



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ Acreage _____ Fee \$ _____

Address Verified by
Assessor's Office

VERIFIED BY _____ DATE _____

Materials Received by
Planning Department

RECEIVED BY _____ DATE _____

Fee Paid to
Town Clerk

RECEIVED BY _____ DATE _____

Site Plan Review

Fill In Applicable Fees

1 acre or less	\$1,250.00	_____
Each additional acre or fraction thereof	\$ 650.00/acre	_____
Amendments to Site Plans	\$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	\$1,200.00	_____
Request for Extension of Site Plan Approval	\$ 450.00	_____

Stormwater Pollution Prevention Plan

1 - 4.99 Acres	\$ 500.00	_____
5 - 10 Acres	\$ 750.00	_____
>10 Acres	\$1,000.00	_____

Affidavit Fee for Public Hearing

\$ 15.00 _____

TOTAL FEE: \$ _____

To Be Completed By Applicant

Petitioner: Name: Michael Augello - Nickel City Dentistry
Address: 1603 Hertel Ave
Buffalo New York 14216
city state zip code
Phone: (716) 870-3863 Fax: _____
E Mail: Mike.Augello@gmail.com

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

Name: Michael Anderson - Abstract Architecture PC

Address: 313 Broadway

Buffalo New York 14204

city state zip code

Phone: (716) 812-2596 Fax:

E Mail: MikeA@AbstractArch.com

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

Address: 2081 Kensington Ave

Buffalo, NY 14226

SBL No(s): 80.13-8-6

Project Name: P26022 2081 Kensington Ave - Commercial Development
- Nickel City Dentistry

Project Description: See attached.

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):

Gross Floor Area (non-residential):	0	3,326SF	
	existing	proposed	total
Gross Floor Area Residential:	0	0	0
	existing	proposed	total
Number of Residential Units:	0	0	0
	existing	proposed	total
Number of Parking Spaces:	10	10	10
	existing	proposed	total

Acreage of Parcel: 0.18

(list each parcel separately)

Frontage on Public Roads: 59.9'

(list each road separately)

Existing Zoning District(s) GB-TNB-2

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

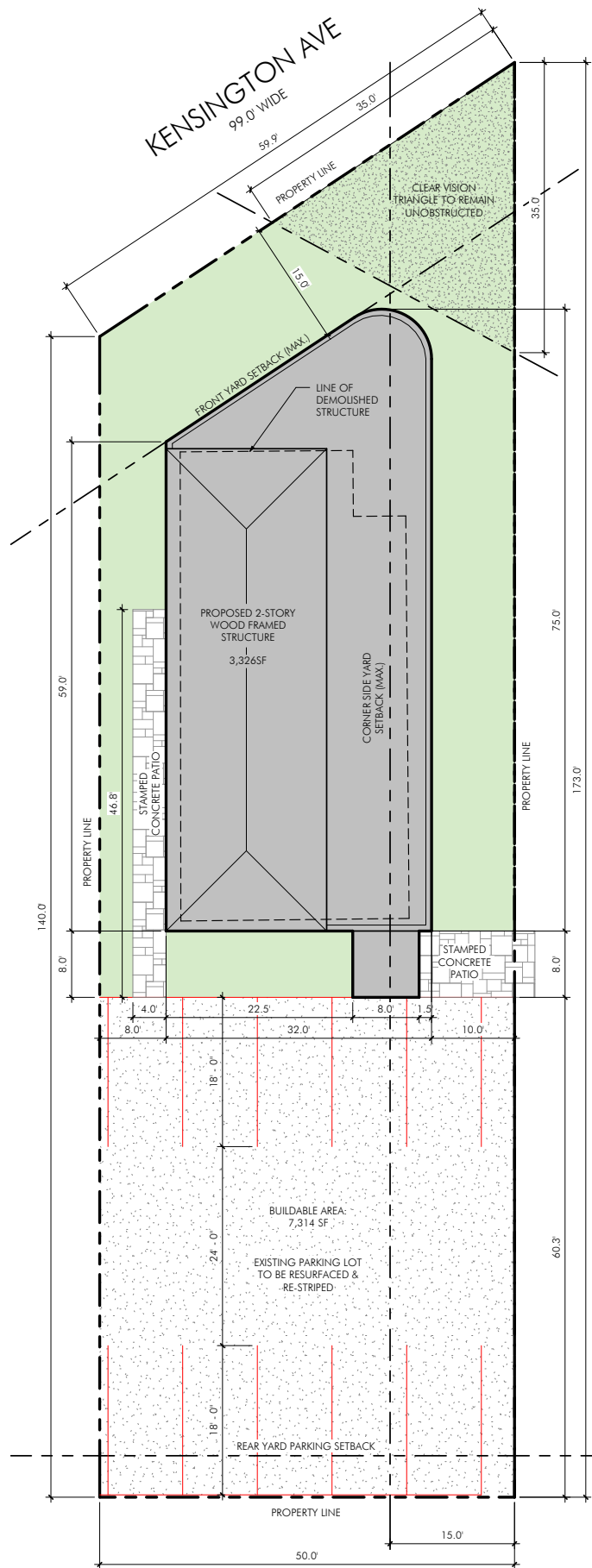
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: P26022 2081 Kensington Ave - Commercial Development			
Project Location (describe, and attach a location map): 2081 Kensington Ave, Amherst, NY 14226			
Brief Description of Proposed Action: The demolition of an existing single-story brick building & the construction of a two-story wood framed brick clad building in it's place.			
Name of Applicant or Sponsor: Nickel City Dentistry		Telephone: (716) 838-1415 E-Mail: Hertel@NickelCityDestistry.com	
Address: 1603 Hertel Ave			
City/PO: Buffalo		State: NY	Zip Code: 14216
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 ☒	YES ☐
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: Town of Amherst Planning Approval & Building Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.18 _____ acres	
b. Total acreage to be physically disturbed?		0.06 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.18 _____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☒	☐	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	☒	☐	
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Storm water discharge tied into underground drainage discharging at end of property toward existing storm drains	NO	YES	
	☐	☒	
	☒	☐	
	☐	☒	
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES	
	☒	☐	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES	
	☒	☐	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES	
	☒	☐	
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES	
	☒	☐	
	☒	☐	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: Michael Anderson - Abstract Architecture PC Date: 8.4.2026			
Signature: Michael Anderson Title: Architect			



BERNHARDT DRIVE

60.0' WIDE



Proposed Site Plan
Scale: 1" = 20' - 0"
Date: 9.10.2026