



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
September 22, 2022
6:30 PM**

The Planning Board will hold a public work session at 6:00 pm 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 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).

January 13, 2022

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Giuliani moved to adjourn until the February Planning Board meeting. The motion was seconded by Mr. Gill and carried. Ayes 4, Noes 0, Absent 3 (Chmiel, Gelber, Raffaele).

February 17, 2022

No comments were heard on this proposal. The Petitioner requested an adjournment. Mr. Giuliani moved to adjourn until the March Planning Board meeting. The motion was seconded by Ms. Penberthy and carried. Ayes 6, Noes 0, Absent 1 (Gill).

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

2. SEQR HEARING FOR A PROPOSED PRELIMINARY PLAT FOR AN 8-LOT SUBDIVISION, SUB-2022-01PP
Property located at 468 Harding Road
Harding Road LLC, Petitioner

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

3. REQUEST TO REZONE 7.43± ACRES FROM RD TO CTR-8, Z-2022-02
Property located at 1400-1404 & 1408-1416 Sweet Home Road
North Forest Development LLC, Petitioner

June 16, 2022

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

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).

4. THE FOLLOWING ITEM HAS BEEN POSTPONED AT THE PETITIONER'S REQUEST: REQUEST TO REZONE 6.27± ACRES OF LAND FROM GB TO DC-5, Z-2022-07
Property located at a portion of 4110-4120 Sheridan Drive

Sheridan Commons, LLC, Petitioner

5. THE FOLLOWING ITEM HAS BEEN POSTPONED AT THE PETITIONER'S REQUEST: REQUEST TO REMOVE A DECLARATION OF RESTRICTIONS IMPOSED AS PART OF A REZONING DECISION, Z-1996-32A

Property located at 4110-4120 Sheridan Drive
Sheridan Commons LLC, Petitioner

MISCELLANEOUS

6. THE AMHERST URBAN RENEWAL AGENCY'S BOULEVARD CENTRAL DISTRICT URBAN RENEWAL PLAN, SR-2022-05
Town of Amherst, Petitioner
7. REQUEST TO AMEND THE BICENTENNIAL COMPREHENSIVE PLAN FOR 22.78± ACRES OF LAND FROM COMMERCIAL OFFICE TO MEDIUM RESIDENTIAL, BCPA-2022-05
Property located at 2360-2370 Wehrle Drive (portion)
Omni Smart Living, 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

None

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for October 20, 2022.