



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
March 21, 2024
6:30 PM**

The Planning Board will hold a public work session at 6:00PM in the Amherst Municipal Building, 5583 Main Street, Williamsville, NY 14221 on the same date.

This meeting is being video recorded.

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. PROPOSED RESTAURANT, SP-2023-15
Property located at 5105 Sheridan Drive
5117 Sheridan LLC, Petitioner

Proposal to demolish the former automobile oil change building on the parcel and construct a 2,400 sq. ft. restaurant that will primarily serve coffee. Vehicular access to the site is proposed from Mill Street by a right-in, right-out driveway and to Sheridan Drive by a shared driveway with the site located at 5117 Sheridan Drive (*Mighty Taco*). The site plan includes 16 vehicular stacking spaces for the drive through and 36 parking spaces. Reciprocal agreements are proposed between the subject site and that at 5117 Sheridan Drive for vehicle use area shared or common facilities. A minor site plan has been filed for the site at 5117 Sheridan Drive for changes on the site occurring as a result of this application.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. David Chiazza, Iskalo Development, and Pat Sheedy, Carmina Wood Design, were also present.

In response to the Board's questions, Mr. Hopkins showed the pattern for vehicles entering the site from Mill Street and Sheridan Drive and the traffic study was updated to reflect peak traffic at Mill Middle School. Mr. Chiazza stated there is extensive signage already and will look into signage regarding pedestrian safety.

Herb Wilbur, 150 High Park Blvd., discussed concerns, as a crossing-guard at Mill Street and Sheridan Drive, with school children crossing the driveways to the site on Mill Street and suggested adding a third crossing guard for these driveways.

Janis Bieger, 523 Mill Street, asked if there will be a fence at the south of the site preventing school children leaving school and accessing the parking lot and stacking lane.

No further comments were heard on this proposal. The hearing was closed.

Following discussion, Mr. Giuliani moved to approve the Negative Declaration. The motion was seconded by Mr. Raffaele and carried. Ayes 5, Noes 0, Absent 2 (Davis, Kahn).

Following the approval of the Negative Declaration, Ms. Penbrty discussed adding a condition in addition to pedestrian warning signage at the Mill Street Driveway, requesting that a school crossing guard be installed at the driveway if recommended by the Town Traffic Safety Board. Mr. Giuliani moved to approve the request with conditions. The motion was seconded by Mr. Raffaele and carried. Ayes 5, Noes 0, Absent 2 (Davis, Kahn).

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

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

2. REQUEST FOR EXTENSION OF SITE PLAN APPROVAL FOR PROPOSED TOWNHOME DEVELOPMENT, SP-2021-22A
Property located at 41 Georgian Lane
Georgian Townhomes LLC, Petitioner

Request for extension of site plan approval for proposed construction of seven (7) residential townhouse buildings (four buildings with six units and three buildings with four units) with attached garages for a total of 36, 2-bedroom units on the currently vacant 4.0-acre parcel. Included in the development will be a private drive lane with a connection to Sturbridge Apartments to the south and visitor parking, utility, lighting and landscape improvements.

Ms. Penberthy moved to approve the request based on the resolution. The motion was seconded by Mr. Gill and carried. Ayes 5, Noes 0, Absent 2 (Davis, Kahn).

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 April 18, 2024.