
**Attachment "C" of Part 1 of the Full
Environmental Assessment Form –
Negative Declaration Issued by the
Town Board on July 6, 2020**



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa
Supervisor

Daniel C. Howard, AICP
Planning Director

Ellen M. Kost, AICP
Assistant Planning Director

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Town Board	Project:	BCPA-2020-01 and Z-2020-05
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	Date:	July 6, 2020

This notice is issued pursuant to Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described below will not have a significant adverse effect on the environment.

Title of Action:	Amendment to Bicentennial Comprehensive Plan and Rezoning
SEQR Status:	Type I
Description of Action:	Amendment to the Bicentennial Comprehensive Plan to allow Community Facilities use (medical facility) on 14.97± acres of the Town's Audubon Recreation Center; and rezoning of the same 14.97± acres from RC to CF to allow development of a UBMD surgical center and medical office facility.
Location:	500 Maple Road (portion), Town of Amherst, Erie County, New York
Petitioner:	Audubon Park MOB, LLC

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Full Environmental Assessment Form (EAF) - Part 1, geotechnical report, Downstream Sewer Capacity Analysis, Preliminary Drainage Report, Traffic Assessment, complete application for Bicentennial Comprehensive Plan amendment and rezoning, and concept plan, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that the proposed action will not have a significant impact on the environment, as follows:

1. The action is not expected to cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, or noise levels; a substantial increase in solid waste production; or a substantial increase in the potential for erosion, flooding, leaching or drainage problems. The Town Engineering Department on May 20, 2020 reviewed the application and EAF submitted on March 23, 2020, and had no objection or comments on the proposed rezoning. A Downstream Sewer Capacity Analysis and Preliminary Drainage Report were received on May 15, 2020 and reviewed. The Engineering Department found both reports to be complete and that there is sufficient sanitary capacity available for this project within the downstream sewers.

A 1.43± acre wetland area was found on the site by Earth Dimensions, Inc. It is that firm's professional opinion that the wetland will not be impacted by the proposed project and that the project may proceed without a Jurisdictional Determination or Section 404 permit from the US Army Corps of Engineers.

2. The action will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. A Landscape/Tree preservation Plan shall be required of the applicant upon submittal of a site plan application for development of the site at which stage all landscape requirements of the Zoning Ordinance will be met.
3. The action does conflict with the Town Comprehensive Plan, specifically Figure 6, Conceptual Land Use Plan; therefore a Comprehensive Plan amendment is included with this action. The project will comply with all regulations of the Town Zoning Ordinance before final site plan approval is granted. The Town Building Department on May 19, 2020 reviewed the application and EAF submitted on March 23, 2020, and has no objection or comments on the proposed rezoning.
4. The action is within an area identified by the State as potentially containing significant cultural or archeological resources. The NYS Office of Parks, Recreation, Historic Preservation has reviewed the project and determined that there will be no impact on these resources.

5. The action will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject requests will amend the Bicentennial Comprehensive Plan and rezone 14.97± acres of land from Recreation Conservation (RC) to Community Facilities (CF). The property is bordered on the north by a strip of SUNY at Buffalo vacant land followed by the Ellicott Creek Trailway and Millersport Highway (unzoned), on the west by the Amherst Northtown Center (zoned RC), and on the south by duplexes along North Maplemere Drive (zoned R-4). The proposed UBMD facility will be one- and two-stories in height and be situated in the north portion of the area to be rezoned; the 4-story parking garage will be situated along the proposed North Maplemere extension, thus locating it nearly 850 ft. from the single-family residences on the south side of Maple Road. Therefore, the project is considered consistent with surrounding land use.
6. The action will cause a change in the quantity or type of energy used. All necessary utility infrastructure is or will be in place prior to final approval.
7. The action will not create any hazard to human health. The proposed medical facility will be located in close proximity to UB sports facilities, increase the opportunities for medical care and be easily accessible for all residents in the region.
8. The action will cause a substantial change in the use and the intensity of land that currently holds recreational resources. The existing ball fields to be removed will be moved to another location in close proximity and improved. The proposed medical facility is considered consistent with the scale of surrounding land uses (Town Northtown Center, UB facilities).
9. The action will significantly increase the number of people using the site over its previous level of use. The Town will ensure that all required road and utility infrastructure to support the increase are in place prior to final approval.
10. Review by the Town Traffic/Safety Board on May 15, 2020, NYSDOT on May 20, 2020, and the Erie County DPW Highways Division indicate that significant negative traffic impacts are not expected to result from the proposed project. The Traffic/Safety Board requests that a full Traffic Impact Study be submitted at the time of site plan application.
11. Coordinated reviews of the project have been undertaken by Town Departments including Building on May 19, 2020, Engineering on May 20, 2020, Traffic/Safety Board on May 15, 2020, and Assessor on April 7, 2020 along with outside agencies including the Erie County Department of Environment and Planning, Erie County DPW Highways Division, New York State Department of Transportation on May 20, 2020, Department of Environmental Conservation, and SUNY at Buffalo on May 29, 2020. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.

Negative Declaration – BCPA-2020-01 & Z-2020-05

July 6, 2020

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12. Issues not specifically mentioned above and/or those not specifically reviewed were not raised by Town departments, outside agencies or the public and are not determined to be causing significant negative environmental impacts.
13. The Town Board determines that sufficient documentation has been provided to justify segmentation of this action from the future Town initiative to develop the Audubon Recreation Center in exchange for acquiring the former Westwood Country Club property as parkland. The Town Board further determines that the segmented review will be no less protective of the environment.

Ellen M. Kost, Asst. Planning Director 5/19/21
Signature & title of preparer date

Brian J. Kulpa
Brian J. Kulpa, Supervisor

5/25/21
date

EMK/ac

X:\Current_Planning\Files\Rezoning\2020\Z-2020-05_(500_Maple_Rd)_2020\TB Ltr_Comp Plan Amend & Rezoning_062220.docx

cc: Amherst Town Clerk
Amherst Building Department
ECDEP
NYSDEC

Audubon Park MOB LLC, c/o Sean Hopkins, Esq., 5500 Main Street, Suite 343, Williamsville, NY 14221

**Attachment "D" of Part 1 of the Full
Environmental Assessment Form –
Wetland Investigation Letter of Scott J.
Livingstone of Earth Dimensions, Inc. dated
March 22, 2020**



EARTH DIMENSIONS, INC.

Soil & Hydrogeologic Investigations * Wetland Delineations
1091 Jamison Road, Elma NY 14059
(716) 655-1717 * Fax (716) 655-2915 www.earthdimensions.com

March 22, 2020

W10K19

Ellen Kost, Assistant Planning Director
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: **Wetland Investigation – 14.97± acres**
Portion of 500 Maple Road
Town of Amherst, Erie County, New York

Dear Ms. Kost:

Earth Dimensions, Inc. (“EDI”) has completed a wetland investigation of a portion of 500 Maple Road for the purpose of determining the extent of regulated wetland and waterways within the proposed approximately 14.97± acres proposed to be developed as the UBMD project (“Project Site”). The boundaries of the Project Site are depicted on the attached survey prepared by Nussbaumer & Clarke, Inc. The site investigation was conducted on October 19, 2019.

EDI did not identify any wetland as defined by the U.S. Army Corps of Engineers (“USACE”) wetland delineation manuals on the project site. We did identify a federal wetland with a size of approximately 1.43 acres on the property consisting of 500 Maple Road directly to the east of the Project Site. This federal wetland will not be impacted in connection with the project as depicted on the Concept Plan prepared by Cannon Design.

The New York State Department of Environmental Conservation (“NYSDEC”) On-line Resource Mapper does not depict any state regulated freshwater wetlands within or adjacent to the site. Thus, NYSDEC has no jurisdiction over any wetlands within the project site.

Based on this investigation, it is our professional opinion that the proposed project may move forward without the need for a Jurisdictional Determination or a Section 404 permit from USACE.

This letter also provides the Town Board with information for purposes of the coordinated environmental review of the proposed medical office building and parking expansion project pursuant to the State Environmental Quality Review Act (“SEQRA”) confirming that the project will not result in any adverse impacts to wetlands or jurisdictional waters subject to the jurisdiction of either the USACE or NYSDEC.

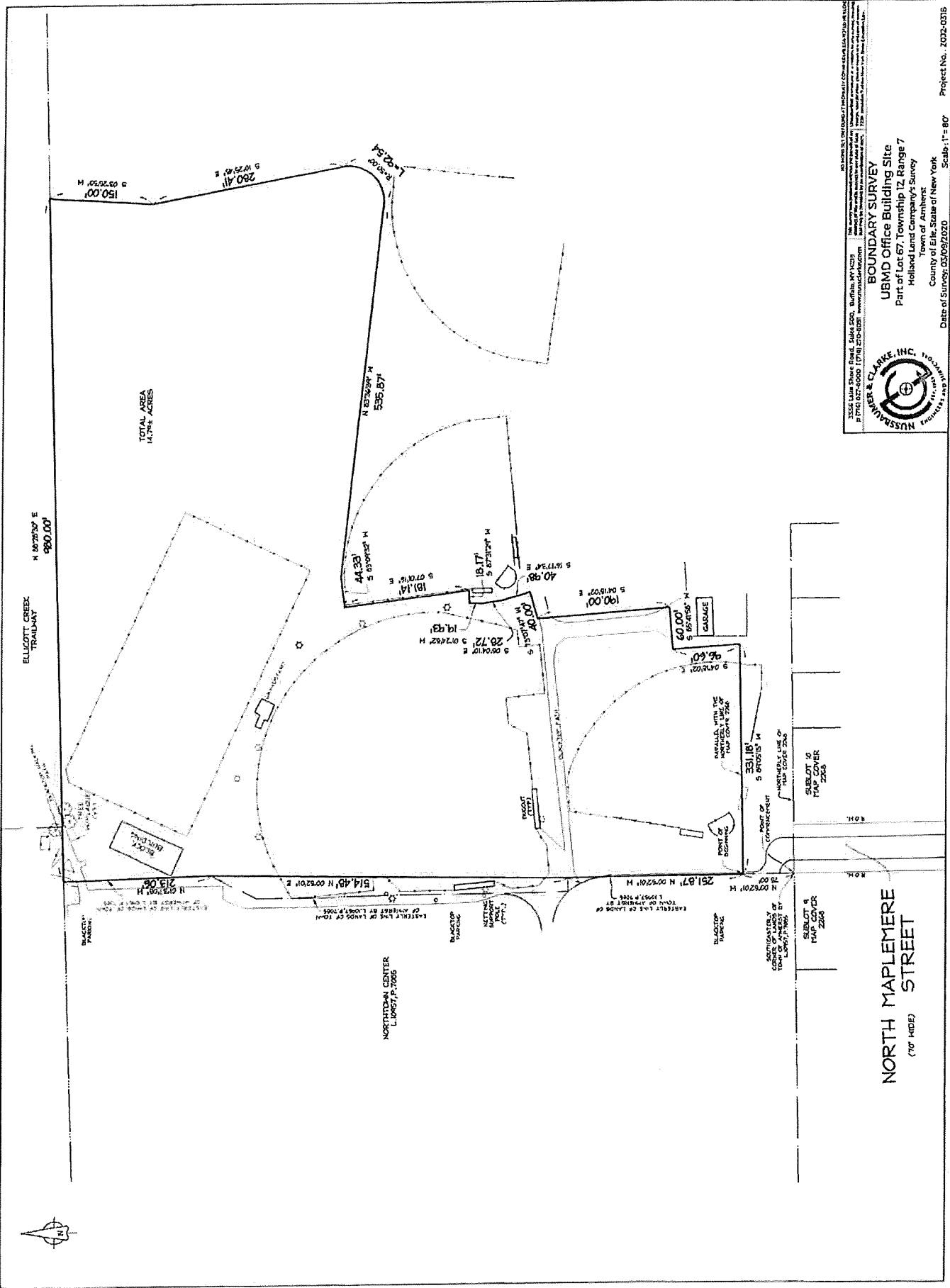
If you have any questions, please contact our office at (716) 655-1717 or email slivingstone@earthdimensions.com.

Very truly yours,
Earth Dimensions, Inc.

Scott J. Livingstone
Wetlands Operations Manager

Encl.

cc: Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC
Adam Faeth, Esq., Ciminelli Real Estate Corporation



ELICOTT CREEK TRAILWAY
N 89°23'00" E
980.00'

TOTAL AREA
14784 ACRES

BECK'S
BIRCHES

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PARKING

NORTHMAN CENTER
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SUBLOT 5
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MISSAMER & CLARKE, INC. FOUNDATION
2556 Lake Shore Road, Suite 200, Buffalo, NY 14203
P 716.837-0000 F 716.837-0099 www.missamer.com
BOUNDARY SURVEY
UBMD Office Building Site
Part of Lot 67 Township 12, Range 7
Holland Land Company's Survey
County of Erie, State of New York
Date of Survey: 03/09/2020
Scale: 1" = 80'
Project No.: 2022-0318

**Attachment “E” of Part 1 of the Full
Environmental Assessment Form –
No Impact Determination Letter of Nancy
Herter of the NYS Office of Parks, Recreation
and Historic Preservation dated June 7, 2019**



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Acting Commissioner

June 7, 2019

Ms. Maggle Hamilton Winship
Director of Strategic Planning, Office of the Supervisor
Town of Amherst and Village of Williamsville
5583 Main Street
Amherst, NY 14221

Re: SEQRA
Alienation of Audubon Park Complex, Only
Town of Amherst, Erie County, NY
19PR03816

Dear Ms. Hamilton Winship:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources.

Based on our review of the materials submitted for this project, we have no cultural resource concerns or comments.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to a more rigorous review by those agencies and this office for impacts to historic and archaeological resources under Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, I can be reached at (518) 268-2179.

Sincerely,

Nancy Herter
Archaeology Unit Program Coordinator

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

**Division for Historic Preservation, Office of Parks, Recreation and Historic
Preservation Office Review History (DHP)**

Prepared by Nancy Herter, DHP Archaeology Unit Coordinator (June 13, 2019)
19PR03816

Westwood Parcel (12PR04942)

Identified Cultural Resources

Four archaeological sites were identified, 3 Native American sites and 1 Historic site. None of these sites were determined to be eligible for the State and Nation Registers of Historic Places. Two historic buildings were identified, and they were determined to be not eligible for the State and National Registers of Historic Places.

Cultural Resource Reports

Phase IA Cultural Resource Investigation Westwood Country Club Property, Town of Amherst, Erie County, New York

Phase IB Cultural Resource Investigation, Westwood Country Club, Town of Amherst, Erie County, New York

Preliminary Report on Phase 2 Cultural Resource Investigations Westwood Golf Course, Town of Amherst, Erie County, New York for Westwood Prehistoric 1 Site (02902.01323), Westwood Prehistoric 3 Site (02902.01325), Westwood Historic Site (02902.01326).

DHP Recommendations:

The DHP signed off on this parcel with a No Adverse Impact determination and we have no further cultural resource concerns.

Audubon Parcel (12PR04941)

Identified Cultural Resources

The DHP has no building concerns and no archaeological sites have been identified since only a *Phase IA Archaeological Literature Search and Sensitivity Assessment* have been performed.

Cultural Resource Reports

Phase IA Cultural Resource Investigation Audubon Golf Course Property, Town of Amherst Erie County New York

DHP Recommendations:

The DHP recommends archaeological testing only for proposed ground disturbing activities located within 50 m (165 ft) of Ellicott Creek.

**Exhibit 5 - Copy of Resolution
2020-567 as Adopted by the
Town of Amherst Town Board on
July 8, 2020**



TOWN OF AMHERST

TOWN CLERK'S OFFICE

5583 MAIN STREET
WILLIAMSVILLE, NEW YORK 14221
(716) 631-7021
FAX (716) 631-7152
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Kathleen Cooper
Deputy Town Clerk

Timothy Koller
Asst. Deputy Town
Clerk

CERTIFICATE OF TOWN CLERK

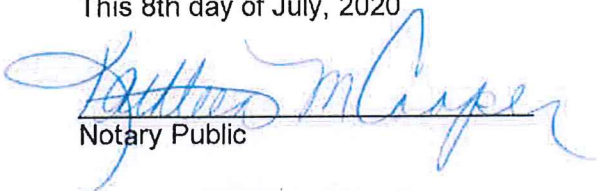
I, Francina J. Spoth, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2020-567 "500 Maple Road Rezoning" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on July 6, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 8th day of July, 2020.


Francina J. Spoth
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 8th day of July, 2020


Notary Public

KATHLEEN M. COOPER
No. 01CO6003585
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 2022



Amherst Town Board
5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Meeting: 07/06/20 06:30 PM
Department: Town Clerk
Initiated by: **Kathleen Cooper**
Co-Sponsored by:

DOC ID: 21985

RESOLUTION 2020-567

ADOPTED

500 Maple Road Rezoning

Approval of an Amendment to the Bicentennial
Comprehensive Plan (BCPA-2020-01)
and
Adoption of Local Law to Amend the Zoning Map (Z-2020-05)
[500 Maple Road (portion)]

RESOLVED, that pursuant to 6NYCRR Part 617 (SEQR) and Town Code Section 104, as amended, that the requirements of SEQR have been completed and the Town Board issues the attached Negative Declaration, and be it further

RESOLVED, that pursuant to NYS Town Law Sec.272-a, the Town Board concurs with the findings of the Planning Board as stated in their resolutions of May 21, 2020 that the proposed Amendment to the Bicentennial Comprehensive Plan and proposed Community Facilities District (CF) zoning of a 500 Maple Road (portion) are consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that in accordance with Section 11.6 of the Bicentennial Comprehensive Plan, the Town Board amends the Bicentennial Comprehensive Plan to designate the relevant portion of 500 Maple Road as appropriate for Community Facilities use, and be it further

RESOLVED, that in accordance with Section 203-8-3 of the Town Code (Zoning), the Town Board adopts Local Law (#) to amend the zoning classification of the relevant portion of 500 Maple Road from Recreation Conservation District (RC) to Community Facilities District (CF) and amends the Town's adopted Zoning Map accordingly, subject to the following conditions:

1. That a Traffic Impact Study be provided with the site plan submission.
2. That a parcel consisting of the portion of 500 Maple Road as depicted on the survey prepared by Nussbaumer & Clarke Inc. dated June 3, 2020 will be created t by the recording of a deed at the Erie County Clerk's Office. A copy of the recorded deed and recording receipt shall be provided to the Town Clerk, Planning Department and Town Attorney's Office.
3. That the NYS Department of Environmental Conservation comments dated May 12, 2020 be addressed at the site plan stage.
4. That the Engineering Department comments dated April 21, 2020 be addressed at the site plan stage.

5. If construction of the proposed surgery center project does not commence by July 6, 2021 ("Construction Commencement Date"), the Town Board shall have the right to evaluate a potential rezoning of the property from Community Facilities District (CF) back to Recreation Conservation District (RC). The Construction Commencement Date can be extended via the adoption of a resolution by the Town Board.

Please use the link below for the Town Board letter for the Request to Amend the Bicentennial Comprehensive Plan to Allow Community Facilities Use (Medical Facility); BCPA-2020-01; and Request to Rezone 14.97± Acres of Land from RC to CF; Z-2020-05; property located at 500 Maple Road (portion). Audubon Park MOB, LLC, Petitioner.

Big Bytes link:

https://share.amherst.ny.us:443/docman/doc_files_list.php?hash=tq3ls90auk7xu0n2ksnh4903u

6/22/2020

A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was opened at 6:32 PM.

Sean W. Hopkins, Esq., presented and answered questions.

The following speakers addressed the Town Board:

Jennifer Snyder Haas, 185 Fairways Blvd. - Questioned if hotel is part of this project; if entrance on Maple; voiced concerns with future projects; suggested using taxes from UBMD & development for conservation and parkland

Anita McKee, 212 Donna Lea Blvd. - Questioned when people could speak on this in person; huge project, should get more public participation

There were no further speakers from the public, therefore Supervisor Kulpa moved to adjourn the public hearing to July 6th, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was adjourned at 7:21 PM.

The July 6th Special Meeting will be held via Zoom at 6:30 PM.

7/06/2020

A motion to open the public hearing was made by Supervisor Kulpa, seconded by Councilmember Lavin and unanimously approved 5-0. The public hearing was opened at 6:44 PM.

Sean W. Hopkins, Esq., presented and answered questions along with Dr. Brian McGrath from UBMD Orthopedics and Sports.

Supervisor Kulpa presented the plan for the Boulevard Central District and Amherst Central Park.

The following speakers addressed the Town Board:

Lisa Wardynski, 300 Brompton Rd. - Questioned the 4 story parking ramp; environmental impact

Judy Ferraro, 217 Donna Lea Blvd. - Voiced her opposition

Chris Drongosky, 105 Amherstdale Rd. - In favor, thanked the Board for their time spent on the project

Don Smith, N. Long St. - What are the alternatives, what are costs, who benefits

Jennifer Haas, 185 Fairways Blvd. - Voiced her concerns, project loaded with roads, traffic ellipse, have golf course at Westwood, public engagement

Mary Shapiro, 16 Royalwoods Ct. - Voiced her opposition, stand alone project, not in line of comp plan, has nothing to do with a park, public referendum

Kelly Tomasello, 130 Brookedge Dr. - In favor of project

There were no further speakers from the public, therefore Supervisor Kulpa moved to close the public hearing, seconded by Councilmember Bucki and unanimously approved 5-0. The public hearing was closed at 8:06 PM.

Supervisor Kulpa motioned to adopt the Negative Declaration, seconded by Councilmember Szukala and unanimously approved 5-0. A motion was then made by Supervisor Kulpa to approve, seconded by Councilmember Lavin and unanimously approved 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Shawn Lavin, Councilmember
AYES:	Kulpa, Berger, Bucki, Lavin, Szukala

**Exhibit 6 - Copy of Resolution as
Adopted by the Town of Amherst
Zoning Board of Appeals on
August 18, 2021**



Zoning Board of Appeals
5583 Main Street
Amherst, NY 14221
www.amherst.ny.us

Francina J. Spoth
Town Clerk

Meeting: 08/18/20 06:00 PM
Department: Planning
Initiated by: **Daniel J. Ulatowski**
Co-Sponsored by:

DOC ID: 22188 B

ZBA ITEM (ID # 22188)

500 Maple Road - Area Variances

WHEREAS, **Audubon Park MOB, LLC** has made application for Area Variances, under

- 1. SECTION: 7-2-4B(2) (medium impact screening)**
- 2. SECTION: 7-2-3A(3)(e) (island trees)**
- 3. SECTION: 5-5-2B (VUA setback)**

of the Zoning Ordinance of the Town Amherst for the property owned by him/her at :

500 Maple Road within a CF Zoning District

The petitioner's will not be providing **medium impact screening** along his/her east property line as required; and whereas, the petitioner will not be providing a **tree within a parking lot interior island at three locations**, as required; and whereas, the proposed vehicle use areas will not be providing the minimum required setback of **15 feet and 5 feet** at three locations as shown on the attached zoning variance site plan exhibit, AND

WHEREAS, a remote public hearing was held on **August 18, 2020** after proper notice, AND

WHEREAS, this Board must consider the testimony and evidence submitted by the applicant and the following factors detailed in §267-b(3)(b) of the NY Town Law:

-) **whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance,**
-) **whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance**
-) **whether the requested area variance is substantial,**
-) **whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district**
-) **whether the alleged difficulty was self-created; AND**

WHEREAS, this Board after reviewing the application and supporting materials, conducting a public hearing and after due deliberation and vote of the Board finds that the variances are not substantial, that it will not have an adverse impact on the physical or environmental conditions of the neighborhood and that it will not create any undesirable change in the character of the neighborhood; AND

WHEREAS, this Board finds that the benefit to the applicant if the variance is granted outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant based upon a balancing of the factors contained in §267-b(3)(b) of the Town Law; and

WHEREAS, this Board believes that the variance requested is the minimum variance that this Board deems necessary and adequate and at the same time preserves and protects the character of the neighborhood and the health, safety and welfare of the community; and

WHEREAS, this Board believes it is necessary to impose the following condition on its approval of the area variance;

1. The Planting of four trees along the eastern boundary of the project site to the east of the UBMD surgery center and medical office building shall be required subject to the approval of the Town of Amherst and the United States Army Corps of Engineers if its determines the identified potential wetland area directly to the east of the project site is subject to federal jurisdiction.

WHEREAS, a record having been made by electronic means and preserved in digital format is available in the Town Clerk's Office;

NOW, THEREFORE, BE IT RESOLVED that this Board does hereby GRANT area variances from the above-mentioned sections of the Zoning Ordinance of the Town of Amherst.

**Exhibit 7 - Copy of Resolution as
Adopted by the Town of
Amherst Planning Board on
May 20, 2021**

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-09A

PETITIONER

111 North Maplemere, LLC
5500 Main Street, Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

500 Maple Road (portion)

WHEREAS, the Town of Amherst Planning Board on Thursday, May 20, 2021 held a virtual public hearing on a Site Plan for a one and two story 163,200± sq. ft. surgery center and medical office building with 816 parking spaces, 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 a separate Site Plan will be filed and approved for the roadway system to service this development, and

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 SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.
- F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived. The 1.43± acre wetland area just east of the development site will not be impacted by the proposed project, and the project may proceed without a Jurisdictional Determination or Section 404 permit from the US Army Corps of Engineers, per the professional opinion of Earth Dimensions, Inc.

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:

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-09A

PETITIONER

111 North Maplemere, LLC

PROPERTY LOCATION

500 Maple Road (portion)

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 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.
3. 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.
4. That if requested by the Town Board, the petitioner shall enter into an agreement for shared parking between the subject development and the Town's Northtown Center. The terms and conditions of a shared parking agreement shall be subject to the review and approval of the petitioner and the Town.
5. That the petitioner provide a future 70 ft. wide right-of-way along the entire western property line of the subject site and along the east-west leg of the proposed UBMD Boulevard within the subject parcel for a future amended Site Plan for the roadways. The Town will coordinate with and solicit input from the petitioner in connection with design of the improvements within the future 70 ft. wide right-of-way. These areas are to be deeded to the Town upon completion of the future roadway by the petitioner.
6. That the petitioner provide written authorization for the Town, upon its completion of required engineering, to file for and obtain approval for an amended site plan for the roadway system within the 70 ft. wide rights-of-way, the intersection improvements at Millersport Highway and Amherst Manor Drive, and all associated improvements.
7. That subject to Town Board review and approval, the petitioner convey the southernmost portion of the project site adjacent to the northern terminus of North Maplemere Road to the Town, with the petitioner retaining an easement for emergency and construction access across the lands to be conveyed.
8. That the petitioner provide the legal description and exhibit for a 10-foot wide non-exclusive easement to be conveyed to the Town for the existing waterline. The easement shall be subject to review and approval by the Town.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-09A

PETITIONER

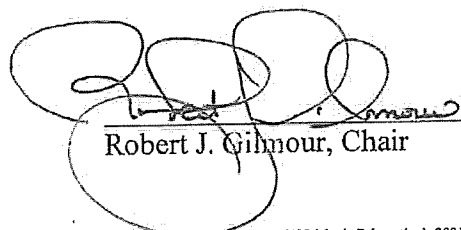
111 North Maplemere, LLC

PROPERTY LOCATION

500 Maple Road (portion)

9. That the conditions in the Traffic Safety Board's letter dated May 6, 2021 are addressed to the satisfaction of that agency.
10. That the conditions in the Engineering Department's letter dated May 5, 2021 are addressed to the satisfaction of that department.
11. That the comments in the Amherst Fire Chief's Association Inc. letter dated May 5, 2021 are addressed to the satisfaction of that agency.
12. That the conditions and comments in the Planning Department's letter dated May 5, 2021 that include the Zoning Enforcement Officer and Landscape Architect's review are addressed to the satisfaction of those bodies.
13. That the concerns raised by the Town's Stormwater Management Officer in the letter dated May 20, 2021 are addressed to the satisfaction of that office.
14. That temporary construction access approval be obtained from the New York State Department of Transportation prior to issuance of a building permit.
15. That the conditions in the SUNOCO Pipeline letter dated September 17, 2020 are adhered to as they relate to the construction of the proposed building and parking prior to issuance of a building permit.

The foregoing resolution was adopted by the Town of Amherst Planning Board, May 20, 2021; moved by – Chmiel, seconded by – Gelber, ayes 7, noes 0.



Robert J. Gilmour, Chair

5-27-21
Date

SM/ac

X:\Current_Planning\Files\Site Plans\2020\SP-2020-09_A (500 Maple Rd portion)_2021\SP-2020-09_A_Resolution_052021.docx

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

Approved Plan: March 22, April 28, 2021
Received: March 22, April 29 & 30, 2021

Erik Wagner, Ciminelli Real Estate Corp., 50 Fountain Plaza, Suite 500, Buffalo, NY 14202
Sean Hopkins, Hopkins Sorgi & McCarthy, 5500 Main St., Suite 343, Williamsville, NY 14221
Frank Sica, CannonDesign, 50 Fountain Plaza, Suite 200, Buffalo, NY 14202
Brad Sendlak, Watts Architectural & Engineering, 95 Perry St., Suite 200, Buffalo, NY 14203
Kristopher Winkler, Watts Architectural & Engineering, 95 Perry St., Suite 200, Buffalo, NY 14203

**Exhibit 8 - Copy of Resolution
as Adopted by the Town of
Amherst Planning Board on
September 23, 2021**

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-09_B

PETITIONER

111 North Maplemere LLC
c/o Sean Hopkins, Esq.
5500 Main Street, Suite 343
Williamsville, NY 14221

PROPERTY LOCATION

500 Maple Road (portion)

2021 SEP 23 9:53 AM

WHEREAS, the Town of Amherst Planning Board on Thursday, September 23, 2021 held a public hearing on a Site Plan for proposed 770± lineal feet of public roadway and reconfiguration of 530± lineal feet of public roadway and intersection realignments along with the associate public utilities for water, sanitary and storm sewers to service a previously approved 163,200± sq. ft. medical building with parking for 816± vehicles, 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 8-7-9 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 SEQR are complete and that the subject proposal is not expected to have a significant adverse effect on the environment.
- F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act may be waived. The 1.43± acre wetland area just east of the development site will not be impacted by the proposed project, and the project may proceed without a Jurisdictional Determination or Section 404 permit from the US Army Corps of Engineers, per the professional opinion of Earth Dimensions, Inc.

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

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-09_B

PETITIONER

111 North Maplemere LLC

PROPERTY LOCATION

500 Maple Road (portion)

00731 021 00 0000 0000

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 development building and site signage is specifically excluded from this approval as they require a separate review and approval by the Town.
2. 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.
3. 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.
4. That if requested by the Town Board, the petitioner shall enter into an agreement for shared parking between the subject development and the Town's Northtown Center. The terms and conditions of a shared parking agreement shall be subject to the review and approval of the petitioner and the Town.
5. That subject to Town Board review and approval, the petitioner convey the southernmost portion of the project site adjacent to the northern terminus of North Maplemere Road to the Town, with the petitioner retaining an easement for emergency and construction access across the lands to be conveyed.
6. That the concerns raised in the Traffic Safety Board's letter dated September 3, 2021 are addressed to the satisfaction of that agency.
7. That the conditions in the Engineering Department's letter dated July 9, 2021 relating to the building and parking and their letter dated September 1, 2021 relating to the roadway are addressed to the satisfaction of that department.
8. That the comments in the Amherst Fire Chief's Association Inc. letter dated September 15, 2021 related to the building and parking are addressed to the satisfaction of that agency.
9. That the comments in the Planning Department's letter dated September 23, 2021 that include the Zoning Enforcement Officer and Landscape Architect's review are addressed to the satisfaction of the respective parties.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2020-09_B

PETITIONER

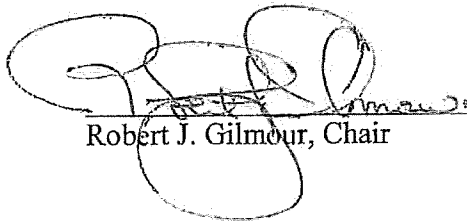
PROPERTY LOCATION

111 North Maplemere LLC

500 Maple Road (portion)

10. That the concerns raised by the Town's Stormwater Management Officer in the letter dated May 20, 2021 are addressed to the satisfaction of that office.
11. That the petitioner and or his/her contractor obtain any required permits from the New York State Department of Transportation for any and all work within the Amherst Manor/Millersport Highway right-of-way prior to Issuance of P.I.P.'s by the Town.
12. That the conditions in the SUNOCO Pipeline letter dated September 17, 2020 are adhered to as they relate to the construction of the proposed building parking and roadway prior to issuance of a building permit.

The foregoing resolution was adopted by the Town of Amherst Planning Board, September 23, 2021; moved by – Giuliani; seconded by – Gelber; ayes 7, noes 0.



Robert J. Gilmour, Chair

9-30-21
Date

SM/ac

X:\Current_Planning\Files\Site Plans\2020\SP-2020-09_B (500 Maple Rd portion)_2021\SP-2020-09_B_Resolution_092321.docx

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

Approved Plan: September 23, 2021
Received: September 20, 2021

Erik Wagner, 111 North Maplemere, LLC, 50 Fountain Plaza, Suite 500, Buffalo, New York 14202
Sean Hopkins, Esq. Hopkins Sorgi & McCarthy PLLC, 5500 Main St., Ste. 343, Williamsville, NY 14221
Brad Sendlak, Watts Architecture & Engineering, 95 Perry St., Ste. 200, Buffalo, NY 14203
Kristopher J. Winkler, PE, Watts Architecture & Engineering, 95 Perry St., Ste. 200, Buffalo, NY 14203
Frank Sica, Cannon Design, 50 Fountain Plaza, Ste. 200, Buffalo, NY 14202

**Exhibit 9 - Market Analysis Report
as Prepared by Donald A. Griebner
of Real Property Services, LLC dated
August 1, 2021**

MARKET ANALYSIS

PREPARED FOR: AMHERST INDUSTRIAL DEVELOPMENT AGENCY

PREPARED BY: REAL PROPERTY SERVICES, LLC

DATE PREPARED: AUGUST 1, 2021

PROJECT ANALYZED: UBMD PROPOSED AMBULATORY SURGERY
CENTER AND MEDICAL OFFICE BUILDING

LOCATION: FORMER NORTHTOWN CENTER
RECREATION LAND

PROJECT DESCRIPTION: 158,564SF MEDICAL OFFICE/SURGERY CENTER
ON 14.19+/- ACRES



August 13, 2021

Town of Amherst
Industrial Development Agency
Attn: Mr. David Mingoia
Executive Director
4287 Main Street
Williamsville, New York 14221

Re: Market Analysis
Proposed UBMD ASC & MOB Complex
Town of Amherst, New York

Dear Mr. Mingoia and Board Members:

At the request of UBMD, I have undertaken a Market Analysis relating to the proposed development of a one-and two-story, 158,564 square foot Ambulatory Surgery Center and Medical Office Building to be constructed adjacent to the Northtown Center in the Town of Amherst.

OVERVIEW OF PROJECT

The project being proposed by UBMD will be a newly constructed, state-of-the-art 158,564 square foot medical office building and surgery center that will serve as the newest Class A facility of its kind in the region. The project will be unique to the Western New York market in that it will offer an integrated array of specialized medical services under one roof, including surgery, radiology, orthopaedics, sports medicine, ambulatory surgery, and a medical group of robotic physicians with 17 areas of medical expertise.

The project will integrate multiple medical disciplines, and will also introduce medical services that will be unique to Western New York. These services include a world class concussion practice providing both treatment and training, a unique pediatric sports medicine practice, the only ambulatory surgery center to perform robotic surgery, and an educational component that will train medical professionals in an outpatient setting. In addition there would be tremendous synergies between these medical service offerings (particularly sports medicine and concussion treatment) and a potential athletic fieldhouse that may be constructed adjacent to the subject building to be utilized by athletes throughout Western New York for training, treatment, and rehabilitation.

SCOPE OF MARKET ANALYSIS

The specific scope of this Market Analysis is to investigate whether the Project being proposed by UBMD, as summarized above, will provide medical services to the marketplace and region that are not generally available at the present time. The scope of the Analysis will further examine the Project's contribution of leading edge technology to the marketplace, with an associated local research component.

In order to address the specific issues raised in the scope, market research was completed relative to each of the specific areas of medical service to be provided within the Project. The market research focused on identifying the following:

- Identify medical service providers of each specialty practice within a 5-county area (Erie, Niagara, Chautauqua, Cattaraugus, Orleans).
- Identify the range of service offerings provided by each, along with any specialized technology.
- Identify the level of integration of services if any with other specialized medical providers.
- Identify whether these medical service providers are involved in research projects or educational training at a significant level.

CONCLUSIONS DERIVED FROM MARKET ANALYSIS

The comprehensive review of the competitive medical marketplace, as contained herein, clearly concludes that the Project being proposed by UBMD will provide medical services that are not generally available to the marketplace. In addition, the Project will introduce leading edge medical technology to the region, and will offer advanced research and educational programs.

The Project will offer a unique mix of integrated medical services to the region, providing the following specific benefits:

- The integrated medical service offerings under one roof is unique to the region. The medical service providers will include:
 - University Orthopaedic Services, Inc.
 - Great lakes Medical Imaging, LLC
 - University at Buffalo Surgeons, Inc.
 - Ambulatory Surgery Center
 - General Physicians Group

- The Ambulatory Surgery center will be the only one of its kind to offer robotic surgery. This is a significant enhancement to medical care in the region.
- The Ambulatory Surgery Center will perform complex procedures that are not provided by competitors (robotic hip and knee replacements, vascular procedures, and complex abdominal procedures).
- The Project will include a world class Concussion Practice that will both provide concussion treatment as well as train physicians.
- The Project will include a comprehensive Pediatric Sports Medicine practice that will be unique to the region.
- There is potential for a new large-scale athletic fieldhouse to be developed adjacent to the subject Project, which would provide high school and college athletes from across Western New York access to the highest level of training, treatment, and rehabilitation services.
- The Project will provide for the training and education of the next generation of medical professionals in an outpatient setting.
- The Project will include a General Physicians Group that specializes in 17 areas of medicine.

It is therefore concluded that the Project as proposed by UBMD clearly meets the eligibility requirements of the Amherst Industrial Development Agency to qualify for IDA incentives.

Respectfully Submitted,



Donald A. Griebner
President
New York State Certified
General Real Estate Appraiser
ID #: 46-4373

TABLE OF CONTENTS

- 1. Orthopaedic and Sports Medicine Market Overview**
- 2. Diagnostic Imaging Market Overview**
- 3. Surgery Market Overview**
- 4. Ambulatory Surgery Market Overview**
- 5. General Physicians Market Overview**

1. Orthopaedic and Sports Medicine Market Overview

A total of 15 orthopaedic practices, with 31 locations, were identified in the 5-county marketplace. In addition, a total of 7 sports medicine practices were separately identified. (Note: The UBMD orthopaedic practice, with 9 locations, is also considered a sports medicine practice).

CONCLUSION:

There is no orthopaedic or sports medicine practice in the subject marketplace that specializes in pediatric sports medicine. This will be a unique specialty within the subject Project, as will the offering of orthopaedic services within such an integrated medical setting. A prospective fieldhouse facility adjacent to the subject building would provide a venue for high school and college athletes throughout Western New York to receive comprehensive training as well as injury treatment. There would be considerable synergies between the comprehensive and unique medical service offerings of UBMD and the large scale fieldhouse facility for athletes.

ORTHOPAEDIC SERVICE PROVIDERS

ORTHOPAEDIC CENTERS IN ERIE COUNTY, NEW YORK

UBMD Orthopaedics & Sports Medicine – 8 Locations

Excelsior Orthopaedics – 4 Locations

260 Redtail Road, Orchard Park
3925 Sheridan Drive, Orchard Park
8750 Transit Road, E. Amherst
438 Main Street, Buffalo

WNY Orthopaedics – 3 Locations

468 Delaware Ave., Buffalo
6934 Williams Road, Niagara Falls
445 Tremont Street, N. Tonawanda

Knee Center of WNY

180 Park Club Lane, Williamsville

Empire Orthopaedics PLLC

55 Spindrift Dr., Williamsville

Northtowns Orthopaedics – 3 Locations

8750 Transit Rd., E. Amherst
36 N. Union Rd., Williamsville
219 Bryant St., Buffalo

716 Orthopaedics and Spine Surgery PLLC – 2 Locations

2914 Elmwood Ave., Kenmore
55 Spindrift Dr., Williamsville

Williamsville Orthopaedics Surgery

425 Essjay Rd., Williamsville

Trinity Medical Orthopaedics

244 E. Main St., Springville

ORTHOPAEDIC CENTERS IN NIAGARA COUNTY, NEW YORK

UBMD Orthopaedics & Sports Medicine – 1 Location

Excelsior Orthopedics

10175 Niagara Falls Blvd., Niagara Falls

WNY Orthopedics

4875 S. Transit Road, Lockport

ORTHOPAEDIC CENTERS IN ORLEANS COUNTY, NEW YORK

Genesee Orthopaedics

11225 Maple Ridge Rd., Medina

ORTHOPAEDIC CENTERS IN CATTARAUGUS COUNTY, NEW YORK

Champion Orthopaedics & Sports Medicine

3132 NY-417, Olean

Ellicottville Orthopaedic Clinic

6133 Route 219 S, Ellicottville

Bradford Orthopaedics & Sports Medicine Group

2420 Constitution Ave., Olean

SPORTS MEDICINE SERVICE PROVIDERS

SPORT MEDICINE CENTERS IN ERIE COUNTY, NEW YORK

UBMD Orthopaedics & Sports Medicine – 8 Locations

Buffalo Spine & Sport Medicine

200 Sterling Dr., Orchard Park

University Sports Medicine

160 Farber Lane, Buffalo

SPORT MEDICINE CENTERS IN NIAGARA COUNTY, NEW YORK

UBMD Orthopaedics & Sports Medicine – 1 Location

Buffalo Spine & Sport Medicine

6000 Brockton Dr., Lockport

Mount St. Mary's Center for Sports Medicine & Physical Rehabilitation

1 Colomba Dr. #5, Niagara Falls

SPORT MEDICINE CENTERS IN CATTARAUGUS COUNTY, NEW YORK

Champion Orthopaedics & Sports Medicine

3132 NY-417, Olean

Bradford Orthopaedics & Sports Medicine Group

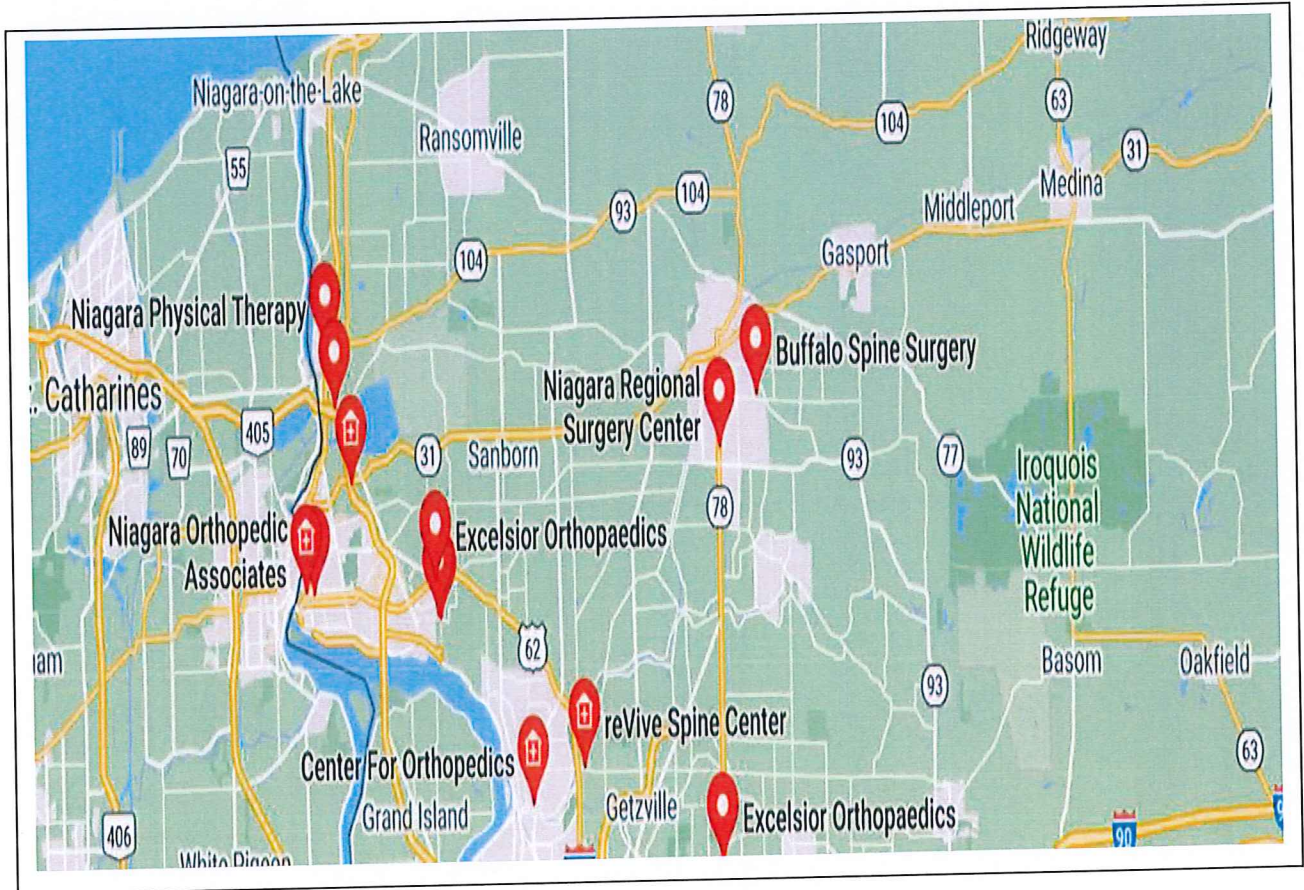
2420 Constitution Ave., Olean

SPORT MEDICINE CENTERS IN CHAUTAUQUA COUNTY, NEW YORK

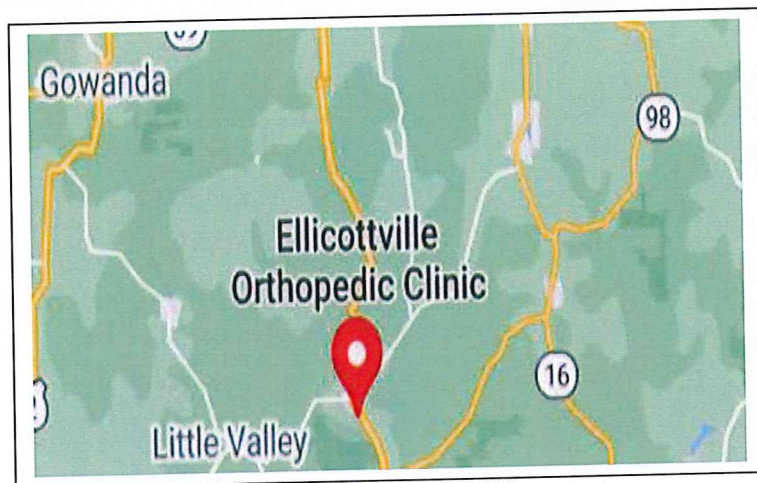
Sports Medicine Center

31 Sherman St., Jamestown

ORTHOPAEDIC CENTERS – NIAGARA COUNTY, NEW YORK



ORTHOPAEDIC CENTERS – CATTAURAGUS COUNTY



2. Diagnostic Imaging Provider Market Overview

As detailed on the following pages, a total of 21 providers of diagnostic imaging services have been identified, ranked in order of total patients seen in 2018. The top ranked practice is Great Lakes Medical Imaging, who will be part of this Project in partnership with UBMD Radiology.

There has recently been some consolidation in the marketplace, as Windsong Radiology (the 4th large practice) acquired Buffalo MRI (the 15th largest practice). Their combined volume will still leave them as the 4th largest diagnostic imaging practice, with less than half the volume of Great Lakes.

CONCLUSION: Although there are over 20 providers of diagnostic imaging services in the marketplace, some within hospital settings, none have the same level of sophisticated and specialized medical integration of service offerings that the subject Project will provide.

DIAGNOSTIC IMAGING PROVIDERS

DIAGNOSTIC IMAGING PROVIDERS IN ERIE COUNTY, NEW YORK

Great Lakes Medical Imaging

199 Park Club Lane, Williamsville
625,387 Total Patients

Southtowns Radiology

3040 Amsdell Road, Hamburg
496,516 Total Patients

Catholic Health

144 Genesee Street, Buffalo
481,854 Total Patients

Windsong Radiology Group PC

55 Spindrift Drive, Williamsville
245,997 Total Patients

Roswell Park Comprehensive Cancer Center

Elm and Carlton Streets, Buffalo
132,037 Total Patients

Kaleida Health

100 High Street, Buffalo
90,441 Total Patients

Erie County Medical Center Corp.

462 Grider Street, Buffalo
83,972 Total Patients

VA Western New York Healthcare System

3495 Bailey Avenue, Buffalo
69,467 Total Patients

Buffalo Medical Group

325 Essjay Road, Williamsville
65,000 Total Patients

Buffalo MRI

4925 Main Street, Amherst
30,100 Total Patients

Dent Neurologic Institute

3980 Sheridan Drive, Amherst
24,462 Total Patients

Bertrand Chaffee Hospital

224 East Main Street, Springville
23,290 Total Patients

Breast Screening Center of Western New York

2828 Main Street, Buffalo
5,000 Total Patients

DIAGNOSTIC IMAGING PROVIDERS IN NIAGARA COUNTY, NEW YORK

Niagara Falls Memorial Medical Center

621 10th Street, Niagara Falls
52,400 Total Patients

DIAGNOSTIC IMAGING PROVIDERS IN CATTARAUGUS COUNTY, NEW YORK

Olean General Hospital

515 Main Street, Olean
50,914 Total Patients

DIAGNOSTIC IMAGING PROVIDERS IN CHAUTAUQUA COUNTY, NEW YORK

Brooks-TLC Hospital System Inc.

529 Central Avenue, Dunkirk
40,892 Total Patients

Westfield Memorial Hospital

189 East Main Street, Westfield
6,919 Total Patients

3. Surgery Market Overview

University at Buffalo Surgeons, Inc. will be occupying 20,264sf of first floor space within the Project. This group is a practice plan of UBMD and more specifically is part of UBMD Surgery. UBMD Surgery is the largest surgical group in Western New York, with over 45 surgeons at 12 locations throughout the region. They provide comprehensive surgical services, including pediatric and transplant surgeries.

Uses planned for the Project site include minor procedures across multiple specialties including general, vascular, colorectal, and bariatric. The offering may be expanded for pediatric, breast, and podiatry procedures.

CONCLUSION: Inclusion of this surgery group within the Project provides both direct on-site access to minor surgical procedures across multiple specialties, while also adding a sophisticated and specialized team of surgical physicians and services to the medical campus. This further enhances the unique and elevated level of medical care to be offered to the region by the proposed Project.

4. Ambulatory Surgery Market Overview

A total of 23 ambulatory surgery centers were identified in the marketplace, and the medical services they offer have been noted. None of these centers provide the level of sophisticated and specialized procedures, along with robotic surgery options, that the center at the subject Project will provide. This is a significant enhancement to the level of care currently presented by ambulatory centers in the marketplace.

CONCLUSION: There is no ambulatory surgery center in the region that provides robotic surgery. This enhanced surgical capability at the ambulatory level offers new technology and enhanced care to the marketplace. The new center will provide robotic hip and knee replacements, vascular procedures, and complex abdominal procedures, which will distinguish this facility in the marketplace.

AMBULATORY SURGERY PROVIDERS

AMBULATORY SURGERY PROVIDERS IN ERIE COUNTY, NEW YORK

Ambulatory Surgery Center of Western New York

945 Sweet Home Road, Amherst

Offers: ophthalmology, orthopedics, ENT, plastic surgery

25,208 procedures in 2019

Buffalo Surgery Center LLC

3921 Sheridan Drive, Amherst

Offers: orthopedic procedures, total joint replacements, pain management, gastrointestinal/endoscopy

16,359 procedures in 2019

Endoscopy Center of Western New York LLC

60 Maple Road, Williamsville

Offers: colonoscopy, upper endoscopy

16,246 procedures in 2019

Center for Ambulatory Surgery LLC

350 Orchard Park Road, West Seneca

Offers: gastroenterology, ophthalmology, otolaryngology

13,801 procedures in 2019

Buffalo Ambulatory Surgery Center

3095 Harlem Road, Cheektowaga

Offers: ophthalmology, cataracts, retina, oculoplastic, urology, lithotripsy

12,079 procedures in 2019

Millard Fillmore Suburban Hospital

1540 Maple Road, Williamsville

Offers: OB/GYN, orthopedics, urology

10,105 procedures in 2019

Eye Health Associates Surgery Center

170 Maple Road, Williamsville

Offers: cataract extraction, trabeculectomy, blepharoplasty

6,241 procedures in 2019

VA Western New York Healthcare System

3495 Bailey Avenue, Buffalo

Offers: general, orthopedics, urology, vascular

5,865 procedures in 2019

Sterling Surgical Center

303 Sterling Drive, Orchard Park

Offers: flexible sigmoidoscopy, colonoscopy, esophagogastroduodenoscopy

5,500 procedures in 2019

Buffalo General Medical Center/Gates Vascular Institute

100 High Street, Buffalo

Offers: cervical fusion, knee replacement, hip replacement

4,400 procedures in 2019

Windsong Interventional and Vascular Services

55 Spindrift Drive, Williamsville

Offers: vein treatment, kyphoplasty, uterine fibroid embolization

4,235 procedures in 2019

Erie County Medical Center Corp.

462 Grider Street, Buffalo

Offers: orthopedic and general

3,970 procedures in 2019

Millard Fillmore Surgery Center

215 Klein Road, Williamsville

Offers: orthopedic, ENT, plastic

3,840 procedures in 2019

Southtowns Surgery Center

5959 big Tree Road, Orchard Park

Offers: orthopedic (not including joint replacement), plastic, general, podiatry

2,775 procedures in 2019

Aesthetic Associates Centre for Plastic Surgery and Advanced Skin Care

2500 Kensington Avenue, Amherst

Offers: body contouring, breast augmentation, facelift, facial rejuvenation

2,672 procedures in 2019

Bertrand Chaffee Hospital

224 East Main Street, Springville

Offers: screening colonoscopy, laparoscopic cholecystectomy, laparoscopic hernias repairs
1,496 procedures in 2019

Center for Plastic Surgery

5604 Main Street, Williamsville

Offers: facelifts, breast surgery, abdominoplasty
1,100 procedures in 2019

AMBULATORY SURGERY PROVIDERS IN NIAGARA COUNTY, NEW YORK

Endoscopy Center of Niagara

6390 Williams Road, Niagara Falls

Offers: colonoscopy, upper endoscopy
6,241 procedures in 2019

Ambulatory Surgery Center of Niagara

6500 Porter Road, Niagara Falls

Offers: cataract, retinal, oculoplastic procedures
2,964 procedures in 2019

Niagara Falls Memorial Medical Center

621 10th Street, Niagara Falls, NY 14302

Offers: posterior fusion, carpal tunnel release, anterior cervical discectomy fusion
Number of procedures in 2019: 2,604

AMBULATORY SURGERY PROVIDERS IN ORLEANS COUNTY, NEW YORK

Medina Memorial Hospital

200 Ohio Street, Medina

Offers: general, colorectal, orthopedic, emergency, urological, GI endoscopic, and laparoscopic
surgeries

AMBULATORY SURGERY PROVIDERS IN CATTARAUGUS COUNTY, NEW YORK

Olean General Hospital Mildred Milliman Outpatient Surgery Center

515 Main Street, Olean

Offers: colonoscopies, orthopedic GYN
9,000 procedures in 2019

AMBULATORY SURGERY PROVIDERS IN CHAUTAUQUA COUNTY, NEW YORK

Brooks-TLC Hospital System Inc.

529 Central Avenue, Dunkirk

Offers: EGDs and colonoscopies, general, orthopedics

1,948 procedures in 2019

5. General Physicians Market Overview

The Project will include General Physicians, P.C. (GPPC) as a tenant of 22,140sf on the second floor. Established in 2010, GPCC has grown to be the second largest medical group serving Western New York, with healthcare providers from 17 different areas of medicine. This location will focus on Primary and Women's care.

The Project sponsor, UBMD, has the largest medical group in Western New York with 594 physicians. GPPC is the second largest with 175 physicians. The integrated service offerings created by the association of these two groups will significantly enhance the level of medical care offered to the region in an out-patient setting.

CONCLUSION: Integrating the specialized medical resources of General Physicians, P.C. into the subject Project significantly enhances the variety and level of care being offered. It also enhances the accessibility of patient care, along with the efficiencies provided by the integrated setting. The inclusion of this physicians group in the Project further differentiates this medical campus from any other medical service provider in the region, and underscores the conclusion that the Project will provide an enhanced and more efficient level of medical care to the region.

GENERAL PHYSICIAN SERVICE PROVIDERS

GENERAL PHYSICIAN GROUPS IN ERIE COUNTY, NEW YORK

UBMD Physicians Group

77 Goodell Street, Buffalo
594 Physicians

General Physician PC

726 Exchange Street, Buffalo
175 Physicians

Buffalo Medical Group

325 Essjay Road, Williamsville
128 Physicians

Trinity Medical WNY

144 Genesee Street, Buffalo
63 Physicians

Excelsior Orthopedics

3925 Sheridan Drive, Amherst
32 Physicians

Medical Health Associates of Western New York

8205 Main Street, Williamsville
31 Physicians

WNY Urology Associates/Cancer Care of WNY

3085 Harlem Road, Buffalo
27 Physicians

Invision Health

400 International Drive, Williamsville
25 Physicians

Neighborhood Health Center of WNY Inc.

155 Lawn Avenue, Buffalo
25 Physicians

Dent Neurologic Institute

3980 Sheridan Drive, Amherst
18 Physicians

Horizon Corps.

55 Dodge Road, Getzville
14 Physicians

Jericho Road Community Health Center

184 Barton Street, Buffalo
13 Physicians

Southgate Medical Group

1026 Union Road, West Seneca
13 Physicians

Gastroenterology Associates LLP

60 Maple Road, Williamsville
12 Physicians

Urban Family Practice

564 Niagara Street, Buffalo
12 Physicians

Mobile Primary Care

50 LaRiveire Drive, Buffalo
11 Physicians

Aesthetic Associates Centre for Dentistry

2500 Kensington Avenue, Amherst
10 Physicians

Community Health Center of Buffalo Inc.

34 Benwood Avenue, Buffalo
10 Physicians

Eye Care and Vision Associates Ophthalmology LLP

811 Maple Road, Williamsville
9 Physicians

Audubon Women's Medical Associates PC

2240 North Forest Road, Williamsville

7 Physicians

BestSelf Behavioral Health

255 Delaware Avenue, Buffalo

7 Physicians

Highgate Medical Group PC

1150 Youngs Road, Williamsville

6 Physicians

Buffalo Rheumatology and Medicine PLLC

3055 Southwestern Boulevard, Orchard Park

5 Physicians

Carrow Street Pediatrics PLLC

24 Carrow Street, Orchard Park

5 Physicians

Pinnacle Orthopedic & Spine Specialists

700 Michigan Avenue

5 Physicians

Springville Pediatrics

25 East Main Street, Springville

5 Physicians

Evergreen Health

206 South Elmwood Avenue, Buffalo

HealthWorkd-WNY LLP

1900 Ridge Road, West Seneca

4 Physicians

Pediatric Cardiology Associates of WNY LLC

936 Delaware Avenue, Buffalo

4 Physicians

Pulmonary Group of Western New York LLP

100 College Parkway, Williamsville

4 Physicians

Egea Medical Weight Loss Center

5430 Main Street, Williamsville

3 Physicians

Windsong Breast Care

55 Spindrift Drive, Williamsville

3 Physicians

Windsong Interventional and Vascular Services

55 Spindrift Drive, Williamsville

3 Physicians

Buffalo Neurosurgery Group

550 Orchard Park Road, West Seneca

2 Physicians

Center for Plastic Surgery

5604 Main Street, Williamsville

2 Physicians

Eye Care and Vision Associates Ophthalmology LLP

811 Maple Road, Williamsville

9 Physicians

GENERAL PHYSICIAN GROUPS IN NIAGARA COUNTY, NEW YORK

Summit Pediatrics

6937 Williams Road, Niagara Falls

6 Physicians

Buffalo Niagara Plastic Surgery PLLC

6932 Williams Road, Niagara Falls

2 Physicians

GENERAL PHYSICIAN GROUPS IN ORLEANS COUNTY, NEW YORK

Dr. Thomas J. Madejski (Member of GPPC) – 2 Locations

100 Ohio Street, Medina & 243 South Main Street, Albion

GENERAL PHYSICIAN GROUPS IN CATTARAUGUS COUNTY, NEW YORK

Olean Medical Group LLP

55 Main Street, Olean

25 Physicians

Foothills Medical Group

515 Main Street, Olean

10 Physicians

GENERAL PHYSICIAN GROUPS IN CHAUTAUQUA COUNTY, NEW YORK

Lane Women's Health Group PC

400 Foote Avenue, Jamestown

2 Physicians