



AGENDA
TOWN OF AMHERST
AMHERST PLANNING BOARD MEETING
October 16, 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 AMENDMENT TO MULTI-FAMILY DEVELOPMENT, SP-2023-05 A
Property located at 468-496 Dodge Road (NCD)
The Green Organization, Petitioner

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

2. REQUEST FOR RELIEF OF CONDITIONS OF REZONING APPROVAL, Z-2007-03_A
Property located at 330 Maple Road
716 Sports Complex LLC, Petitioner

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. REQUEST FOR RELIEF TO CONDITIONS OF SITE PLAN APPROVAL, SP-2025-03_A
Property located at 4548 & 4564 Main Street and 17 Fruehauf Avenue
Benderson Development Company LLC, Petitioner

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

Proposed subdivision of 5.03 acres into 23 parcels comprised of eleven (11) 2-unit townhome buildings with attached garages (22 units) and a common area lot along with the site, utility & lighting improvements. Number of units, and layout/location of buildings, drive and stormwater management practice remain the same as the previously-approved Site Plan (SP-2024-05.)

As part of the Preliminary Plat Approval, the Planning Board granted waivers to certain subdivision standards prior to taking action on the Preliminary Plat. The requested waivers to §204 of Town Code relate to design standards for the private street include:

- §204-3-2-4(1) – not providing required sidewalks on both sides of the private street,
- §204-3-2-4(1) – not providing required planting strips on both sides of the private street,
- §204-3-2-4 G – not providing required upright curbs on the private street, and
- §204-3-2-4A(7)(e) – not continuing the property lines to the centerline of the private roadway

On April 15, 2025 the Zoning Board of Appeals granted the following area variances:

- SECTION: 3-9-2B(2) (lot area)
- SECTION: 3-9-2B(2) (lot width)
- SECTION: 3-9-2B(2)(front setback)
- SECTION: 3-9-2B(2) (rear setback)
- SECTION: 3-9-2B(2) (side yard)
- SECTION: 3-9-2B(2)(building coverage)

September 25, 2025

Following discussion, Ms. Penberthy to adjourn the proposal to the October Planning Board meeting. The motion was seconded by Mr. Gill and carried. Ayes 6, Noes 0, Absent 1 (Davis).

REZONING & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

5. 2026 PLANNING BOARD MEETING CALENDAR

OTHER COMMUNICATIONS

None

DIRECTOR'S REPORT**ADJOURNMENT**

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