



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
June 16, 2022
6:30 PM**

The Planning Board will hold a public work session at 6/16/2022 6:00PM in the Amherst Municipal Building, 5583 Main Street, Williamsville, NY 14221 on the same date.

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	Gill	Gilmour	Giuliani	Kahn	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 public 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 OFFICE BUILDING - PARKING EXPANSION, SP-1988-54H
Property located at 30-36 North Union Road
Iskalo Development, Petitioner
2. PROPOSED AUTOMOTIVE DEALERSHIP - SERVICE BUILDING ADDITION & UNIFIED DEVELOPMENT, SP-1998-33F
Property located at 1025, 1135 & 1145 Millersport Highway
NAC Real Estate, LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

MISCELLANEOUS

3. PROPOSED AMENDMENT TO FIGURES 6 & 21 OF THE BICENTENNIAL COMPREHENSIVE PLAN FROM COMMUNITY FACILITIES TO COMMERCIAL OFFICE, BCPA-2022-03
Property located at 2605 Amherst Manor Road
111 North Maplemere LLC, Petitioner

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

4. REQUEST TO REZONE 14.97± ACRES OF LAND FROM CF TO OB, Z-2022-05
Property located at 2605 Amherst Manor Drive
111 North Maplemere LLC, Petitioner
5. THE FOLLOWING ITEM HAS BEEN POSTPONED AT THE PETITIONER'S REQUEST: REQUEST TO REZONE 7.43± ACRES FROM RD TO CTR-8 AND RD TO CTR-5, Z-2022-02
Property located at 1400-1404 & 1408-1416 Sweet Home Road
North Forest Development LLC, Petitioner

May 19, 2022

No comments were heard on this proposal. Mr. Chmiel moved to adjourn the proposal. The motion was seconded by Ms. Penberthy and carried. Ayes 6, Noes 0, Absent 1 (Giuliani).

6. REQUEST TO REZONE 1.75± ACRES FROM MS AND R-4 TO DC-3, Z-2022-04
Properties located at 5105 & 5117 Sheridan Drive and 543 & 553 Mill Street
Iskalo 5117 Sheridan Inc., Petitioner
7. REQUEST TO REZONE 11.29± ACRES OF LAND FROM GB TO DC-5, Z-2022-06
Property located at 35, 50 & 55 Crosspoint Parkway
Uniland Development, 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**8. PROPOSED SKETCH PLAN FOR A 10-LOT SUBDIVISION, SUB-2022-01SK**

Property located at 468 Harding Road
Harding Road LLC, Petitioner

Subdivision of 1.44± acres into 10 lots in order to construct ten single-family residences. Proposed lots are along existing public streets (Harding Road and McKinley Avenue) with existing water and sewer infrastructure. Subdivision is comprised of 8 internal lots being 40 feet in width by 138 feet in depth, and 2 corner lots being 69± feet in width and 138 feet in depth.

Jeffery D. Palumbo Esq., Barclay Damon represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Palumbo stated the petitioner has no objection to sidewalks, the proposal is not inconsistent with the neighborhood it is just different, the site abuts commercial development, the homes will be an asset to the neighborhood and will hopefully sell in the \$300,000's.

Mark Bechtel, 442 Harding Road and Suzanne Warden, 375 Harding Road spoke in opposition of the proposal.

No further comments were heard on this proposal. The hearing was closed.

Ms. Penberthy moved to reopen the Public Hearing. The motion was seconded by Mr. Chmiel and carried. Ayes 6, Noes 0, Absent 1 (Giuliani).

Mark Bechtel, 442 Harding Road spoke regarding the lawsuit and traffic concerns.

No further comments were heard on this proposal. The hearing was closed.

Mr. Chmiel moved to approve the request based on the resolution. The motion was seconded by Ms. Penberthy and failed. Ayes 3, Noes 3, Absent 1 (Giuliani).

Ms. Penberthy moved to deny the request. The motion was seconded by Mr. Raffaele and failed. Ayes 3, Noes 3, Absent 1 (Giuliani).

Ms. Penberthy moved to adjourn the proposal. The motion was seconded by Mr. Chmiel and carried. Ayes 6, Noes 0, Absent 1 (Giuliani).

MISCELLANEOUS**9. PROPOSED SIDEWALK WAIVER REQUEST, SWW-2022-01**

Property located at 665 Tonawanda Creek Road
James Kam, Petitioner

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

OTHER COMMUNICATIONS

NONE

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for August 18, 2022.