



**AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
May 15, 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 23-LOT SUBDIVISION OF A 22 TOWNHOMES WITH ATTACHED GARAGE DEVELOPMENT "PARK GARDENS", SP-2024-05 A (AKA SUB-2025-01 PP)
Property located at 4780 Sheridan Drive
4780 Sheridan Drive LLC, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

2. SEQR HEARING FOR A PROPOSED 14 BUILDING LOT SUBDIVISION, SUB-2024-02 PP
Property located at 1789 Dodge Road

Joseph Rubino, Petitioner

Preliminary Plat application for proposal to subdivide 6.7 acres on the south side of Dodge Road into 17 parcels for 14 single family building lots, 2 lots for open space and 1 lot for stormwater retention.

March 17, 2025

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

In response to the Board's questions, Mr. Hopkins stated they would like to keep the public hearing open and will update the project status at the next Planning Board meeting.

Bill Pitz, 1815 Dodge Road; Sandy Mack, 1790 Dodge Road; and Cheryl Anastasia, 1860 Dodge Road, spoke in opposition to the project.

No further comments were heard on this proposal.

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

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

3. REQUEST TO REZONE 2.4± ACRES OF LAND FROM R-3 TO MFR-5, Z-2025-01
Property located at 46, 54, 60, 68, 74 & 84 South Linden St and Former South Linden St ROW
South Linden LLC, Petitioner

March 17, 2025

To allow the petitioner to develop the parcels for use as a two building 28-unit townhome development consisting of a 12-unit and a 16-unit building.

Jennifer Early, Block, Longo, LaMarcha & Brezinski, represented the petitioner, explained the proposal and was available to answer questions from the Board.

In response to the Board's questions, Ms. Early stated this would be a transition from single-family homes to the neighboring area and was not able to answer additional questions from the Board.

No further comments were heard on this proposal.

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

MISCELLANEOUS

4. REQUEST TO AMEND FIGURE 6 OF THE TOWN OF AMHERST BICENTENNIAL COMPREHENSIVE PLAN FROM COMMERCIAL OFFICE TO MEDIUM RESIDENTIAL FOR 24.9± ACRES OF LAND, BCPA-2025-01
Property located at 2190-2220 Wehrle Drive
Young Development Inc., 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 June 26, 2025.