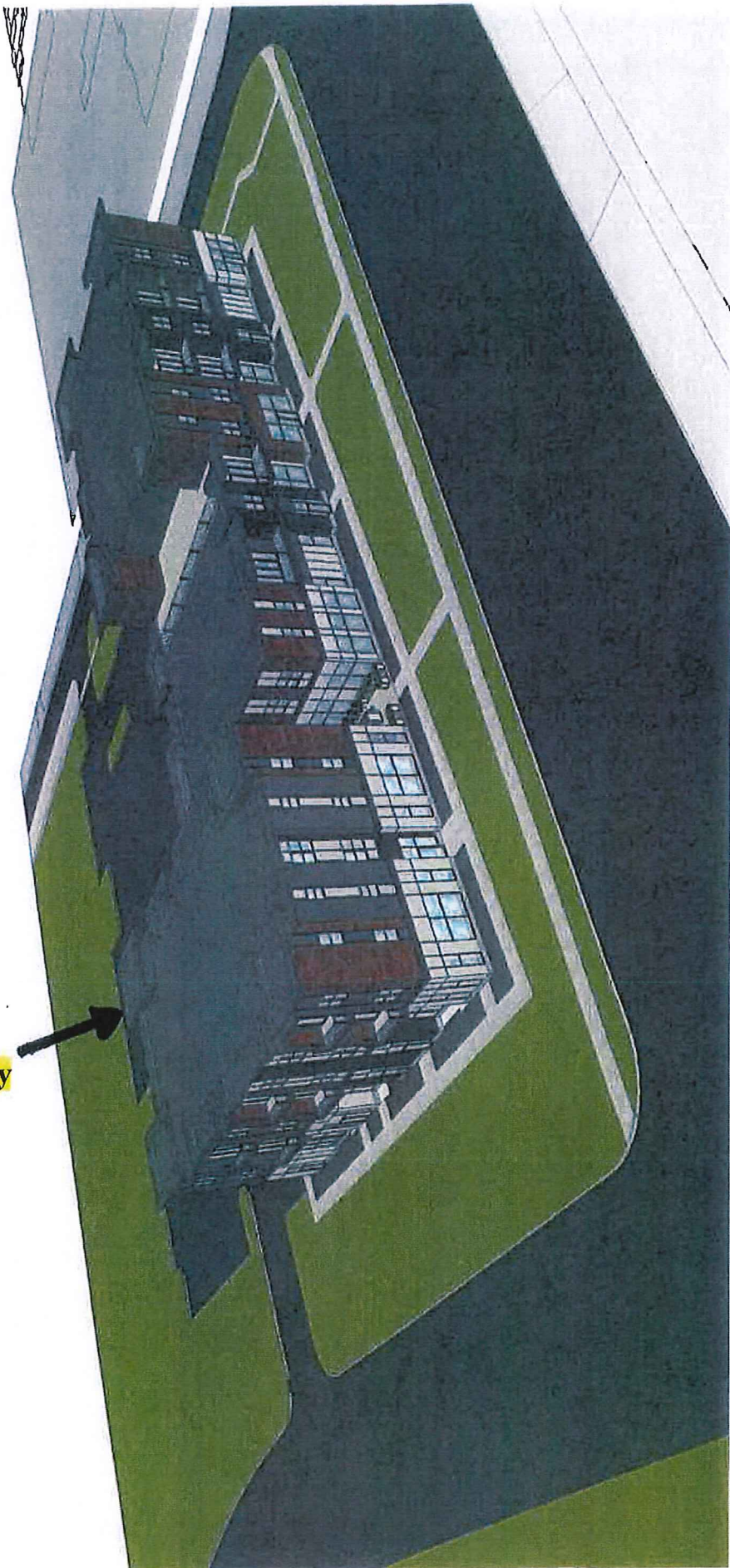

**Exhibit 3 – Site Plan [Drawing C-101] and
Landscape Plan [Drawing C-105] as Prepared
by C&S Engineers for Proposed Mixed Use
Project at 6770 Main Street [To be Merged
with 6790 Main Street]**

NO.	DATE	DESCRIPTION
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2	09/15/10	REVISED
3	10/20/10	REVISED
4	11/15/10	REVISED
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**Exhibit 4 – Color Building Rendering for
Proposed 3-Story Mixed-Use Building as
Prepared by Sutton Architecture PLLC**



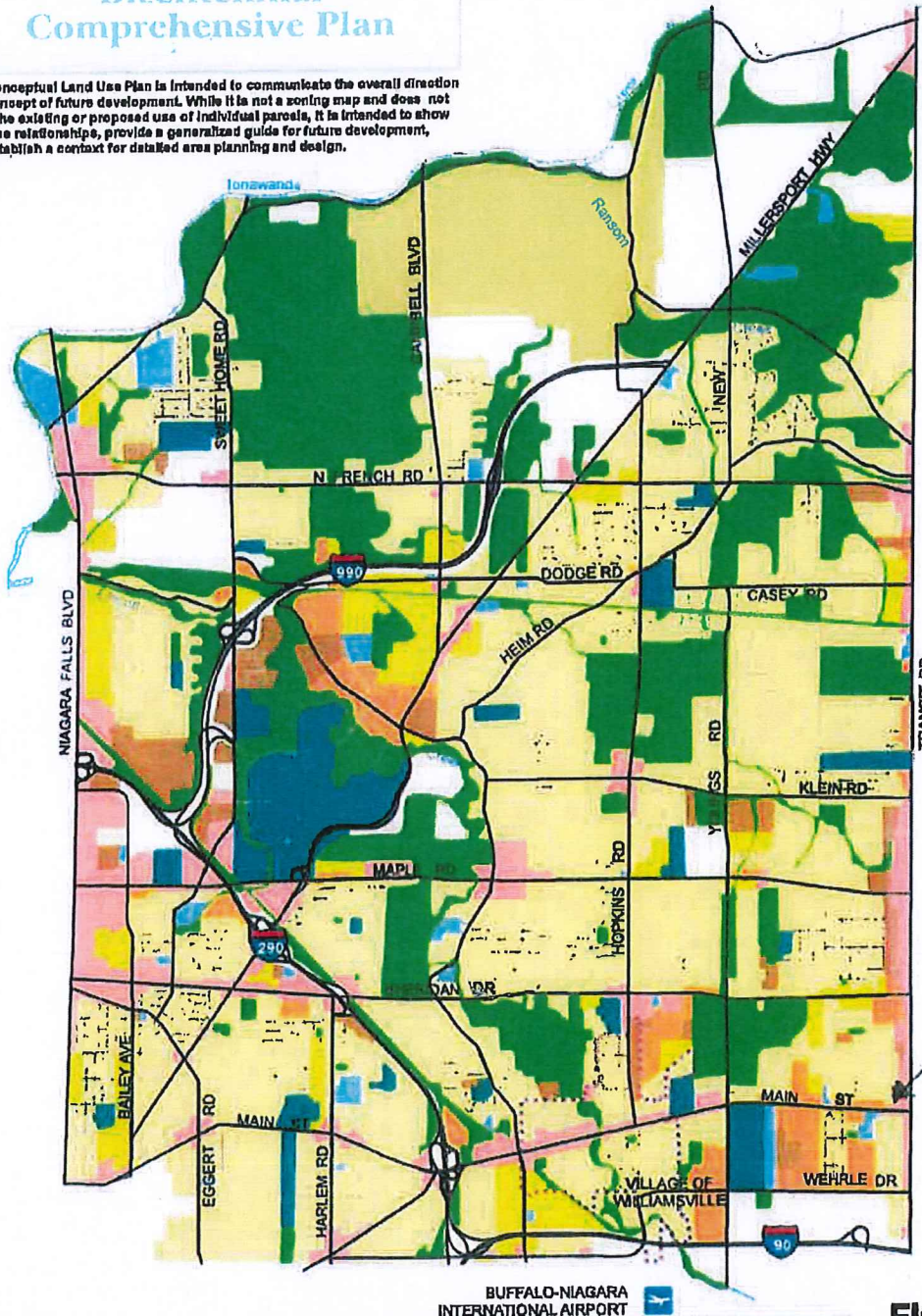
**Proposed Three-Story
Mixed Use Building**



**Exhibit 5 – Figure 6 of the Bicentennial
Comprehensive Plan - Conceptual
Land Use Plan**

Town of Amherst Bicentennial Comprehensive Plan

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.



Project Site Designated
As Appropriate for
Commercial/Mixed Use

FIGURE 6

Rural Residential	Special Use Center	Recreation, Open Space & Greenways	Village of Williamsville Boundary
Single Family Residential	Commercial - Office	Agriculture	
Mixed Residential	Industrial - Office	Transportation	
Medium Residential	Community Facilities	Surface Water	
Commercial/Mixed Use*	Educational Campus		

SOURCE NOTES:
Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC
Map Compiled by the Town of Amherst Planning Department
Date: December 2017

* See Map Figure 6-A for Form/Type Designation

0 0.2 0.4 0.6 0.8 1
Miles

**Exhibit 6 – Color Map of Transit Road 485-B
Enhancement Area**

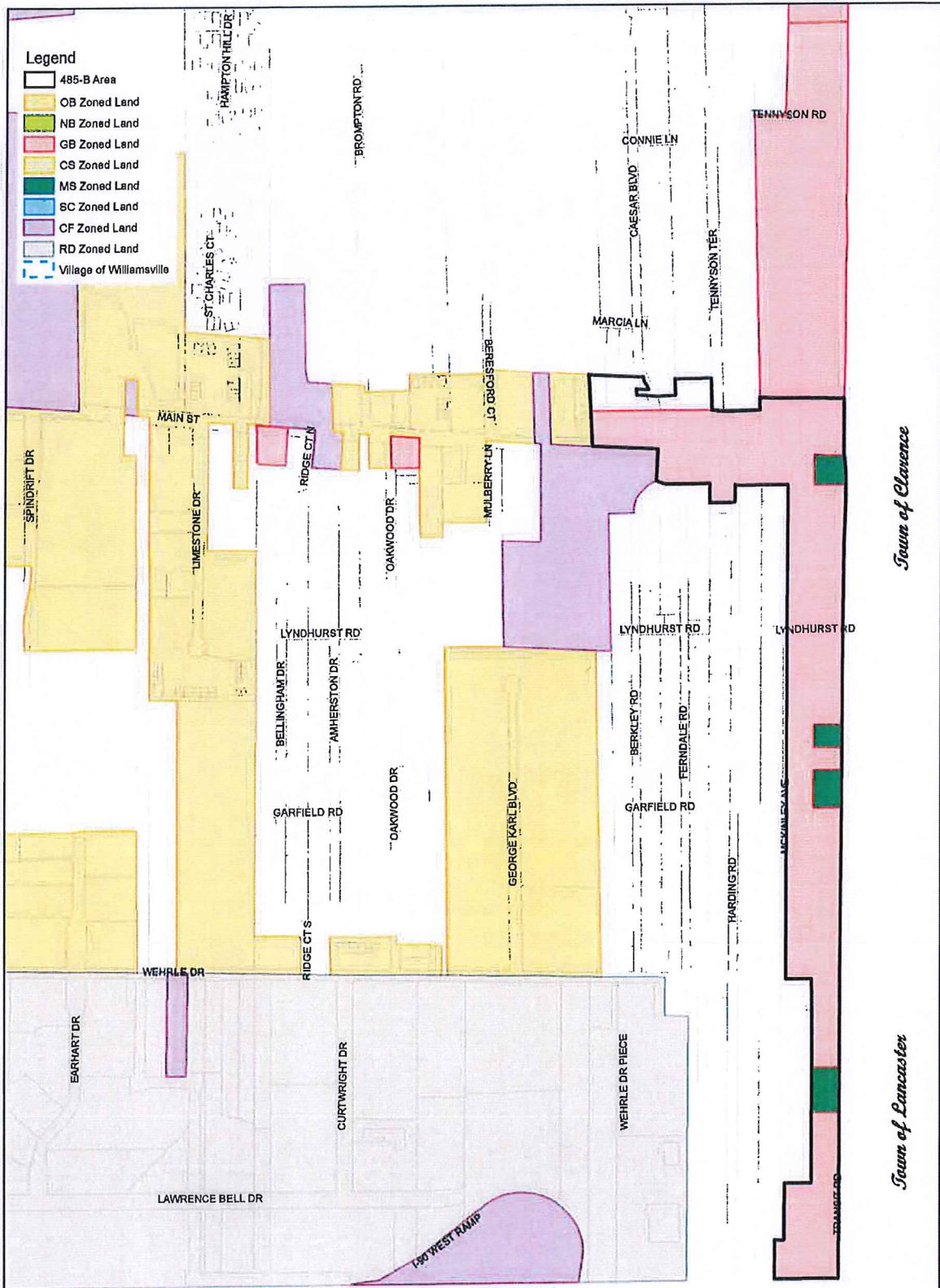


Figure 11

**485-B Enhancement Area
Transit Road**

Prepared by the Town of Amherst Planning Department

Adopted
October 17, 2011



**Exhibit 7 – Resolution Adopted by the Town
of Amherst Planning Board on April 23, 2020
Approving the Site Plan for the Mixed-Use
Project at 6770 Main Street [To be Merged
with 6790 Main Street]**

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2017-18B

PETITIONER

PB Investments LLC
c/o Sean Hopkins, Esq.
Hopkins Sorgi & McCarthy PLLC
5500 Main Street, Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

6770-6790 Main Street

APR30'20 PM 3:44 RCVD

WHEREAS, the Town of Amherst Planning Board at its meeting of Thursday, April 23, 2020 considered a Site Plan for a 3-story mixed-use building, and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project, and

WHEREAS, the Site Plan was referred to the Town's various review agencies, and

WHEREAS, in accordance with Section 8-7-8 of the Zoning Ordinance, the Planning Board finds that:

- A. The site plan includes usable space for active and passive recreation, including pedestrian connections.
- B. The site plan does not include open space lands for public ownership and use offered for dedication or other disposition to the Town or other public entity.
- C. School sites and facilities are adequate to accommodate the proposed site plan.
- D. The site plan includes the extension of roadways to adjacent property.

WHEREAS, in accordance with Section 8-7-9 of the Zoning Ordinance, the Planning Board finds that:

- A. The proposed site plan is consistent with the development plan if one is required.
- B. The proposed site plan is consistent with the purpose and specific requirements of the Zoning Ordinance and generally consistent with the policies of the Comprehensive Plan.
- C. Adequate services and utilities will be available prior to occupancy.
- D. The site plan is consistent with all other applicable laws.
- E. Pursuant to Local Law #3-82, as amended, the Planning Board has determined that the requirements of SEQRA are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2017-18B

APR 30 '20 PM 3:44 RCND

PETITIONER

PB Investments LLC

PROPERTY LOCATION

6770-6790 Main Street

- F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived because the parcel is developed.

NOW THEREFORE BE IT RESOLVED that in accordance with 6 NYCRR, Part 617 and Local Law #3-82, as amended, the Planning Board has issued a Negative Declaration attached hereto, and

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board, in accordance with Section 8-7 of the Zoning Ordinance **approves** said Site Plan subject to the following conditions:

1. That the consideration of signs is specifically excluded from this approval as they require a separate review and approval by the Town.
2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and that lights not exceed 25 feet in total height from finished grade.
3. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.
4. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.
5. That the parcels at 6770 and 6790 Main Street be merged.
6. That the comments of the Engineering Department in its memo dated April 17, 2020 be addressed.
7. That an updated survey be provided.
8. That the Fire Department connection be provided on the Caesar Boulevard side of the proposed building.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2017-18B

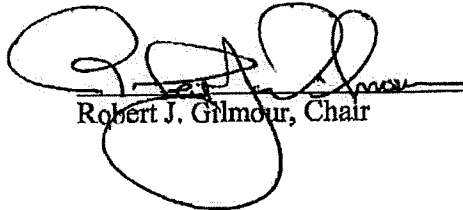
PETITIONER

PB Investments LLC

APR 30 2020 PM 3:44 BCUD
PROPERTY LOCATION

6770-6790 Main Street

The foregoing resolution was adopted by the Town of Amherst Planning Board, April 23, 2020;
moved by Gelber; seconded by Chmiel; ayes 6, noes 0.


Robert J. Gilmour, Chair

4/30/20
Date

EK/ac

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cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
ECDEP
NYSDOT

Approved Plan: C&S Engineers
Received: April 8, 2020

PB Investors LLC, Sean Hopkins, Esq., 5500 Main St., Suite 343, Williamsville, NY 14221
Jason Utzig, C&S Engineers, 141 Elm St., Suite 100, Buffalo, NY 14203