



**AGENDA
TOWN OF AMHERST
PLANNING BOARD MEETING
6:30 PM
May 18, 2017**

This meeting is being video-recorded.

ROLL CALL:

	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
Present	X	X	X	X	X	X	X
Absent							

MINUTES APPROVAL:

Mr. Giuliani moved to approve the minutes. The motion was seconded by Mr. Black and carried. Ayes 6, Noes 0, Abstain 1 (Gelber).

Note: There will be no public hearing or opportunity to speak for the projects listed under the Unfinished Business section of this agenda.

PUBLIC HEARINGS

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

PROPOSED DAEMEN COLLEGE PARKING EXPANSION, SP-1983-23X

Property located at **4380 Main Street (formerly 99 Getzville Rd.)**

Daemen College, Petitioner

RESULT ▲ ADJOURNED 7/0							
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED					X		
SECONDED				X			
AYES	X	X	X	X	X	X	X
NAYS							

PROPOSED PARK SCHOOL SCIENCE BUILDING, SP-1994-09M

Property located at **4625 Harlem Road**

The Park School of Buffalo, Petitioner

RESULT ▲ ADJOURNED 7/0							
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED				X			
SECONDED					X		
AYES	X	X	X	X	X	X	X
NAYS							

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

NONE

REZONINGS & RELIEF FROM CONDITIONS OF REZONINGS

REQUEST TO REZONE LAND FOR A PLANNED UNIT DEVELOPMENT ENTITLED "WESTWOOD NEIGHBORHOOD"; THAT INCLUDES THE FOLLOWING, Z-2014-23C

- (1) REZONE 141.08+ ACRES OF LAND FROM RC (RECREATION CONSERVATION) AND R-3 (RESIDENTIAL) AS FOLLOWS: 134.79+ ACRES TO TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT), 5.13+ ACRES TO MRF-7 (MULTI-FAMILY RESIDENTIAL) AND 1.16+ ACRES TO GB (GENERAL BUSINESS); AND
- (2) DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

Property located at **772 North Forest Road (portion) and 375, 385 & 391 Maple Road**
Mensch Capital Partners, LLC, Petitioner

RESULT	▲ ADJOURNED 5/2						
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED				X			
SECONDED					X		
AYES	X	X	X	X	X		
NAYS						X	X

REQUEST TO REZONE 8.07± ACRES OF LAND FROM SA (Suburban Agricultural) & OB (Office Building District) TO MFR-5 (MULTIFAMILY RESIDENTIAL DISTRICT FIVE), Z-2016-16A

Property located at **2360 Sweet Home Road (portion)**
RAS Development 1, LLC, Petitioner

RESULT	▲ ADJOURNED 7/0						
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED				X			
SECONDED		X					
AYES	X	X	X	X	X	X	X
NAYS							

REQUEST TO REZONE 1.0+ ACRE OF LAND FROM RD (RESEARCH AND DEVELOPMENT) TO GB (GENERAL BUSINESS DISTRICT), Z-2017-03

Property located at **1260 Sweet Home Road**
John Shaflucas, Petitioner

RESULT	▲ RECOMMEND TOWN BOARD APPROVAL 7/0						
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED				X			
SECONDED					X		
AYES	X	X	X	X	X	X	X
NAYS							

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 hearing for items listed under this section.

SITE PLANS & RELIEF FROM CONDITIONS OF SITE PLANS

PROPOSED MIXED-USE DEVELOPMENT, SP-2017-08

Property located at **3455 Niagara Falls Blvd.**

Rane Management, LLC, Petitioner

RESULT ▲	TABLED 6/1						
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED				X			
SECONDED					X		
AYES	X	X	X	X	X		X
NAYS						X	

SUBDIVISIONS & RELIEF FROM CONDITIONS OF SUBDIVISIONS

None

REZONINGS & RELIEF FROM CONDITIONS OF REZONINGS

None

MISCELLANEOUS

REVIEW OF REQUEST FOR RESTRICTED PARKING IN MFR-5 DISTRICT,

Property located at **6790 Main Street**

PB Investors LLC, Petitioner

RESULT ▲	TABLED 7/0						
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED					X		
SECONDED		X					
AYES	X	X	X	X	X	X	X
NAYS							

DISCUSSION OF MEMORANDUM FROM AMHERST TRAFFIC SAFETY BOARD DATED APRIL 13, 2017 REGARDING PROPOSED "WESTWOOD NEIGHBORHOOD"

Property located at 772 North Forest Road (portion) and 375, 385 & 391 Maple Road

RESULT ▲	RECEIVED & FILED 6-1						
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED							X
SECONDED		X					
AYES	X	X	X	X	X		X
NAYS						X	

**REVIEW OF REQUEST FOR DETERMINATION OF SUBSTANTIAL CHANGE,
Z-2016-05**

Property located at 2195 Dodge Road (portion)

Cyril Taylor, Petitioner

Recommendation to Town Board

RESULT ▲	RECOMMEND TOWN BOARD HOLD PUBIC HEARING						6/1
	Black	Gelber	Gilmour	Giuliani	Herberger	Shapiro	Ulatowski
MOVED					X		
SECONDED				X			
AYES	X	X	X	X	X		X
NAYS						X	

OTHER COMMUNICATIONS

NONE

Director's Report

The next regular meeting: June 15, 2017