



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
May 16, 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 SELF-STORAGE FACILITY, SP-2023-12
Property located at 2495 Wehrle Drive
416 Homez Inc., Petitioner

2/15/2024

Proposed single story, 70,786+/- sf. climate controlled self-storage facility including vehicle use areas, landscaping and other associated site work. Vehicular access to the site from Wehrle Drive to the site is via an existing shared driveway with the parcel to the south at 2491 Wehrle Drive that aligns with Berkley Road to the north. Parking for 16 vehicles is provided (11 in the northwest portion of the site, 3 along the east side and 2 along the south side of the building). Site work will also include piping a portion of Town Ditch 18A which runs east west just south of the proposed building.

Mark Dean, Dean Architects, represented the petitioner, explained the proposal and was available to answer questions from the Board. Mike Metzger, Metzger Civil Engineering, was also present.

In response to the Board's questions, Mr. Dean stated the petitioner is working with NYSOPRHP.

No further comments were heard on this proposal.

Following discussion, Ms. Penberthy moved to keep the public hearing open and adjourn the request. The motion was seconded by Mr. Giuliani and carried. Ayes 6, Noes 0, Absent 1 (Gill).

1/18/2024

No comments were heard on this proposal.

Following discussion, Ms. Penberthy moved to adjourn the request. The motion was seconded by Mr. Gill and carried. Ayes 5, Noes 0, Absent 2 (Giuliani, Kahn).

2. **PROPOSED TRADITIONAL NEIGHBORHOOD DEVELOPMENT AND 2 MIXED-USE BUILDINGS, SP-2022-03A**
Property located at 4300 Millersport Highway
Cimato & Sons, Petitioner
3. **PROPOSED COMMERCIAL/APARTMENT BUILDING, SP-2024-03**
Property located at 6812, 6814 & 6832 Main Street and 29 & 37 Tennyson Terrace
6812 Main Street LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

4. **REQUEST TO AMEND FIGURE 6 OF THE BICENTENNIAL COMPREHENSIVE PLAN FROM "RECREATION, OPEN SPACE AND GREENWAYS" AND "INDUSTRIAL-OFFICE" TO "COMMERCIAL/MIXED USE AND FIGURE 6A TO "SUBURBAN CENTER" FOR 62 ACRES OF LAND, BCPA-2024-01**
Property located at 1790, 1860 & 1920 North French Road and 999 Campbell Boulevard (portion)
SBLC Development Corporation, 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

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 June 25, 2024.