



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
October 19, 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 MIXED-USE PROJECT, SP-2023-06
Property located at 1720, 1740 & 1760 Maple Road
PB Investors LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

2. REQUEST TO REZONE 5.03± ACRES OF LAND FROM R-3 TO R-4, Z-2023-07
Property located at 4774 & 4780 Sheridan Drive
RAS Development Company LLC, Petitioner
3. REQUEST TO REZONE 1.09± ACRES OF LAND FROM SA TO R-3, Z-2023-08
Property located at 420 New Road
Joseph Rubino, Petitioner

MISCELLANEOUS

4. REQUEST TO AMEND THE COMPREHENSIVE PLAN "FIGURE 6" FROM SINGLE FAMILY RESIDENTIAL TO MIXED RESIDENTIAL, BCPA-2023-02
Properties located at 46, 54, 60, 68, 74 & 84 South Linden Street
South Linden LLC, Petitioner
5. PROPOSED AMENDMENT TO CHAPTER 203 OF TOWN CODE FOR THE STANDARD FOR ESTABLISHING AN ACCESSORY DWELLING UNIT, ZTA-2023-03
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

6. SIDEWALK WAIVER FOR NORTH BAILEY AVENUE, SP-2023-03, SP-2023-07, SP-1996-14D & SP-1983-42J
4200, 4224 (portion), 4228-4230 & 4252-4258 Ridge Lea Road and 256, 270, 280 (portion) and 306 Meyer Road
Benderson Development Co. LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

7. 2024 PLANNING BOARD MEETINGS CALENDAR

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for November 16, 2023.