



Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Kris Winkler, P.E.

Address: LaBella

300 Pearl Street

Buffalo

New York

14202

city

state

zip code

Phone: .716.768-3411 Fax:

E Mail: kwinkler@labellapc.com

Project Location (must be verified by Town Assessor's Office):

Address: 1540-1542 Maple Road

SBL No(s): 56.14-3-7.1 & 56.14-3-3.21

Project Name: Millard Filmore Hospital

Project Description:

The Applicant is seeking to modify Site Plan Conditions seeking relief from Site Plan conditions imposed by the Panning Board on its approval of the Site Plan on January 19, 2006 in connection with elimination of off-site parking on St. Gregory church property and installation of a gate for employees only to access the Project Site from Basset Road and installation of sidewalk recommended by the ATSB on February 4, 2026.

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

See Exhibit "1"

<b>Gross Floor Area (non-residential):</b>	<u>335,337</u> existing	<u>0</u> proposed	<u>335,337</u> total
<b>Number of Residential Units:</b>	<u>0</u> existing	<u>0</u> proposed	<u>0</u> total
<b>Number of Parking Spaces:</b>	<u>953</u> existing	<u>0</u> proposed	<u>953</u> total
<b>Acreage of Parcel:</b>	<u>22.54 Acres</u>		
<b>Frontage on Public Roads:</b>	<u>The project site has frontage on both Maple Road and Bassett Road.</u>		
<b>Existing Zoning District(s)</b>	<u>CF</u>		

[Note: A completed Short Environmental Assessment Form prepared pursuant to the State Environmental Quality Review Act ("SEQRA") is attached as Exhibit "2".]

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# **EXHIBIT 1**

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## **EXHIBIT 1 OF APPLICATION FOR RELIEF OF SITE PLAN CONDITIONS**

The Project Sponsor is seeking relief from Site Plan Conditions imposed by the Planning Board on its approval of the Site Plan for Millard Filmore Hospital on January 19, 2006 in connection with elimination of off-site parking on St. Gregory church property and installation of a controlled gate for employees only to access the Project Site from Basset Road and installation of sidewalk recommended by the ATSB on February 4, 2026. A reduced size copy of the Site Plan is attached as Exhibit “3”. A copy of the resolution adopted by the Planning Board on January 19, 2006 is attached as Exhibit “4”. The two relevant site plan conditions imposed by the Planning Board on January 19, 2006 were as follows:

5. That the existing chained gate at the Bassett Road driveway be shown on plans submitted for approval. During construction, vehicular access to Bassett Road shall be limited to emergency vehicles and construction workers/hospital employee's personal vehicles; that no construction equipment shall enter or exit the property via Bassett Road. Upon completion of the construction of the proposed improvements, access to Bassett Road shall be limited to its current use (non-medical emergencies).

9. That the approved plan includes the 218 off-site parking spaces leased from the adjacent St. Gregory the Great Roman Catholic Church.

The Project Sponsor is seeking to modify Site Plan Condition No. 5 to allow employees only to utilize the proposed controlled access gate to the existing driveway onto Basset Road. This proposal was reviewed by the Traffic Safety Board during its meeting on February 4, 2026 and the Traffic Safety Board recommended approval subject to the following three conditions:

1. Limit the number of hospital staff authorized to open the proposed gate to no more than 170 employees.

2. Install signage in both directions indicating that the gate is restricted to authorized employees only. The petitioner shall determine the exact wording; however, the intent is to minimize vehicles approaching the gate without access authorization.

3. The previous site plan for the northern parking lot expansion was designed to provide internal pedestrian access to the northern building. As that building is now out of service and the parking lot is intended to serve the main hospital, a clearly defined pedestrian access route

shall be installed to safely accommodate staff and or visitors traveling on foot to the main hospital building.

The Project Sponsor is no longer leasing parking spaces on the St. Gregory the Great Roman Catholic Church and such is requesting that Site Plan Condition No. 9 be eliminated. This topic was also discussed during the meeting of the Traffic Safety Board held on February 4, 2026.

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## **EXHIBIT 2**

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# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Millard Fillmore Suburban Hospital			
Project Location (describe, and attach a location map): 1540 and 1542 Maple Road - Town of Amherst - Erie County			
Brief Description of Proposed Action: The Project Sponsor is seeking relief from Site Plan conditions imposed by the Planning Board on its approval of the Site Plan on January 19, 2006 and in connection with elimination of off-site parking on St. Gregory church property and installation of a gate for employees only to access the Project Site from Basset Road and installation of sidewalk recommended by the ATSB on February 4, 2026.			
Name of Applicant or Sponsor: Kaleida Health c/o Kris J Winkler, PE		Telephone: 716-768-3411 E-Mail: kwinkler@labellapc.com	
Address: 300 Pearl St			
City/PO: Buffalo		State: New York	Zip Code: 14202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board - Relief of Site Plan conditions.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.01 acres	
b. Total acreage to be physically disturbed?		.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		22.54 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Religious			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



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# **EXHIBIT 3**

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# **EXHIBIT 4**

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TOWN OF AMHERST  
PLANNING BOARD  
SITE PLAN RESOLUTION  
SP-15-78K

PETITIONER

Kaleida Health  
Larkin Building  
726 Exchange Street, Suite 247  
Buffalo, NY 14210

PROPERTY LOCATION

1540, 1550, & 1600 Maple Road

RCVD 01/27/06 08:10

WHEREAS the Town of Amherst Planning Board on Thursday, January 19, 2006 held a public hearing on a Site Plan for a proposed 153,000± sq. ft. hospital expansion, and

WHEREAS the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS the Site Plan was referred to the Town's various review agencies, and

WHEREAS the Planning Board finds that:

1. The proposed site plan is consistent with the intent, objectives, and specific requirements of the Zoning Ordinance, and
2. Adequate services and utilities are or will be available prior to occupancy, and
3. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.
4. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.
5. The site plan is consistent with all other applicable laws.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Part IX, Section 2-3 **approves** said Site Plan subject to the following conditions:

1. That the consideration of signs be specifically excluded from this approval since no sign details were presented.

TOWN OF AMHERST  
SITE PLAN RESOLUTION  
SP-15-78K

PETITIONER

Kaleida Health

PROPERTY LOCATION

1540, 1550 & 1600 Maple Road  
RCVD 01/27/06 08:10

2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and that lights not exceed 25 feet in total height from finished grade.
3. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.
4. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.
5. That the existing chained gate at the Bassett Road driveway be shown on plans submitted for approval. During construction, vehicular access to Bassett Road shall be limited to emergency vehicles and construction workers/hospital employee's personal vehicles; that no construction equipment shall enter or exit the property via Bassett Road. Upon completion of the construction of the proposed improvements, access to Bassett Road shall be limited to its current use (non-medical emergencies).
6. That curbing be provided around the area comprising the "Memorial Garden" excepting that side of the area adjacent to the entry drive, transitioning at the Memorial Garden walkway to conform with ADA requirements.
7. That a landscape plan satisfactory to the Planning Department be provided.
8. That the parking summary table on sheet C102 be corrected to reflect the correct standard for medical office parking.
9. That the approved plan includes the 218 off-site parking spaces leased from the adjacent St. Gregory the Great Roman Catholic Church.

TOWN OF AMHERST  
SITE PLAN RESOLUTION  
SP-15-78K

PETITIONER

Kaleida Health

PROPERTY LOCATION

1540, 1550 & 1600 Maple Road

RCVD 01/27/06 08:10

The foregoing resolution was adopted by the

Town of Amherst Planning Board, January 19, 2006.

  
Catharine M. Weiss, Chair      1/26/06  
Date

RCW/jb

E/JeanB/spblurbs/SPbl-15-78K

cc: Town Clerk  
Commissioner of Building  
Town Engineer  
Fire Chiefs  
Traffic/Safety  
Highway Superintendent  
Kaleida Health  
Cannon Design  
ECDEP  
NYS DOT  
NYS DEC

Approved Plan: Cannon Design  
Received: 01/13/06