

July 22, 2025

Michael J. Chmiel, Esq. Chair
Members of the Planning Board
Town of Amherst
5583 Main Street
Williamsville, NY 14221

**Re: Waiver of Sidewalks along Fruehauf Ave
4548 & 4564 Main Street and 17 Fruehauf Ave, Amherst, New York (BDC: 5202)**

Dear Chairperson Chmiel and Members of the Planning Board:

Enclosed please find our formal request to waive the installation of a sidewalk for a portion of the sidewalk along Fruehauf Ave for this project. Pursuant to the request from the Traffic Safety Board, attached as **Exhibit A**, the Traffic Safety Board does not want the pedestrian connection from the residential neighborhood north of the site should not be constructed.

We look forward to working with the Town on this project and believe this project represents a great development opportunity for this area. If there are any questions regarding this letter, please feel free to contact me at (716) 878-9626 or jamesboglioli@benderson.com.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

James A. Boglioli
James A. Boglioli, Esq.
Director, Right to Build – Northeast US

Exhibit A

TOWN OF AMHERST

TRAFFIC-SAFETY BOARD

ENGINEERING DEPARTMENT – 1100 NORTH FOREST ROAD, WILLIAMSVILLE, NEW YORK 14221
TRAFFIC SAFETY COORDINATOR - TELEPHONE 631-7154 - FAX 631-7222

MICHAEL SZUKALA
*Councilmember &
Liaison Officer*

ERIC FRAAS
Chairman

CYNTHIA J. SELDEN
Vice Chairman

CHRISTOPHER P. SCHREGEL
*Traffic Safety
Coordinator*

MEMBERS

DANIEL J. RIDER, P.E.
MAXWELL KAHN
KEVIN CANTWELL
HELAINE SANDERS
NICHOLAS J. ALTERIO
CARA BIDDLECOM
PATRICIA DUNNE

DEPT. LIAISONS

SCOTT MARSHALL
Planning

CAPT. CHARLES PERSONS
Police

WILLIAM PRENEVAU
Building

AL SPOTH
Highway

May 8, 2025

Resend 5/28/25

TO: Scott Marshall – Principal Planner
Mark S. Berke – Commissioner of Buildings

FROM: Christopher P. Schregel – Traffic Safety Coordinator *CS*

SUBJECT: Major Site Plan Review **SP-2025-03**
Proposed 2-Story Commercial; Building
TOA Job# 2022.027

ADDRESS: 4548 & 4564 Main Street & 17 Fruehauf Avenue

PETITIONER: Benderson Development

☒ **MAJOR SITE PLAN IS**

☒ **NOT REVIEWABLE**

1. As the ground-level parking lot and basement ramp entrances have been switched, the applicant is required to provide a supplemental traffic analysis reflecting this change. The revised analysis must include updated trip distribution diagrams replacing Figures 6, 6A, 7, and 8 of the Passero traffic assessment dated January 18, 2023.
2. Install signage to prohibit left turns from the proposed Chateau Terrace ground-level parking lot.
3. Install signage to prohibit right turns from the proposed Fruehauf Avenue basement-level parking garage.
4. Improve visibility or detection for outbound drivers at the Fruehauf Avenue ramp driveway to ensure pedestrian safety. This may be achieved through the use of technology or an appropriate engineering solution.
5. To minimize the potential for pedestrian-vehicle conflicts on the public sidewalk along Fruehauf Avenue, remove the proposed sidewalk north of the driveway curb cut on the east side of Fruehauf Avenue. Apply for a sidewalk waiver through the Town for this section of sidewalk.



CPS/ch

Cc: Vaishali Reberholt, Assistant Engineer
Brian Armstrong, Director of Engineering Service
Chris Wood, Carmina Wood Design, 80 silo City Row, Buffalo, NY 14203
James Boglioli, Benderson Development, 570 Delaware Avenue, Buffalo, NY 14202