



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
November 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 OFFICE BUILDING - PARKING EXPANSION, SP-2019-13_A
Property located at 580 Crosspoint Pkwy., 3750 Millersport Hwy. and 2360 Hopkins Rd. (portion)
Citigroup Technology Inc., Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

2. PROPOSED SKETCH PLAN FOR A 19-LOT SUBDIVISION "DODGE ROAD SUBDIVISION", SUB-2024-02_SK
Property located at 1789 Dodge Road

Joseph Rubino, Petitioner

Proposal to subdivide 6.7± acres of land into 18 sub-lots, 3 of the lots are for permanent open space and drainage.

October 17, 2024

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. Joe Rubino and Daniel LaPietra, Carmina Wood Design, were also present.

In response to the Board's questions, Mr. Hopkins stated there will be fencing along a portion of the north and south property line, a meeting with the neighbors will take place during the preliminary plat phase, and that a larger sidewalk area could be installed on Dodge Road for students waiting for the school bus.

William Pitz, 1815 Dodge Rd.; Sandy Mack, 1790 Dodge Road; Nancy Fender, 101 Main St.; and Cheryl Anastasia, 1816 Dodge Road spoke in opposition of the proposal.

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

Following discussion, Mr. Giuliani moved to approve the request based on the resolution. The motion was seconded by Mr. Davis and failed. Ayes 3, Noes 2 (Penberthy, Raffaele), Absent 2 (Gill, Kahn).

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

Following discussion, Mr. Penberthy moved to keep the public hearing open at the November Planning Board meeting. The motion was seconded by Mr. Giuliani and passed. Ayes 5, Noes 0, Absent 2 (Gill, Kahn).

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

3. REQUEST TO AMEND FIGURE 6 OF THE BICENTENNIAL COMPREHENSIVE PLAN FROM "RECREATION, OPEN SPACE & GREENWAYS" TO "MEDIUM RESIDENTIAL" FOR 62± ACRES OF LAND, BCPA-2024-02

Property located at 1790, 1860 & 1920 North French Road & 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

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 January 16, 2025.