

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

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Proposed Multifamily Project

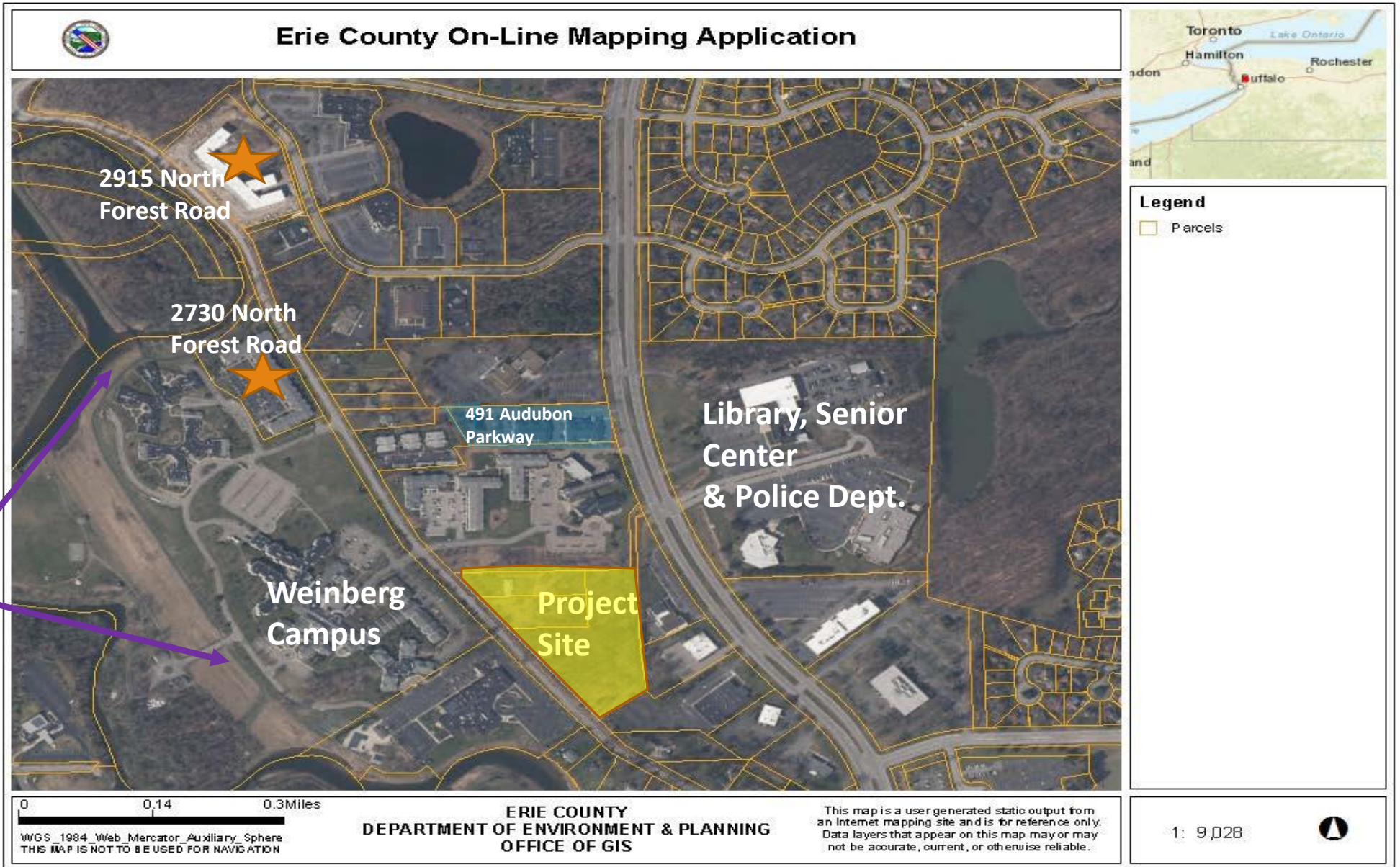
Address: 2635 North Forest Road

Applicant: 2635 North Forest Road, LLC

## Aerial Photograph:

- Project Site was formerly 3 parcels owned by the Menorah Campus, Inc.
- Recently acquired by the Applicant
- 8.2 acres

Bike Path



Parkway Apartments – 491  
Audubon Parkway

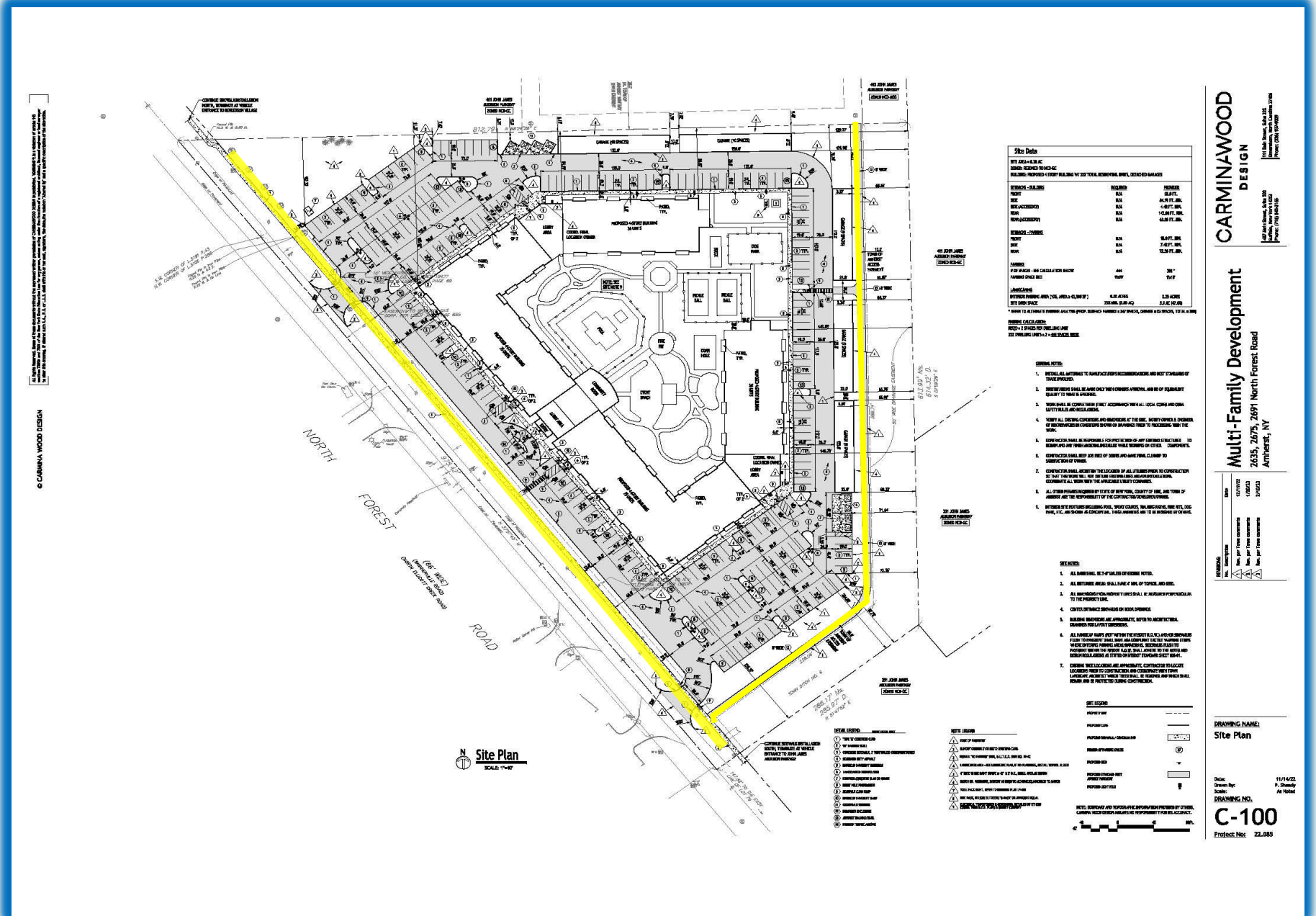


Weinberg  
Campus – 2700  
North Forest  
Road



# Site Plan [Drawing C-100]:

- Construction of four 4-story buildings consisting of 220 apartments including 34 studios and 36 one-bedroom units per the Site Plan approved by the Planning Board on February 16, 2023
- Project Cost of \$52,500,000.00
- Investment of at least \$44,625,000.00
- Workforce Housing Component: 10% of the apartments will consist of workforce housing to be leased at 80% of the Area Median Income for 15 years
- 300 parking spaces including 53 garage spaces
- Interior Courtyard with amenities
- Sidewalks along North Forest Road frontage
- Recreational Trail with Potential Off-Site Connections



# Color Rendering:



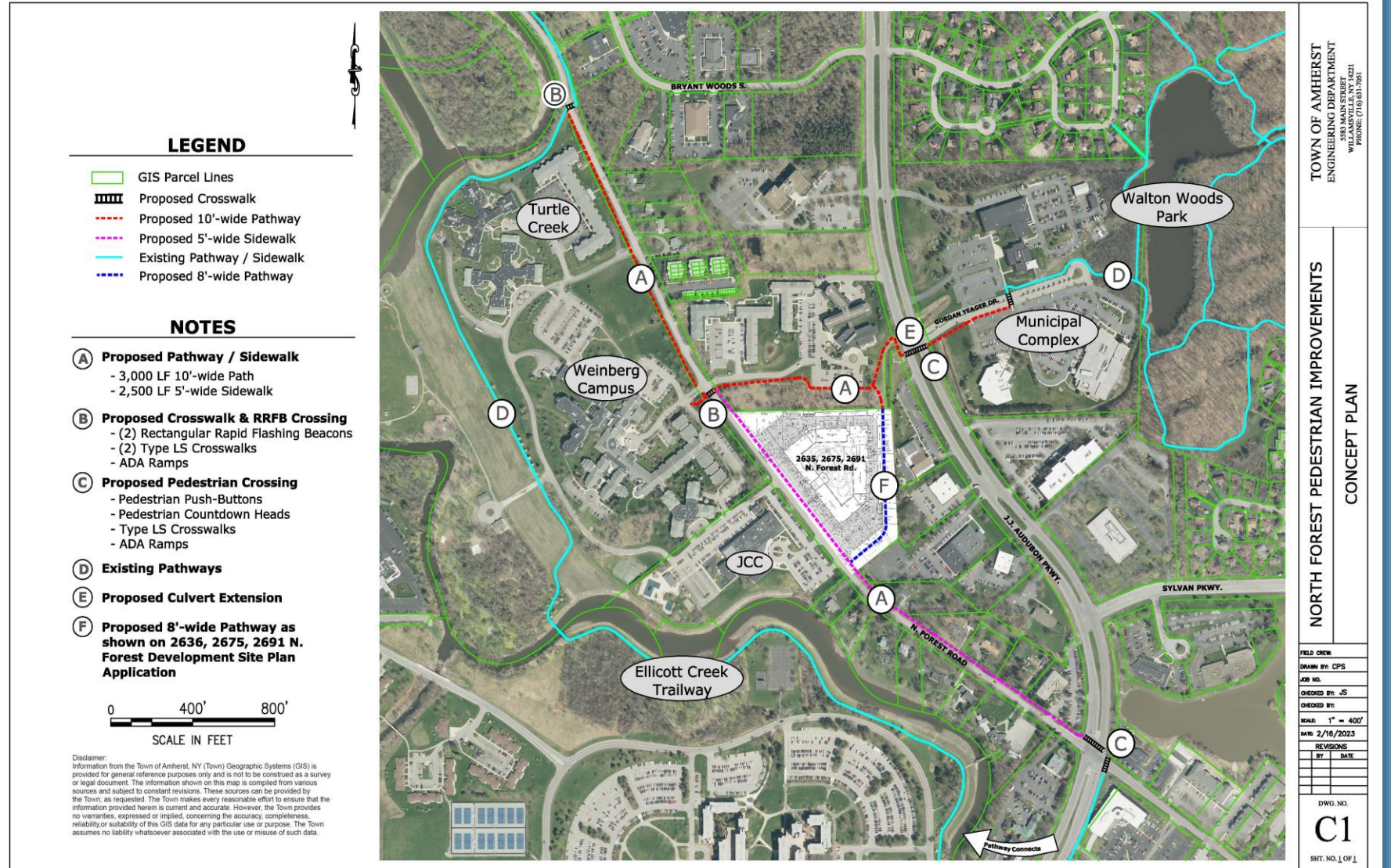






## Off-Site Improvements:

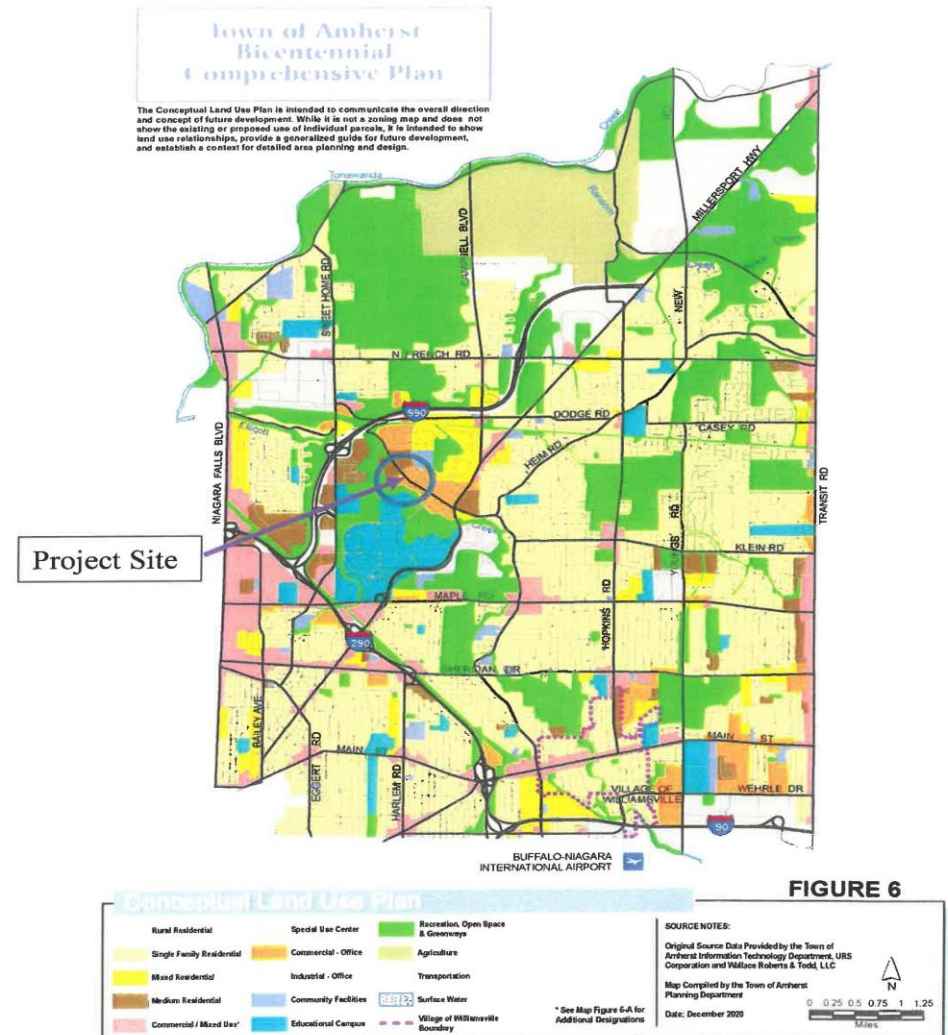
- Sidewalk Extension from Project Site to intersection of North Forest Road and Audubon Parkway to address serious existing pedestrian safety issues
- NFTA Bus Route 44
- Requires approval by the Erie County Department of Public Works (“ECDPW”)



## Consistency with the Adopted Bicentennial Comprehensive Plan:

- Recommended land uses for area per Figure 6 of the Comprehensive Plan are “Medium Residential” and “Commercial Office”
- No demand for new office space in the vicinity of the Project Site
- “Medium Residential” category is described on Pg. 3-32 of the Comp. Plan as appropriate for a density of 12-60 units per acre
- Text on Page 3-32 states: “Medium Residential comprises the relatively small proportion of the Town's housing stock devoted to multi-family, largely rental apartment housing. Although longstanding policy has tended to favor low-density, single-family residential use, recent development trends have seen a substantial increase in the amount of new multi-family housing. The need for higher density housing will grow along with the component of the population that will increasingly choose smaller housing types, including retirees, empty nesters, singles, and other smaller household types.”
- “[L]ocation criteria for higher density housing include high access corridors served by public transportation, areas near commercial centers and employment concentrations, areas next to educational campuses, and areas near community facilities.”

Figure 6 of Comprehensive Plan



## **Eligibility:**

- Commercial Project under NYS Law – Approval of PILOT and Sales Tax Exemption for materials is necessary for the Project to occur
- The Town has a need for attractive multifamily housing to retain workers in the Town and attract new businesses [Housing is a key factor when companies make decisions whether to relocate or expand in a municipality]
- There is a lack of affordable and safe multifamily housing in the Town [Only 3.1% of land in the Town designated as appropriate for Medium Residential Development]
- Project will promote and maintain the job opportunities, health, general prosperity and economic welfare of the Town's citizens and improve their standard of living.
- Project will assist the Town in addressing economic deterioration in the area resulting from dramatic changes in market conditions [Study prepared by Delta Associates – Empty office space]
- Labor cost increases
- Material cost increases

## **Eligibility:**

- More stringent lending requirements including increased equity requirements and higher interest rates
- Workforce Housing Component [10% of unit at 80% of Area Median Income for 15 years]
- Town is evaluating the entire Audubon area for purpose analyzing demographic trends, connections to UB North Campus, improving quality of life and addressing vacant and underutilized parcels and buildings [Relevant portion of the Town]
- Proposed Off-Site Improvements
- With a PILOT, the Project will generate substantially more annual property taxes than current annual taxes of \$32,199.00
- 343 Construction and supply related jobs [Cost-Benefit Analysis]
- 3 full-time jobs [\$195,000.00 per year]

## State Environmental Quality Review Act:

- Town Board issued a Negative Declaration on July 25, 2022
- Planning Board issued a Negative Declaration on February 16, 2023
- Part 1 of Full EAF submitted with the Application [Type I action]
- SHPO No Impact Determination Letter dated April 18, 2022
- Jurisdictional Determination issued by the USACE on October 26, 2020 [no federal wetlands on the Project Site]
- Engineered Plans, Engineer's Report and SWPPP have been reviewed and approved
- Traffic Impact Study prepared by SRF Associates [Southern driveway removed from the original Concept Plan per its recommendation]
- Investigation of possible presence of spiny softshell turtle



April 18, 2022

Anthony Pandolfe  
Project Engineer  
Carmina Wood Morris, DPC  
487 Main Street, Suite 500  
Buffalo, NY 14203

Re: DEC  
Multi-Family Development - Demolition and New Construction Project  
2635, 2675, 2691 North Forest Road, Amherst, Erie County, NY  
22PR02506

Dear Anthony Pandolfe:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation, and Historic Preservation (OPRHP). We have reviewed the submitted information in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation, and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (5NYCRR Part 617).

An archaeological survey conducted in 2002 by Panamerican Consultants, Inc. (Hayward, May 2002; 02SR52571) that covered the entirety of the currently proposed project's Area of Potential Effects (APE) did not identify any archaeological sites within it. Therefore, no further archaeological investigations are warranted. Based upon our review, it is OPRHP's opinion that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. Should the project design be changed OPRHP recommends further consultation with this office.

If you have any questions, I can be reached at [Josalyn.Ferguson@parks.ny.gov](mailto:Josalyn.Ferguson@parks.ny.gov) or 518.817.2816.

Sincerely,

Josalyn Ferguson, Ph.D.  
Scientist Archaeology

*via email only*

c.c. Charles Vandrei, DEC

## **Conclusion:**

- Requesting approval of the PILOT, etc. by the Board of Directors
- Questions...