

# Town of Amherst IDA Public Hearing

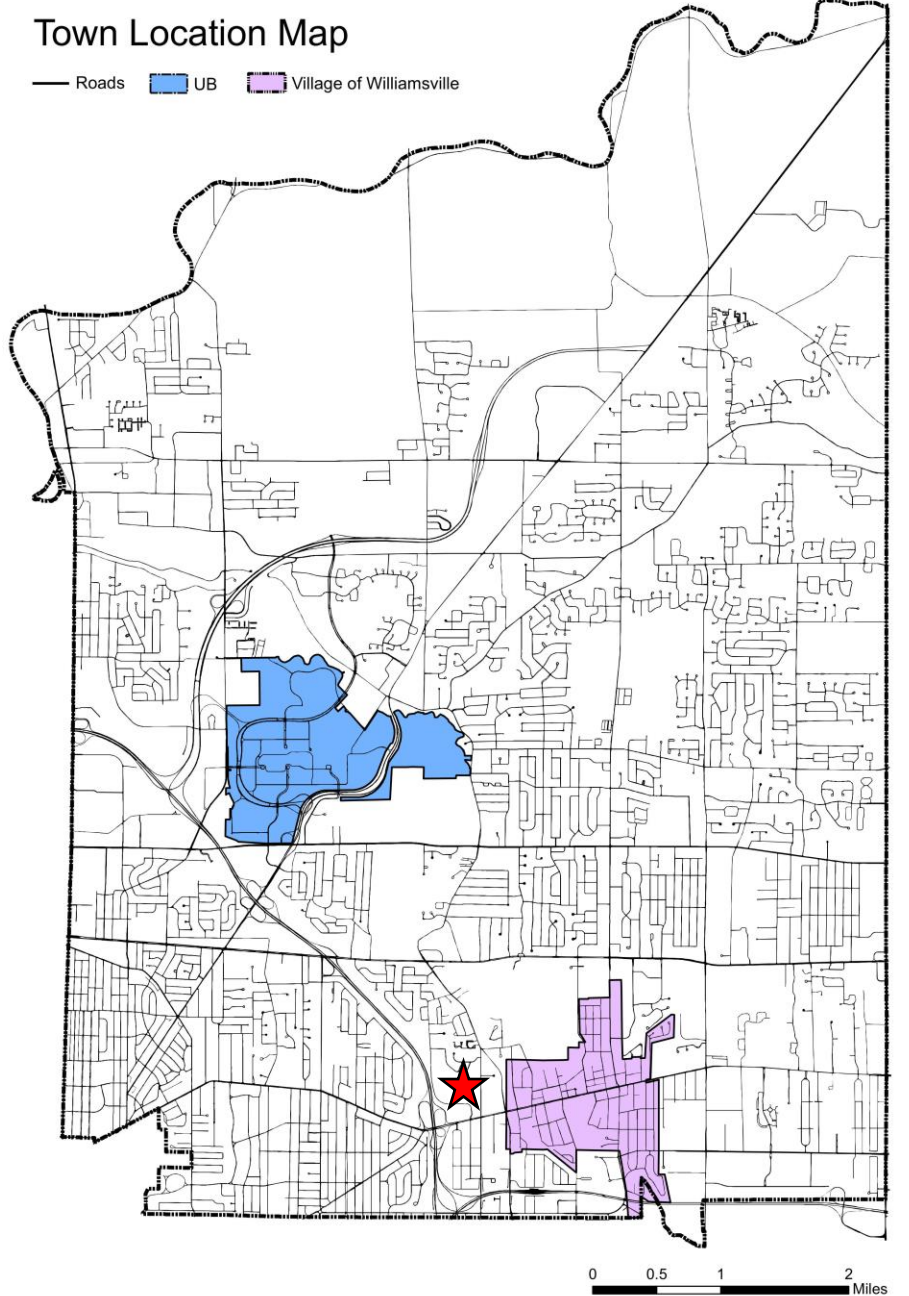
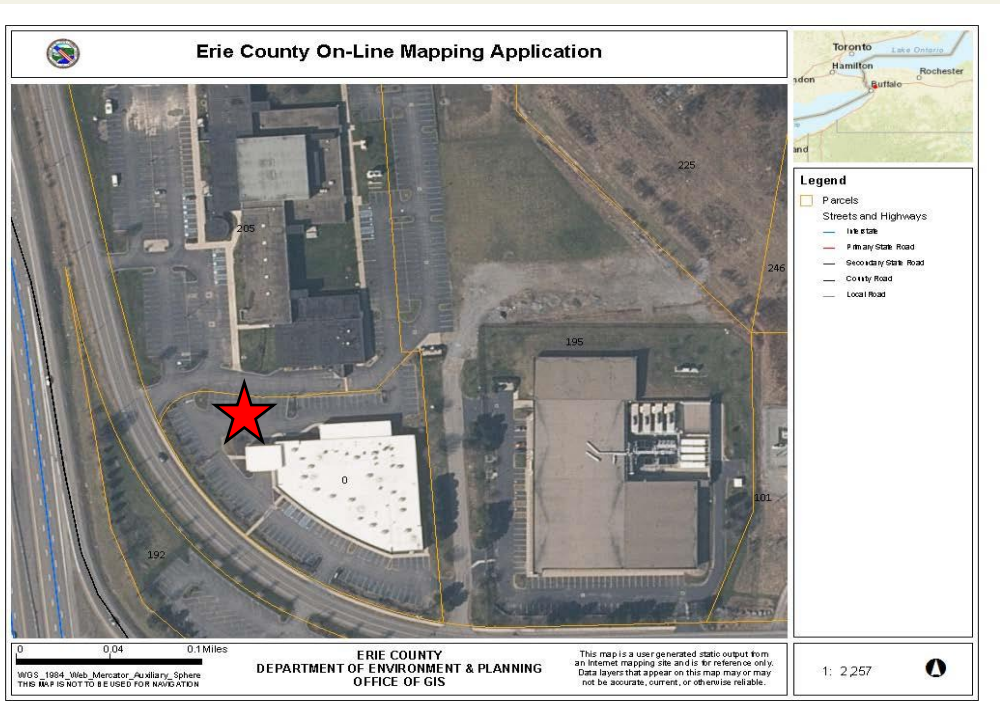
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Address: 203 Park Club

Project: 203 PCL Roswell Park

**Location:** Along west side of Park Club Lane, running west of I-290; less than 0.3± miles north of the intersection of Main Street and Park Club Lane

**Zoning:** Office Building District (“OB”)



## Project Description:

- Project Site at 203 Park Club Lane is properly zoned Office Building District (“OB”)
- Project consists of a two-story approximately 30,000 sq. ft. building and related site improvements as depicted on the Site Plan approved by the Planning Board on April 23, 2020
- The goal of the Applicant is the establishment of a comprehensive, hospital extension clinic to support the clinical, education, and research needs of cancer patients.
- As an NCI-designated Comprehensive Cancer Center, Roswell Park ensures that access to evidence-based, comprehensive cancer care is available within the region.
- The opening of the proposed facility will allow Roswell to expand its offerings for comprehensive services into the Northtown area and provides screening, cancer diagnostic testing, chemotherapy treatment and support services.
- An important benefit of this new expanded extension facility is that in the event of a pandemic or other healthcare emergency, it will help to provide services in multiple locations. With Roswell caring for inpatients at the downtown location, access became limited to protect immunocompromised inpatients. The expanded Amherst facility will service outpatients, which will allow a higher degree of flexibility depending on the situation.

# Approved Site Plan:

199 PARK CLUB OFFICE BUILDING	EXISTING**	PROPOSED SITE CHANGES**	TOTAL
ZONING: CB - OFFICE BUILDING			
BUILDING:	(0.711 Acres) 30,965 +/- Sq. Ft.	(0.249 Acres) 10,867 +/- Sq. Ft.	41,832 +/- Sq. Ft. (0.960 Acres) (5.77%)
IMPERVIOUS AREAS:			
ASPHALT PAVEMENT:	180,444 +/- Sq. Ft.	68,187 +/- Sq. Ft.	248,631 +/- Sq. Ft.
CONCRETE CURBS:	2,103 +/- Sq. Ft.	750 +/- Sq. Ft.	2,853 +/- Sq. Ft.
SEWERLIDS:	8,414 +/- Sq. Ft.	3,975 +/- Sq. Ft.	12,389 +/- Sq. Ft.
CONCRETE PAD AT DUMPSTER:	1,142 +/- Sq. Ft.	0	1,142 +/- Sq. Ft.
WALL AT DETENTION AREA:	2,225 +/- Sq. Ft.	0	2,225 +/- Sq. Ft.
COLUMNS:	84 +/- Sq. Ft.	0	84 +/- Sq. Ft.
EXISTING CONCRETE PADS:	971 +/- Sq. Ft.	0	971 +/- Sq. Ft.
TOTAL IMPERVIOUS AREAS:	196,386 +/- Sq. Ft. (4.425 Acres)	72,912 +/- Sq. Ft. (1.665 Acres)	269,298 +/- Sq. Ft. (6.090 Acres) (40.45%)
GREEN SPACE:	11,792 +/- Sq. Ft. (0.269 Acres)	17,829 +/- Sq. Ft. (0.409 Acres)	29,621 +/- Sq. Ft. (0.678 Acres) (11.42%)
TOTAL IMPAVED AREA:	188,098 +/- Sq. Ft. (4.294 Acres)	90,741 +/- Sq. Ft. (2.074 Acres)	278,839 +/- Sq. Ft. (6.368 Acres) (81.88%)
UNIMPAVED 20S FL.	(5.582 Acres) 243,152 +/- Sq. Ft.	243,152 +/- Sq. Ft. (5.582 Acres)	(5.582 Acres) (87.08%)
UNIMPAVED 10S FL.	(0.280 Acres) 12,197 +/- Sq. Ft.	12,197 +/- Sq. Ft. (0.280 Acres)	(0.280 Acres) (1.89%)
TOTAL AREA WITHIN SITE LIMITS:	112.45 Acres) 482,348 +/- Sq. Ft.	2,664 Acres) 113,498 +/- Sq. Ft.	485,012 +/- Sq. Ft. (11.024 Acres) (100%)

\* CALCULATIONS DERIVED FROM GPM DRAWING C2 DATED 6/8/2012  
 \*\* CALCULATIONS FOR EXPANSION: 01/15/2020  
 \*\*\* AREA CALCULATION FOR PROPOSED GROUND LEASE FROM M&T

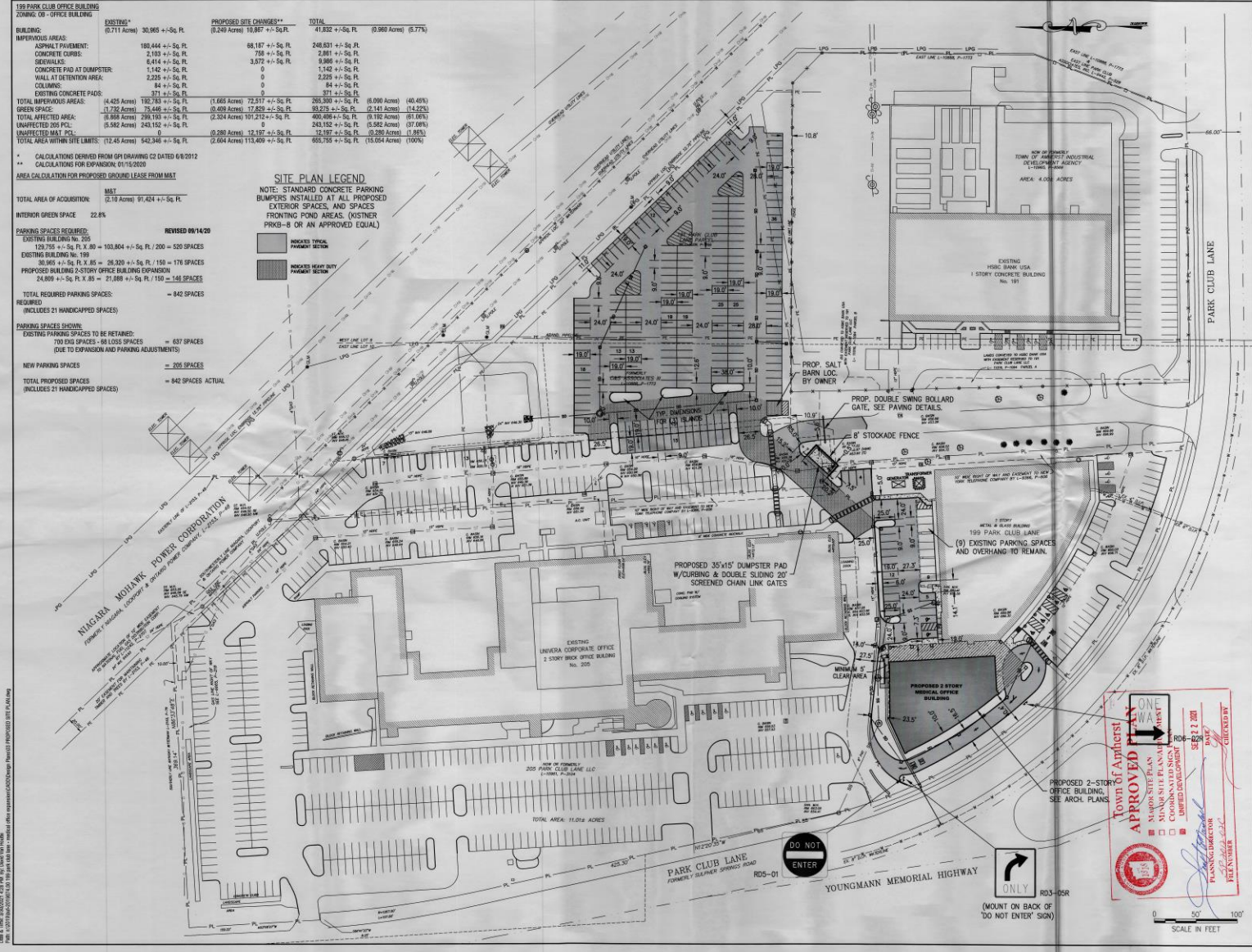
**AREA CALCULATION FOR PROPOSED GROUND LEASE FROM M&T**

TOTAL AREA OF ACQUISITION: 2.16 ACRES  
 INTERIOR GREEN SPACE: 22.8%  
 PARKING SPACES REQUIRED: 423 SPACES  
 EXISTING BUILDING NO. 205: 120,776 +/- Sq. Ft. X 80 = 100,621 +/- Sq. Ft. / 200 = 503 SPACES  
 EXISTING BUILDING NO. 199: 10,916 +/- Sq. Ft. X 80 = 8,733 +/- Sq. Ft. / 150 = 58 SPACES  
 PROPOSED BUILDING 2-STORY OFFICE BUILDING EXPANSION: 24,809 +/- Sq. Ft. X 80 = 19,847 +/- Sq. Ft. / 150 = 132 SPACES  
 TOTAL REQUIRED PARKING SPACES: 693 SPACES  
 REQUIRED INCLUDES 21 HANDICAPPED SPACES

**PARKING SPACES SHOWN**  
 EXISTING PARKING SPACES TO BE RETAINED: 637 SPACES  
 DUE TO EXPANSION AND PARKING ADJUSTMENTS  
 NEW PARKING SPACES: 205 SPACES  
 TOTAL PROPOSED SPACES: 842 SPACES ACTUAL  
 (INCLUDES 21 HANDICAPPED SPACES)

**SITE PLAN LEGEND**  
 NOTE: STANDARD CONCRETE PARKING BUMPERS INSTALLED AT ALL PROPOSED EXTERIOR SPACES, AND SPACES FRONTING POND AREAS, (KISTNER FRKPB-6 OR AN APPROVED EQUAL)

INDICATES TYPICAL PARKING SPACES  
 INDICATES NEAR BY CITY PARKING



**LaBella**  
 Powered by partnership.

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 Buffalo, NY 14202  
 716-551-6281  
 labelapc.com

**GPI**  
 Civil Engineering  
 4950 Westchester St # 100,  
 Buffalo, NY 14225

**STREASER ENGINEERING**  
 Structural Engineering  
 808 Main Street  
 Buffalo, NY 14202

STATE OF NEW YORK  
 OFFICE OF PROFESSIONAL SERVICES

*David A. ...*

It is a violation of New York Education Law Article 145, Section 2703b, for any person, unless a professional engineer, or land surveyor, or other duly licensed professional, to offer or accept any fee for any form bearing the seal of an architect, engineer, or land surveyor shall affix to the form their seal and notations, followed by their signature and date of such alteration, and a specific description of the alteration.

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**203 PARK CLUB LANE**  
 MEDICAL OFFICE BUILDING  
 199-203 PARK CLUB LANE  
 AMHERST NEW YORK

**Ciminelli**  
 REAL ESTATE CORPORATION

50 FOUNTAIN PLAZA, SUITE 500  
 BUFFALO, NEW YORK 14202  
 (716)631-8000

NO.	DATE	DESCRIPTION
1	1/16/2021	LANDSCAPING COMMENTS
2	1/20/2021	REVISIONS: BUMP & BUMP SPACES PER CLARE
3	3/12/2021	REVISIONS: PARKING LANE TO LANE
4	3/16/2021	REVISIONS: PARKING LANE TO LANE
5	3/16/2021	REVISIONS: PARKING LANE TO LANE
6	3/16/2021	REVISIONS: PARKING LANE TO LANE
7	3/16/2021	REVISIONS: PARKING LANE TO LANE
8	3/16/2021	REVISIONS: PARKING LANE TO LANE
9	3/16/2021	REVISIONS: PARKING LANE TO LANE
10	3/16/2021	REVISIONS: PARKING LANE TO LANE
11	3/16/2021	REVISIONS: PARKING LANE TO LANE
12	3/16/2021	REVISIONS: PARKING LANE TO LANE
13	3/16/2021	REVISIONS: PARKING LANE TO LANE
14	3/16/2021	REVISIONS: PARKING LANE TO LANE
15	3/16/2021	REVISIONS: PARKING LANE TO LANE
16	3/16/2021	REVISIONS: PARKING LANE TO LANE
17	3/16/2021	REVISIONS: PARKING LANE TO LANE
18	3/16/2021	REVISIONS: PARKING LANE TO LANE
19	3/16/2021	REVISIONS: PARKING LANE TO LANE
20	3/16/2021	REVISIONS: PARKING LANE TO LANE

PROJECT NUMBER: 2200261  
 DRAWN BY: DV  
 REVISIONS BY: JB  
 ISSUED FOR: TOWN OF AMHERST SUBMISSION  
 DATE: NOVEMBER 18, 2019  
 DRAWING NAME:

**PROPOSED SITE PLAN**  
 APR 03 2021  
 TOWN OF AMHERST

**C 03**

Town of Amherst  
**APPROVED**  
 MAPS SITE PLAN  
 MUNICIPAL PLANNING  
 COORDINATED SIGN  
 LIMITED TO 30 DAYS  
 PLANNING DIRECTOR  
 DATE: 11/18/2019  
 CHECKED BY: [Signature]

(MOUNT ON BACK OF 'DO NOT ENTER' SIGN)  
 SCALE IN FEET  
 0 50' 100'

**Color  
Rendering:**



# **Services to be Provided for Roswell Patients:**

- **1. State-of-the Art Radiology Screening & Diagnostic Facilities:** CT scanner; PET/CT scanner; MRI; Ultrasound; Plain film imaging; Bone-density scanning; and Nuclear Medicine
  - Expansion of imaging services provides an opportunity to expand access to patients within Roswell Park's primary service area, where approximately 20% of the population is over the age of 65 years old.
  - This is an important consideration given the higher incidence of cancer diagnosis within this demographic group.
  - Providing services closer to where patients reside and with easy access for patients from outside the region will support increased access to diagnosis and treatment for an increasingly vulnerable population.
- **2. Comprehensive infusion center with pharmacy (for Roswell Park patients):**
  - New clinic location will continue to service patients in the Northtowns offering services such continue to service patients in the Northtown communities, offering services such as Breast Medicine, Dermatology, Gynecology, Thoracic Medicine, Thoracic Surgery, Survivorship and Genetic Counseling.
  - Pharmacy will allow for an added convenience for Roswell Park patients residing in the Northtown communities. Patients seen at the new extension clinic will be able to pick-up their prescriptions the same day as their visit.
- **3. Clinical laboratory with phlebotomy patient service center:**
  - Expanded laboratory with phlebotomy patient service center will continue to allow patients to receive their lab draws the same day as their infusion appointments

## **SEQRA & Analysis of Environmental Impacts:**

- Short Environmental Assessment Form with Attachments A, B and C submitted with AIDA Application
  - The Town Board issued a negative declaration pursuant to SEQRA on March 9, 2020
  - The Zoning Board of Appeals issued a negative declaration pursuant to SEQRA on April 21, 2020
  - The Planning Board issued a negative declaration pursuant to SEQRA on April 23, 2020
- Stormwater management system complies NYSDEC stormwater quality and quantity standards
- Engineered Plans and Engineer's Report including on-site stormwater management system approved by the Engineering Department
- Geotechnical Report prepared by Empire GEO Technical Engineering Services
- Traffic Impact Study prepared by Amy Dake, P.E. of SRF Associates
- There are not any jurisdictional wetlands located on the site
- NYS Office of Parks, Recreation and Historic Preservation issued a no impact determination letter on January 13, 2020
- The Project will not result in any potentially significant adverse environmental impacts

## Consistency with Adopted Bicentennial Comprehensive Plan:

- Project is consistent with the Town's adopted Comprehensive Plan. The recommended land use per Figure 6 of the Comp. Plan is "Office Building"
- Chapter 5 of the adopted Comprehensive Plan is titled "Economic Development" and provides support for the IDA approving the requested benefits for the Project. Section 5.2 of the Comprehensive Plan sets forth the economic goal of the Town as including creation of a strong tax base and providing development in convenient and accessible locations.
- One of policies as set forth on Page 5-3 of the Comprehensive Plan in implementing the Town's economic goal and policies is as follows: "Target economic development policies, programs, capital expenditures, and incentives to attract and retain higher paying employment and promote desired forms and locations of development and redevelopment."
  - The projected annual payroll for the is \$5,413,000.
- Another one of the economic policies set forth in Chapter 5 of the Comprehensive Plan is set forth on Page 5-6 of the Comprehensive Plan as follows: "Promote economic development through collaborations between government, educational institutions, health care organizations, and private industries."
- Chapter 9 of the adopted Comprehensive Plan is titled "Community Facilities and Services" and discusses the importance of facilities and services for the benefit of Town residents including healthcare facilities. One of the Community and Facilities policies set forth in Chapter 9 is to "expand partnerships with other service providers, private organizations, and businesses to provide community facilities and services."
- In response to the Covid-19 pandemic, the Town has formulated the Amherst Medical Spine strategy which is a collaborative effort between the Town, Amherst IDA and the Amherst Chamber of Commerce to attract and expand specialized medical services and innovation in the Town
- The Town played an integral role in terms of the Project and the planning process over the past two plus years



## AIDA Application:

- The Applicant is seeking a PILOT, an exemption of sales tax on construction materials and a partial mortgage tax exemption from the Town of Amherst Industrial Development Agency (“AIDA”) for the state-of-the-art hospital extension facility at 203 Park Club Lane.
- During the term of the proposed PILOT, the Project will generate substantial annual tax revenues for taxing jurisdictions including the Town of Amherst, the School District and Erie County that would not be realized in the absence of the Project.
- Sales tax exemption on construction materials is necessary for the Project to be economically feasible. It is important to mention that Applicant began the process of undertaking a collaborative planning process for the acquisition of the Project Site, the design of the Project, and project budgeting prior to the dramatic unforeseen increase of construction costs resulting from the Covid-19 pandemic. The projected overall project cost of \$16,400,000 has increased dramatically since the project planning process commenced more than two years ago.
- Eligibility: General Municipal Law Section 862(2)(a): Except as provided in paragraph (b) of this subdivision, no financial assistance of the agency shall be provided in respect of any project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost.
- “(b) Notwithstanding the provisions of paragraph (a) of this subdivision, financial assistance may, however, be provided to a project where facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities to obtain such goods or services constitute more than one-third of the total project cost, where: (i) the predominant purpose of the project would be to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the city, town, or village within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services
- Certificate of Need Issued by NYS Department of Health on November 23, 2021
- The Project qualifies pursuant to the Countywide Industrial Development Agency Uniform Tax Exemption Policy (“UTEP”) since it will provide integrated high quality medical services for Roswell patients that are not currently available.
- Project does not involve an intermunicipal relocations.

**Certificate of Need  
Issued by NYS Dept.  
of Health on  
November 23, 2021**



KATHY HOCHUL  
Governor

**Department  
of Health**

HOWARD A. ZUCKER, M.D., J.D.  
Commissioner

KRISTIN M. PROUD  
Acting Executive Deputy Commissioner

November 23, 2021

Shirley Johnson  
Chief Clinical Operations Officer  
Roswell Park Cancer Institute  
Elm & Carlton Streets  
Buffalo, New York 14263

Re: 211215-C  
Roswell Park Cancer Institute  
(Erie County)  
Relocate the RPCI Amherst Center extension  
clinic from 100 College Parkway, Williamsville  
to 203 Park Club Lane, Williamsville and add  
Medical Services - Other Medical Specialties  
Total Project Cost: \$23,053,051

Dear Shirley Johnson:

The Department of Health approves the above application in accordance with the administrative review provisions set forth in 10 NYCRR section 710.1(c)(3).

Approval of this application is subject to the enclosed contingencies first being satisfied. Before beginning any aspect of this project, you must:

- Enter a complete response to each individual contingency via the New York State Electronic Certificate of Need (NYSE-CON) system by the due date(s) reflected in the Contingencies Tab in NYSE-CON. Failure to meet the due date(s) could result in the project being abandoned as set forth in 10 NYCRR section 710.10 (c)(1).
- Receive written approval from the Center for Health Care Facility Planning, Licensure, and Finance indicating satisfaction of the contingencies.

In addition to the contingencies, the Department approves this application with the enclosed condition(s).

You are responsible for ensuring that this project complies with all applicable statutes, codes, rules, and regulations. Should violations be found when reviewing documents, or at the time of on-site inspections or surveys, you will be required to correct them. Additional costs incurred to address any violations will not be eligible for reimbursement without the prior approval of the Department. Also, in accordance with 10 NYCRR section 710.5, any change in the scope of this project requires prior approval from the Department and may require a new or amended application.

If you have additional questions or need further assistance, please contact the Bureau of Project Management at [cons@health.ny.gov](mailto:cons@health.ny.gov) or (518) 402-0911.

Sincerely,

George T. Macko  
Director  
Division of Planning and Licensure

Enclosure

## **Conclusion:**

- The Applicant requests that the IDA Board of Directors approve the requested financial incentives for the Roswell Project for the reasons described within the Application and supporting documentation
- Questions...