATE OF NEW YORK

TITLE:
Landscaping Details

SCALE: NTS
DRAWN BY: TDM
CHECKED BY: ERG
DATE: 05/29/2025
DRAWING NO.
CZ.1

Attachment: Drawings_SP-2025-03 (30820 : 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
	Lithonia Lighting	Lithonia D-Series DSX1 LED Area Luminaire, P4 Power, Type IV Backlight Control, 4000K	DSX1LED-P4-40K-70CRI-BLC4	12044 Lm	15 Ft	124W	5
	Lithonia Lighting	Lithonia VCPG Ultimate LED Parking Garage,V8-P3 Power, Type V Medium, 4000K	VCPGXLED-V8-P3-40K-70CRI-T5M	6334 Lm	10 Ft	42W	34
	Lithonia Lighting	Lithonia WDGE3 LED Wall Sconce, P2 Power, Type4, 4000K	WDGE3LED-P2-40K-70CRI-R4	8779 Lm	15 Ft	59W	2
	Lithonia Lighting	Lithonia RCNY LED Canopy Luminaire, ALO1, Symmetric Clear Lens, 4000K	RCNYLED-ALO1-40K-70CRI-SYMC	8355 Lm	10 Ft	48W	2

Building Sconces- Refer to Architectural Plans

FOOTCANDLE LEVELS AT GRADE					
#	Name	Parameter	Min	Max	Average
1	Non-Residential Parking Area	Ground Level Parking and Site	0.44 fc Code: 0.2 fc	7.26 fc Code: 10.0 fc	1.45 fc Code: 1.5 fc
2	Canopy Area	Basement Parking Area	2.10 fc Code: 2.0 fc	7.26 fc Code: 15.0 fc	4.75 fc Code: 10.0 fc

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
1	04.25.2025	DZ	Arch Updates
2	05.27.2025	DZ	Coordination Notes and Town Comments
3	06.04.2025	DZ	Town Meeting Update
4	07.14.2025	DZ	Site Updates

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Amherst, NY14226

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:

Lighting Plan

SCALE: 1" = 20'

DRAWN BY: DMZ

CHECKED BY: MAO

DATE: 04.16.2025

DRAWING NO. G8.0

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

D-Series Size 1
LED Area Luminaire

d*series

Catalog Number

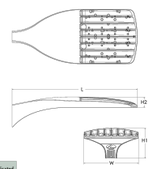
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.7" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color rendering index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only): 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [2] T4M Type IV medium T4LG Type IV low glare [2] TFTM Forward throw medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4,5] HVOLT (347V-480V) [4,6] XVOLT (277V - 480V) [4,6] 120 [6,8] 208 [6,8] 240 [6,8] 277 [6,8] 347 [6,8] 480 [6,8]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPABN Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [11,15,21]	SPD20KV	20KV surge protection	DBLBD	Black
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [15,20,21]	HS	Houseside shield (black finish standard) [22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately) [12]	L90	Left rotated optics [1]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separately) [16,21]	R90	Right rotated optics [1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately) [16,21]	CCE	Coastal Construction [23]	DBLBTXD	Textured black
FAO	Field adjustable output [13,21]	HA	50°C ambient operation [24]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30% [9,21]	BAA	Buy American Act and/or Build America Buy America Qualified	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50% [9,21]	SF	Single fuse (120, 277, 347V) [6]	DSSTXD	Textured sandstone
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]	DF	Double fuse (208, 240, 480V) [6]		
DS	Dual switching [18,21]	**Shipped separately**			
		BSGR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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VCPG Ultimate LED
Parking Garage

Catalog Number

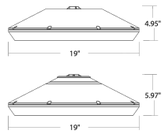
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter:	19"
Height:	4.95" (6" with Up Light)
Weight (max, with no options):	25 lbs



A+ Capable options indicated by this color background.

Introduction

The all new VCPGX LED (Visually Comfortable Parking Garage) luminaire is the ultimate solution for parking garage applications. The deep recessed lens design of VCPGX LED minimizes high angle glare, while its patent pending transition zone reduces the contrast ratio between the luminaire and the dark ceiling. The dedicated up-light module option further reduces this contrast, creating a more visually comfortable environment.

The VCPGX LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPGX LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPGX LED V8 P3 40K 70CRI T5M MVOLT PM UPL2 DWHXD

VCPGX LED							
Series	LED Light Engines	Package	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPGX LED	V4 4 Light Engines V8 8 Light Engines	P1 P2 P3 P4 P5 P6 P7 (with V8 only)	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T5M Type V, medium T5R [1] Type V, rectangular T5W Type V, wide T5E Type V entry LANE [1] Drive Lane	MVOLT 347 480 For ordering with fuse 120 208 240 277 347 480	**Shipped included** PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSDWBA accessory to mount to a wall) **Shipped separately** YK Yoke/trunnion mount [2]

Options			Finish (required)	
Shipped installed		**Standalone Sensors/Controls**	DWHXD	White
UPL1	Up-Light: 500 lumens [3]	PIR	Motion/ambient sensor for 8-15' mounting heights	DNAXD	Natural aluminum
UPL2	Up-Light: 700 lumens [3]	PIRH	Motion/ambient sensor for 15-30' mounting heights	DBLXD	Black
E7WC	Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (7W, -20°C min) [4,6]	PIR1FC3V	Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output	DDBXD	Bronze
E10WH	Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (10W, 0°C min) [4,6]	PIRH1FC3V	Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output	DSSTD	Sandstone
E18WC	Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (18W, -20°C min) [4,6]	**Networked Sensors/Controls**		DDBTXD	Textured dark bronze
HA	High ambient (50°C, only P3-P4)	NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights [10]	DBLBXD	Textured black
SF	Single fuse (120V, 277V, 347V)	NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights. [10]	DNATXD	Textured natural aluminum
DF	Double fuse (208V, 240V, 480V)	NLTAIREM2 PIR	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights [7,8]	DWHGXD	Textured white
SPD10KV	10KV Surge Pack	NLTAIREM2 PIRH	nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights [7,8]		
LDS36	36in (3ft) lead length				
LDS72	72in (6ft) lead length				
LDS108	108in (9ft) lead length				
DMG	External 0-10V leads (no controls) [9]				
TP	Tamper proof screws				
Shipped Separately					
BDS	Bird Shroud				
BSW	Bird Spikes				

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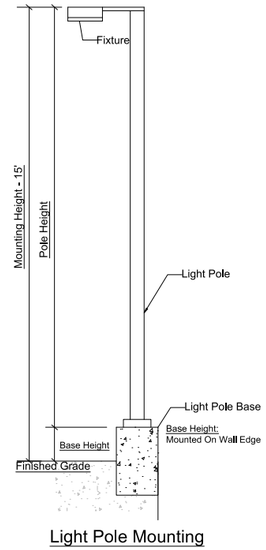

Light Pole Mounting

WDGE3 LED
Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard 25°C	Cold 5°C - 25°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P0 P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 [1] 480 [1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2] **Shipped separately** AWS 3/8 inch Architectural wall spacer [3] PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. [3]

Options		Finish
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	DDBXD Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (15WL -20°C min)	DBLBD Black
PE	Photocell, Button Type [4]	DNAXD Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [5]	DWHXD White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSTXD Textured sandstone
SPD10KV	10kV Surge pack [6]	
CCE	Coastal Construction [7]	

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15'mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30'mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. [7]
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.

See page 4 for out of box functionality

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGESPBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

NOTES
1. 347V and 480V not available with E15WH and E20WC.
2. Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
3. For PBBW and AWS with CCE option, require an RFA.
4. PE not available in 480V and with sensors/controls.
5. DMG option not available with sensors/controls.
6. Not available with E20WC option.
7. Available with MVOLT only and only rated to 25C ambient.

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RCNY LED
Recessed LED Canopy/Ceiling Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 179 LPW the RCNY LED delivers up to 90% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"
Weight:	14lbs

Ordering Information

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 2,000-12,000 Lumens ALO2 4,000-24,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	70CRI 80CRI 90CRI [1]	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frost Lens SYMG Symmetric Glass Lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD White DBLXD Black DDBXD Bronze DNAXD Natural Aluminum	CCE Coastal Protection SPD10KV 10K Surge Protection DMG [2] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)

Accessories
Ordered and shipped separately.

Catalog	Description	Use	Dimensions
FP12RN*	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	11.5" x 24" x 18GA Galv Steel
FP16RN*	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 18GA Galv Steel
BP18RN*	RCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP26RN*	RCNY 26" Beautyplate	Covers Existing Footprint of Existing Fixture	26" x 26" x 16GA Aluminum
WL3BX2	Waterproof J-Box 1/2 inch with Cover	For Power Supply Wiring	2.8" x 4.6" x 2.6" Aluminum

* Add "U" to the end of the catalog number for individual unit pack or "3K" for packs of 6 units

NOTES
1. 90CRI not available with 57K.
2. FAO not included with fixture, ALO2 will be set at 24,000 lumens and ALO1 at 12,000 Lumens.

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D480 Series
LED Luminaire

amerlux

PROJECT: TYPE:

Features

The D480 Series is a large scale traditionally styled eight sided cast aluminum spiked lantern. Powered by the Amerlux patented AVISTA® LED system with options for intensity, distribution and color.

Product Overview

Wattage:	up to 86W
Lumen Output :	up to 10,843 lm; up to 143 lm/W
Color Temp:	2700K, 3000K, 4000K 1900K *(Nightscape)*
Dimming:	0-10V dimming Manual onboard dimming option available

Certifications

5 year limited warranty

Building Architectural Lighting
Refer to Elevations for specifications

OFFICIAL TOWN USE ONLY

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
3	06.04.2025	DZ	Town Meeting Update

SPECIAL INFORMATION:

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

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE

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

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

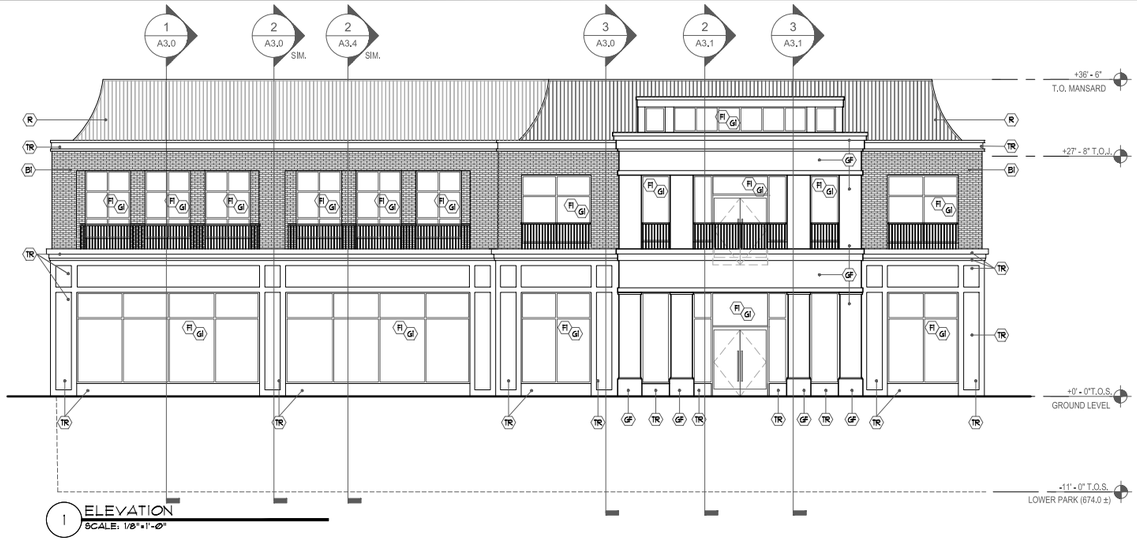
REGISTERED ARCHITECT JAMES ALLEN RUMSEY STATE OF NEW YORK

TITLE:

Lighting Details

SCALE: NTS
DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 04.16.2025
DRAWING NO. G8.1

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)



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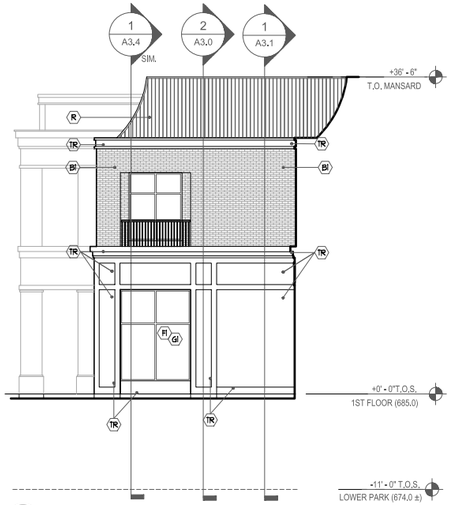

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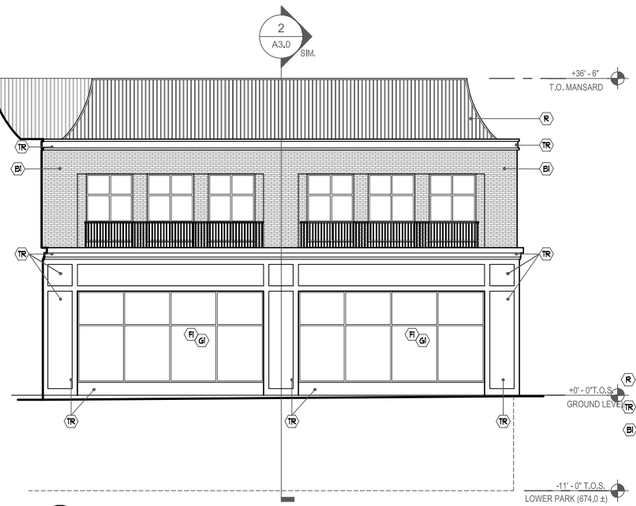

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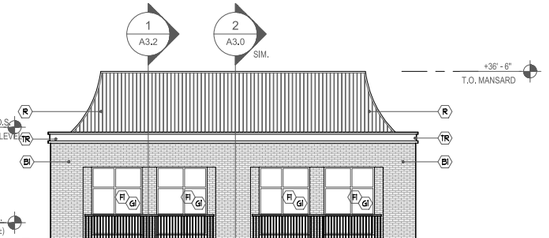

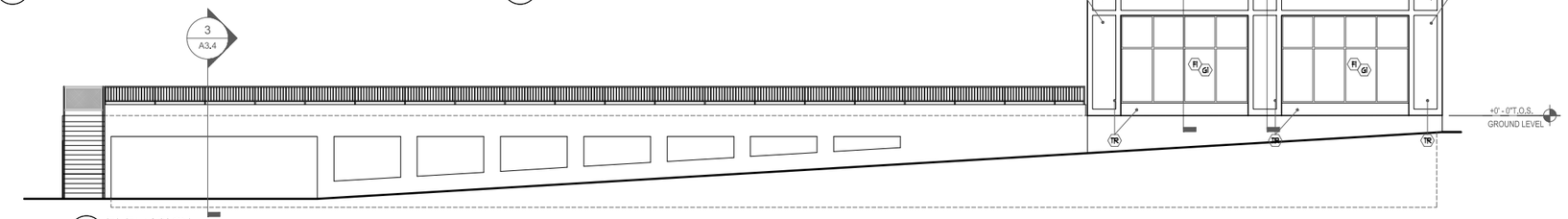

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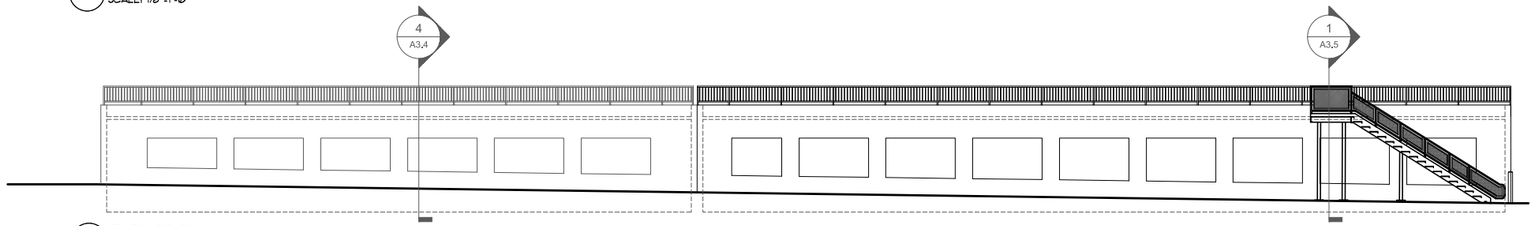

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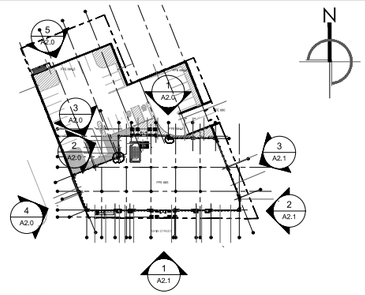

KEY PLAN
N.T.S.

ELEVATION KEY NOTES

COPING

C1 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #0 ASCOT WHITE

C2 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #10 CLEAR ANODIZED

ALUMINUM STOREFRONT FRAMING

FI ALUMINUM FRAMING : COLOR: DARK BRONZE

GLASS

GI DOUBLE PANE 1" INSULATED GLASS -COLOR CLEAR

GLASS FIBER REINFORCED CONCRETE

GF ARMSTRONG GLASS FIBER REINFORCED CONCRETE OR APPROVED EQUAL COLOR: BIANCO (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

BRICK

BI GLEN GARY THIN BRICK VENEER (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

PVC TRIM

TR AZEK EXTERIORS PVC TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM)

STANDING SEAM METAL ROOF

R ATAS STANDING SEAM METAL ROOF -DUTCH SEAM
COLOR: **SLATE GRAY**

BREAK METAL

BM ALUMINUM BREAK METAL TO MATCH STOREFRONT (BEHIND METAL CANOPY AWNING)

GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT'S OFFICE FOR APPROVALS, PRIOR TO CONSTRUCTION.

2. WITH OWNER'S APPROVAL, CONTRACTOR MAY SUBMIT TO ARCHITECT, ALTERNATE MANUFACTURER FINISH PRODUCTS FOR SUBMITTAL APPROVAL. OWNER/ARCHITECT RESERVE THE RIGHT TO REJECT ANY OR ALL ALTERNATES.

3. CONTRACTOR TO COORDINATE WITH ARCHITECT'S OFFICE AND LANDLORD, COLOR AND FINISH MATERIALS SPECIFICATIONS AND THEIR INTENDED LOCATIONS, PRIOR TO INSTALLATION AND CONSTRUCTION.

2.1.c

DRAWING REVISIONS:

No.	DATE	BY	REMARKS
.	.	.	.

SPECIAL INFORMATION:
THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BULDING CONSTRUCTED BY OTHERS I 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.

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JAMES ALLEN RUMSE
ARCHITEC

PREPARED FOR
BENDERSON
DEVELOPMEN
570 DELAWARE AVE, BUFFALO, NY 142
BUFFALO, NY 14202
(716) 886-0211

PROPERTY NUMBER: 5202 ARE

RETAIL SHELL
4548 MAIN STREET
AMHERST, NY 14226

SEAL:

TITL
EXTERIOI
ELEVATION

DRAWN BY: CAR
CHECKED BY: JAR
DATE:

DRAWING NO.
A2.0

RETAIL SHELL

Attachment: Drawings_SP-2025-03 (30820 : SP-2025-03, 4548&4564 Main St. & 17 Fruehauf Ave., Benderson)

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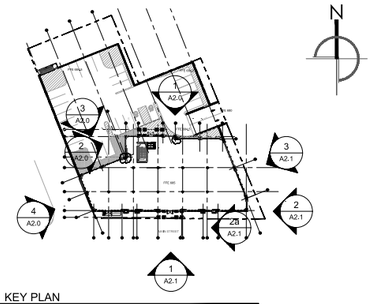

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FI ALUMINUM FRAMING : COLOR: DARK BRONZE

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BRICK

BI GLEN GARY THIN BRICK VENEER (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

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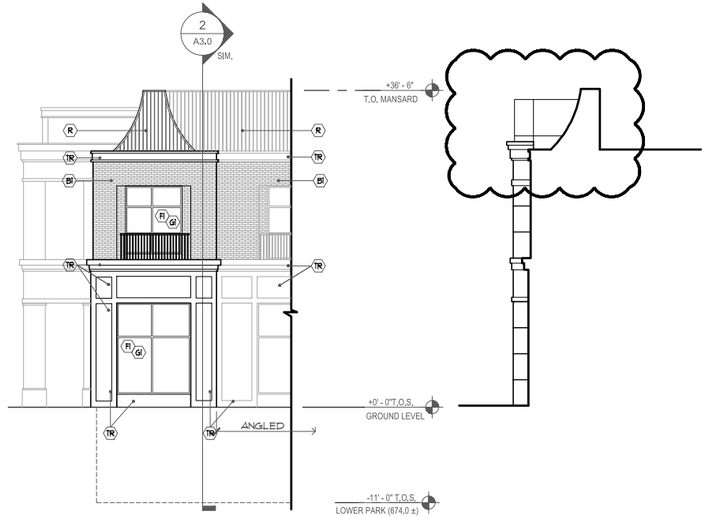

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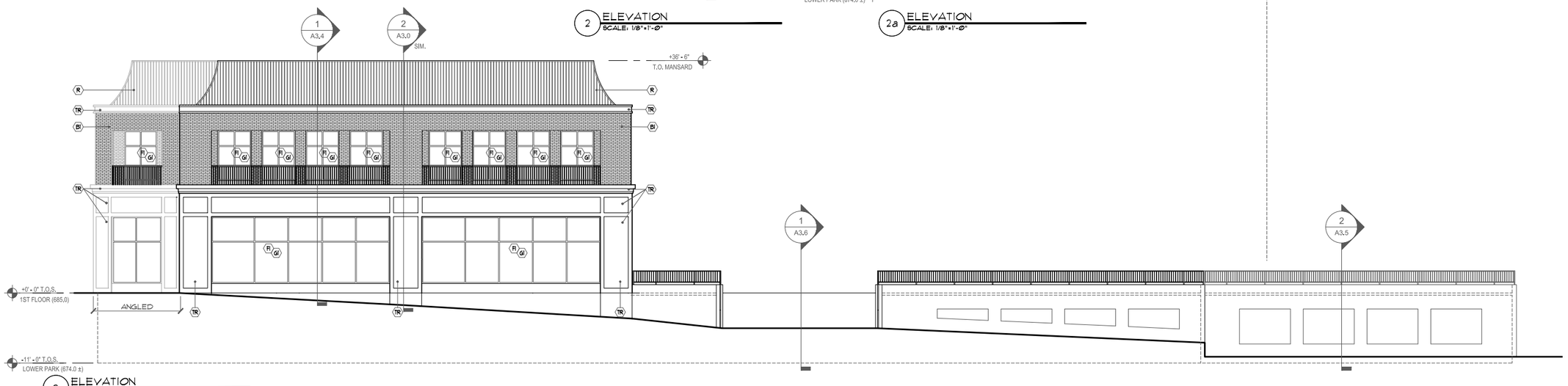

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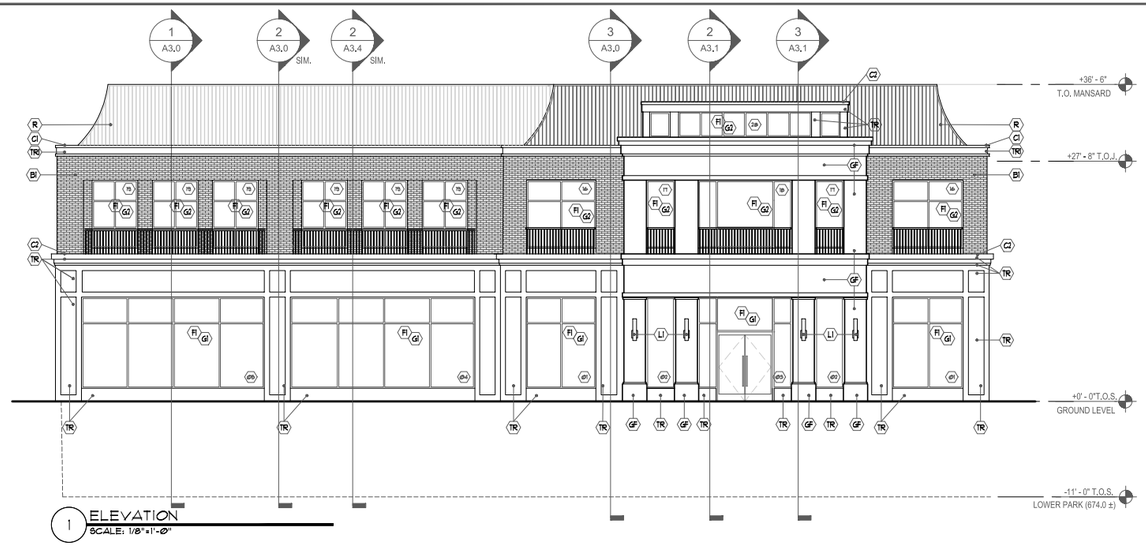

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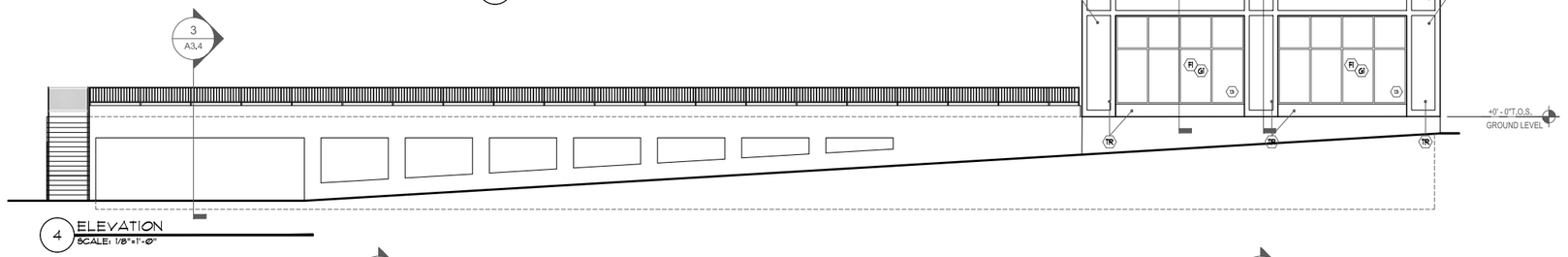

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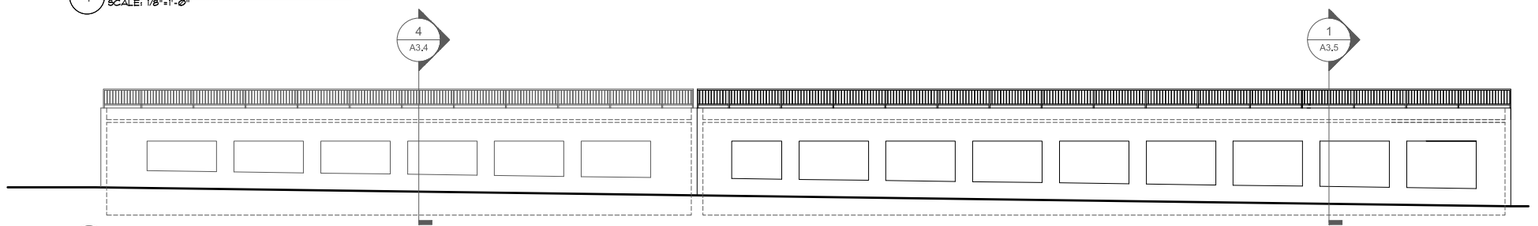

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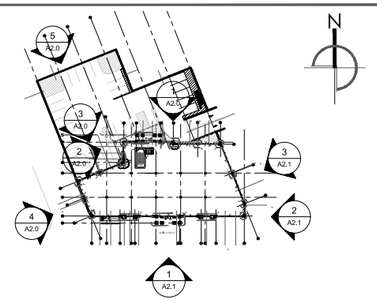

KEY PLAN
N.T.S.

ELEVATION KEY NOTES

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C1 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #0 ASCOT WHITE

C2 PREFINISHED METAL GRAVELSTOP / DRIPEDGE, ATAS #01 CLASSIC BRONZE

ALUMINUM STOREFRONT FRAMING

FI ALUMINUM FRAMING : COLOR: DARK BRONZE

GLASS

G1 DOUBLE PANE 1" INSULATED GLASS -COLOR CLEAR

G2 SPANDREL GLASS -HARMONY GRAY

GLASS FIBER REINFORCED CONCRETE

GF ARMSTRONG GLASS FIBER REINFORCED CONCRETE OR APPROVED EQUAL COLOR: SIENNA BUFF (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

BRICK

BI BELDEN THIN BRICK VENEER COLOR: WINTER MIST SANDED RUSTIC (CONTRACTOR TO SEND SAMPLE FOR ARCHITECT APPROVAL PRIOR TO ORDERING)

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TR AZEK EXTERIORS TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM) COLOR: SW7010 BLACK FOX

TR1 AZEK EXTERIORS TRIM WITH PAINTPRO TECHNOLOGY (PAINTABLE TRIM) COLOR: SW7008 ALABASTER

STANDING SEAM METAL ROOF

R ATAS STANDING SEAM METAL ROOF -DUTCH SEAM COLOR: #0 SLATE GRAY

EXTERIOR LIGHT FIXTURE

LI "KICHLER LIGHTING" -NOCAR OUTDOOR WALL LIGHT MODEL: 59145BKT 5"X30"X3.5" ON DIMMER

BREAK METAL

BM ALUMINUM BREAK METAL TO MATCH STOREFRONT (BEHIND METAL CANOPY AWNING)

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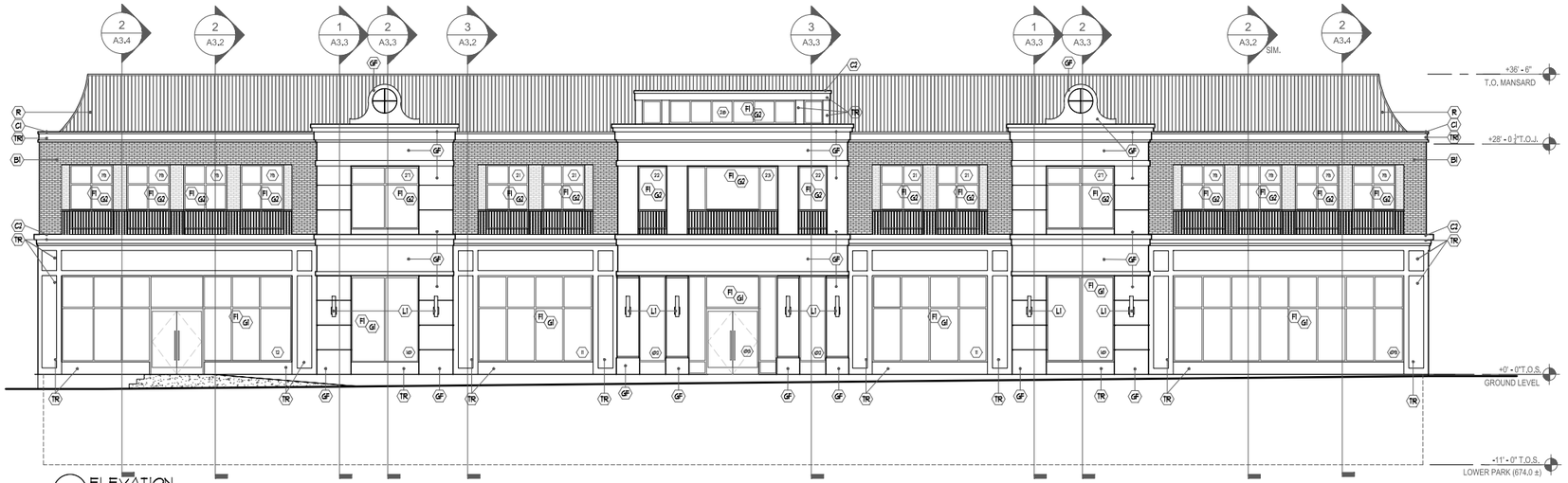

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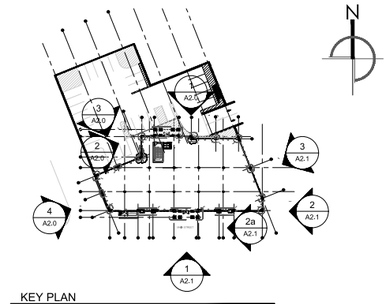

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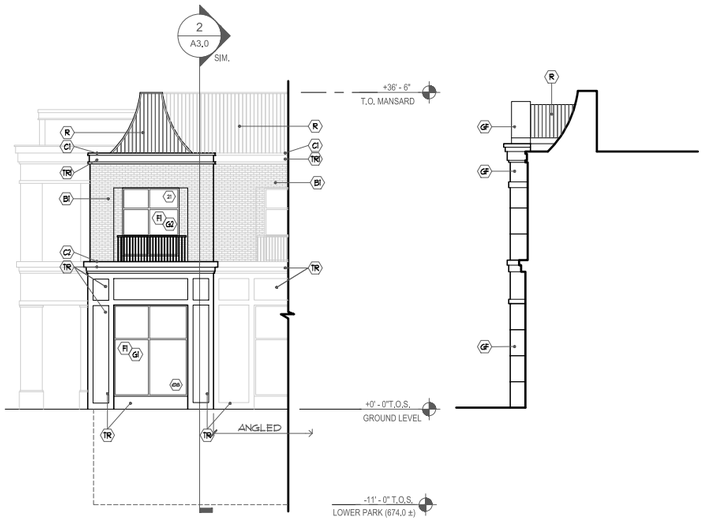

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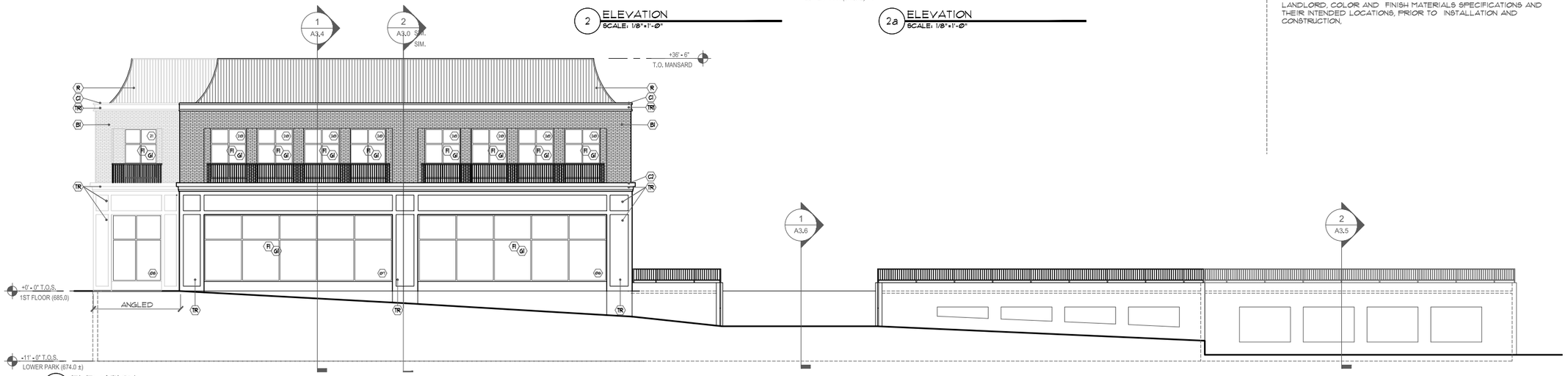

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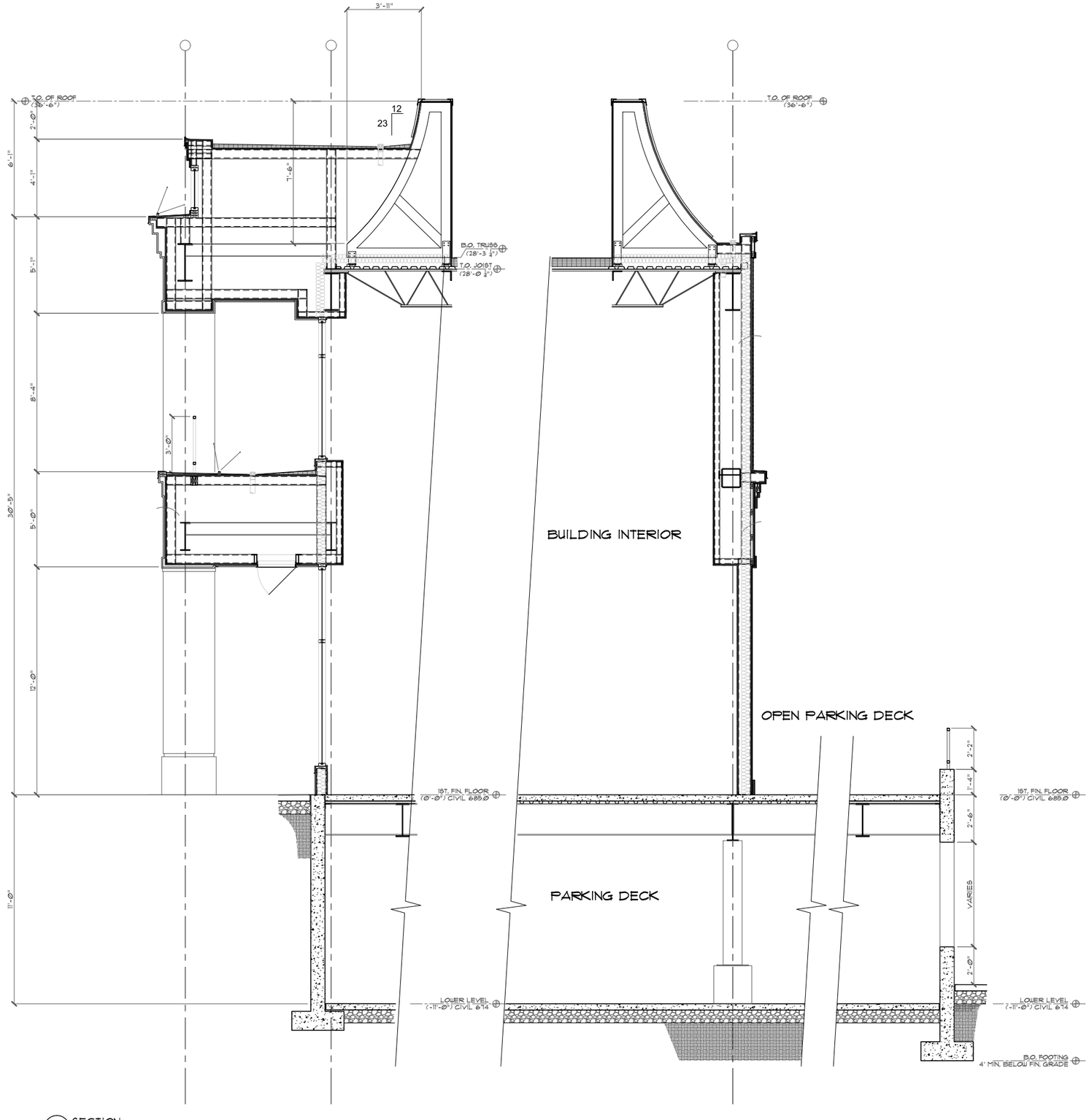

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TOWN OF AMHERST PLANNING DEPARTMENT

Application for Design Review

For Official Use

File #: SP-2023-07

Design Review

Materials Received by Planning Department gmp (RECEIVED BY) 8-21-2025 (DATE)

Scheduled Design Advisory Board Meeting Date: 8-28-2025 (DATE)

To Be Completed By Applicant

Petitioner:

Name: Zubin Builders

Address: 5110 Main Street

Suite 220

Williamsville (City) New York (State) 14221 (Zip Code)

Phone: 716-861-0692 Fax:

E Mail: howard@zubinhomes.com

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

Name: Jason Burford, Project Manager for Greenman-Pedersen, Inc.

Address: 4950 Genesee Street

Suite 100

Buffalo (City) New York (State) 14225 (Zip Code)

Phone: 716-989-3336 Fax:

E Mail: jasonburford@gpinet.com

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

Owner (if different):

Name: 4367 Harlem Road LLC

Address: 4367 Harlem Road

Amherst	New York	14226
City	State	Zip Code

Phone: 716-855-1222 Fax: 716-855-1239

E Mail: jjfjr@fromenlaw.com

GENERAL DESIGN INFORMATION

Project Site Address: 4367 Harlem Road

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

Project Description: A proposed new 2-story addition to the rear of the existing office building and the expansion of the asphalt parking area for employees and clients. This is a single tenant occupied building. (2) existing driveway entrances are to be eliminated and replaced with a single entrance to the south end of the proposed parking lot. Improved stormwater collection to be provided along with numerous items to meet the Mixed Use TI-2.5 zoning code requirements. These include improved screening and buffering, outdoor amenity space for employees and also public at the sidewalk, (2) EV ready parking spaces, improved building entrances, bicycle racks, and architectural details as recommended by the Design Advisory Board.

The two parcels involved will be merged into one. The existing building at 4357 Harlem Road was demolished in a prior action under permit by the Town of Amherst. This was primarily to make room for the improved parking area and driveway entrance.

Square Footage of existing structure(s): 2790 sf 2-story

Square Footage of proposed structure(s): 3250 sf 2-story for a total structure of 6040 sf

Existing number of residential units: 0

Proposed number of residential units: 0

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

What are the project impacts on existing Neighborhood Character:

Besides the improvement of new construction, the frontage view of the property will be greatly improved with landscape plantings, public amenity space via a conversation area with 2 benches and a garden wall located in front of the parking area. Additional screening to the south will provide further privacy for the residential property adjacent to the property.

A reduction from (2) to (1) driveway entrances will contribute to increased safety for pedestrians on the sidewalk. Maintaining the existing building character through the design and construction of the proposed building addition contributes to the neighborhood character.

The major increase in landscape plantings, both trees and shrubs, will improve the air quality and the heat sink effect of the parking area.

How will the project enhance the public space:

The design of the project has given much thought to enhancing the public view and walkability of the public sidewalk. Besides reducing the driveway entrances, a new sidewalk to the entrances of the office building contributes to the public safety.

The addition of a public seating area surrounded by landscape plantings - trees, shrubs, and perennials - provides a welcoming spot to rest up.

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	New sidewalk has been connected to the public sidewalk for building access.	
4	A-1b	Provide a physical pedestrian connection between the site and nearby public space.	See item above.	
4	A-1c	Provide public pedestrian access through a block.	Not applicable.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	(2) outdoor amenity spaces have been provided. An open area with benches and significant landscape plantings as shown.	
5	A-2b	Place amenity space so that it is connected to the public realm.	Public amenity space is connected to public sidewalk as shown.	
5	A-2c	Designs should not appear to privatize the space.	Private amenity space for employees is located to rear of property.	

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.	Not applicable.	
6	A-3b	Incorporate bicycle amenities into site designs.	Bicycle racks provide near proposed building entrance.	

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.	Per preliminary DAB review, the inclusion of benches at public sidewalk qualifies.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	Any viable and healthy trees will be retained although no specific existing trees fall into that category.	
8	A-5b	Incorporate into the project's stormwater management system through the use of Low-Impact Development and other green infrastructure approaches.	Stormwater system is minimal considering the small footprint of the site. Entire site is less than 0.5 acre.	
8	A-6c	Use a coordinated landscape plant and materials palette to establish a sense of continuity within the project.	Landscape plantings have been chosen to coordinate together. Garden wall surface to coordinate with the building stone facade treatment when chosen.	
8	A-5d	Choose appropriate tree and plant species.	Native urban-friend species have been chosen.	

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.	Significant greenspace has been retained to provide stormwater reduction.	
9	A-6b	Use landscaping to reduce heating and cooling needs.	Extensive landscape plantings are included to reduce heating and cooling needs.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	Landscape plantings are proposed surrounding the site to beautify the urban setting.	
9	A-6d	Reuse site or construction materials.	Not applicable.	

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.	The proposed building addition is not located near any residential property. The proposed parking area is buffered and screened as required.	
10	A-7b	Use wall and fence materials that can be maintained to last as long as the principal building.	Fence material under consideration to provide low maintenance and long life.	
10	A-7c	Use colors that match or complement the principal building or are subdued and blend in with the natural environment.	Surface of garden wall to match the stone facade area of the proposed building addition and maintain a natural appearance.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 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.

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.	We use a stone base at the "connector". We have a cap of decorative cornice at the addition.	
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.	Not applicable - not a large facade or street facing.	
11	B-1c	Arrange elements on the façade (e.g. windows, doors, canopies, etc.) to create a generally consistent rhythm and overall visual interest.	Consistent rhythm that mimics the existing facade pattern.	

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.	A connection from existing to new is made with different materials to separate from the new addition.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	Entry is identified with glass door and windows and use of contrast.	
12	B-2c	Incorporate accessibility into primary entrances without the need for switchbacks or railings.	Zero grade entry to new addition is provided.	
12	B-2d	Commercial buildings should have a transparent primary entrance.	This is provided.	

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.	Matched to existing in size and quantity.	
13	B-3b	Locate windows to create visual continuity.	This is provided.	
13	B-3c	Window openings should be trimmed with an appropriate material.	This is provided.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	Details from original building are incorporated into this design.	
14	B-4b	Rooflines should be in character with the overall style of the building.	~~New flat roof to not take away from original building details.~~ New Addition to Have Matching mansard Roof Similar to Existing Building	
14	B-4c	Cornices should be used to differentiate and enhance the vertical composition of the façade.	Cornices are provided.	
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.	Cornice is consistent with the existing building.	
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.	Not applicable - not a large building.	
14	B-4f	Architectural lighting may be used to enhance specific elements of the building.	Lighting provided at entry.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	Not applicable - not a street view.	
15	B-5b	Incorporate landscaping along the ground floor of the building.	Foundation plantings to be provided around the building.	

B-6. SUSTAINABLE BUILDING FEATURES

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

Page #	Guideline #	Recommendation Description	Brief Description of how the recommendation is met, if applicable	Recommendation
16	B-6a	Should seek to reduce water usage and reuse water with the building.	Minimal new plumbing included.	
16	B-6b	Should seek to reduce energy use and generate energy on-site.	EV ready parking spaces (2) provided. Building will meet energy code.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	As per elevation drawings.	
17	B-7b	Use responsibly-sourced and long-lasting building materials.	As per elevation drawings.	
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.	Provided as shown on elevation drawings.	
17	B-7d	Decorative masonry materials (such as split face and textured finish blocks) are discouraged but may be considered an acceptable façade material at the discretion of the Planning Board.	No masonry on the project, but use of stone veneer at entry is provided.	
17	B-7e	Exterior finishing materials for renovation, additions and rehabilitations should be consistent with those being retained on the existing structure.	As per elevation drawings.	
17	B-7f	Exterior Insulation Finish System (EIFS) should not be utilized as a primary building material, but may be utilized, at the discretion of the Planning Board, as a decorative or complementary material on upper stories only.	EIFS is not a primary material.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 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.

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 seating is provided, otherwise not applicable.	
18	C-1b	Open spaces should contribute to an existing or planned open space or greenway network when possible.	Not applicable.	
18	C-1c	Open spaces should be easily accessible by everyone.	Sidewalk provided for connectivity.	
18	C-1d	Open spaces should be designed to be proportionate in scale to their surrounding context.	Public seating is proportionate to the public sidewalk and area available.	
18	C-1e	Existing natural features and systems should be utilized or highlighted in the design of an open space.	Not applicable.	
18	C-1f	Open spaces should be programmed in ways that allow for a variety of uses.	Not applicable.	
18	C-1g	Incorporate pedestrian and bicycle amenities such as seating, trash receptacles, drinking fountains, bicycle parking, and pedestrian-scaled lighting.	Bicycle parking is provided near the building entrance while a public seating area is provided at the public sidewalk.	

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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.	Not applicable.	
19	C-2b	Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights and noise levels.	Not applicable.	
19	C-2c	Locate exterior uses and amenities to support and connect to interior activities.	Parking area and public street access connected by proposed sidewalk.	
19	C-2d	Use surface materials that complement the architecture and character of the area.	Concrete sidewalk as applicable in the surrounding neighborhood.	

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.	Minimal curb zone available. Shade trees proposed with tree grates if allowed.	
	C-3b	Trees and other landscaping should be planted within the curb zone.	Shade trees proposed in curb zone.	

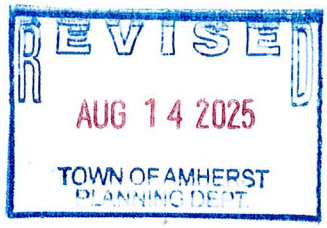
Town of Amherst Planning Department 5583 Main Street Williamsville-NY-14221
(716) 631-7051- Fax: (716) 631-7153

Attachment: DAB Application SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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

08.14.2025

Gary Palumbo
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 Gary:

We are in receipt of your comment letter dated 07-10-2025 and offer the following responses in the order of the comments received.

PLANNING DEPARTMENT STAFF:

A-2a. Outdoor Amenity Space – Useful Amenity Space: Further information has been added detailing site furnishings (benches) for both areas of Outdoor Amenity Space – Private and Public.

A-4a. Public Art. Further information has been added to describe the benches in the public area and design features of such.

A-5. Site Landscaping: Landscape wall height has been established at 36" with that information added to the plans and details.

A-5a. Site Landscaping – Existing Trees: Large existing tree in front of the existing building to be removed cannot be saved due to the damage from utility line clearing and years of decay which have resulted in the excessive pruning of the tree to an unattractive condition. Further decay poses a problem for public safety as well.

A-7. Residential Transitions: Material for opaque fencing is under consideration with the intent to be as maintenance free and integrate with the surroundings. Landscape buffers and screening standards are met as shown on the Landscape Plan – sheet LA-1.

A-7c. Residential Transitions – Transitional Palette: Fence color to blend in with building colors and/or surrounding environment.

C-2a. Sidewalk – Engagement: Building lighting will be shown as developed. Parking lot lighting is under consideration at this time.

C-3. Curb Zone: The tree variety proposed in the curb zone is appropriate for the restrictions caused by the overhead utility lines and the road maintenance conditions that will result in excessive amounts of road salt that may affect the tree locations.

We anticipate that this provides adequate answers to your comments. Please let us know if you have any further questions/comments. Thank you.

Sincerely,
GREENMAN-PEDERSEN, INC.

Jason L. Burford, RMP
Project Manager

Attachment: DAB Cover Letter 08.14.25 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

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

Attachment: DAB Cover Letter 08.14.25 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

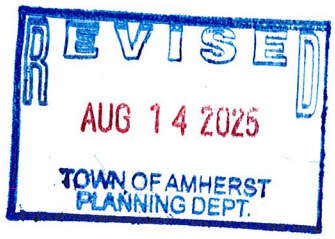
GPI

Greenman-Pedersen, Inc.

Engineering | Design | Planning | Construction Manager

08.14.2025

Anne Dafchik, AIA
Amherst Building Department
5583 Main Street
Williamsville, NY 14221



Re: **4367 Harlem Road Minor Site Plan Review SP-2025-07**
Mixed Use District TI-2.5
Town of Amherst, NY

Dear Anne:

We are in receipt of your letter dated 07-09-2025 and offer the following responses in the order of the comments received.

SITE DESIGN GUIDELINES:

A-4a. Public Art. Further information has been added to describe the benches in the public area and design features of such.

A-5a. Site Landscaping – Existing Trees: Large existing tree in front of the existing building to be removed cannot be saved due to the damage from utility line clearing and years of decay which have resulted in the excessive pruning of the tree to an unattractive condition. Further decay poses a problem for public safety as well.

A-7b. Residential Transitions: Material for opaque fencing is under consideration with the intent to be as maintenance free and integrate with the surroundings.

B-2d. Entryways: Reception area is located at the front entrance near Harlem Road, so the bulk of the clients will enter that location. That location also has a step up into the building. The south side entrance is at ground level and accessible via wheelchair for clients that need that consideration.

B-6b. Sustainable Building Features: EV Ready parking spaces will have conduit placed underground to reach the spaces with electrical wiring from the building if and when the EV charging stations are installed.

C-3b. Curb Zone: The tree variety proposed in the curb zone is appropriate for the restrictions caused by the overhead utility lines and the road maintenance conditions that will result in excessive amounts of road salt that may affect the tree locations.

We anticipate that this provides adequate answers to your comments. Please let us know if you have any further questions/comments.

Thank you.

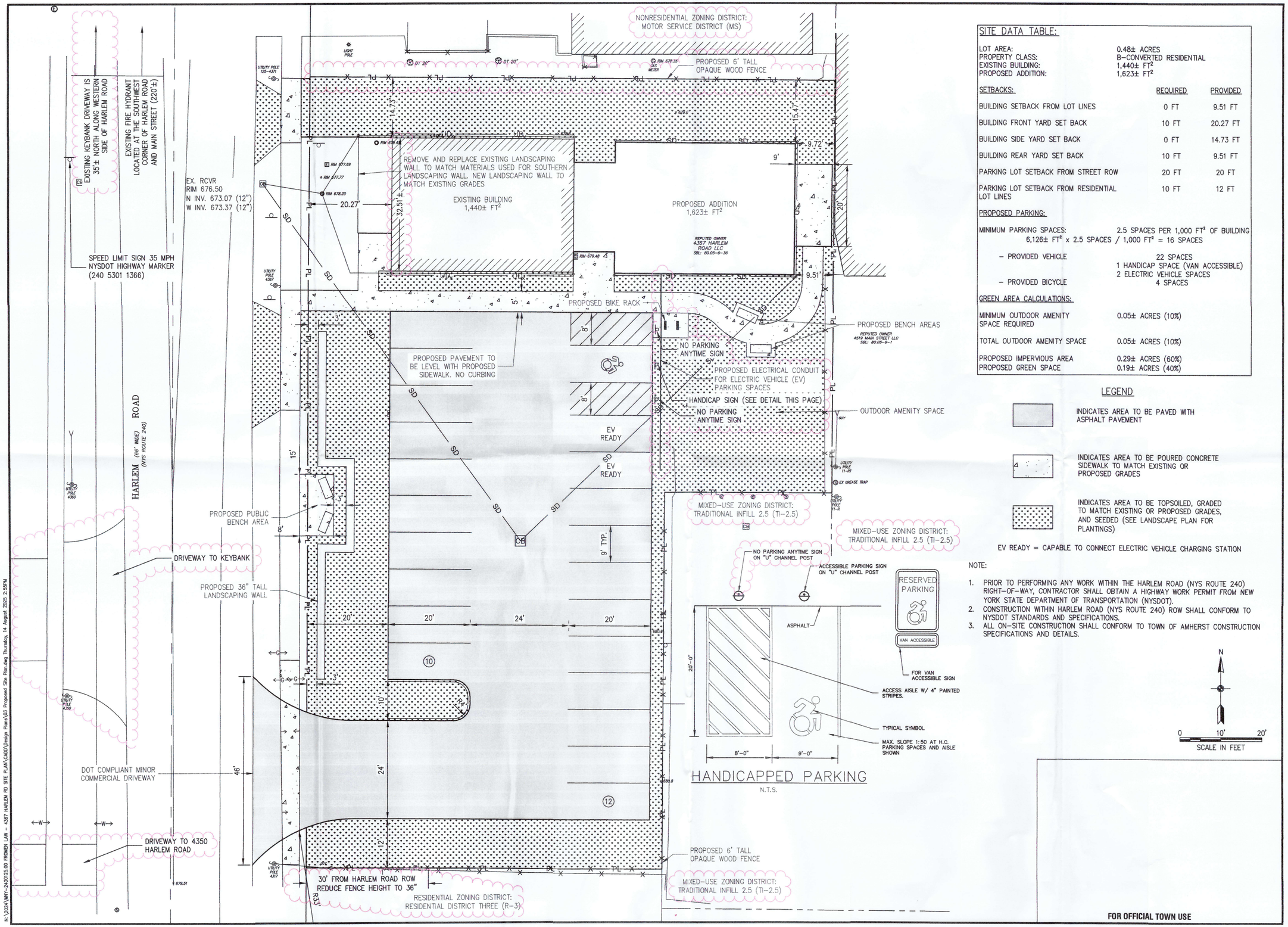
Sincerely,
GREENMAN-PEDERSEN, INC.

Jason L. Burford, PMP
Project Manager

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

Attachment: DAB Cover Letter 08.14.25 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

Attachment: DAB Cover Letter 08.14.25 (30821 : SP-2025-07, 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

SETBACKS:	REQUIRED	PROVIDED
BUILDING SETBACK FROM LOT LINES	0 FT	9.51 FT
BUILDING FRONT YARD SET BACK	10 FT	20.27 FT
BUILDING SIDE YARD SET BACK	0 FT	14.73 FT
BUILDING REAR YARD SET BACK	10 FT	9.51 FT
PARKING LOT SETBACK FROM STREET ROW	20 FT	20 FT
PARKING LOT SETBACK FROM RESIDENTIAL LOT LINES	10 FT	12 FT

PROPOSED PARKING:

MINIMUM PARKING SPACES:	2.5 SPACES PER 1,000 FT² OF BUILDING 6,126± FT² x 2.5 SPACES / 1,000 FT² = 16 SPACES
– PROVIDED VEHICLE	22 SPACES 1 HANDICAP SPACE (VAN ACCESSIBLE) 2 ELECTRIC VEHICLE SPACES
– PROVIDED BICYCLE	4 SPACES

GREEN AREA CALCULATIONS:

MINIMUM OUTDOOR AMENITY SPACE REQUIRED	0.05± ACRES (10%)
TOTAL OUTDOOR AMENITY SPACE	0.05± ACRES (10%)
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 (SEE LANDSCAPE PLAN FOR PLANTINGS)

EV READY = CAPABLE TO CONNECT ELECTRIC VEHICLE CHARGING STATION

NOTE:

1. PRIOR TO PERFORMING ANY WORK WITHIN THE HARLEM ROAD (NYS ROUTE 240) RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT).
2. CONSTRUCTION WITHIN HARLEM ROAD (NYS ROUTE 240) ROW SHALL CONFORM TO NYSDOT STANDARDS AND SPECIFICATIONS.
3. ALL ON-SITE CONSTRUCTION SHALL CONFORM TO TOWN OF AMHERST CONSTRUCTION SPECIFICATIONS AND DETAILS.

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 14221

Fromen Law
Minor Site Plan Review
4367-4357 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
2	Revised Per Town Comments	8-14-25
1	Added Roof Drain Connections	7-15-25

March 2025

DRAWN/DESIGN BY	CHECKED BY
JJS	JB

RECEIVED
AUG 14 2025
TOWN OF AMHERST
PLANNING DEPT.

PROPOSED SITE PLAN

REVIEW SET – NOT ISSUED FOR CONSTRUCTION

SCALE: 1" = 10'

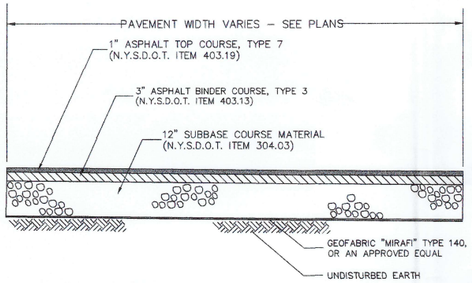
WNY-2400125.00

02

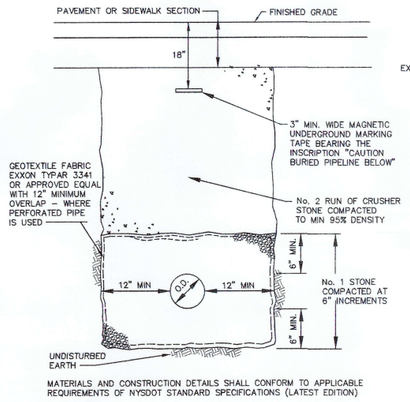
FOR OFFICIAL TOWN USE

N:\2024\WNY-2400125.00 FROMEN LAW - 4367 HARLEM RD SITE PLAN\CADD\Design Plans\03 Proposed Site Plan.dwg Thursday, 14 August 2025 2:59PM

Attachment: DAB Drawings SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

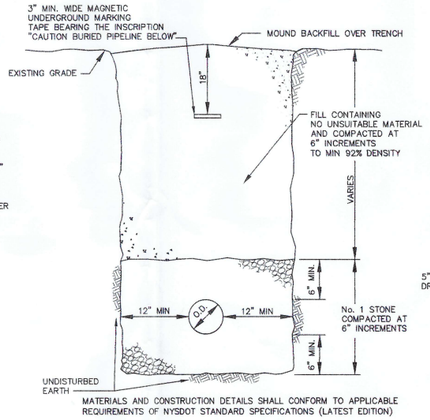


ASPHALT PAVEMENT SECTION
N.T.S.



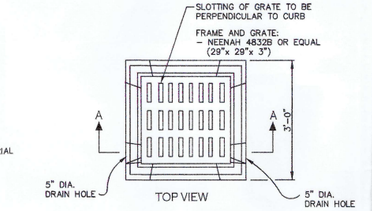
MATERIALS AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS (LATEST EDITION)

TYPICAL TRENCH DETAIL - PAVEMENT
N.T.S.

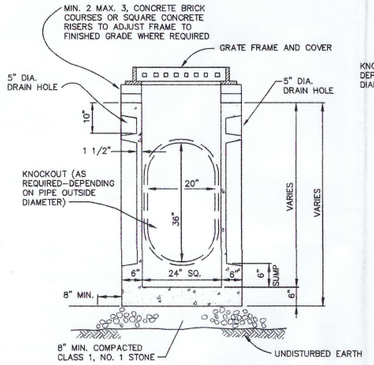


MATERIALS AND CONSTRUCTION DETAILS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS (LATEST EDITION)

TYPICAL TRENCH DETAIL - EARTH
N.T.S.



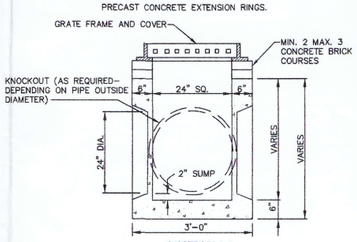
TOP VIEW



SECTION A-A
STANDARD 316B

NOTE:
ALL CONCRETE BLOCK TO BE TREATED WITH RHEOMIX OR EQUAL. PARGE INSIDE OF BLOCKS.

NOTE:
USE KISTNER CONCRETE PRODUCTS 24" SQ. DROP INLET WITH FRAME AND GRATE (MODEL 316B) OR EQUAL



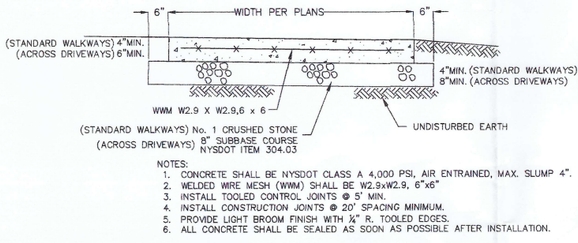
SECTION A-A
SHALLOW 316BS

CATCH BASIN SIZING CRITERIA

STORM SEWER PIPE SIZE	MINIMUM SQUARE CATCH BASIN SIZE
UP TO 18" DIAMETER	24" SQUARE
24" DIAMETER	30" SQUARE
30" DIAMETER	42" SQUARE

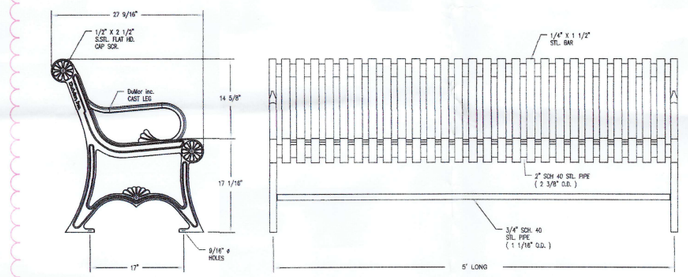
UNLESS SPECIFIED OTHERWISE ON PLANS

STANDARD PRECAST CONCRETE CATCH BASIN (RCVR)
N.T.S.

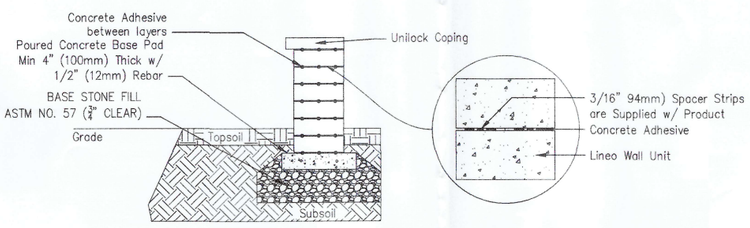


NOTES:
1. CONCRETE SHALL BE NYSDOT CLASS A 4,000 PSI, AIR ENTRAINED, MAX. SLUMP 4".
2. WELDED WIRE MESH (WWM) SHALL BE W2.9xW2.9, 6"x6"
3. INSTALL TOOLED CONTROL JOINTS @ 5' MIN.
4. INSTALL CONSTRUCTION JOINTS @ 20' SPACING MINIMUM.
5. PROVIDE LIGHT BROOM FINISH WITH ¼" R. TOOLED EDGES.
6. ALL CONCRETE SHALL BE SEALED AS SOON AS POSSIBLE AFTER INSTALLATION.

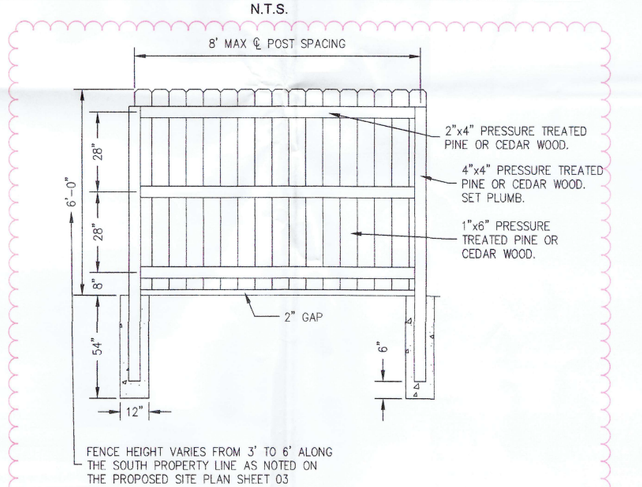
CONCRETE SIDEWALK SECTION
N.T.S.



PROPOSED BENCH DETAIL
(OR APPROVED EQUAL)
SCALE: N.T.S.



36" TALL LANDSCAPING WALL
(OR APPROVED EQUAL)
N.T.S.



6' TALL OPAQUE WOOD FENCE DETAIL
(OR APPROVED EQUAL)
SCALE: N.T.S.

Pre-Spaced Bike Parking Rack

Square 'U' Racks on Rails are made of a tubing that acts as a deterrent to pipe cutters and is ideal in locations where security is a real concern. Choose from up to four loops per rail for maximum parking of eight bikes. The Square 'U' Racks on Rails bike parking rack is a great way to easily *mount multiple square 'U' racks.*

Square 'U' Racks on Rails are 34" high, made of 2" square steel tubing, and a 3" "C" Channel galvanized rail. Drop In Anchors available for concrete installation.

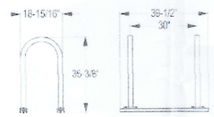
Galvanized Finish

The hot dip galvanizing process results in an effective corrosion resistant surface with multi-*varied spangle appearance.*

Electro Polished

Electro Polished Stainless Steel finish process produces a superior corrosion resistance and appearance which can be achieved by no other method of surface finishing.

Model U200-8-P | Midnight Blue



Powder-Coated Color Options

red · berry · patriot blue · midnight blue · forest green · lexington green

Matching Products

BLACK BIKE RACK DETAIL
(OR APPROVED EQUAL)
N.T.S.

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
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Fromen Law
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4367-4357 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
2	Revised Per Town Comments	8-14-25
1	Added Roof Drain Connections	7-15-25

March 2025

DRAWN/DESIGN BY	CHECKED BY
JJS	JB

AUG 14 2025
TOWN OF AMHERST PLANNING DEPT.

SITE DETAILS

REVIEW SET – NOT ISSUED FOR CONSTRUCTION

SCALE: AS NOTED

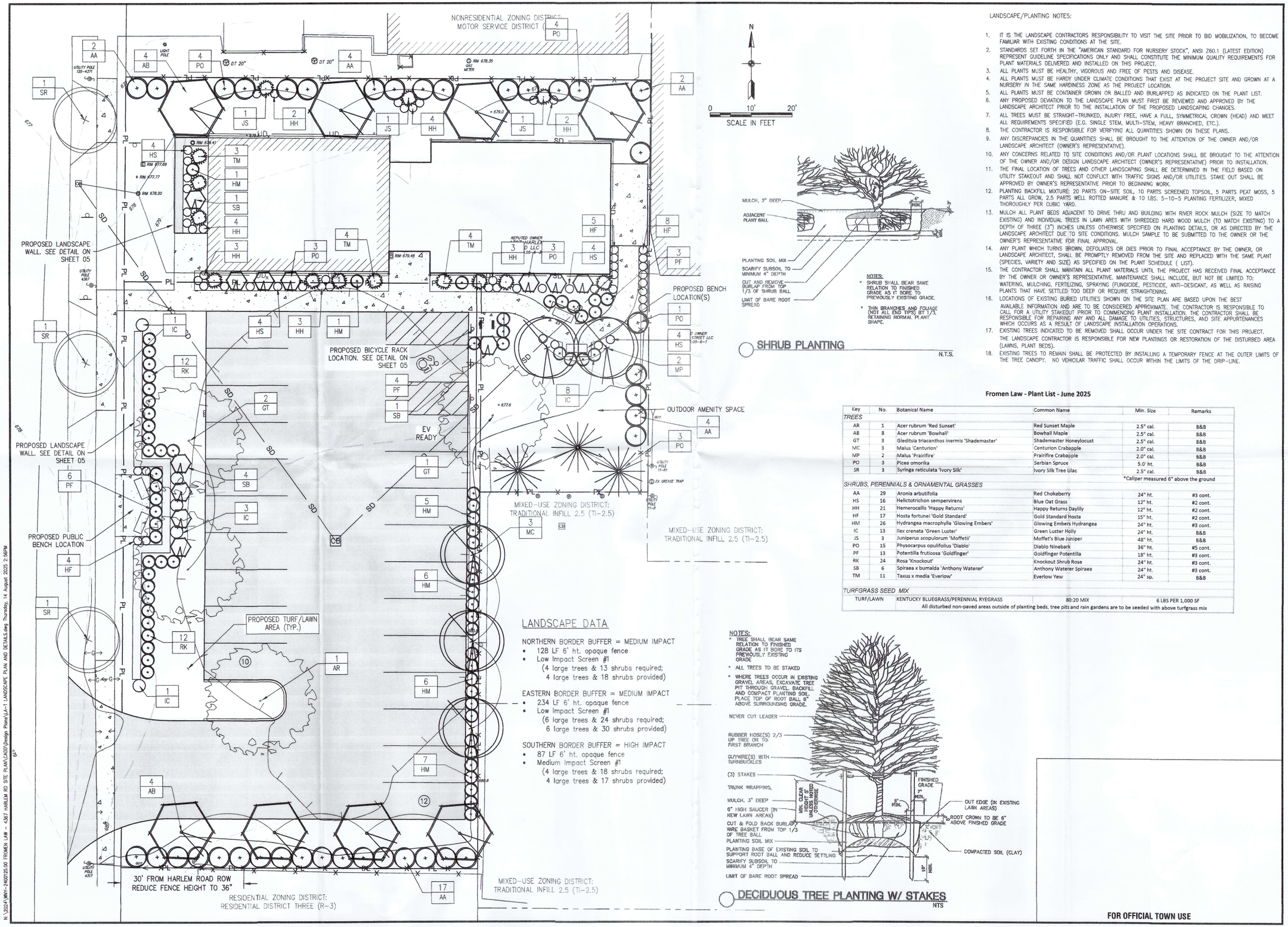
WNY-2400125.00

05

FOR OFFICIAL TOWN USE

N:\2024\WNY-2400125.00 FROMEN LAW – 4367 HARLEM RD SITE PLAN\CAD\Design Plans\05 Site Details.dwg Thursday, 14 August 2025 2:52PM

Attachment: DAB Drawings SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)



SHRUB PLANTING N.T.S.

LANDSCAPE/PLANTING NOTES:

1. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID MOBILIZATION, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
2. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
4. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY IN THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
5. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
6. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF THE PROPOSED LANDSCAPING CHANGES.
7. ALL TREES MUST BE STRAIGHT-TRUNKED, INJURY FREE, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G. SINGLE STEM, MULTI-STEM, HEAVY BRANCHED, ETC.).
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS.
9. ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE).
10. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO INSTALLATION.
11. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
12. PLANTING BACKFILL MIXTURE: 20 PARTS ON-SITE SOIL, 10 PARTS SCREENED TOPSOIL, 5 PARTS PEAT MOSS, 5 PARTS ALL GROW, 2.5 PARTS WELL ROTTED MANURE & 10 LBS. 5-10-5 PLANTING FERTILIZER, MIXED THOROUGHLY PER CUBIC YARD.
13. MULCH ALL PLANT BEDS ADJACENT TO DRIVE THRU AND BUILDING WITH RIVER ROCK MULCH (SIZE TO MATCH EXISTING) AND INDIVIDUAL TREES IN LAWN ARES WITH SHREDDED HARD WOOD MULCH (TO MATCH EXISTING) TO A DEPTH OF THREE (3") INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS. MULCH SAMPLE TO BE SUBMITTED TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
15. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MULCHING, FERTILIZING, SPRAYING (FUNGICIDE, PESTICIDE, ANTI-DESICANT, AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING.
16. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR A UTILITY STAKEOUT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPURTENANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
17. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS OR RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS).
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY. NO VEHICULAR TRAFFIC SHALL OCCUR WITHIN THE LIMITS OF THE DRIP-LINE.

Fromen Law - Plant List - June 2025

Key	No.	Botanical Name	Common Name	Min. Size	Remarks
TREES					
AR	1	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5" cal.	B&B
AB	8	Acer rubrum 'Bowhall'	Bowhall Maple	2.5" cal.	B&B
GT	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B
MC	3	Malus 'Centurion'	Centurion Crabapple	2.0" cal.	B&B
MP	2	Malus 'Prairifire'	Prairifire Crabapple	2.0" cal.	B&B
PO	3	Picea omorika	Serbian Spruce	5.0' ht.	B&B
SR	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" cal.	B&B
				*Caliper measured 6" above the ground	
SHRUBS, PERENNIALS & ORNAMENTAL GRASSES					
AA	29	Aronia arbutifolia	Red Chokeberry	24" ht.	#3 cont.
HS	16	Helictotrichon sempervirens	Blue Oat Grass	12" ht.	#2 cont.
HH	21	Hemerocallis 'Happy Returns'	Happy Returns Daylily	12" ht.	#2 cont.
HF	17	Hosta fortunei 'Gold Standard'	Gold Standard Hosta	15" ht.	#2 cont.
HM	26	Hydrangea macrophylla 'Glowing Embers'	Glowing Embers Hydrangea	24" ht.	#3 cont.
IC	13	Ilex crenata 'Green Luster'	Green Luster Holly	24" ht.	B&B
JS	3	Juniperus scopulorum 'Moffetii'	Moffet's Blue Juniper	48" ht.	B&B
PO	15	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	36" ht.	#5 cont.
PF	13	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	18" ht.	#3 cont.
RK	24	Rosa 'Knockout'	Knockout Shrub Rose	24" ht.	#3 cont.
SB	6	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	24" ht.	#3 cont.
TM	11	Taxus x media 'Everlow'	Everlow Yew	24" sp.	B&B
TURFGRASS SEED MIX					
TURF/LAWN		KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS	80:20 MIX	6 LBS PER 1,000 SF	
		All disturbed non-paved areas outside of planting beds, tree pits and rain gardens are to be seeded with above turfgrass mix			

LANDSCAPE DATA

NORTHERN BORDER BUFFER = MEDIUM IMPACT
- 128 LF 6' ht. opaque fence
- Low Impact Screen #1
  (4 large trees & 13 shrubs required;
  4 large trees & 18 shrubs provided)

EASTERN BORDER BUFFER = MEDIUM IMPACT
- 234 LF 6' ht. opaque fence
- Low Impact Screen #1
  (6 large trees & 24 shrubs required;
  6 large trees & 30 shrubs provided)

SOUTHERN BORDER BUFFER = HIGH IMPACT
- 87 LF 6' ht. opaque fence
- Medium Impact Screen #1
  (4 large trees & 18 shrubs required;
  4 large trees & 17 shrubs provided)

DECIDUOUS TREE PLANTING W/ STAKES NTS

FOR OFFICIAL TOWN USE

GPI Engineering Design Planning Construction Management
(716) 633-4644 GPINET.COM
Greenman - Pedersen, Inc.
4950 Genesee Street, Suite 100
Buffalo, NY, 14225

PREPARED FOR
Zubin Builders
5110 Main St, Suite 220
Williamsville, NY 14221

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

REGISTERED LANDSCAPE ARCHITECT ROBERT J. BLOOD NO. 001548 STATE OF NEW YORK

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REVISIONS

NO.	REVISION	DATE
2	Revised Per Town Comments	8-14-25
1	Added Roof Drain Connections	7-15-25

March 2025

DRAWN/DESIGN BY	CHECKED BY
BB	BB

RECEIVED AUG 14 2025 TOWN OF AMHERST PLANNING DEPT

LANDSCAPE PLAN AND DETAILS

REVIEW SET - NOT ISSUED FOR CONSTRUCTION

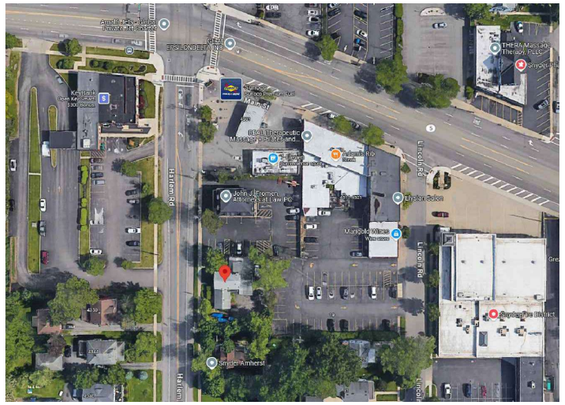
SCALE: 1" = 10'

WNY-2400125.00

LA-1

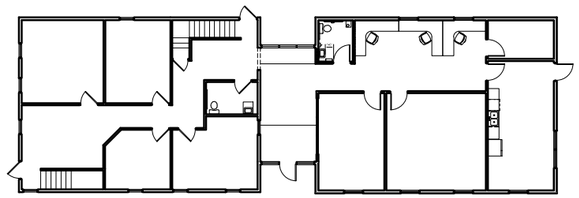
Attachment: DAB Drawings SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)

N:\2024\WNY-2400125.00 FROMEN LAW - 4367 HARLEM RD SITE PLAN\CADD\Design Plans\LA-1 LANDSCAPE PLAN AND DETAILS.dwg Thursday, 14 August 2025 2:56PM



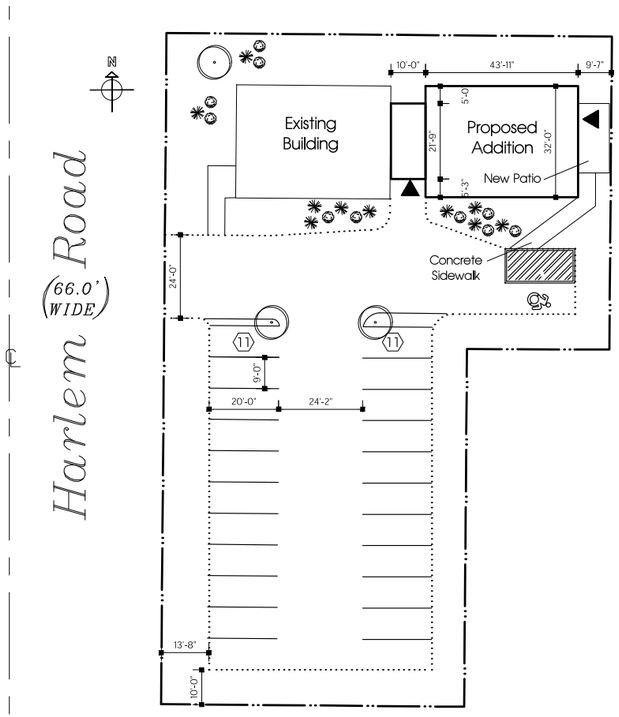
A1.1 Aerial Photo

NTS



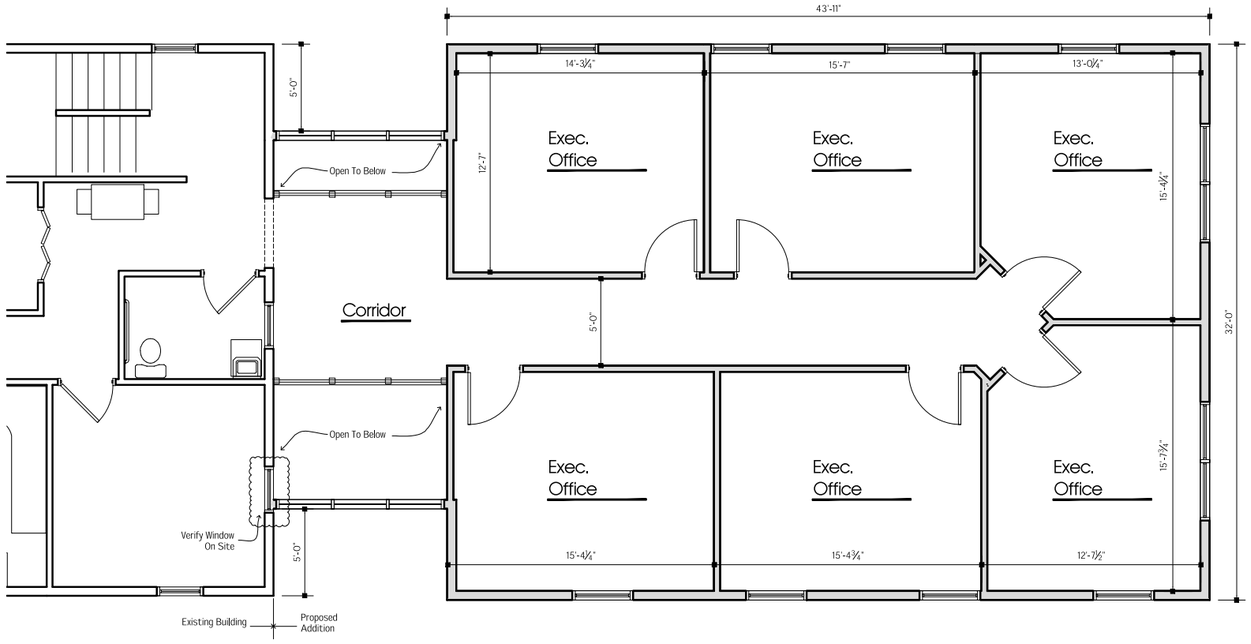
A1.2 Key Plan

NTS



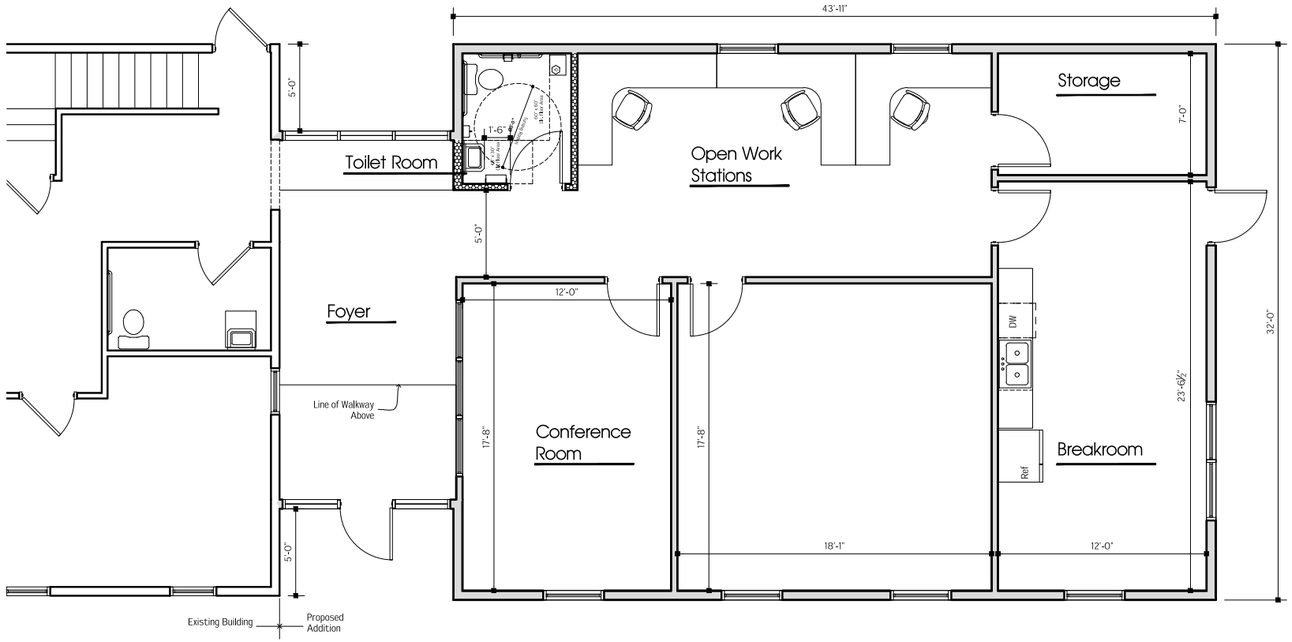
A1.3 Site Plan

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:
25-169

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:
Site / Floor Plan

Drawn By: M. Berger	Sheet No.: A1
Date: 08-07-25	
Checked:	
Scale: As Shown	

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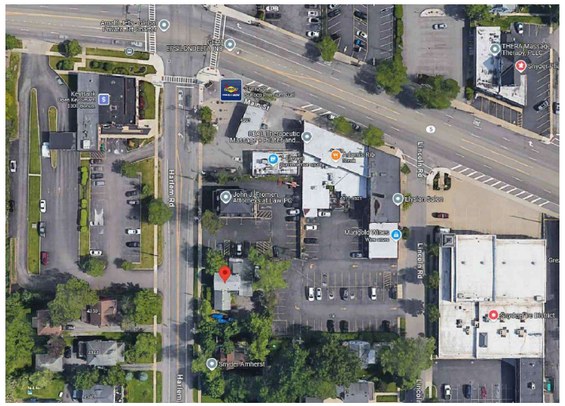

A2.1 Aerial Photo

NTS

A2.2 Street Photo

NTS

A2.3 Side Elevation

1/4" = 1'-0"

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Elevations

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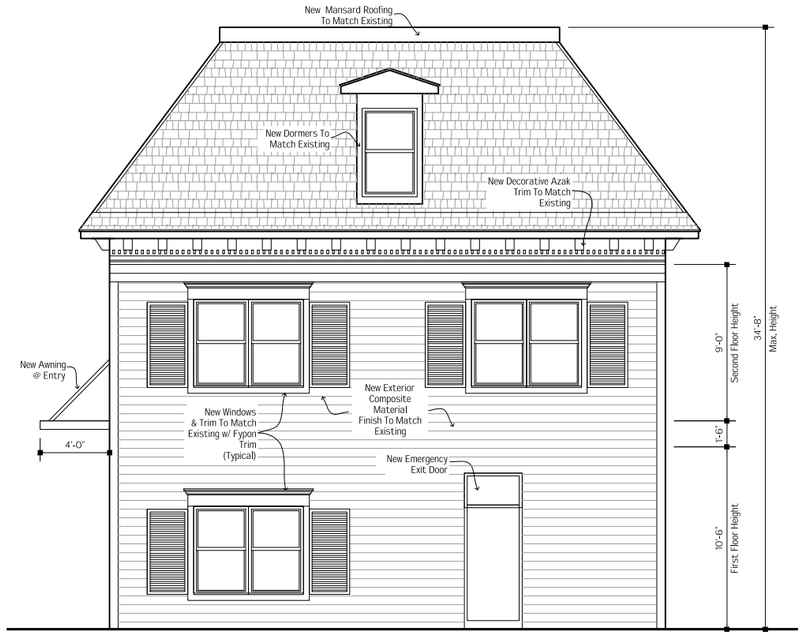
Attachment: DAB Drawings SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)



A3.1 Rear Elevation

1/4" = 1'-0"

A3.3 Color Rendering

NTS

A3.2 Rear - Side Elevation

1/4" = 1'-0"

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"Design 2 Build"

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Amherst, NY

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Elevations

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Sheet No.: A-3

Attachment: DAB Drawings SP-2025-07 (30821 : SP-2025-07, 4357&4367 Harlem Rd., Zubin Builders)