



AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
January 16, 2025
6:30 PM

The Planning Board will hold a public work session at 1/16/2025 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	Kahn	O'Rourke	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

Proposed 10,069 square foot building addition to the western end of #6010 Bailey Avenue and reconfiguration/expansion to the parking area on the north side of the development south of Romney Road to provide additional 139 parking spaces on site bringing the total parking to 591 spaces. The petitioner has indicated that they will also be requesting a waiver of required sidewalks along Romney Road.

September 19, 2024

James Boglioli, Esq., Benderson Development Co. LLC, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Boglioli stated Benderson is not moving forward with the previous Delta Sonic site plan and shopping centers are located nearby but are not a part of this site plan.

No further comments were heard on this proposal.

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

October 17, 2024

No 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 5, Noes 0, Absent 2 (Gill, Kahn).

2. PROPOSED RESTAURANT/DRIVE-THRU, SP-2024-09
Property located at 3999 Maple Road
The Mannik & Smith Group Inc., Petitioner
3. PROPOSED PARADISE PARK - RESTROOM BUILDING, SP-2000-04E
Property located at 750 Paradise Road
Town of Amherst, Petitioner
4. PROPOSED WAREHOUSE BUILDINGS WITH OFFICE AND UPPER STORY RESIDENTIAL, SP-2024-10
Property located at 5500 Millersport Highway
Stephens Property Holdings LLC, Petitioner
5. PROPOSED SAWYERS LANDING RESIDENTIAL/COMMERCIAL USE REVISIONS AND PARCEL SPLIT, SP-2021-05A
Property located at 42-50 Dodge Road (Muir Woods Site A) (NCD)
Sawyers Landing LLC, Petitioner

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

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 February 20, 2025.