

**Executive Committee of Town of Amherst
Industrial Development Agency**

Proposed Redevelopment of 415 Lawrence Bell Drive

Applicant: Amherst Portfolio Equities LLC

415 Lawrence Bell Drive:

- Applicant: Amherst Portfolio Equities LLC – Substantial holdings in the Town of Amherst
- Time Equities Inc.: Diverse portfolio of more than 40,000,000 sq. ft. of various property types



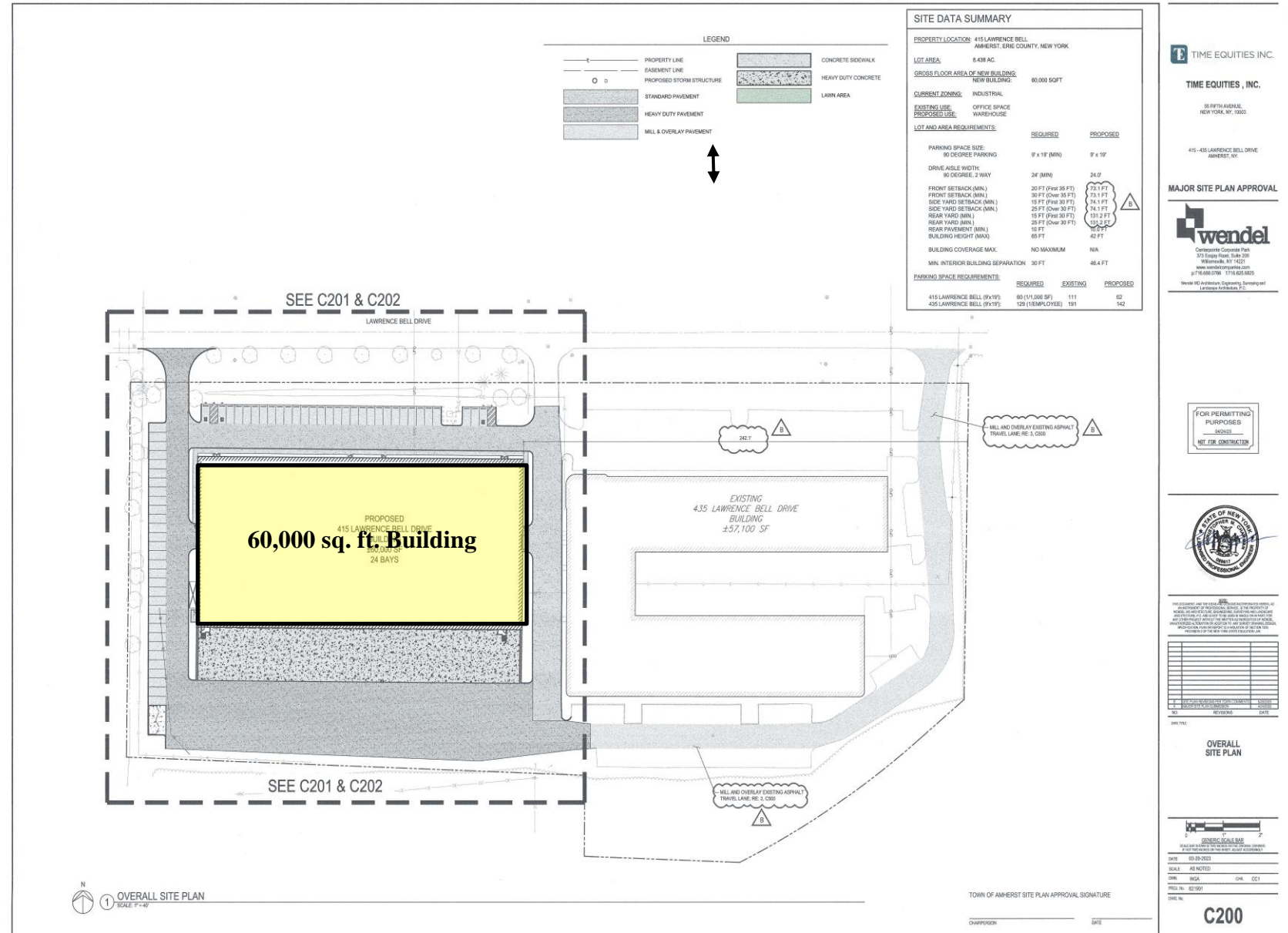
415 Lawrence Bell Drive:

- Zoning Classification:
Research Development District (“RD”)
- Existing 37,949 sq. ft. building that has largely been vacant since being acquired by the Applicant in 2015
- Includes 20,000 sq. ft. of vacant outdated office space
- Dramatic decrease in demand for office space in the Town of Amherst is well-documented
- Project Site located ¼ mile from NFTA bus stop

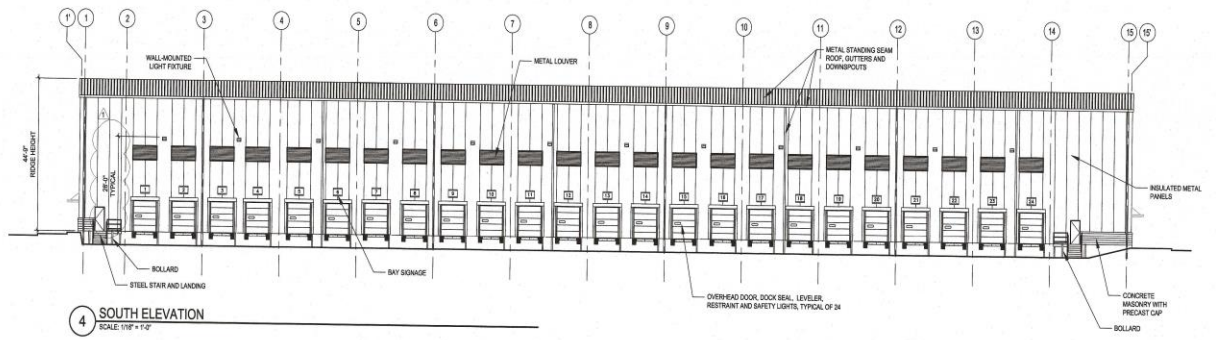
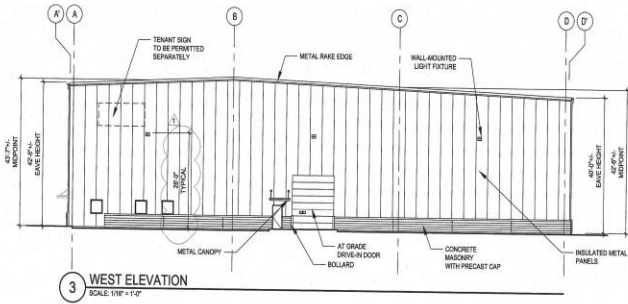
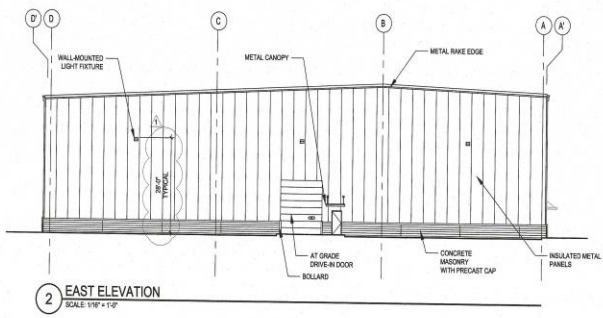
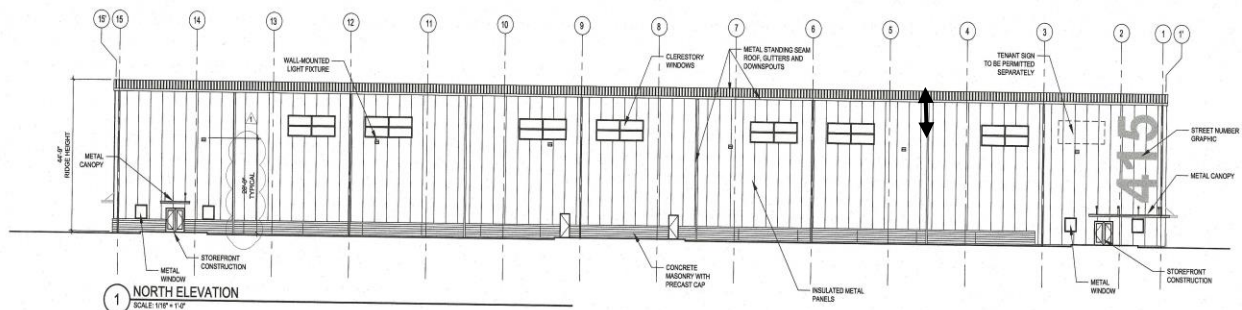


Project Description:

- The redevelopment project consists of the demolition of the existing building at 415 Lawrence Bell Drive, construction of a 60,000 square foot warehouse, and associated site improvements.
- Overall Site Plan depicts the proposed new state-of-the-art warehouse with 24 bays and 62 parking spaces
- Site Plan Application is pending before the Planning Board and public hearing is scheduled for June 15th.
- Planning Board will issue a SEQRA determination in connection with pending Site Plan Application [Part 1 of Full EAF filed with IDA Application]



Elevations Plan:



TIME EQUITIES INC.
TIME EQUITIES, INC.
85 FIFTH AVENUE
NEW YORK, NY 10003

PROJECT LOCATION
415 - 420 LAWRENCE HELL DRIVE
AMHERST, NY

MAJOR SITE PLAN APPROVAL

Caterpillar Corporate Park
375 Sibley Road, Suite 300
Wilkes-Barre, NY 14221
www.wendelcorp.com
p 716.868.1700 f 716.868.6825

Wendel HD Architecture, Engineering, Surveying and Landscape Architecture, P.C.

FOR PERMITTING
PURPOSES
5429212
NOT FOR CONSTRUCTION



NOTICE: THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD.

NO.	REVISIONS	DATE

ELEVATIONS

DATE: 04-24-2023
SCALE: AS NOTED
DWG: DWG
CHK: DDK
DWG No.: 021901
PROJECT: A201

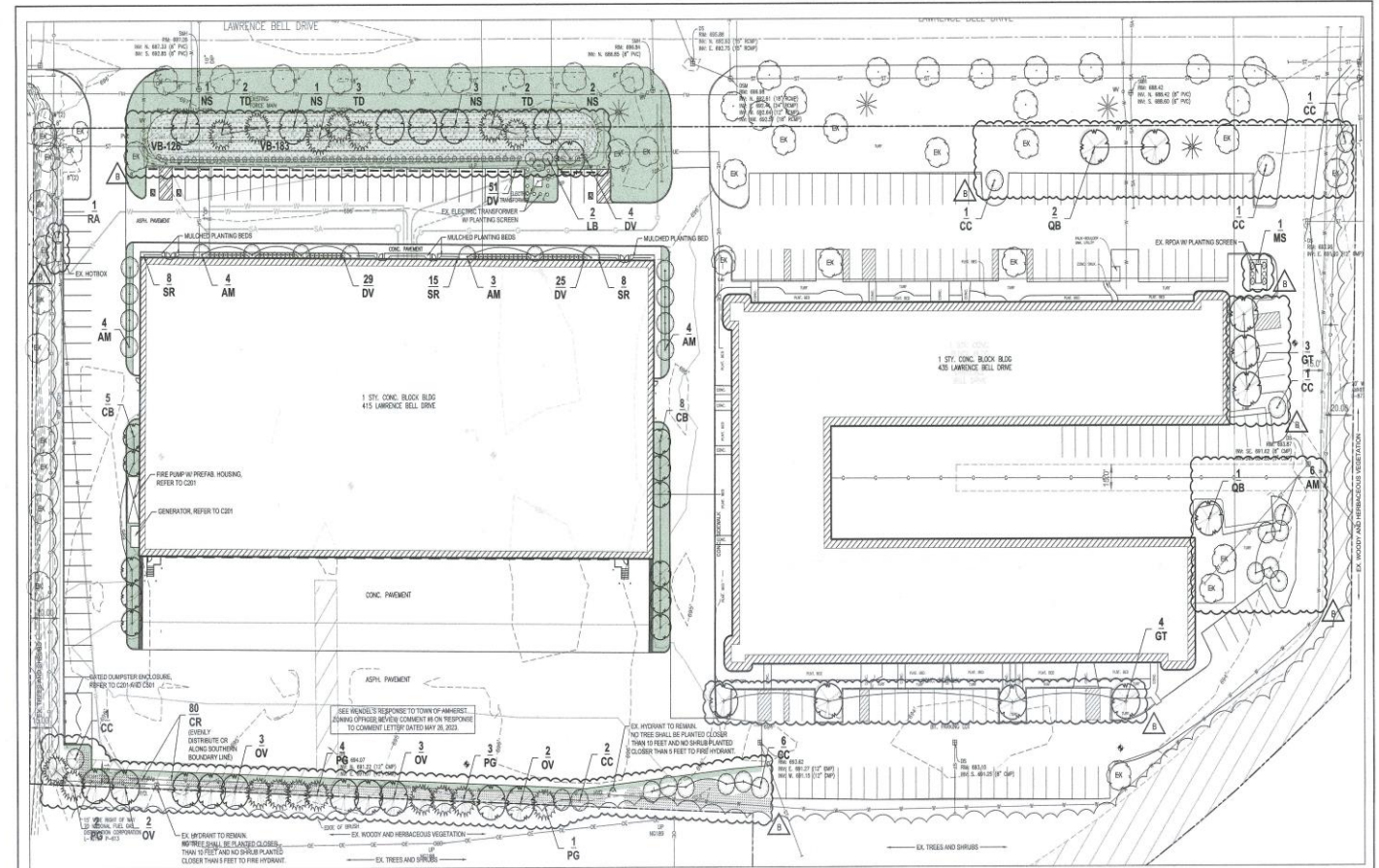
A201

Landscape Plan:

- 91 trees and 220 shrubs

PLANTING SCHEDULE

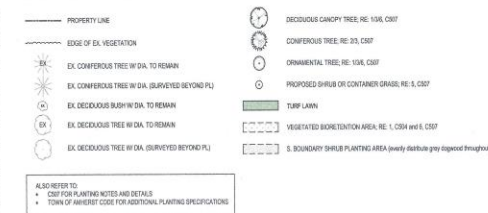
Key	Qty	Botanical Name	Common Name	Size/Comments
DECIDUOUS TREES				
AM	21	<i>Amelanchier x grand</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	tree form, 2.5" cal. min., B&B or large cont.
CB	13	<i>Carpinus betulus</i> 'Fastigiata'	'Fastigiata' European Hornbeam	2.5" cal. min., B&B or large cont.
CC	13	<i>Cercis canadensis</i>	Eastern Redbud	2.5" cal. min., B&B or large cont.
GT	7	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honey Locust	2.5" cal. min., B&B or large cont.
NS	7	<i>Nyssa sylvatica</i>	Tupelo	
OV	10	<i>Ostrya virginiana</i>	American Hop-hornbeam	2.5" cal. min., B&B or large cont.
QB	3	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal. min., B&B or large cont.
CONIFEROUS TREES				
PG	10	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	B&B or large cont. (5' min. install height)
TD	7	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Baldcypress	B&B or large cont. (5' min. install height)
SHRUBS				
CR	80	<i>Cornus racemosa</i>	Grey Dogwood	#3 container (24" min. install height)
DV	109	<i>Koeleria Red diervilla</i>	Bush Honeysuckle	#3 container (24" min. install height)
LB	2	<i>Lindera benzoin</i>	Spicebush	#3 container (24" min. install height)
RA	1	<i>Rhus aromatica</i>	Fragrant Sumac	#3 container (24" min. install height)
SR	31	<i>Sambucus racemosa</i> 'Lemony Lace'	Lemony Lace Elderberry	#3 container (24" min. install height)
ORNAMENTAL GRASSES				
MS	1	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	#3 container (24" min. install height)
BIORENTENTION BASIN PLANTINGS				
VB-126	3,000 sf	Retention Basin Floor Mix - Low Maintenance		seed mix, ERNMX-126 by Ernst or approved equivalent
VB-183	6,000 sf	Native Detention Area Mix		seed mix, ERNMX-183 by Ernst or approved equivalent



1 PLANTING PLAN
SCALE: 1" = 30'

Key	Qty	Botanical Name	Common Name	Size/Comments
DECIDUOUS TREES				
AM	21	<i>Amelanchier x grand</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	tree form, 2.5" cal. min., B&B or large cont.
CB	13	<i>Carpinus betulus</i> 'Fastigiata'	'Fastigiata' European Hornbeam	2.5" cal. min., B&B or large cont.
CC	13	<i>Cercis canadensis</i>	Eastern Redbud	2.5" cal. min., B&B or large cont.
GT	7	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honey Locust	2.5" cal. min., B&B or large cont.
NS	7	<i>Nyssa sylvatica</i>	Tupelo	
OV	10	<i>Ostrya virginiana</i>	American Hop-hornbeam	2.5" cal. min., B&B or large cont.
QB	3	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal. min., B&B or large cont.
CONIFEROUS TREES				
PG	10	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	B&B or large cont. (5' min. install height)
TD	7	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Baldcypress	B&B or large cont. (5' min. install height)
SHRUBS				
CR	80	<i>Cornus racemosa</i>	Grey Dogwood	#3 container (24" min. install height)
DV	109	<i>Koeleria Red diervilla</i>	Bush Honeysuckle	#3 container (24" min. install height)
LB	2	<i>Lindera benzoin</i>	Spicebush	#3 container (24" min. install height)
RA	1	<i>Rhus aromatica</i>	Fragrant Sumac	#3 container (24" min. install height)
SR	31	<i>Sambucus racemosa</i> 'Lemony Lace'	Lemony Lace Elderberry	#3 container (24" min. install height)
ORNAMENTAL GRASSES				
MS	1	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	#3 container (24" min. install height)
BIORENTENTION BASIN PLANTINGS				
VB-126	3,000 sf	Retention Basin Floor Mix - Low Maintenance		seed mix, ERNMX-126 by Ernst or approved equivalent
VB-183	6,000 sf	Native Detention Area Mix		seed mix, ERNMX-183 by Ernst or approved equivalent

PLANTING LEGEND



TOWN OF AMHERST SITE PLAN APPROVAL SIGNATURE _____ DATE _____

TIME EQUITIES INC.
58 FIFTH AVENUE, NEW YORK, NY 10013
415-426-LAWRENCE BELL DRIVE, AMHERST, NY

MAJOR SITE PLAN APPROVAL

wendel
Consulting Corporation
375 Empire Road, Suite 200
Wilkes-Barre, PA 18702
www.wendel.com
878-766-6671

FOR PERMITTING PURPOSES ONLY
SEE THE CONTRACT

STATE OF NEW YORK
PLANNING BOARD

PLANTING PLAN
SCALE: 1" = 30'
DATE: 02-20-2023
DRAWN: [Name] CHECK: [Name]
PROJECT NO: [Number]
SHEET NO: [Number]

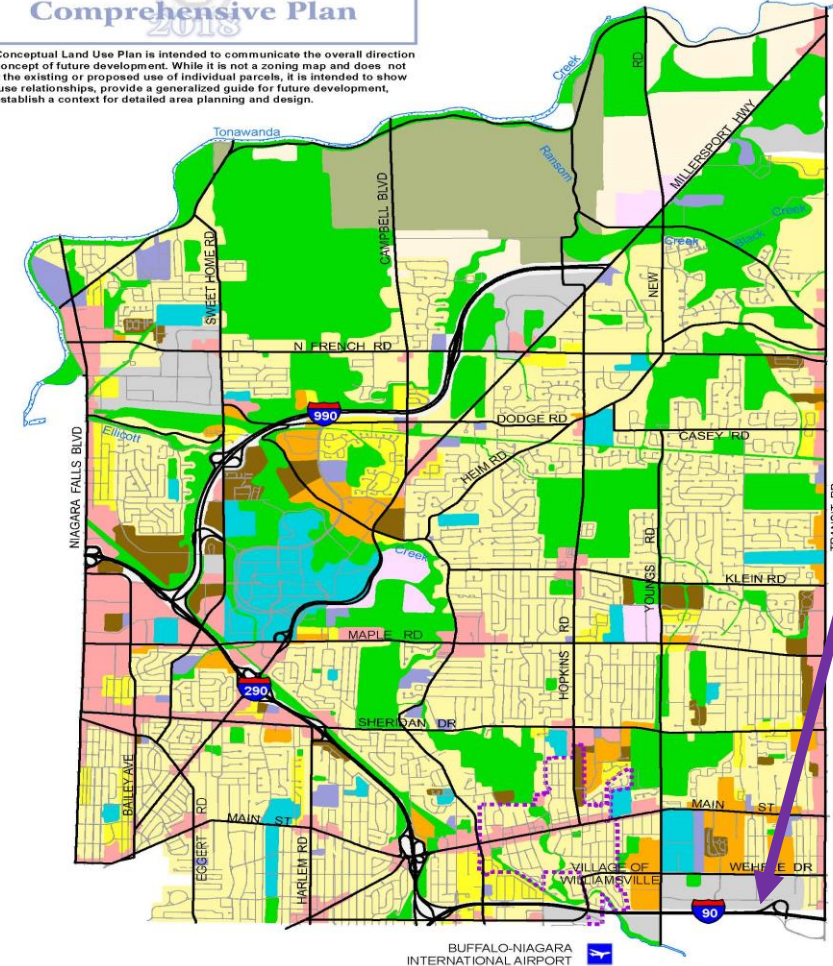
C401

Consistency with the Adopted Comprehensive Plan:

- The Project Site is designated as appropriate for Industrial Office Use per Figure 6 of the Comprehensive Plan
- Chapter 2 of the Comprehensive Plan is titled “Plan Concept” and includes the Vision Statement and Key Initiatives to achieve the Vision Statement
- One of the four Key Initiatives is “Revitalization” of older neighborhoods and commercial areas through creative use of investment incentives. The text provides on Page 2-6 of the Comprehensive Plan specifically states that providing tax incentives for reinvestment, revitalization and redevelopment of commercial properties and housing in older areas of the Town is appropriate
- Chapter 3 of the Comprehensive Plan is titled “Land Use and Development” and the Goal for Land Use and Development as set forth on Page 3-4 is “An interconnected mix of land that includes revitalized older neighborhoods and commercial centers and corridors, quality new developments, vibrant activity centers, agriculture, and green spaces throughout the community.”
- Table 2 of Chapter 3 (“*Proposed Land Use*”) - Industrial – Office [1,102 acres or 3.2% of Town of Amherst]

Town of Amherst Bicentennial Comprehensive Plan 2018

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

Conceptual Land Use Plan

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

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 2020

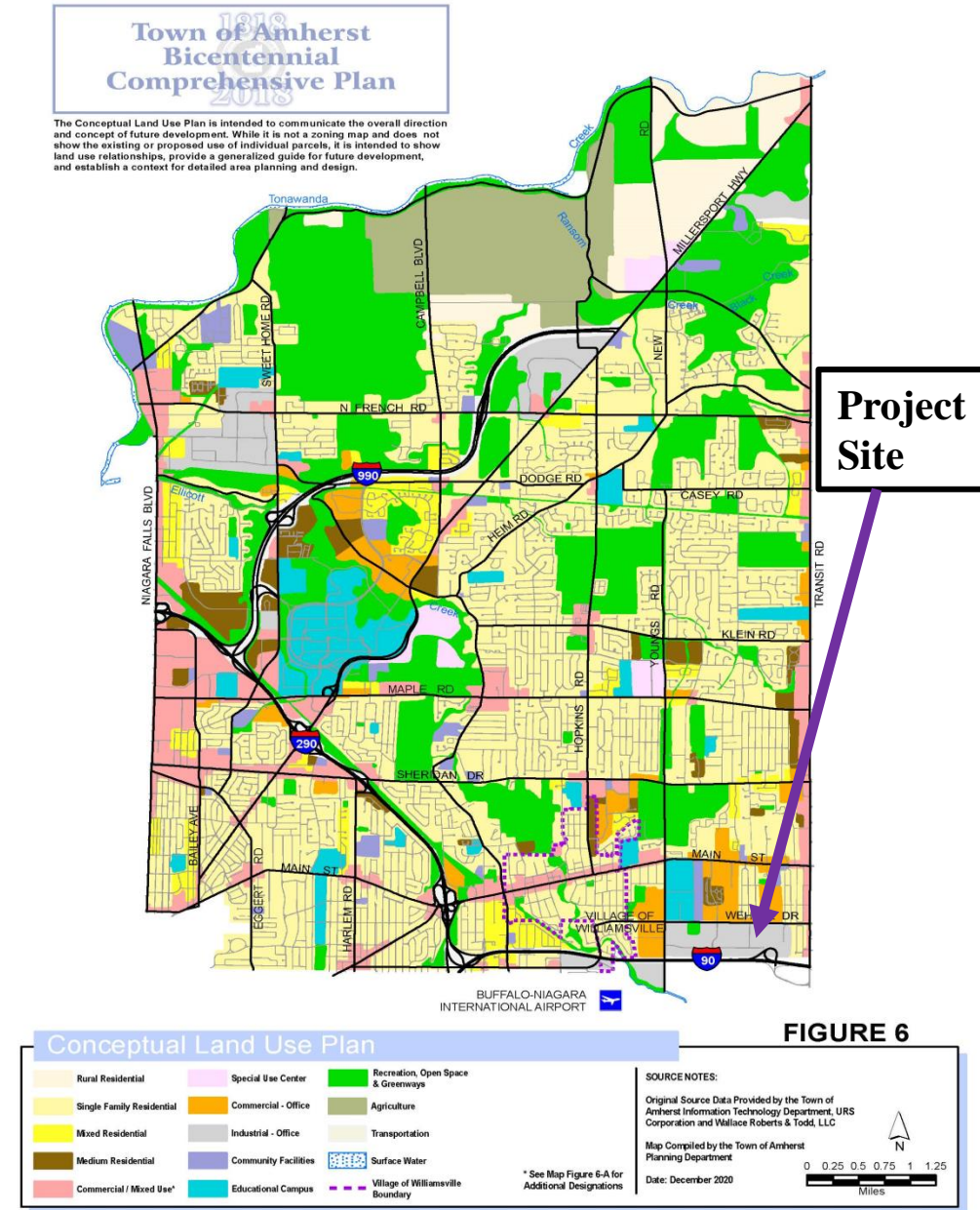
* See Map Figure 6-A for Additional Designations

0 0.25 0.5 0.75 1 1.25 Miles

FIGURE 6

Consistency with the Adopted Comprehensive Plan:

- **Policy 3-9 – Advance the redevelopment and revitalization of underutilized, obsolete, and vacant properties for economically viable uses:** As Amherst matures and market conditions evolve, some developed properties may no longer be economically viable as a result of changing economic conditions, obsolete buildings, or other market characteristics. Sustaining the economic viability and value of the Town’s neighborhoods and commercial areas is critical to maintaining the Town’s high quality of life and reducing pressure for “greenfield” development.
- Chapter 5 of the Comprehensive Plan is titled “Economic Development” and provides support for the IDA granting incentives for the industrial and warehouse projects.
- 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.”



SEQRA:

- Unlisted Action – Part 1 of the Full Environmental Assessment Form submitted
- Compliance with current technical standards per the Zoning Code and NYS Building Code
- Developed site
- No protected environmental resources on the Project Site
- Located in an industrial area
- Requesting that the Planning Board issue a Negative Declaration

Eligibility:

- Eligible redevelopment project pursuant to NYS Law and Countywide Eligibility Policy
- Redevelopment project will result in positive fiscal impacts for taxing jurisdictions
- Job growth

Project Challenges:

- Costs for full redevelopment of Project Site including demolition of existing building and new required on-site infrastructure [more expensive than greenfield development]
- Construction cost increases including materials and labor
- Warehouse tenants typically require “shovel ready” sites [anticipated construction schedule of approximately 1 year]