



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
September 19, 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 AMHERST DEVELOPMENT PARK - BUILDING ADDITION, SP-1988-11P
Property located at 6000-6020 N. Bailey Avenue (BCD)
Benderson Development Co. LLC, Petitioner
2. PROPOSED LOU GEHRIG AMHERST PARK - PARKING LOT EXPANSION, SP-1990-08J
Property located at 50 Dann Road & 550 Smith Road
Town of Amherst, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

3. PROPOSED SKETCH PLAN REVIEW FOR A 27-LOT SUBDIVISION, ASHLEY GREEN PHASE II, SUB-2024-01SK

Property located at 10060 Transit Rd. (portion)
DJC Land Inc., Petitioner

Proposed subdivision of 8.97± acres of land into 27 lots for detached single-family homes. A proposed 60 foot public right-of-way is shown roughly through the center of the site connecting Transit Road to the proposed terminus of the "Ashley Green" subdivision to the west on the east side of Town Ditch 26D-1. Proposed lots range in size from 7,540 sq. ft. to 23,671 sq. ft. and have frontages that range in size from 52 ft. to 124 ft.

August 27, 2024

Ken Zollitsch, Greenman-Pedersen, Inc., represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Zollitsch stated DJC Land Inc. is under contract to purchase the property but doesn't have a letter from the current land owners yet, they are aware of the downstream sewer capacity issues and intend to move forward with the subdivision process while working with the Engineering Department on the sewer issues, will provide a stub street for future connection to the north and south, and access to Transit Road will be provided.

Susan Kobus, 1079 Smith Road; Fran Daumeb, 418 Glen Oak Drive; and Steve Massaro, 1116 Smith Road spoke in opposition of the proposal.

No further comments were heard on this proposal.

Following discussion, Mr. Gill moved to keep the public hearing open and adjourn the request. The motion was seconded by Mr. Raffaele and carried. Ayes 4, Noes 0, Absent 3 (Davis, Giuliani, Penberthy).

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

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 October 17, 2024.