

January 30, 2024

**ATTN: Mr. Daniel Howard, Planning Director**

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

**RE: Application for Site Plan Approval  
Proposed Building and Site Modifications  
7470 Transit Road, Amherst, NY (BDP # 5259)**

Dear Mr. Howard:

Enclosed please find updated application materials in connection with the above referenced project that addresses the previously issued town comments. In this regard, please find enclosed the following documents:

- 1) Updated civil engineering plans prepared by Carmina Wood Design dated January 29, 2024
- 2) Engineering & Drainage Report prepared by Carmina Wood Design dated January 22, 2024
- 3) Draft Reciprocal Easement Agreement for 7470 and 7500 Transit Road

With respect to the Town comments, we offer the following:

#### **ZONING ENFORCEMENT OFFICER**

- 1) Building foundations plantings have been added between each side of the principal building and the adjacent vehicle use area as required per Town of Amherst code.
- 2) Trees have been added to the islands at the northern end of the project site.
- 3) The required low impact screen has been added to the northern and eastern property line that abuts 7474 Transit Road
- 4) An REA is being filed between 7470 and 7500 Transit Road to allow the light spillage along the north property line. A draft copy of the REA is included with this resubmittal.

#### **PLANNING DEPARTMENT STAFF REVIEW**

- 1) The minor site plan application for 7500 Transit Road will be completed prior to approval of this project. An updated application package has been submitted to address previously issued town comments.
- 2) The required REA will be filed to cover 7470 and 7500 Transit Road and a draft copy of the REA is included with this resubmittal.
- 3) The requested sidewalk has been added to the Tennyson Road property frontage.

- 4) A public connection to the sidewalk along Tennyson Road has been added to the plans, which then connects into the Transit Road sidewalk.
- 5) The parking at the rear of the building has been redesigned to reduce conflicts with incoming vehicles.
- 6) The bollard detail has been modified to be black instead of yellow.
- 7) Comment acknowledged

#### **LANDSCAPE ARCHITECT REVIEW**

- 1) The crabapple trees have been removed and are replaced with large shade trees.
- 2) The Autumn Blaze Maples have been removed and six (6) different types of trees are now proposed for the project site to provide the requested diversity.
- 3) The species replacement has been done as requested.
- 4) Comment acknowledged.
- 5) Comment acknowledged.

#### **TOWN OF AMHERST PLUMBING INSPECTOR**

- 1) The building trap has been removed from the plans as requested.

#### **TOWN OF AMHERST HIGHWAY DEPT**

- 1) The drainage system has been redesigned to discharge to Transit Road.

#### **TOWN OF AMHERST FIRE MARSHALL**

- 1) A sprinkler system is not required for the building and as such an FDC connection is not needed.

#### **TOWN OF AMHERST ENGINEERING DEPT**

- 1) The drainage system has been updated to discharge to Transit Road and the engineers report has been updated to provide a drainage analysis. Per the included analysis, the proposed 25 year storm discharges at a rate less than the existing 10 year storm event.
- 2) The revised engineers report includes the requested storm pipe sizing calculations.
- 3) Approval from the ECWA will be obtained for the new water service and required backflow.
- 4) Approval from the NYSDOT will be obtained for the drainage connection and any other work that takes place with the Transit Road R.O.W.
- 5) Comment acknowledged

#### **TOWN OF AMHERST TRAFFIC SAFETY BOARD**

- 1) The detectable warning surface has been revised to just be along the ADA spaces and required loading zone.

- 2) The requested public sidewalk has been added along Tennyson Road with requested terminus points.
- 3) The rear parking can access the front of the building using the sidewalk along Tennyson Road as that connects into the front building sidewalk.
- 4) The public sidewalk to Tennyson Road has been added to the site plan.
- 5) A bike rack will be added along the southern side of the building facing Tennyson Road

We look forward to reviewing this project in detail with the Town of Amherst Planning Board. If you have any questions or further comments, please do not hesitate to contact James Boglioli at 716-878-9626 or via e mail at [jamesboglioli@benderson.com](mailto:jamesboglioli@benderson.com).

Thank you,  
**BENDERSON DEVELOPMENT COMPANY, LLC**



Matthew J. Oates, P.E.  
Director, Engineering