

April 21, 2025

Attn: Mr. Daniel Howard

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

**RE: Proposed Retail Building
4548-4564 Main Street and 17 Fruehauf Avenue
Amherst, NY 14226 (BDC Property No. 5202)**

Dear Mr. Howard:

In connection with the above-referenced property, enclosed find materials for a Site Plan Application for the parcel located at 4548-4564 Main Street and 17 Fruehauf Avenue.

The Project Site is approximately 0.79-Acres and consists of three tax parcels between Fruehauf Ave and Chateau Terrace on the Northside of Main Street. The two parcels along Main Street previously contained two retail buildings with associated parking lots accessed at the north side of site. The foundations of those buildings remain. The parcel that fronts on Fruehauf Ave. consists of a parking lot. These parcels are in the mixed-use district Traditional Infill 2.5 (TI-2.5) zoning district. It should be noted that the parcel at 22 Chateau Terrace, owned by Benderson, is not part of this site plan application. As part of this project, these three tax parcels will be combined into a single tax lot.

The requested application allows for the following:

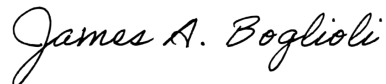
- Complete demolition of the existing buildings and foundations located on the project site;
- Construct a 12,285 S.F. building for retail use;
- Provide a two-level parking garage that provides 77 parking spaces (note code requires 31 spaces);
- Provide Outdoor Amenity space in accordance with the Mixed-Use District Town Code;
- Provide new curb cut access drives from Fruehauf Ave and Chateau Terrace; and
- Provide drainage, utility, lighting and landscaping improvements to the site.

In connection with our site plan application, please find enclosed the following materials:

- A Completed Site Plan Application form;
- Design Review Committee Application form;
- Civil Engineering Design set prepared by James A. Rumsey R.A. dated April 17, 2025;
- Traffic Letter prepared by Passero Engineering Architecture dated April 17, 2025;
- Short form Environmental Assessment Form;
- Engineer's Report prepared by James A. Rumsey, R.A.;
- Engineers Report (Drainage) prepared by Carmina Wood Design dated April 2025;
- Architectural Elevations prepared by James A. Rumsey, dated April 17, 2025; and
- Colored Renderings prepared by Design Republic dated March 21, 2025.

The proposed site plan and building elevations have been designed to meet the intent of the requirements of the TI-2.5 zoning. We believe the project will be an attractive improvement and look forward to reviewing this project with the Planning Board. Should you have any questions or require any additional information, please do not hesitate to contact me.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC



James A. Boglioli, Esq.
Director of Development