



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
January 18, 2024
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	Davis	Gill	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. THE FOLLOWING ITEM HAS BEEN POSTPONED AT THE PETITIONER'S REQUEST: PROPOSED SELF-STORAGE FACILITY, SP-2023-12
Property located at 2495 Wehrle Drive
416 Homez Inc., Petitioner
2. PROPOSED MIXED USE BUILDING, SP-2023-14
Property located at 5226 & 5228 Main Street
5226 Main St. LLC, Petitioner

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

3. THE FOLLOWING ITEM HAS BEEN POSTPONED AT THE PETITIONER'S REQUEST: REQUEST TO REZONE 0.82± ACRES OF LAND FROM RD TO GI, Z-2023-09
Property located at 6000-6020 N. Bailey Avenue (portion)
Benderson Development Company, Petitioner
4. REQUEST TO REZONE 1.03± ACRES OF LAND FROM R-3 TO NB, Z-2023-10
Property located at 1635 N. French Rd.
Torey Hirsch, Petitioner

MISCELLANEOUS

5. 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

The purpose of this request is to amend the Bicentennial Comprehensive Plan to change the land use designation from "Single Family Residential" to "Mixed Residential". The "Mixed Residential" land use designation is meant for a variety of residential housing types that allows for more density than single family residential housing. The subject parcels are currently zoned Residential Three (R-3) and therefore, to implement the concept plan provided the petitioner would need to file a subsequent rezoning request to one of the multifamily residential districts, provided the Town Board agrees to amend the Bicentennial Comprehensive Plan. The application materials indicate that the petitioner intends to seek a rezoning from R-3 to MFR-5 in order to develop 28 town homes.

No comments were heard on this proposal.

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

6. PROPOSED ZONING ORDINANCE TEXT AMENDMENT, CREATION OF A NEW MIXED-USE DISTRICT CENTER 10 (CTR-10) ZONING, ZTA-2023-04
Town of Amherst, Petitioner
7. PROPOSED ZONING TEXT AMENDMENT, CREATION OF AN URBAN RENEWAL OVERLAY DISTRICT 1, ZTA-2023-05
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

None

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

8. REQUEST FOR EXTENSION OF PRELIMINARY PLAT APPROVAL FOR A PROPOSED 19-LOT SUBDIVISION "REGENCY COMMONS", SUB-2021-01PP2
Property located at 166 Klein Road
Regency Builders LLC, Petitioner

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

9. ZONING BOARD OF APPEALS REQUEST FOR RECOMMENDATION - ACCESSORY RESTRICTED PARKING LOT, ZB-2024-04
Property located at 6812, 6814 & 6832 Main Street and 29 Tennyson Terrace
6812 Main Street LLC, Petitioner
10. REVISED 2024 SCHEDULE OF PLANNING BOARD MEETINGS

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for February 15, 2024.