



**AGENDA  
TOWN OF AMHERST  
AMHERST PLANNING BOARD MEETING  
February 16, 2023  
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 |
|----------------|--------|------|---------|----------|------|-----------|----------|
| <b>Present</b> |        |      |         |          |      |           |          |
| <b>Absent</b>  |        |      |         |          |      |           |          |

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 SNYDER MIXED-USE BUILDING, SP-2022-11  
Property located at 4548 & 4564 Main Street, 17 Fruehauf Avenue and 22 Chateau Terrace  
Benderson Development, Petitioner
2. PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, SP-2022-07  
Property located at 50 Crosspoint Parkway  
Uniland Development Co., Petitioner
3. PROPOSED MIXED-USE DEVELOPMENT, SP-2022-03  
Property located at 4300 Millersport Highway  
Cimato Enterprises LLC, Petitioner
4. PROPOSED 67-SPACE PARKING LOT - DAEMEN UNIVERSITY, SP-1983-23AE  
4380 Main Street  
Daemen University, Petitioner
5. PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, SP-2022-14  
Property located at 2635, 2675 & 2691 N. Forest Road  
PB Investors LLC, Petitioner

**SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS**

6. PRELIMINARY PLAT FOR A PROPOSED 19-LOT SUBDIVISION, SUB-2021-01 PP  
Property located at 166 Klein Road  
Regency Builders LLC, Petitioner

**January 26, 2023**

No comments were heard on this proposal.

**REZONING & RELIEF FROM CONDITIONS OF REZONINGS**

None

**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 March 16, 2023.