

September 24, 2025

Attn: Mr. Daniel Howard

Town of Amherst
Planning Department
5583 Main Street
Williamsville, NY 14221

RE: Alternative/Land Banked Parking Plan – Amherst Development Park
Proposed Site Plan Modification
6000 – 6040 Romney Road
Amherst, NY 14226
Property #1723

Dear Mr. Howard:

In connection with the proposed site plan modifications at the above referenced office/warehouse park and pursuant to Amherst Zoning Code §203.7-1-7, please accept this Alternative Parking Plan.

The property has received site plan approval to construct 580 parking spaces whereas 540 parking spaces were required by Town Code. The proposed modification, which includes adding mezzanine space to three of the buildings and modifying the parking lot, will reduce the provided parking on site to 514 spaces. The resulting impact is that the property provides 26 parking spaces less than Town Code requires (see attached **Exhibit A** for the proposed site plan).

Part of the parking reduction is based upon removing the previously approved second row of parking along the southerly property line from the project as it has been determined, based upon the use of the buildings within this area, that additional parking is not required. However, the proposed site plan does not preclude this parking from being added back into the project at a future date. Should additional parking be required in the future, the second row of parking to the south can be built (see attached **Exhibit B** for Alternative Parking Site Plan). The addition of that parking would increase the parking on site to 559 parking spaces, which is 19 spaces above the Town Code required parking.

Based on the project having received previous approval for additional parking that would meet the Town Code parking requirements, we request that the Town accept this alternative/land banked parking analysis that shows the site can be built to meet the required parking should the future need arise. Should you have any questions or wish to discuss further, please feel free to contact me at (716) 878-9397 or via e-mail at mattoates@benderson.com.



Thank you,
Benderson Development Company, LLC

A handwritten signature in black ink, appearing to read "Matthew J. Oates".

Matthew J. Oates, P.E.
Director of Engineer

EXHIBIT A

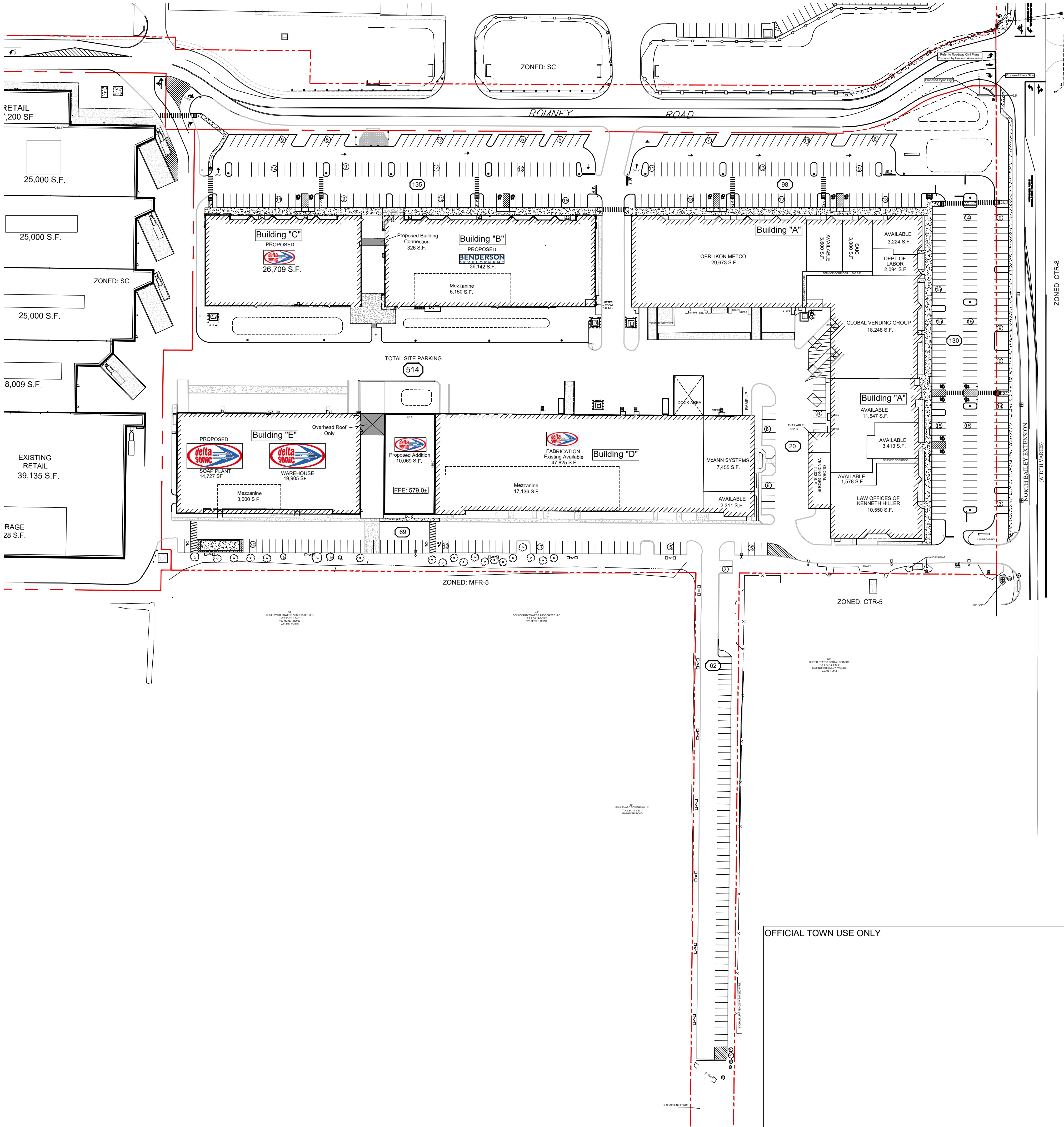
TOWN OF AMHERST, NY ZONING ANALYSIS		
ZONED (RD)	REQUIRED	PROVIDED
	R-D	R-D
MIN LOT AREA	1 AC	17.14 AC
MAX. BUILDING HEIGHT	65'	<30'
BUILDING SETBACKS:		
FRONT YARD	40'	102.3'
SIDE YARD	15'	16.7'
REAR YARD	15'	48.4'
PARKING / ROAD/AUX SETBACKS:		
FRONT - ROMNEY ROAD	25'	0.3'
FRONT - N BAILEY	25'	*0'
REAR YARD	10'	8.5'

- * Setback variance previously granted along North Bailey Road
- License Agreement along North Bailey has been previously granted
- Romney Road Pavement/Parking Setback - 14.5'
- N. Bailey Pavement/Parking Setback - 11.7'

PROPOSED PARKING ANALYSIS				
USE	CODE	S.F. USAGE	REQUIRED	PROVIDED
WAREHOUSE	1 / 1000 G.S.F.	197,020 GSF	197 Spaces	
OFFICE	1 / 200 N.S.F.	Bld A - 12,644 GSF * .85 = 10,748 NSF Bld B - 42,292 GSF * .80 = 33,834 NSF Bld C - 26,709 GSF * .90 = 24,038 NSF Total: 68,620 NSF	343 Spaces	
TOTAL			540 Spaces	
STALL SIZE			9' X 19'	9' X 19'

*Refer alternative parking study for site required parking

Net Square Footage: Single Story, Single Tenant = 90% GSF
 Multistory, Single Tenant = 80% GSF
 Single Story, Multiple tenants = 85% GSF



DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates
16	09.24.2025	DZ	Site Updates

SPECIAL INFORMATION:
ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.



PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:
**Overall
Site Plan**

SCALE:
1:70

DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 03.12.2025

DRAWING NO.
C4.0

EXHIBIT B

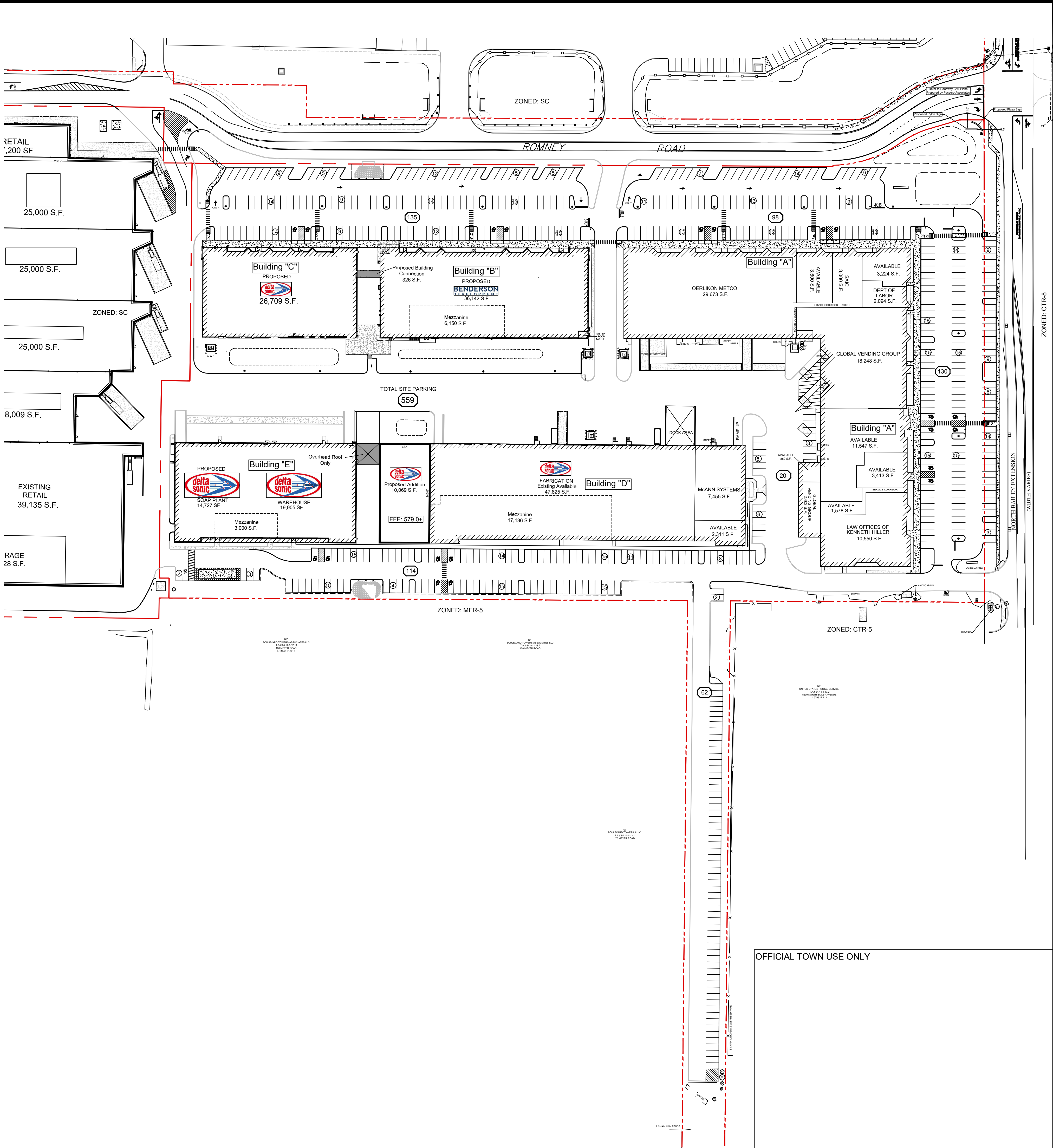
TOWN OF AMHERST, NY ZONING ANALYSIS		
ZONED (RD)	REQUIRED	PROVIDED
MIN LOT AREA	1 AC	17.14 AC
MAX. BUILDING HEIGHT	65'	<30'
BUILDING SETBACKS:		
FRONT YARD	40'	102.3'
SIDE YARD	15'	16.7'
REAR YARD	15'	48.4'
PARKING / ROAD/AUX SETBACKS:		
FRONT - ROMNEY ROAD	25'	0.3'
FRONT - N BAILEY	25'	*0'
REAR YARD	10'	8.5'

- * Setback variance previously granted along North Bailey Road
- License Agreement along North Bailey has been previously granted
- Romney Road Pavement/Parking Setback - 14.5'
- N. Bailey Pavement/Parking Setback - 11.7'

PROPOSED PARKING ANALYSIS				
USE	CODE	S.F. USAGE	REQUIRED	PROVIDED
WAREHOUSE	1 / 1000 G.S.F	197,020 GSF	197 Spaces	
OFFICE	1 / 200 N.S.F.	Bld A - 12,644 GSF * .85 = 10,748 NSF Bld B - 42,292 GSF * .80 = 33,834 NSF Bld C - 26,709 GSF * .90 = 24,038 NSF Total: 68,620 NSF	343 Spaces	
TOTAL			540 Spaces	559 Spaces
STALL SIZE			9' X 19'	9' X 19'

*Refer alternative parking study for site required parking

Net Square Footage: Single Story, Single Tenant = 90% GSF
 Multistory, Single Tenant = 80% GSF
 Single Story, Multiple tenants = 85% GSF



DRAWING REVISIONS:			
No.	DATE	BY	REMARKS
13	06.23.2025	DZ	Town Comments
14	08.01.2025	DZ	Site Updates
15	08.12.2025	DZ	Site Updates
16	09.24.2025	DZ	Site Updates

SPECIAL INFORMATION:
ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.
SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

NOTICE
UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.



PROPERTY NUMBER: #1723
AREA: -

Amherst Development Park
6000 - 6040 North Bailey Ave
Amherst, NY 14226

PROPOSED
SITE MODIFICATIONS

CONSULTANT

JAMES ALLEN RUMSEY
ARCHITECT
PREPARED FOR
BENDERSON DEVELOPMENT
570 DELAWARE AVE., BUFFALO, NY 14202
(716) 886-0211

SEAL

TITLE:
**Overall
Site Plan**

SCALE:
1:70

DRAWN BY: DMZ
CHECKED BY: MAO
DATE: 03.12.2025

DRAWING NO.
C4.0