



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
March 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

None

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

1. **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).

February 20, 2025

Sean Hopkins, Esq., Hopkins Sorgi & McCarthy, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Mr. Hopkins stated there are sidewalks within the site, the petitioner will revisit the number of sidewalks on the site, the trail will be open year round, and they have been in discussions with the Sweet Home School District regarding a connection to the school and a designated on-site pick up/drop off location.

No further comments were heard on this proposal.

Following discussion, Mr. Gill moved to close the public hearing. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Davis, Raffaele).

Following the closing of the public hearing, Mr. Gill moved to adjourn the decision until the March 20, 2025 Planning Board meeting. The motion was seconded by Ms. Kahn and carried. Ayes 5, Noes 0, Absent 2 (Davis, Raffaele).

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

2. REQUEST FOR EXTENSION OF PRELIMINARY PLAT APPROVAL FOR A 26-LOT SUBDIVISION "ASHLEY GREEN", SUB-2022-02PP-01
Property located at 10060 Transit Road (portion)
Ashley Green LLC, Petitioner

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

3. TOWN BOARD REFERRAL - SUBURBAN AGRICULTURE (SA) DISTRICT ALTERNATIVE REPORT

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT

MINUTES APPROVAL

ADJOURNMENT

The next Regular meeting is scheduled for April 17, 2025.