



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
June 25, 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 TRADITIONAL NEIGHBORHOOD DEVELOPMENT AND 2 MIXED-USE BUILDINGS, SP-2022-03A
Property located at 4300 Millersport Highway
Cimato & Sons, Petitioner

May 16, 2024

Proposed development consisting of 38 patio homes, 40 townhomes (Phase 1), and water,

sewer, stormwater and road improvements. The previously proposed Agricultural Park at the north end of the site has been eliminated in order to shift the housing out of the regulated wetlands identified in an updated delineation.

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Pat Bittar, Wm Schutt & Associates, was also present.

In response to the Board's questions, Mr. Hopkins stated there will be internal sidewalks, a sidewalk waiver is requested for Smith Road, Millersport Highway and New Road, development on a public road will generate tax revenue for the Town, the Town Board has to approve a public road, and many public roads in Amherst are only used by those who reside there.

Jonathan and Ashley Rich, 210 Smith Road, spoke in opposition of the proposal.

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

Ms. Penberthy moved to reopen the public hearing. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Davis, Giuliani).

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

2. PROPOSED TIER III SOLAR ENERGY SYSTEM & 3-LOT SUBDIVISION, SP-2023-09
Property located at 1050 New Road
NED - New Energy 8LLC, Petitioner
3. PROPOSED WAREHOUSE/DISTRIBUTION FACILITY, SP-2024-04
Property located at 669 Youngs Road (portion)
FW Webb Co., Petitioner
4. PROPOSED WALMART BUILDING EXPANSION, SP-2006-30F
Property located at 3290 & 3232 Sheridan Drive
Walmart Inc., Petitioner
5. PROPOSED TOWNHOME DEVELOPMENT, SP-2024-05
Property located at 4774 & 4780 Sheridan Drive
4780 Sheridan Drive LLC, Petitioner
6. PROPOSED FRANK LANGLEY OFFICE/WAREHOUSE BUILDING EXPANSION, SP-1995-01C
Property located at 219 Creekside Drive
C&S Engineers Inc., Petitioner
7. PROPOSED AMHERST COMMERCE CENTER - COSTCO STORE & FUELING STATION, SP-2023-03A
Property located at 4230 Ridge Lea Road and Unified Development with SP-1983-42K, SP-1996-14E and SP-2023-07A
Benderson Development Co. LLC, Petitioner
8. PROPOSED AMHERST COMMERCE CENTER - DICKS STORE, SP-2023-07A
Property located at 4200 Ridge Lea Road and Unified Development with SP-2023-03A, SP-1983-42K and SP-1996-14E
Benderson Development Co. LLC, Petitioner
9. PROPOSED AMHERST COMMERCE CENTER - WAREHOUSE FACILITY, SP-1996-14E
Property located at 4240-4258 Ridge Lea Road and Unified Development with SP-2023-03A, SP-1983-42K and SP-2023-07A
Benderson Development Co. LLC, Petitioner
10. PROPOSED AMHERST COMMERCE CENTER - OFFICE BUILDING DRIVEWAY, SP-1983-42K

Property located at 4224 Ridge Lea Road and Unified Development with SP-2023-03A, SP-1996-14E and SP-2023-07A
Benderson Development Co. LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

11. REQUEST TO REZONE 9.4± ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) TO MULTI FAMILY RESIDENTIAL DISTRICT SEVEN (MFR-7), Z-2024-02
Property located at 3880 & 3910 East Robinson Road
Rainbow Racquet Club, Petitioner

MISCELLANEOUS

12. LOCAL LAW TO AMEND §204 OF TOWN CODE - THE SUBDIVISION REGULATIONS, ZTA-2024-01
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

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 July 23, 2024.