



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
February 20, 2025
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	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).

January 16, 2025

No comments were heard on this proposal.

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

2. 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

This site proposes changes to the previously approved "Sawyers Landing" mixed use development on "Site A" of the Muir Woods Development as follows:

- Replacing the previously approved 4 story apartment building in the northwest most portion of the site with a 4 story climate controlled self-storage facility.
- The two 4-story mixed-use buildings closest to Dodge Road, each will now have 15,000 sq. ft. (as previous approved) of 1st floor commercial space (as previous approved) and 56 (51 previously approved) apartment units (5 of which will be on the first floor whereas previously all units were upper story).
- 87 two-story townhomes for sale (previously 22, 2-story duplex townhomes in the central northwest portion of the site, 27 duplex homes on small lots with 2-car garages in the central northeast portion of the site and two 1-story 6 unit apartment buildings with attached garages in the northeast portion of the site).
- The total residential unit count has been reduced to 199 (previously 258 units).
- The total parking count has been reduced to 401 spaces (previously 494 spaces).
- Dividing the parcel into 4 main lots.

Development is proposed predominately in the northern half of the site ('Site A'), with the southern portion that is predominantly wetlands to be donated to the Town. A 0.98± acre area in the northwest corner of the site at the Sweet Home/Dodge Road intersection is proposed as permanent open space. Two (2) curb cuts to Dodge Road are proposed (larger center driveway divided by a median plus a driveway further southeast on Dodge Road). A pedestrian/bike trail extending from Sites B, C and D of the Muir Woods property to the east are proposed to continue to this site, following the southern property line along Dodge Road and winding through the easterly portion of the 'Site A' development. A trail is also shown that connects the proposed bikeway to the Town's existing Ellicott Creek Trailway on the south side of Dodge Road. A 6-ft. high fence is shown on plans along the north property line that abuts the "Bucyrus Heights" residential neighborhood and Heritage Heights Elementary School.

January 16, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board. William and Alex Sevryn were also present.

No comments were heard on this proposal.

Following discussion, Mr. Raffaele moved to adjourn the request. The motion was seconded by Mr. O'Rourke and carried. Ayes 5, Noes 0, Absent 2 (Kahn, Penberthy).

3. PROPOSED AMHERST MUNICIPAL COMPLEX LIBRARY PLAYGROUND ADDITION, SP-1986-30 D
Property located at 350-500 (350) John James Audubon Parkway
Town of Amherst, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

4. REQUEST TO REZONE 0.96± ACRES OF LAND FROM R-3 TO OB, Z-2024-04
Property located at 1692 Maple Road
Michael and Corine Ciccheti, Petitioner

MISCELLANEOUS

None

OTHER COMMUNICATIONS

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

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for March 20, 2025.