



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
June 15, 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
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 AMHERST COMMERCE CENTER - RETAIL BUILDINGS WITH FUELING STATION, SP-2023-03 AND UNIFIED DEVELOPMENT WITH SP-1983-42J AND SP-1996-14D
Property located at 4200, portion of 4224 & 4228-4230 Ridge Lea Road
Benderson Development Co. LLC, Petitioner
2. PROPOSED AMHERST COMMERCE CENTER - WAREHOUSING FACILITY, SP-1996-14D AND UNIFIED DEVELOPMENT WITH SP-2023-03 AND SP-1983-42J
Property located at 4224 (portion) & 4252-4258 Ridge Lea Road and 280 (portion) & 306 Meyer Road
Benderson Development Co. LLC, Petitioner
3. PROPOSED AMHERST COMMERCE CENTER - OFFICE BUILDING, SP-1983-42J AND UNIFIED DEVELOPMENT WITH SP-2023-03 AND SP-1996-14D
Property located at portion of 4224 Ridge Lea Road and 256, 270 and portion of 280 Meyer Road
Benderson Development Co. LLC, Petitioner
4. THE FOLLOWING ITEM HAS BEEN POSTPONED AT THE PETITIONER'S REQUEST: PROPOSED APARTMENT/TOWNHOUSE DEVELOPMENT, SP-2023-05
Property located at 480 Dodge Road (NCD)
The Green Organization, Petitioner
5. PROPOSED WAREHOUSE, SP-1987-17E
Property located at 415-455 Lawrence Bell Drive
Amherst Portfolio Equities LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONSNone**REZONING & RELIEF FROM CONDITIONS OF REZONINGS**

6. REQUEST TO REZONE 13.93± ACRES OF LAND FROM DEEP CORRIDOR 3 (DC-3) TO SHOPPING CENTER (SC), Z-2023-04
Property located at 1501-1551 Niagara Falls Blvd. (BCD)
Benderson Development, Petitioner
7. REQUEST TO REZONE 63.2± ACRES OF LAND FROM CENTER 5 (CTR-5) TO SHOPPING CENTER (SC), Z-2023-05
Property located at 1561-1703 Niagara Falls Blvd. (BCD)
Benderson Development, Petitioner
8. REQUEST TO REZONE 1.1± ACRES OF LAND FROM GB TO TI4, Z-2023-06
Property located at 5226 & 5228 Main Street
5225 Main LLC, Petitioner

MISCELLANEOUSNone**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 August 17, 2023.