



AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
January 13, 2022
6:30 PM

The Planning Board meeting on January 13, 2022 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/82924114812?pwd=M3hPNWpFYmJGanlwZzZOVmx5UUtYZz09			

Call-In 1-646-558-8656 Meeting ID: 829 2411 4812 Password: 337275	Instructions:
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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 January 12, 2022 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	OR	Email: acarrato@amherst.ny.us Phone:(716) Fax: (716) 631-7153	631-7051
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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 SAWYER'S LANDING MIXED USE DEVELOPMENT, SP-2021-05
Property located at 1081 North French Road (portion) (NCD) (Muir Woods Site A)
Sawyer's Landing LLC, Petitioner

May 20, 2021

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

June 24, 2021

No comments were heard on this proposal. The Petitioner requested an adjournment. Ms. Penberthy moved to adjourn and remove from the agenda until such time as the petitioner requests placement on a future agenda. The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Gelber).

2. PROPOSED SOLAR FARM - SITE LAYOUT CHANGES, SP-2020-14A
Property located at 595 Schoelles Road
Amherst Community Solar LLC, Petitioner
3. PROPOSED OFFICE BUILDING AND ROADWAY, SP-2021-23
Property located at 2190 & 2220 Wehrle Drive
Acquest Wehrle LLC, Petitioner

4. PROPOSED THE WELL BUFFALO CHURCH - BUILDING EXPANSION, SP-1988-21B
Property located at 995 Dodge Road
The Well Buffalo, Petitioner
5. PROPOSED THE PRESERVE AT MUIR WOODS PHASE IV, SP-2021-24
Property located at 520 Campbell Boulevard (NCD)
Ciminelli Muir Woods, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

6. PROPOSED SKETCH PLAN FOR 18-LOT SUBDIVISION, SUB-2021-01_SK
Property located at 166 Klein Road
Regency Builders LLC, Petitioner

August 19, 2021

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Giuliani moved to adjourn and remove from the agenda until such time as the Petitioner requests placement on a future agenda. The motion was seconded by Mr. Chmiel and carried. Ayes 7, Noes 0.

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

7. REQUEST TO REZONE 3.93± ACRES OF LAND FROM GB TO SC-3, Z-2021-10
Property located at 100 Maple Road
Aria Buf Maple LLC, Petitioner

MISCELLANEOUS

8. PROPOSED LOCAL LAW TO AMEND THE ZONING ORDINANCE: AMENDMENTS TO CHAPTER 203, PART 5A MIXED USE DISTRICTS, ZTA-2021-02
Town of Amherst, Petitioner

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

9. PROPOSED SIDEWALK WAIVER REQUEST, SWW-2021-07
Property located at 4224-4256 Ridge Lea Road
Benderson Development Company LLC, Petitioner
10. VIRTUAL MEETINGS RESOLUTION

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT**MINUTES APPROVAL****ADJOURNMENT**

The next Regular meeting is scheduled for February 17, 2022.