



**AGENDA**  
**TOWN OF AMHERST**  
**AMHERST PLANNING BOARD MEETING**  
**September 25, 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  |        |       |      |      |          |           |          |

**MINUTES APPROVAL**

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 RETAIL BUILDING, SP-2025-03  
Property located at 4548 & 4564 Main St. & 17 Fruehauf Ave.  
Benderson Development Company LLC, Petitioner
2. PROPOSED NORTH FRENCH SOCCER COMPLEX - RESTROOM/CONCESSION BUILDING AND PARKING EXPANSION, SP-1989-19 C

Property located at 1681 North French Road  
Town of Amherst, 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**

3. PROPOSED OFFICE BUILDING (SURGERY CENTER), SP-2025-05  
Property located at 1692 Maple Road  
1692 Maple Road LLC, Petitioner

Proposed 9,000 sq. ft. single-story ambulatory surgery center with one vehicular access to Youngs Road and the related site improvements.

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 he will address the Board next month regarding the use of sprinklers.

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

Following discussion, Mr. Gill moved to adjourn the Negative Declaration. The motion was seconded by Mr. Raffaele carried. Ayes 6, Noes 0, Absent 1 (Penberthy).

Following the adjournment of the Negative Declaration, Mr. Gill moved to adjourn the request to allow the ZBA to take action on requested variances. The motion was seconded by Mr. Raffaele and carried. Ayes 6, Noes 0, Absent 1 (Penberthy).

### **SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS**

4. FINAL PLAT REVIEW FOR A 23-LOT SUBDIVISION "PARK GARDENS", SUB-2025--01 FP (AKA SP-2024-05 A)  
Property located at 4774-4780 Sheridan Drive  
4780 Sheridan Drive, Petitioner

### **REZONING & RELIEF FROM CONDITIONS OF REZONINGS**

None

**MISCELLANEOUS**

None

**OTHER COMMUNICATIONS**

None

**DIRECTOR'S REPORT**

**ADJOURNMENT**

The next Regular meeting is scheduled for October 16, 2025.