



AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
April 15, 2021
6:30 PM

In accordance with the Governor's Executive Order 202.1 and for public health and safety concerns related to COVID-19, the Planning Board meeting on April 15, 2021 will be held via Zoom. **The public will have an opportunity to view and participate in the meeting live.** The Public may view and participate via video or audio call in - Join the Zoom Meeting at 6:30 pm:

Zoom	Meeting	Computer/Visuals	Link:
			https://us02web.zoom.us/j/83257733328?pwd=YnlDbVluaFNZNZmdPSE1oY25LVzJWQT09

Call-In	Instructions:		
1-646-558-8656			
Meeting	ID:	832	5773
Password: 108556			3328

Note to Callers: Your phone number will display to the public, to conceal your number enter *67 before you enter the phone number above.

Participation Instructions: To comment during a public meeting, participants must "raise their hand" to be recognized for speaking. Call-in participants must dial *9 and participants using the Zoom application must click the "raise hand" button.

Residents and other members of the public are encouraged to provide comments or questions in writing, by email, or by telephone to the Planning Department prior to the meeting. Questions and comments must be received by April 14 to be forwarded to Planning Board members in time for the meeting. Comments and questions may be sent to:

**Amherst Planning Board
5583 Main Street
Williamsville, NY 14221**

Email:
OR acarrato@amherst.ny.us
Phone:(716)
Fax: (716) 631-7153

631-7051

The Planning Board will hold a public work session at 6:00 PM via Zoom.

This meeting is being video recorded.

The plans and documents that are available below for each Planning Board hearing item were submitted by the project applicant and are intended to provide general information about the proposal.

The official, complete sets of submittal documents and materials that provide more detailed information about the projects are available in the Planning Department, which is located in Amherst Town Hall, 5583 Main Street, Williamsville, NY 14221. Hours are 9 am to 5 pm, Monday through Friday. If you have any questions, please contact the Planning Department at (716) 631-7051.

Revised plans are submitted on an ongoing basis throughout the review process to address comments on the project. Every effort will be made to post the most recent version of the plans and application materials in a timely manner.

ROLL CALL

	Chmiel	Gelber	Gill	Gilmour	Giuliani	Penberthy	Raffaele
Present							
Absent							

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

Please note the following time limits for speakers at Planning Board hearings:

- **Presentation by Petitioner:** 15 minutes
- **Rebuttal by neighborhood/resident spokesperson:** 15 minutes
- **Individual speakers:** 3 minutes

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

1. PROPOSED COMMERCIAL AND 9 UNIT APARTMENT BUILDING, SP-2021-01
Property located at 2021 Sweet Home Road (NCD)
Kevin Wyse, Petitioner

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

2. PROPOSED COMMERCIAL AND 4 UNIT APARTMENT BUILDING, SP-2021-02
Property located at 2071 Sweet Home Road (NCD)
Kevin Wyse, Petitioner

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Chmiel moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

3. PROPOSED ASPEN HEIGHTS STUDENT HOUSING DEVELOPMENT – PHASE 1, SP-2020-13
Property located at 1081 North French Road (Muir Woods Site B)
Aspen Heights Student VI LLC, Petitioner

4. PROPOSED AUTOMOBILE DEALERSHIP BUILDING EXPANSION, SP-1988-52F
Property located at 7420 Transit Road
D.R. Chamberlain Corporation, Petitioner

5. PROPOSED COMMERCIAL BUILDING AND PARCEL CREATION, SP-2021-06

Property located at 9290-9300 Transit Road
Bevilacqua Development LP, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

6. SEQR HEARING FOR A PROPOSED 13 LOT SUBDIVISION, SUB-2020-04PP

Property located at 4774 and 4780 Sheridan Drive
MEL Investors LLC, Petitioner

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

7. REQUEST TO REZONE 1.44± ACRES OF LAND FROM R-3 TO CR-3A, Z-2020-13

Property located at 468 Harding Road
Forbes Capretto Homes, Petitioner

No comments were heard on this proposal. Petitioner requested an adjournment. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Penberthy and carried. Ayes 7, Noes 0.

8. REQUEST TO REZONE 6.7± ACRES OF LAND FROM SA TO MFR-4A, Z-2020-15

Property located at 1789 Dodge Road
Joe Rubino, Petitioner

February 18, 2021

No comments were heard on this proposal. The Petitioner requested this proposal be adjourned. Mr. Giuliani moved to adjourn. The motion was seconded by Mr. Chmiel and carried. Ayes 7, Noes 0.

March 18, 2021

No comments were heard on this proposal. The Petitioner requested this proposal be adjourned. Mr. Giuliani moved to adjourn. The motion was seconded by Ms. Gelber and carried. Ayes 7, Noes 0.

9. REQUEST TO REZONE 5.696± ACRES OF LAND FROM R-3 TO OB, Z-2021-01

Property located at 2190 Wehrle Drive
Acquest Wehrle LLC, Petitioner

10. REQUEST TO RECLASSIFY 1.53± ACRES OF LAND FROM OB TO NCD-GC, AMENDMENT #74 TO THE AUDUBON DEVELOPMENT PLAN, Z-2021-02

Property located at 2402 North Forest Road (portion) (NCD)
2402 North Forest Road LLC, Petitioner

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

All public hearings are completed and closed at the termination of public discussion for each agenda item unless otherwise specified by the Chair.

UNFINISHED BUSINESS

Note: All public hearings have been completed. There will be no public hearings for items listed under this section.

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for May 20, 2021.