

Meyer Road Senior Apartments

Affordable Housing for Senior Citizens with Lower to Moderate Income

**Application for Amherst Industrial Development Agency Assistance
Supplemental Information**

June 2014

Overview:

The applicant proposes a new, four-story residential building totaling 101 senior specific apartment units, located on a 3.2 acre assembled site. Its location, on the north side of Meyer Road, is in an older and more established portion of the Town of Amherst, east of Niagara Falls Boulevard.

The applicant believes the proposed project also complies with the new, **stricter evaluation criteria as established by the AIDA's Board on January 17, 2014**. The adopted resolution emphasizes compliance with the goals and objectives of the Town's Adopted Bicentennial Comprehensive Plan. It also encourages infill sites located within walking distance to grocery, pharmacies, and other support services as well as public transportation. The resolution also aimed to distinguish applicants whose projects meet a high demand seniors with lower to moderate fixed income. Enhancement or redevelopment areas of the Town are also given special consideration.

The project is situated on a true **infill site**, already serviced by necessary utilities and infrastructure, with land assembled from two non-conforming single-family homes on three parcels.

The site was specifically selected because of its close proximity to a high concentration of **seniors on fixed, lower to moderate income** typically residing in dense neighborhoods of older, single family homes or older, outmoded market rate apartments. It is an easy walking distance to a vast array of conveniences including grocery stores, pharmacies, restaurants, a large indoor mall, and multiple NFTA bus route stops.

The project has also received **unanimous recommendation** for rezoning from the Town's Planning Board; **unanimous approval** for its rezoning request from the Amherst Town Board; **unanimous approval** for variances from the Town's Zoning Board of Appeals; and **unanimous site plan approval** from the Town's Planning Board. All three Boards also issued Negative Declarations indicating the project will not have significant adverse environmental impacts.

According to an independent market study recently prepared by GAR Associates, Inc. – a licensed real estate appraisal firm – the project will draw the majority its moderate-income senior tenants from both homeowners and renters from a primary market area (PMA) established by census tracts immediately surrounding the site. The study reveals the underserved market of lower to moderate income seniors that simply do not meet income requirements for the all-to-few subsidized senior housing projects, and they cannot afford luxury retirement communities. The study also stated that significant demand will come from price conscious elderly homeowners in the area. The high cost of home ownership including property taxes and maintenance are a financial and/or physical burden for many. A **capture rate of 5.45%** is indicative of the strong net demand providing rents start and remain affordable to serve the PMA that surrounds the site.

Strong demand within the PMA does not, however, guarantee project viability. Ultimately, the project is situated in a lower to moderate, older area of Town as encouraged by the new AIDA criteria. Rents need to start and remain moderate even though there are added initial development costs associated with the product and the assembled, infill location. The moderate rents cannot offset the project's projected annual operating expenses which include the non-homestead Sweet Home School District town/county/school tax rate which is one of the highest in the region. Of note, the project will not increase the burden on the school district. The project's economic feasibility, especially during the initial phase to secure debt financing and its stabilization phase is dependent on AIDA assistance.

Even with the AIDA assistance, the project is a tax boon to the district. Based on projections, the project would result in a tax revenue increase of several multiples even when factoring the proposed PILOT agreement. In its first year of operation when the amount of real estate tax the project generates is at its lowest level, the project will generate almost **5.5 times** the amount of the real estate taxes generated currently by the two homes and three parcels at the site. Over the term of the PILOT agreement, the project will generate over **8.0 times** the real estate tax revenue currently generated, and over a ten-year period, the project will generate almost **14.0 times** the

tax revenue currently generated. Further, seniors may sell their existing homes to move into the project and are likely to sell their homes to younger residents, thus removing the homes eligibility for enhanced STAR or other tax reduction programs designed to assist elderly homeowners.

The Proposed Project Complies with the Town's Adopted Bicentennial Comprehensive Plan

The Comprehensive Plan recognizes the need for diverse housing choices and the proposed attached senior housing units will satisfy the demand for new senior housing in the Town which has resulted from changing demographics.

It is also important to mention that the Comprehensive Plan recognized the benefits of "infill development" as opposed to "greenfield development" and the proposed senior housing project is an infill development involving a site that is already serviced by necessary infrastructure including public roadways, sanitary sewer and water infrastructure, etc.

The Amherst IDA has repeatedly recognized the importance of the Town's adopted Comprehensive Plan in connection with its review of proposed projects. The proposed senior housing project is consistent with important goals, objectives, and policies in the adopted Comprehensive Plan including:

- The Comprehensive Plan **recognizes the need for senior housing** in the Town of Amherst
- **Section 3.3.1 – Land Use and Development Policies** – Location criteria for higher density housing including housing for the elderly include high access corridors served by public transportation, areas near commercial centers and community facilities. This section of the Comprehensive Plan recognizes that senior housing is a growing form of residence that needs to be accommodated.
- **Section 8.2 – Objective** – "Decent and affordable housing choices available to all residents"
- **Section 8.2 – Policy (Affordable Housing)** – "Ensuring that affordable housing is available to all residents is a priority of the Town of Amherst. Due to the large number of residents who pay high housing costs relative to their income levels, the Town should support all initiatives that increase affordable housing.
- **Section 8.2 – Policy ("Promote development of a variety of housing types")** – "Demographic trends will reinforce the need for a more diverse housing stock to accommodate groups such as the elderly, empty nesters and students."
- **Reduction of open consumption of open space through more compact development patterns** (encouraging infill development).

Also, in connection with its unanimous decision to amend the zoning classification of the Project Site to MFR-7 in February 2014, the Town Board adopted a finding that the use of the site for attached senior housing is consistent with the Town's adopted Comprehensive Plan.

The Town Board also completed a comprehensive environmental review of the proposed project that resulted in its issuance of a negative declaration pursuant to the State Environmental Quality Review Act ("SEQRA").

The Site is "Walkable"

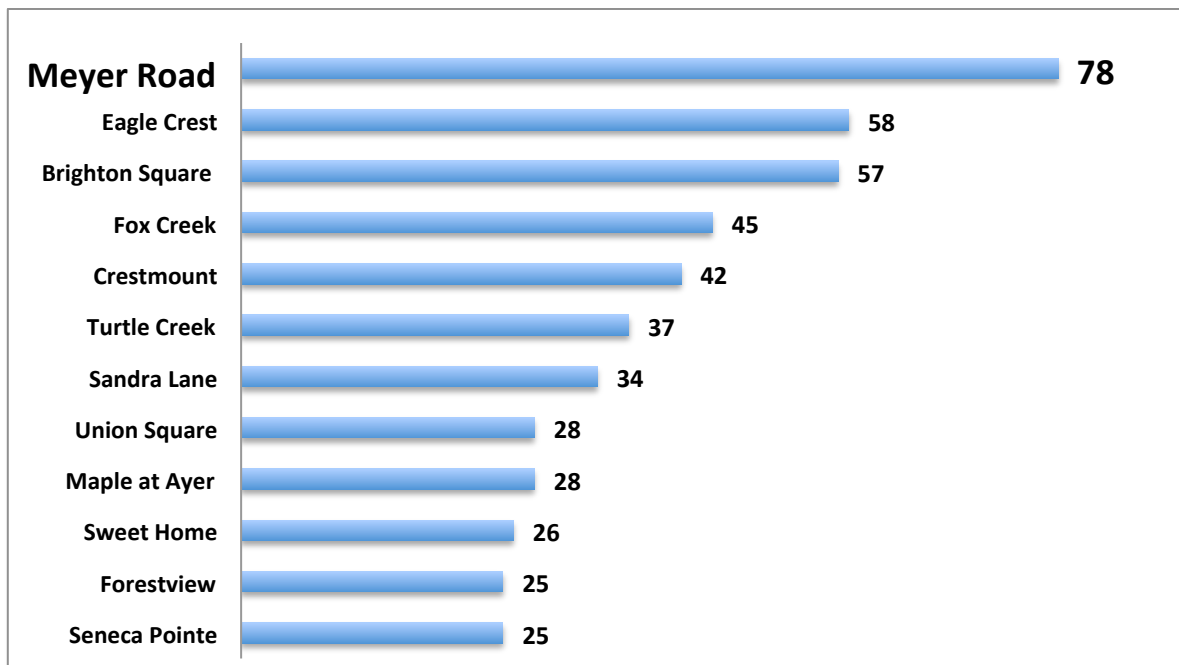
To illustrate the site's walkability, the applicant used **WalkScore.com**® data, an independent firm that provides uses data to identify and sort areas of strong and weak walkability that is used by urban planners, real estate professionals, and consumers alike. The company characterized the Meyer Road Senior Apartments site as "**Very Walkable**" with most tasks being completed by foot.

The site is within easy walking distance to the flagship locations of Tops International, Wegmans, Feel Right, Premier Gourmet, Trader Joe's, and Target Grocery Stores. The Boulevard Mall, one of the region's most popular indoor malls, is a short walk from the proposed site as well.

According to Dun and Bradstreet, Inc., a 1-mile radius of the proposed site contains the region's top retail clustering with approximately 3 million square feet of shopping choice and discount stores including clothing, restaurants, electronics, bookstores, services, restaurants, movie theatres, and entertainment of all types. Furthermore, over 300 retail stores, 9 bank locations, 100 individual medical offices and health service locations & pharmacies are all shopping and service options within this radius

The project is frequently and conveniently serviced by NFTA Bus Route #34 (Niagara Falls Boulevard) with a stop on east side of Niagara Falls Boulevard and Meyer Road, .10 of a mile away, and NFTA Bus Route #34 (Sheridan) with a stop at Ridge Lea and Bailey .20 mile away.

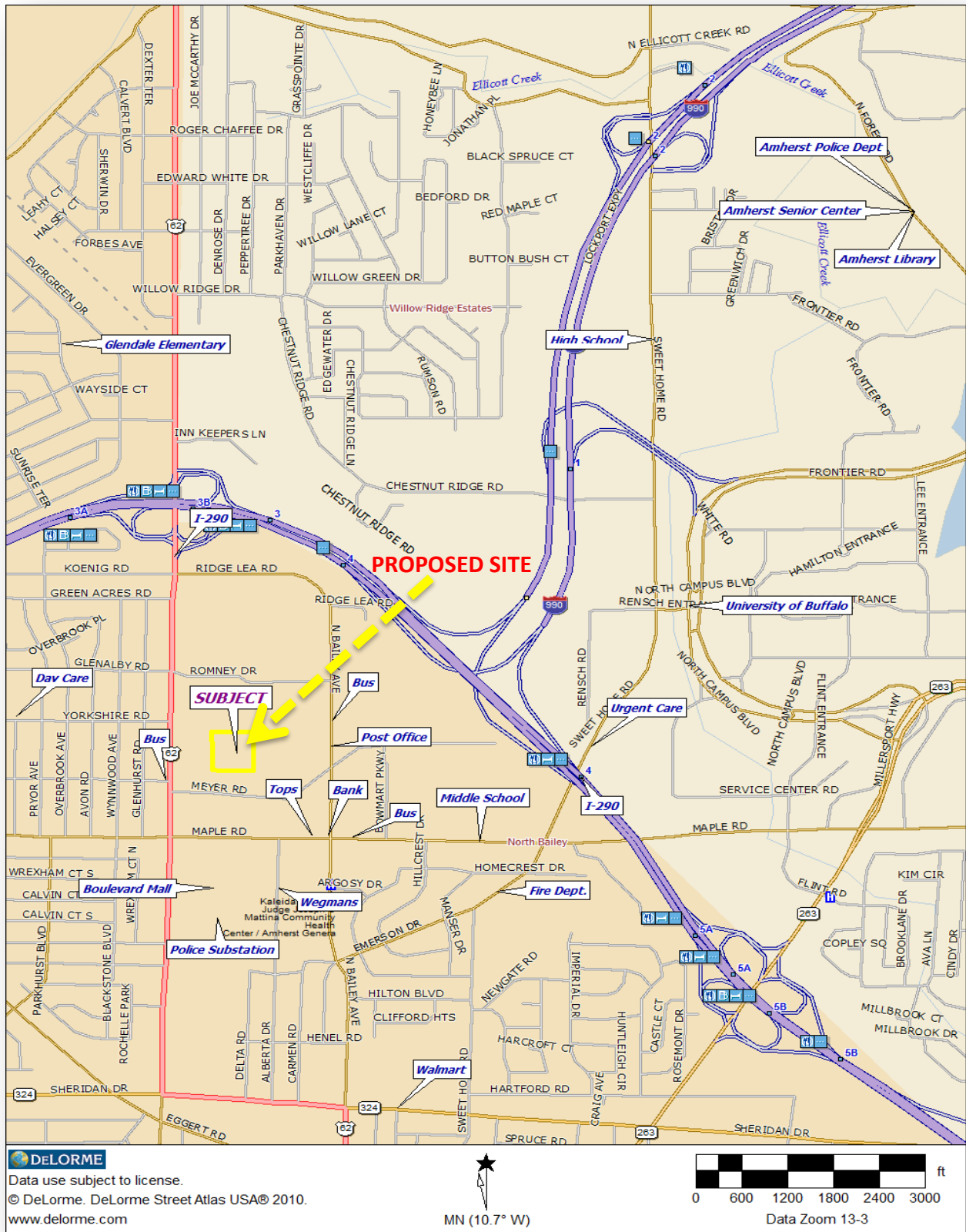
Meyer Road Senior Apartment as compared to Other Similar Senior Housing in Western New York



Walkability Rankings as Scored by Walkscore.com*



Support Services and Public Transit in Close Proximity to Site



Building Description

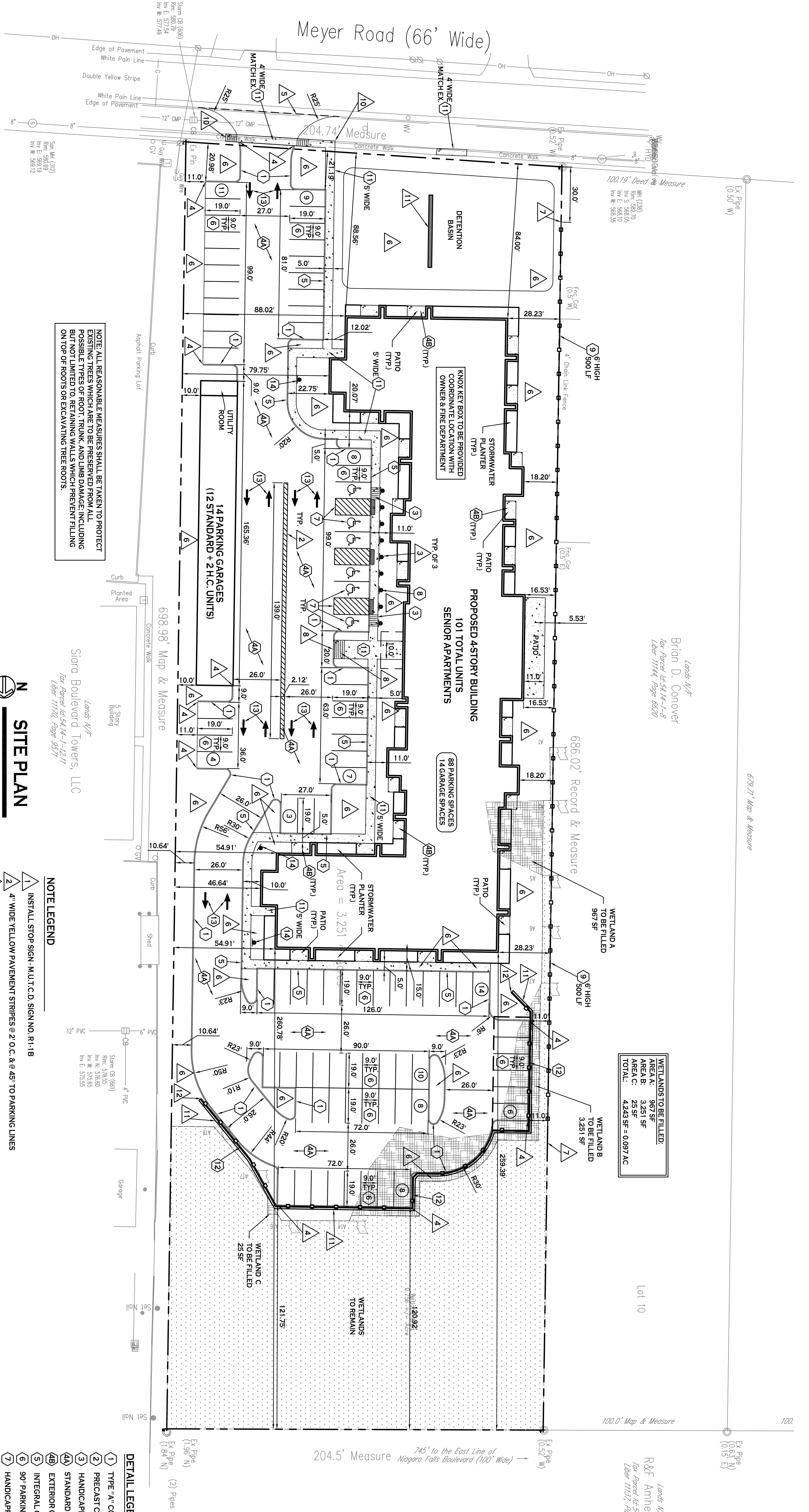
The proposed Meyer Road Senior Apartments is a four-story, wood frame, fully sprinklered apartment building designed specifically for senior citizens 60 years of age or greater that are capable of living independently. The building will consist of a mixture of one and two bedroom apartments totaling 101 units.

The interior corridors within the building connect all exits, apartments, and community spaces. Residents of the senior apartment building may travel to any room or apartment within the building without navigating stairs or without having to go outdoors.

The single building design allows the building to become a community. Residents experience increased socialization opportunities and typically quickly form new friendships and often end up taking care of each other and accompanying one another on trips to the grocery store, doctor, pharmacy and other routine errands as well as social events.

The building will be fully handicap accessible and all units will be handicap adaptable. Each of the apartments will be equipped with a refrigerator, stove, microwave, dishwasher, and available washer and dryer. Common spaces include a community room, library with computer access, exercise room, beauty parlor, lounges, common laundry, staff offices and an elevator. Free off street parking spaces are also part of the proposed project.

Construction of the project will commence upon receipt of the building permits and will be completed in approximately twelve months from the date construction begins.



SITE DATA	
SITE AREA = 3.81 ACRES SITES: 66' (G) BLDG. TO BE BUILT TO OVER 70 UNITS SIZES: 11' (S) BLDG. (63) 12' (S) BLDG. (10) TOTAL UNITS BUILDING HEIGHT TO MEAN ROOFLINE: APT BLDG: 41.83 FT	REQUIRED PROVIDED
SETBACKS - BUILDING	83.66 FT 83.66 FT 83.66 FT 83.66 FT 83.66 FT
FROM R.O.W. SIDE WALL OF GREATER LENGTH PARALLEL REAR WALL OF GREATER LENGTH PARALLEL OR ANGLE BETWEEN 30° & 60° REAR WALL OF LESSER LENGTH PARALLEL OR ANGLE BETWEEN 30° & 60°	84.0 FT MIN. 16.53 FT MIN. 46.62 FT MIN. 46.25 FT
SETBACKS - BETWEEN BUILDINGS	> 2.25 FT
BETWEEN WALLS OF GREATER LENGTH IF PARALLEL BETWEEN WALLS OF GREATER & LESSER LENGTH IF PERP. BETWEEN WALLS IN ANGLE PLAN PARALLEL TO ONE ANGLE DO NOT INTERSECT NEAREST BUILDINGS	N/A N/A N/A N/A
SETBACKS - PARKING	41.83 FT
FROM R.O.W. SIDE & REAR ABUTTING NON-RESIDENTIAL OR MFR SIDE & REAR ABUTTING SF RESIDENTIAL FROM MAIN WALL OF BLDG. GARAGE FROM R.O.W. GARAGE ABUTTING SF RESIDENTIAL GARAGE ABUTTING MFR/COMM.	20 FT 5 FT 10 FT 10 FT 15 FT 15 FT 15 FT 15 FT 20 FT 15 FT 15 FT
PARKING	> 20 FT > 5 FT MIN. 15 FT MIN. 15 FT MIN. 15 FT MIN. 15 FT MIN. 15 FT MIN. 15 FT MIN. 15 FT MIN. 20 FT 15 FT 15 FT
2 SPACES PER DWELLING UNIT	88 SPACES 150 SPACES

INTERIOR GREENSPACE	
REQUIRED BY CODE	PROVIDED
10% MIN. (4,770 SF)	10.1% (4,830 SF)
BUILDING COVERAGE	
REQUIRED BY CODE	PROVIDED
40% MAX. (86,645 SF)	20.5% (25,010 SF)
UNIT DENSITY CALCULATION	
LAND RECD. 725 SF / 1 BDRM UNIT, 1,000 SF / 2 BDRM UNIT	
LAND PROVIDED = (98) x 1,000 SF + (63) x 2,000 SF = 2,086,000 SF	
LAND RECD. = (98) x 725 SF + (63) x 1,000 SF = 90,550 SF = 2.08 ACRES	
LAND PROVIDED = 3,251 ACRES	
BLDG. HEIGHT	
PROPOSED BUILDING: 46.25 FT HIGH	
TOTAL HEIGHT OF BUILDING: 59 FT ALLOWED IN MFR 7 ZONING	
BUILDING LENGTH	
PROPOSED BUILDING: 344.32'	
TOTAL LENGTH OF BUILDING: 176 FT ALLOWED VARIANCE RECD.	

GENERAL NOTES	
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.	
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.	
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.	
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER WITHIN 48 HOURS IN WRITING ON DRAWINGS PRIOR TO PROCEEDING.	
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.	
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.	
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS.	
8. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.	
9. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.	

SITE LEGEND	
PROPERTY LINE	- - - - -
PROPOSED CURB	———
PROPOSED SIDEWALK / CONCRETE PAD	■ ■ ■ ■ ■
NUMBER OF PARKING SPACES	(2)
PROPOSED SIGN	□
PROPOSED LIGHT POLE W/ SINGLE FIXTURE	○
PROPOSED LIGHT POLE W/ DOUBLE FIXTURE	●
PROPOSED WALL MOUNTED FIXTURE	■

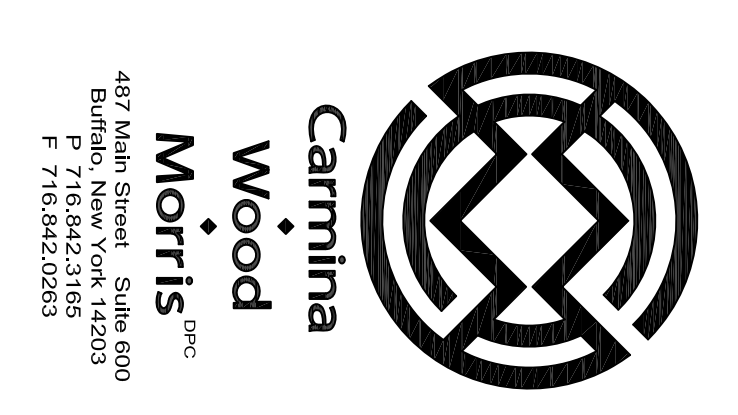
NOTE LEGEND	
1. INSTALL STOP SIGN - MUT.C.D. SIGN NO. R11B	▲
2. 4" WIDE YELLOW PAVEMENT STRIPES @ 2' O.C. & @ 4' TO PARKING LINES	▲
3. INSTALL "NO PARKING" SIGN MUT.C.D. SIGN NO. P11-C	▲
4. RAINCUT CURB IN 2' OR MATCH EXISTING CURB	▲
5. SAWCUT LINE MATCH EXISTING EDGE OF PAVEMENT	▲
6. LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED	▲
7. LIMIT OF 6' HIGH BOARD ON BOARD FENCE INSTALL	▲
8. CURB & SIDEWALK FLUSH WITH PAVEMENT	▲
9. RAMP SIDEWALK 1:12 MAX.	▲
10. CONCRETE SIDEWALK MATCH INTO EXISTING	▲
11. RETAINING WALL	▲
12. LIMIT OF 4' FENCE	▲

DETAIL LEGEND - SEE DETAIL SHEET	
1. TYPE 'A' CONCRETE CURB	①
2. PRECAST CONCRETE BUMPER	②
3. HANDICAPPED PAVEMENT RAMP	③
4. STANDARD DUTY ASPHALT	④
5. EXTERIOR CONCRETE SLAB ON GRADE	⑤
6. INTEGRAL CURB/ SIDEWALK	⑥
7. HANDICAPPED PAVEMENT MARKINGS	⑦
8. BOARD ON BOARD FENCE	⑧
9. HANDICAPPED PARKING SIGN	⑨
10. LIGHT POLE FOUNDATION	⑩
11. CONCRETE SIDEWALK	⑪
12. 4" STEEL "WROUGHT IRON" TYPE FENCE	⑫
13. PAINTED TRAFFIC ARROWS	⑬

REVISIONS:		
No.	Description	Date
1	rev. per amherst comments	06-06-2014

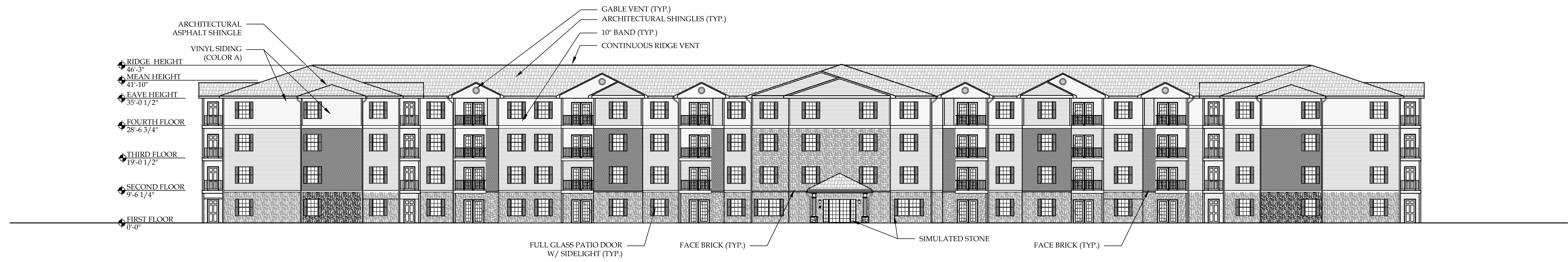
SITE LEGEND	
PROPOSED SIGN	□
PROPOSED LIGHT POLE W/ SINGLE FIXTURE	○
PROPOSED LIGHT POLE W/ DOUBLE FIXTURE	●
PROPOSED WALL MOUNTED FIXTURE	■

DRAWING NAME:	
PROJECT NAME:	New Construction
	Meyer Road Senior Housing
	Meyer Road
	Amherst, New York
Issued for Construction:	xx.xx.xx
Municipality Submission:	C. Wood
Scale:	As Noted
DRAWING NAME:	
Site	Plan
DRAWING NO.:	
	C-100
Project no.:	13.064

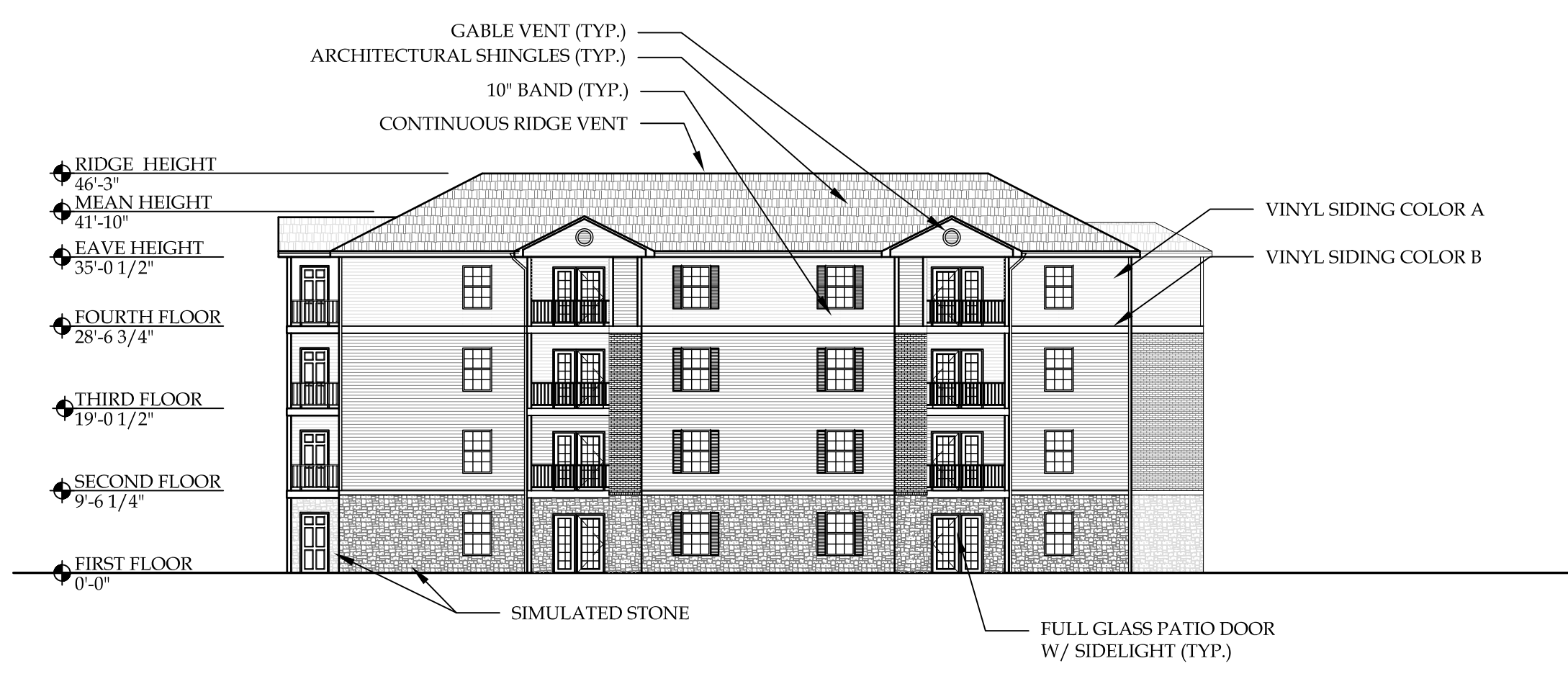


R&F Amherst LLC
 487 Main Street, Suite 600
 Buffalo, New York 14203
 F 716.842.0283

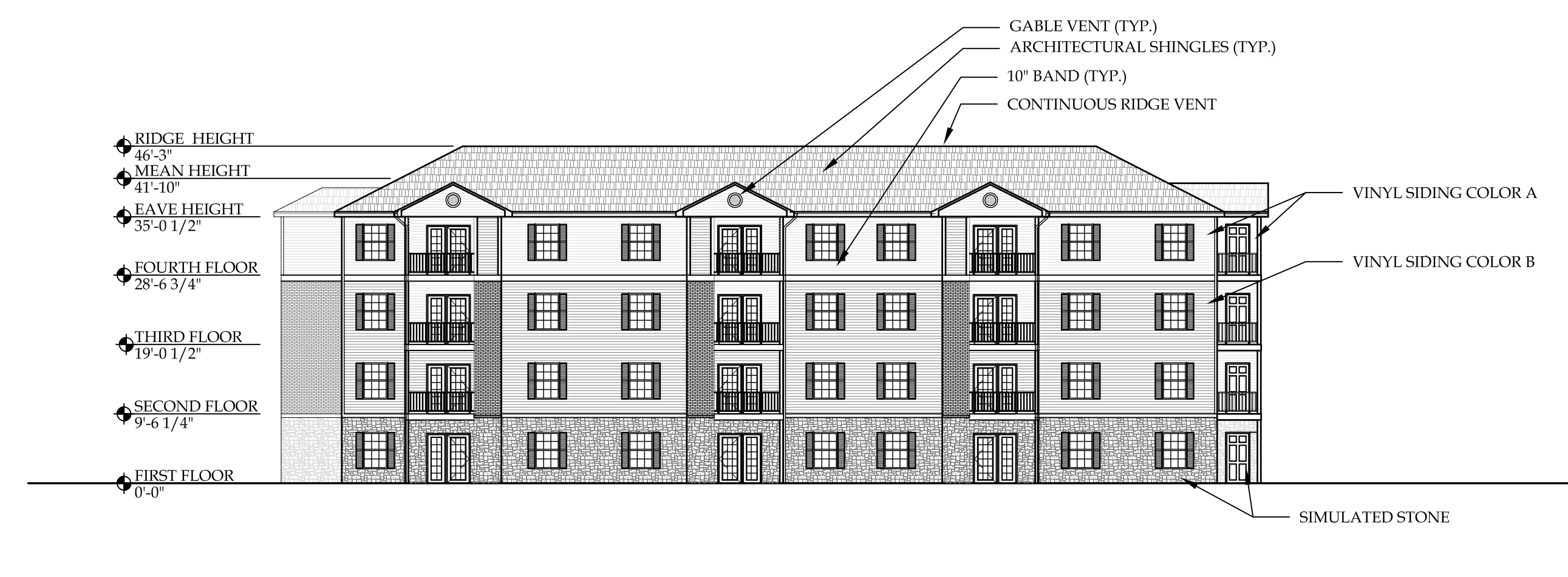
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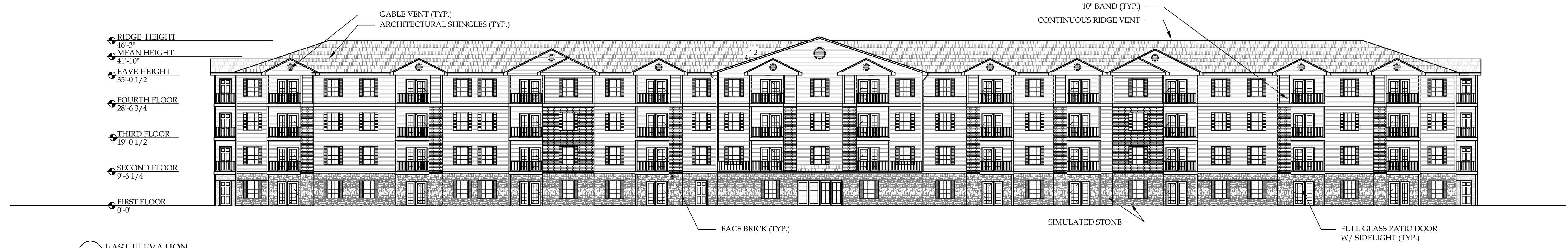
D1 WEST ELEVATION
 1/16" = 1'-0"



C1 SOUTH ELEVATION
 1/16" = 1'-0"



C4 NORTH ELEVATION
 1/16" = 1'-0"



D1 EAST ELEVATION
 1/16" = 1'-0"

MEYER RD. SENIOR HOUSING

MEYER ROAD, AMHERST
 NEW YORK

ISSUE:

SA PROJECT TEAM: PRINCIPAL E. Silvestri
 PROJ. ARCH. _____ JOB CAPT. _____
 INTERIORS _____ DRAFTER _____

SEAL:

TITLE:

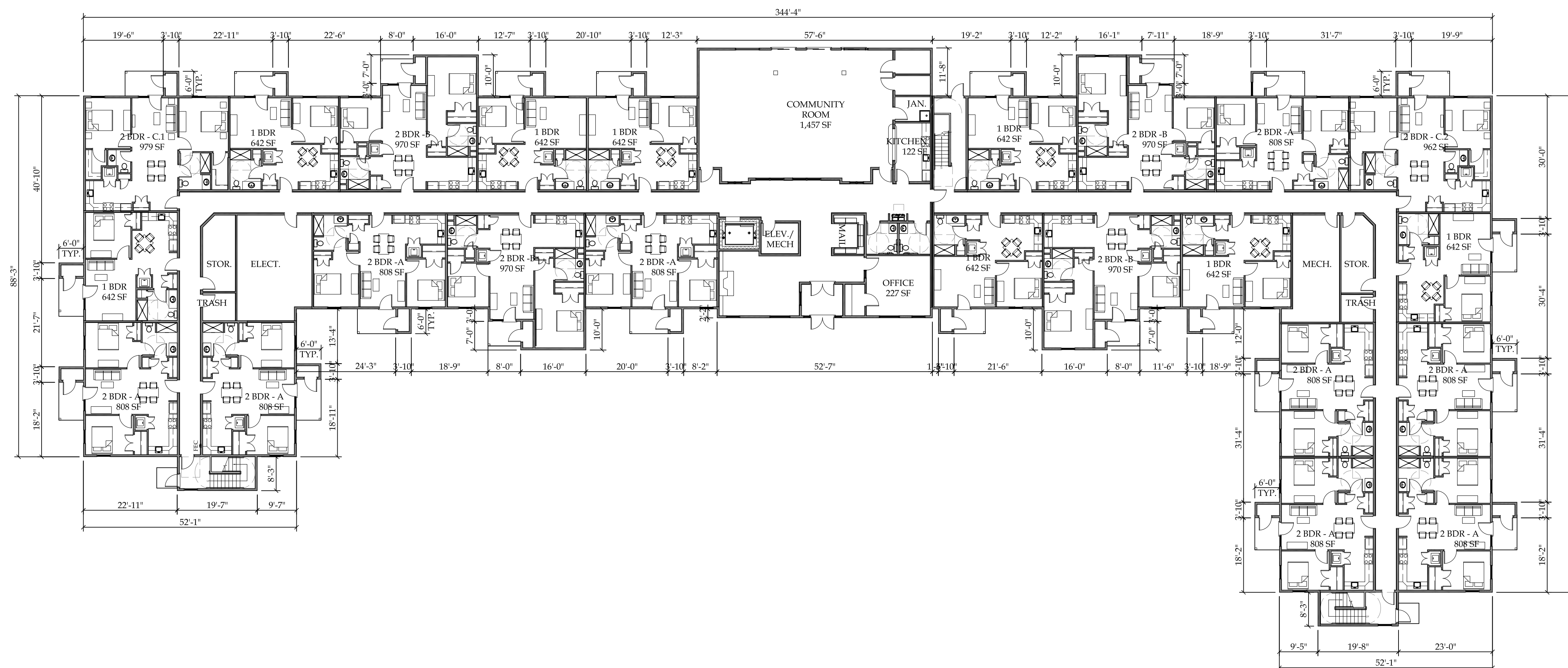
PRELIMINARY
 CONCEPTUAL
 ELEVATIONS



**SILVESTRI
 ARCHITECTS + PC**
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: **13048** DATE: **06-02-14**

DRAWING #: **A-201**



B2 FIRST FLOOR PLAN
1/16" = 1'-0"

	1 BED UNIT	2 BED UNIT	TOTAL UNIT
FIRST FLOOR	8	15	23
SECOND FLOOR	10	16	26
THIRD FLOOR	10	16	26
FOURTH FLOOR	10	16	26
TOTAL	38	63	101

TOTAL UNIT COUNT 101

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MEYER ROAD, AMHERST
NEW YORK

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INTERIORS _____ DRAFTER _____

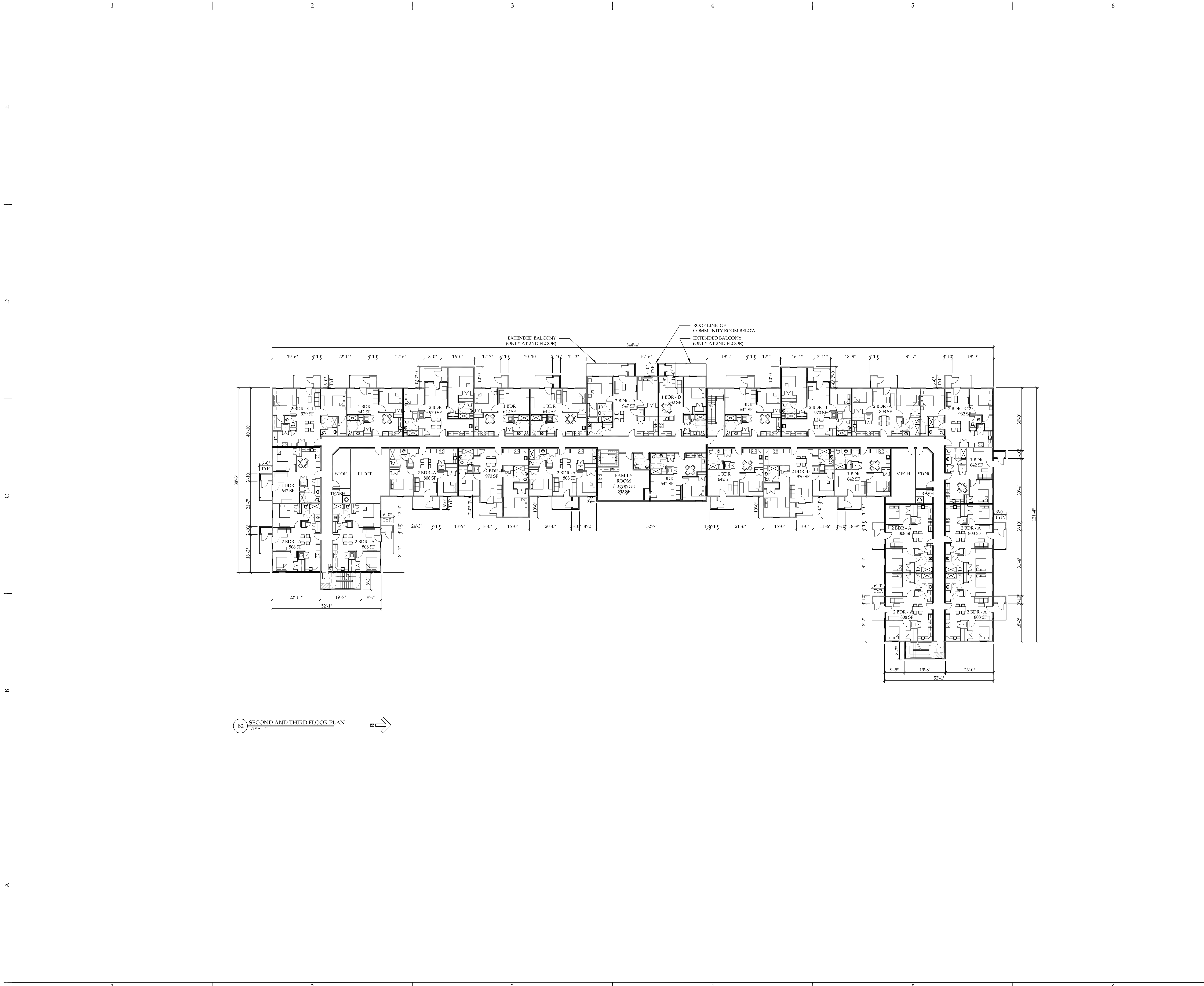
SEAL:

TITLE:
**FIRST
FLOOR
PLAN**



SA JOB #: **13048** DATE: **06-02-14**

DRAWING #: **A-101**



B2 SECOND AND THIRD FLOOR PLAN
1/16" = 1'-0"

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 INTERIORS _____ DRAFTER _____

SEAL:

TITLE:
**SECOND & THIRD
 FLOOR PLAN**



SA JOB #: **13048** DATE: **06-02-14**

DRAWING #: **A-102**

1 2 3 4 5 6

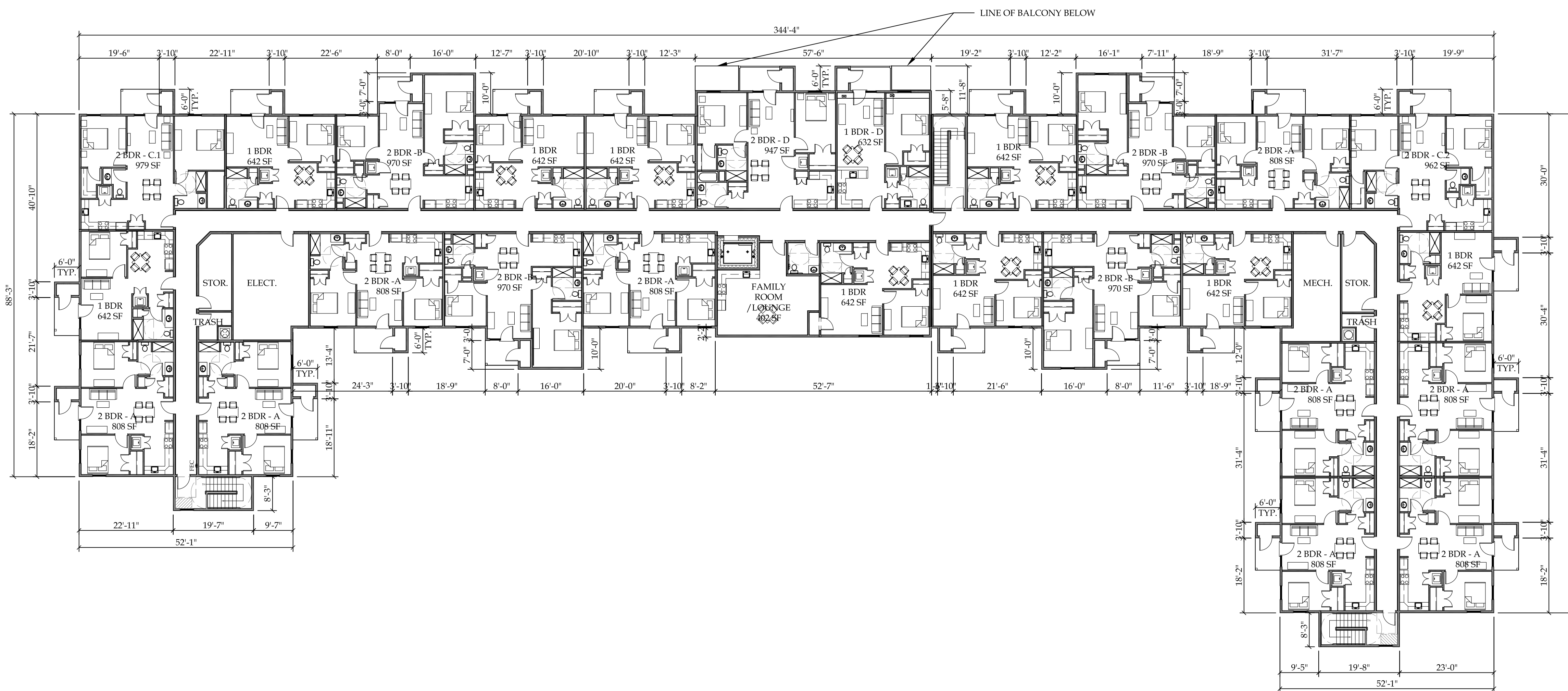
E

D

C

B

A



B2 FOURTH FLOOR PLAN
1/16" = 1'-0"

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ISSUE:

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 PROJ. ARCH. _____ JOB CAPT. _____
 INTERIORS _____ DRAFTER _____

SEAL:

TITLE:

FOURTH
FLOOR
PLAN



SILVESTRI
ARCHITECTS + PC

1321 MILLERSPORT HWY PH. 716.691.0900
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: 13048 DATE: 06-02-14

DRAWING #: A-103

1 2 3 4 5 6

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MEYER ROAD, AMHERST
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ISSUE:

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 PROJ. ARCH. _____ JOB CAPT. _____
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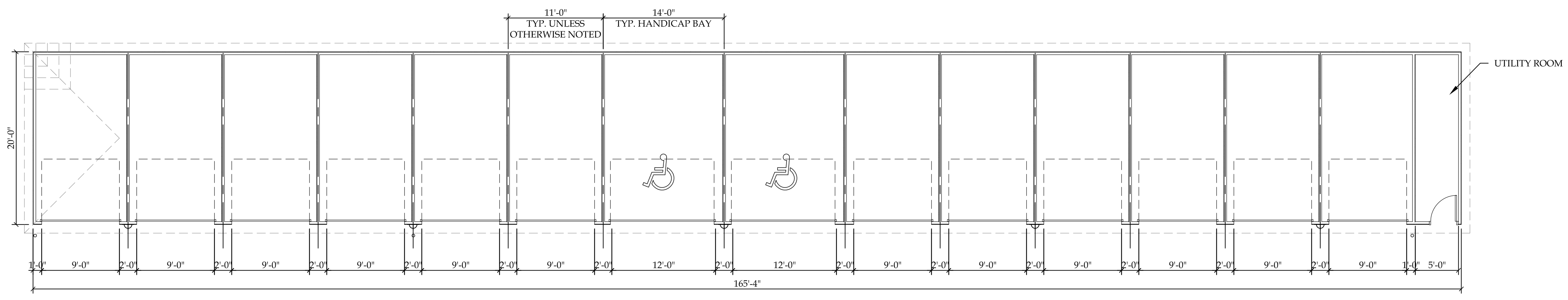
TITLE:
 PRELIMINARY
 CONCEPTUAL
 GARAGE
 ELEVATIONS



SILVESTRI
 ARCHITECTS + PC
 1321 MILLERSPORT HWY PH. 716.691.0900
 AMHERST, NY 14221 FAX 716.691.4773

SA JOB #: **13048** DATE: **06-09-14**

DRAWING #: **A-201**

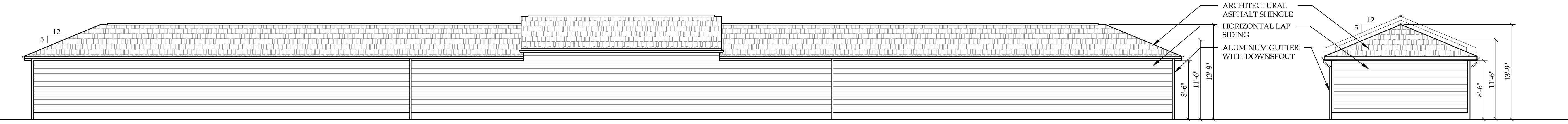


D1 GARAGE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



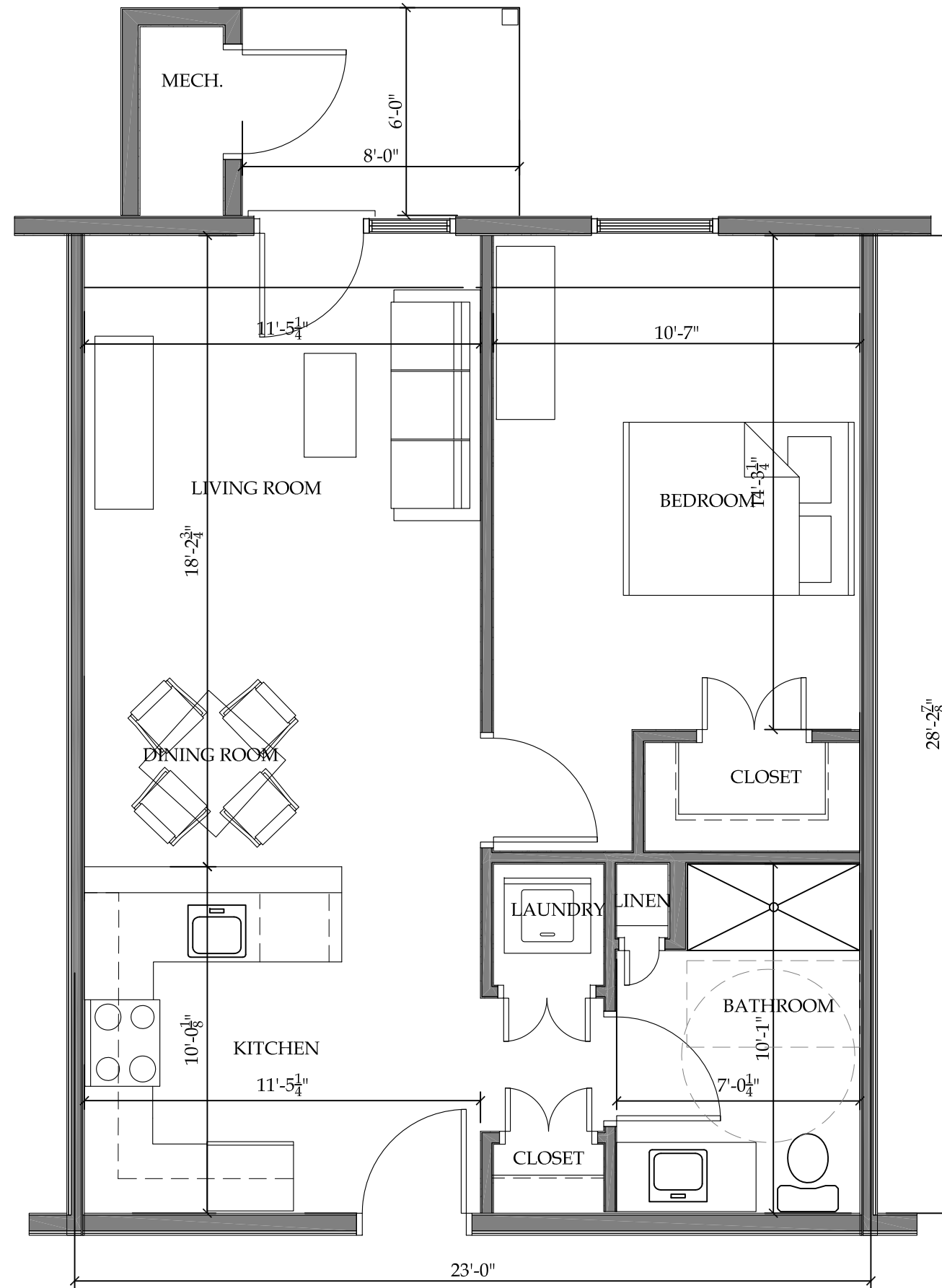
C1 GARAGE WEST ELEVATION
 SCALE: 1/8" = 1'-0"

C5 GARAGE SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

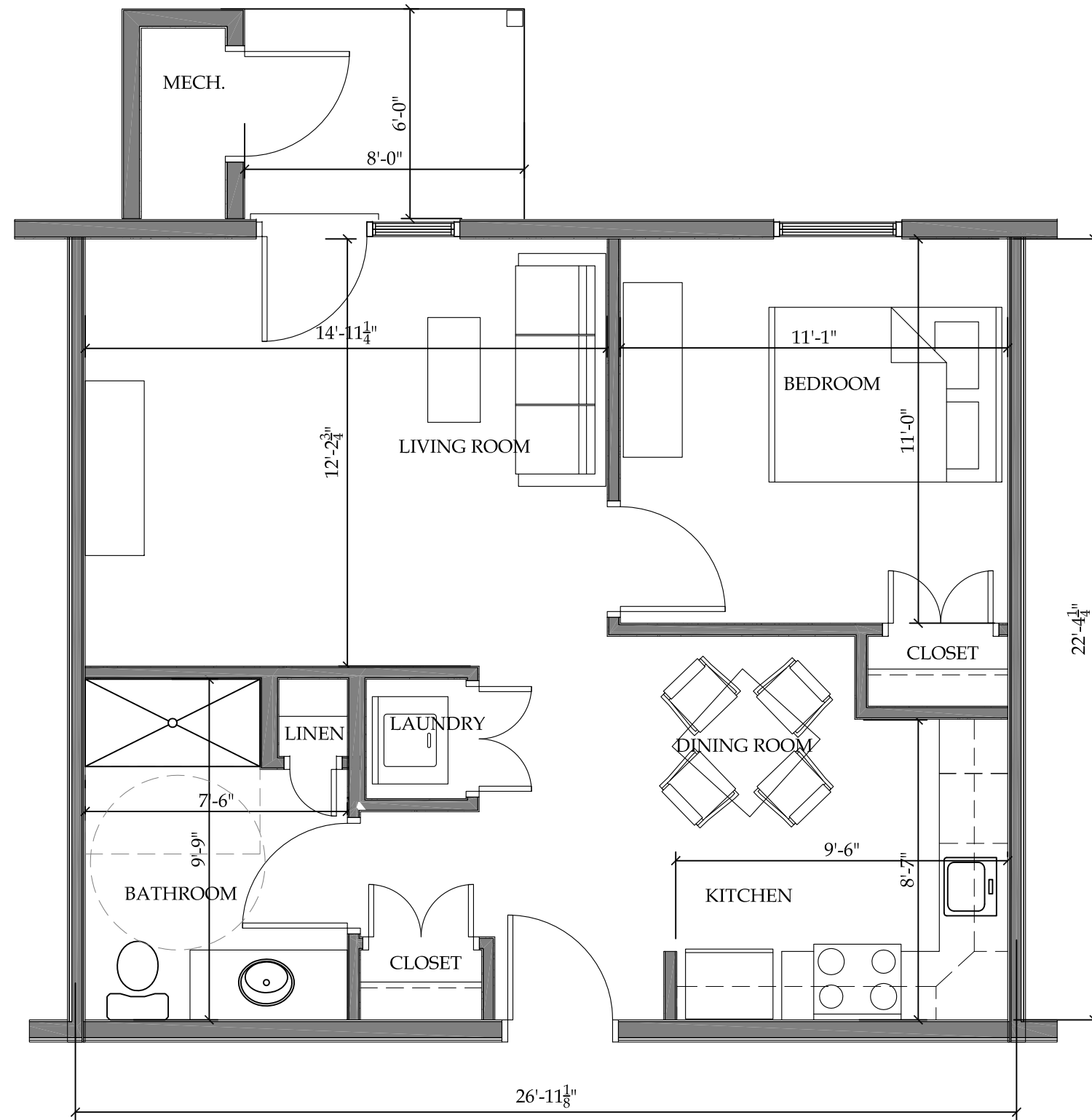


B1 GARAGE EAST ELEVATION
 SCALE: 1/8" = 1'-0"

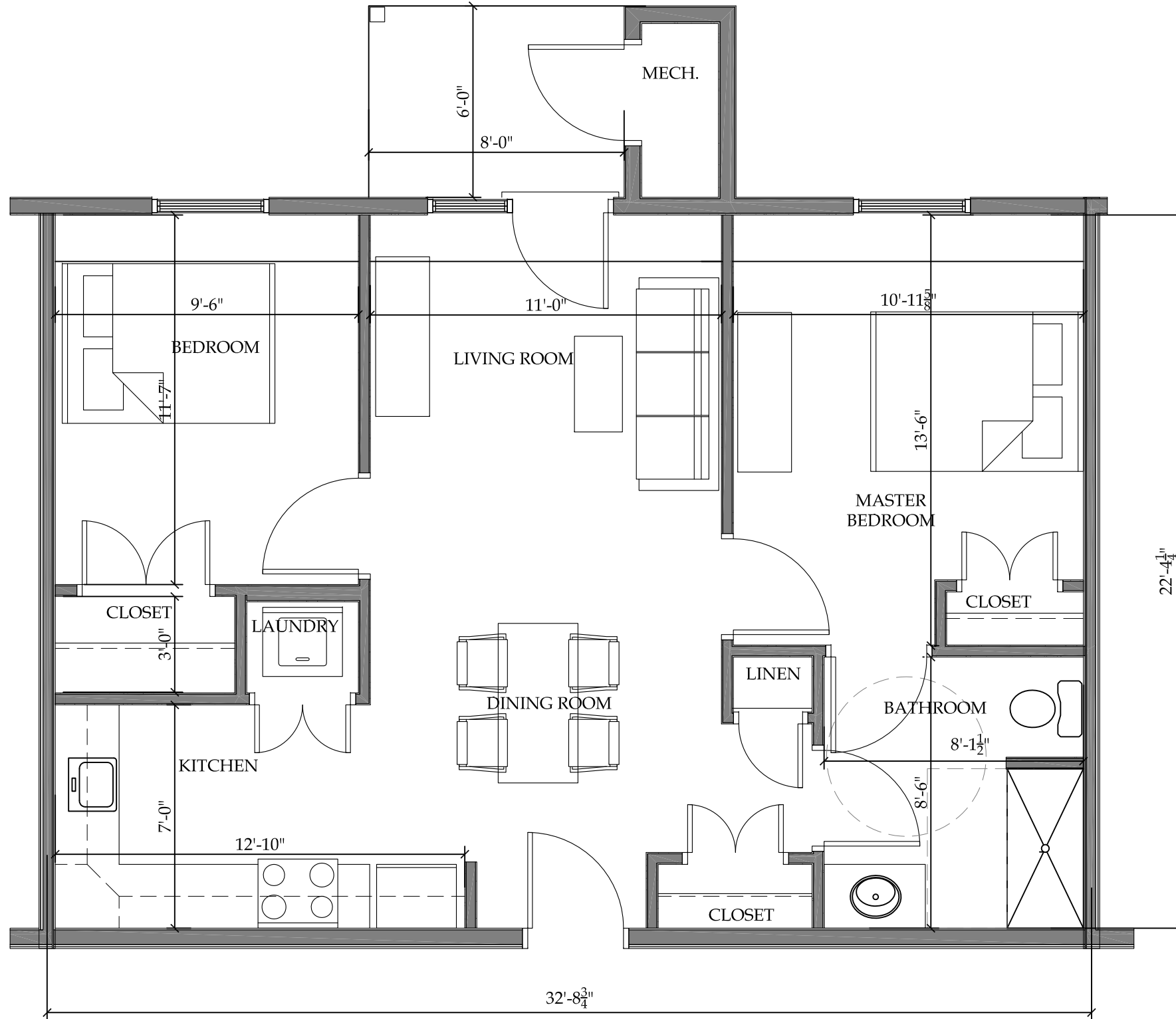
C3 GARAGE NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



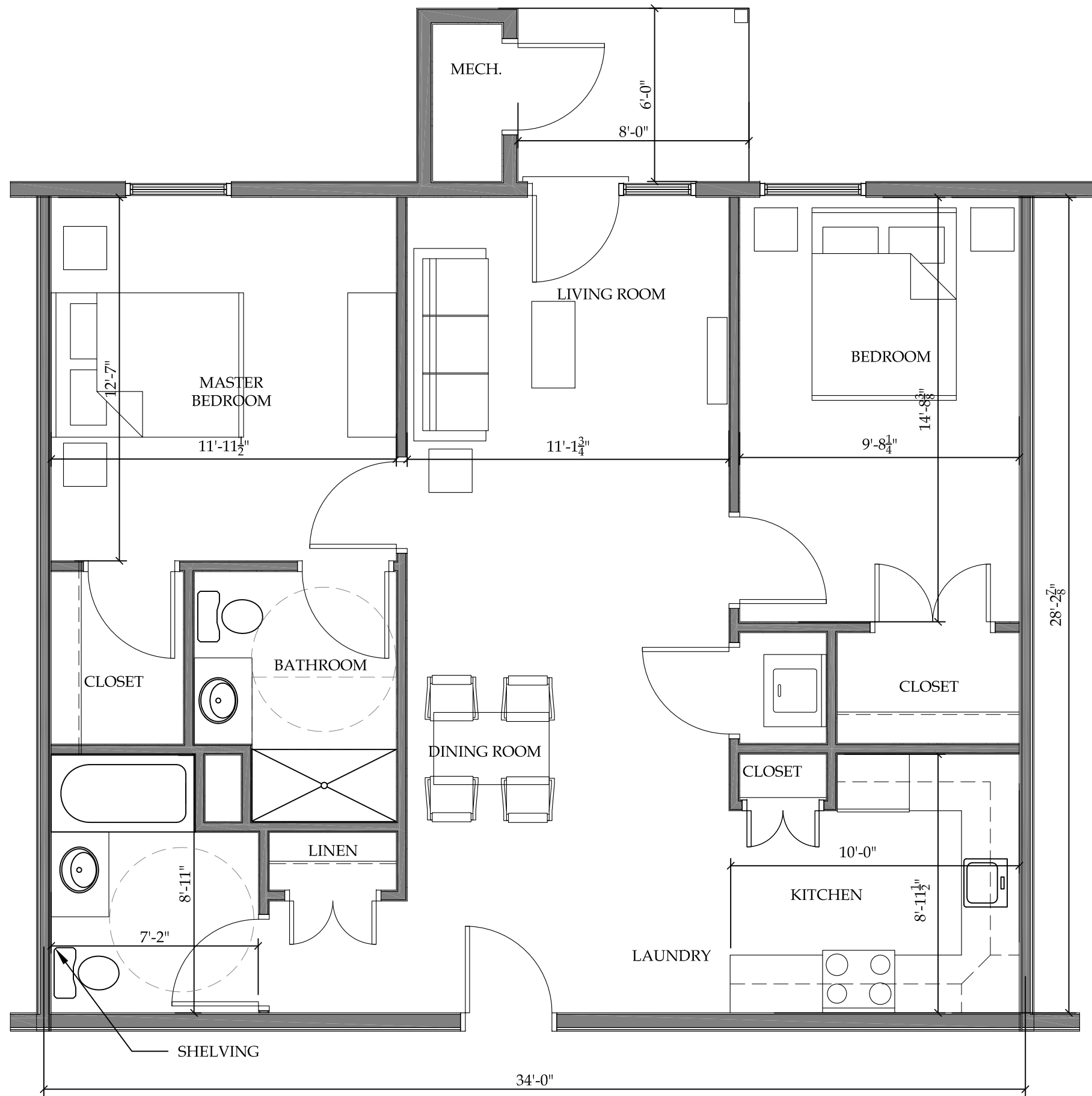
B2 1 BEDROOM - A (644 S.F.)
 1/4" = 1'-0"



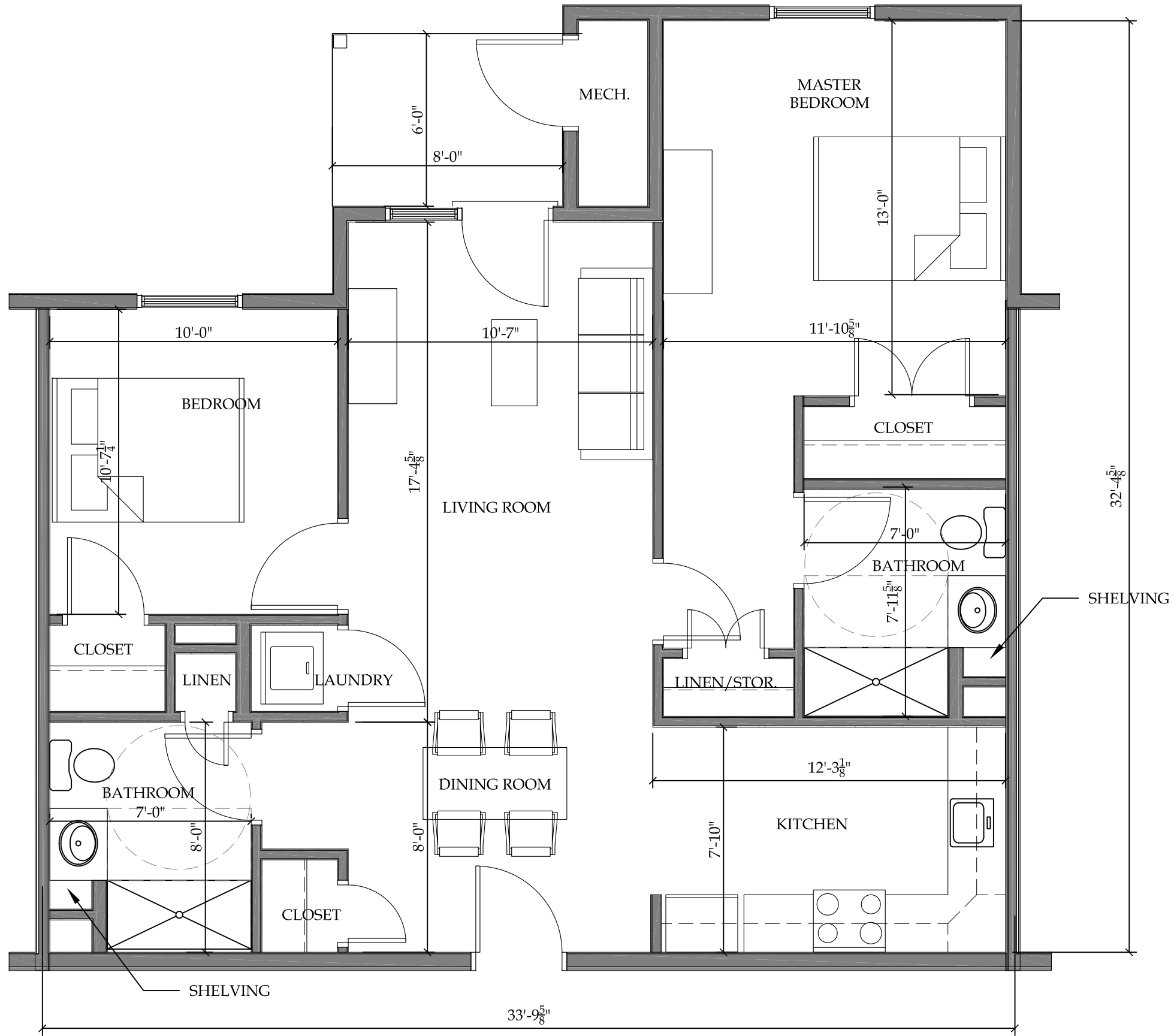
B2 1 BEDROOM - A (644 S.F.)
 1/4" = 1'-0"



B2 2 BEDROOM - A (758 S.F.)
 1/4" = 1'-0"



B2 2 BEDROOM - D (940 S.F.)
 1/4" = 1'-0"



B2 2 BEDROOM - B (970 S.F.)
 1/4" = 1'-0"



Barry A. Weinstein, MD
Supervisor

Eric W. Gillert, AICP
Planning Director

Gary Black, AICP
Assistant Planning Director

June 26, 2014

RAS Development I, LLC
4758 No. French Rd.
East Amherst, NY 14051

SUBJECT: MAJOR SITE PLAN REVIEW, **SP-2014-11**. PROPOSED SENIOR HOUSING PROJECT; PROPERTY LOCATED AT **70, 74 & 80 MEYER ROAD**.

Dear Sir / Madam:

At its meeting of June 19, 2014 the Planning Board voted to issue the attached Negative Declaration and **grant conditional approval** for the subject site plan based on the attached Resolution. *Site work cannot begin until all of the following steps have been completed:*

1. **Address conditions of approval:** All conditions stated in the Resolution of Approval must be satisfactorily addressed. This likely will require the submittal of additional plans and materials to address outstanding concerns.
2. **Approved plans are issued by the Planning Department:** Once the Planning Department determines that all conditions have been addressed, **seven (7)** copies of all site plan drawings, including landscape, utility, and grading and drainage plans must be submitted. Please do not submit any drawings other than those submitted for site plan approval. These drawings will be stamped and signed "Approved" by the Planning Department and transmitted to Town Departments.
3. **A building permit is issued by the Building Department:** The Building Department will not issue permits until they receive "Approved" site plans from the Planning Department.

The Negative Declaration and Planning Board Resolution have been filed in the Office of the Town Clerk. Should you have any questions regarding the Planning Board's decision or how to address the conditions of approval, please do not hesitate to call us.

Please note the in accordance with Section 8-7-15 of the Zoning Ordinance, if construction of the approved development has not commenced within two (2) years from the time of site plan approval, that approval shall be deemed revoked.

Very truly yours,

GARY BLACK, AICP
Assistant Planning Director

GB/jb

X:\Current_Planning\Files\Major Site Plans\SP-2014-11 (70, 74& 80 Meyer Rd.)\Pet-Let Approval After Mtg_062614_GB.doc

Cc: Sean Hopkins, Esq., Hopkins & Sorgi, PLLC, 5500 Main St., Suite 100
Williamsville, NY 14221

Carmina Wood Morris, Architects & Eng., PC, 487 Main Street, Suite 500, Buffalo, NY 14203
Silvestri Architects, 1321 Millersport Highway, Suite 101, Amherst, NY 14221



Barry A. Weinstein, MD
Supervisor

Eric W. Gillert, AICP
Planning Director

Gary Black, AICP
Assistant Planning Director

SEQR Negative Declaration

NOV 26 2014 PM 4:25

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Planning Board

Project: SP-2014-11

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date: June 19, 2014

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: Site Plan Review

SEQR Status: Unlisted action.

Description of Action: Proposal to demolish two residential structures and construct a new 4-story senior housing development with 101 attached units. The site is also proposed to contain 89 surface parking spaces and 14 garage spaces for a total of 103 parking spaces. The site plan shows one curb cut on Meyer Road as well as a detention basin adjacent to the right-of-way. Work will include the site improvements not specifically stated above, including, stormwater, utilities, grading, lighting, paving, and landscaping.

Location: 70, 74 & 80 Meyer Road, Amherst, Erie County

Petitioner: RAS Development I, LLC

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Reasons Supporting This Determination

Based on information submitted by the applicant including a Full Environmental Assessment Form (EAF) - Part I, (as amended) and a complete site plan application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that this action will not have a significant impact on the environment, as follows:

1. The project 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 Engineering Department on May 21, 2014 reviewed the
 - Grading, Drainage and Utility Plans submitted on May 13, 2014
 - Engineer's Report submitted on May 13, 2014
 - Erosion Control Plan submitted on May 13, 2014 and
 - Geotechnical Report prepared by Barron & Associates, P.C.

The Stormwater Pollution Prevention Plan (SWPPP) submitted on May 16, 2014 was also reviewed. Based on its review of these documents, the Department has determined that the project has or will have met all applicable requirements and has no objection to its approval.

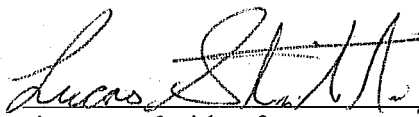
2. The project will not result in the removal or destruction of large quantities of vegetation or fauna; or in significant adverse impacts to fish or wildlife species, habitats or other natural resources. The Planning Department reviewed a Landscape Plan submitted on May 30, 2014 and determined that it meets or exceeds Zoning Ordinance requirements for greenspace. The Landscape Plan has or will have met all Zoning Ordinance and Town requirements for landscaping.
3. The project is not expected to create any material conflict with the Town Comprehensive Plan. The Building Department has reviewed the application documents, along with the Geotechnical Report submitted on May 13, 2014, and determined in their review of May 22, 2014 that the subject project has or will have met all Zoning Ordinance regulations.
4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.
5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The project is located in the MFR-7 zoning district; neighboring uses are multifamily residential to the east, single family residential to the west, and retail located to the north and south and zoned GB (General Business) and MFR-5 (Multifamily Residential) ; therefore, the project is consistent with surrounding land use.
6. The proposed subject development will include senior apartments which will not cause a major change in the use of either the quantity or type of energy.

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- 7. The Fire Chiefs' Association on May 22, 2014, has reviewed the project and has no objection to the approval of the site plan, as all requirements of this agency has or will have been met.
- 8. The project will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The 4-story structure will be consistent with the scale of surrounding land uses.
- 9. The function of the proposed senior housing development will not significantly increase the number of people using the site over its previous level of use.
- 10. Review by the Town Traffic/Safety Board dated June 17, 2014 indicates that significant negative traffic impacts are not expected to result from the proposed project.
- 11. A coordinated review of the project has been undertaken by Town Departments including, in addition to those mentioned above, Highway on June 2, 2014, Assessor on May 15, 2014, Plumbing Division on May 16, 2014, and Right-of-Way Agent on May 28, 2014. These reviews did not identify any potential significant adverse environmental issues and indicated that the proposal will not have a significant damaging impact on the environment.
- 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 cause significant negative environmental impacts.

Planning Board Approval

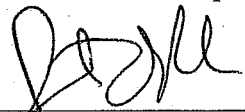
Moved by: Mr. Giuliani ; Seconded by: Mr. Gilmour Ayes 6; Noes 6, Absent Herberger



 signature & title of preparer

6/26/2014

 Date



 Jonathan O'Rourke, Planning Board Chair

 Date

LS/jb

X:\Current_Planning\Files\Major Site Plans\SP-2014-11 (70, 74& 80 Meyer Rd.)\Blurb_061914_LS.doc

cc: Amherst Town Clerk
 Amherst Building Department
 RAS Development I, LLC
 Sean Hopkins, Esq., Hopkins & Sorgi, PLLC

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2014-11

PETITIONER

RAS Development I, LLC
4758 North French Road
East Amherst, NY 14051

PROPERTY LOCATION

70, 74 & 80 Meyer Road

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WHEREAS, the Town of Amherst Planning Board on Thursday, June 19, 2014 held a public hearing on a Site Plan for a senior housing development, and

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

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

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

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

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

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

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2014-11

PETITIONER

RAS Development I, LLC

PROPERTY LOCATION

70, 74 & 80 Meyer Road

ROD JUN26 14 PM 4:27

- F. Review by the US Army Corps of Engineers under Section 404 of the Clean Water Act is required since hydric / potentially hydric soils have been identified on the parcel as noted in the Engineer's Report prepared by Carmina Wood Morris, DPC.

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

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

1. That the consideration of signs be specifically excluded from this approval since no sign details were presented.
2. That any lights used to illuminate the property be equipped with adjustable hoods to control light spread and direction so as not to create any nuisance to nearby properties, and that lights not exceed 25 feet in total height from finished grade.
3. That all dumpsters/trash containers and all mechanical equipment, utility structures, multiple meter boards, generators, and similar appurtenances, including those which are mounted on any part of a primary structure shall be appropriately screened with a fence, wall, and/or landscaping. Provide gate on dumpster enclosure that shall be closed whenever dumpster is not being serviced, enclosure shall be high enough to screen the dumpster(s) within.
4. That as-built record drawings, including location of utilities, be provided to the Engineering Department prior to issuance of a Certificate of Occupancy by the Building Department.
5. That the fire apparatus roads shall be installed and arranged in accordance with Section 503.2.1 through 503.2.7 of the Fire Code of New York State.
6. That fire apparatus access roads be marked as firelanes per the signage specifications.
7. That where the building is 30 ft. in height above fire department access, the access road shall be a width of 26 ft. and be located within a minimum of 15 ft. and a maximum of 30 ft. from the building.

TOWN OF AMHERST
PLANNING BOARD
SITE PLAN RESOLUTION
SP-2014-11

PETITIONER

RAS Development I, LLC

PROPERTY LOCATION

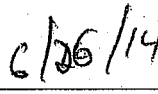
70, 74 & 80 Meyer Road

8. That a fire department Knox key box is required. RCVD JUN26 14 PM 4:27
9. That an additional hydrant be provided within 400 ft. of the most remote point of the building, as the fire hose would be laid out, or within 600 ft. if the building is equipped with a fire sprinkler system.
10. That a fire sprinkler system may be required and, if so, indicate the location of the fire hydrant connection for the system per 912 FC of NY, which must be located on the street side of the building.
11. That light standards be limited to 15 feet above finished grade.
12. That the petitioner finalizes the rezoning process.
13. That there be no further encroachment on the delineated federal wetlands.
14. That the sanitary sewer downstream capacity analysis be approved by the Engineering Department prior to issuance of any plumbing permits.

The foregoing resolution was adopted by the Town of Amherst Planning Board, June 19, 2014; moved by – Mr. Giuliani; seconded by – Mr. Gilmour; ayes 6, noes 0; absent - Herberger.



Jonathan O'Rourke, Chair



Date

LS/jb

X:\Current_Planning\Files\Major Site Plans\SP-2014-11 (70, 74& 80 Meyer Rd.)\Blurb_061914_LS.doc

cc: Town Clerk
Commissioner of Building
Town Engineer
Fire Chiefs
Traffic/Safety
Highway Superintendent
RAS Development I, LLC
Sean Hopkins, Esq., Hopkins & Sorgi, PLLC

Approved Plan: Carmina Wood Morris
Received: June 9, 2014



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

Marjory Jaeger
Town Clerk

Kathleen Cooper
Deputy Town Clerk

Timothy Koller
Asst. Deputy Town
Clerk

May 21, 2014

RAS Development I, LLC
c/o Sean Hopkins, Esq.
5500 Main Street, Suite 100
Williamsville, NY 14221

Re: 70, 74 & 80 Meyer Road

Dear Mr. Hopkins:

This letter is to advise you that a decision has been made and filed on your petition. Your request for variances to the Town of Amherst Zoning Ordinance for 1) maximum length of building, 2) side yard setback – west side, 3) side yard setback – east side and 4) required number of parking spaces at 70, 74 & 80 Meyer Road was decided as follows by the Zoning Board of Appeals on May 20, 2014:

1. The Board issued a negative declaration on variance 4.

Upon roll call the vote was: Mr. Plunkett, aye; Mr. Pollack, aye; Mr. Black, aye and Mr. Palumbo, aye. The motion was declared unanimously carried by a vote of ayes 4, noes 0.

2. The Board granted the variances.

Upon roll call the vote was: Mr. Plunkett, aye; Mr. Pollack, aye; Mr. Black, aye and Mr. Palumbo, aye. The motion was declared unanimously carried by a vote of ayes 4, noes 0.

Please contact the Building Department at 631-7080, if you have further questions.

Thank you for your cooperation.

Sincerely yours,

Marjory Jaeger
Amherst Town Clerk

MJ/tk
C: Assessor
Building
Planning



SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency:	Town of Amherst Zoning Board of Appeals	Project:	Variance to Zoning Ordinance
Address:	5583 Main Street Williamsville, NY 14221 (716) 631-7051	Date:	May 20, 2014

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:	Variance to Zoning Ordinance
SEQR Status:	Unlisted action
Description of Action:	Granting a variance to Section 7-1-6A of the Zoning Ordinance to permit less off-street parking spaces than required (201 spaces required; 102 spaces proposed) on property located in the Multi-Family Residential District Seven (MFR-7) zoning district.
Location:	70, 74 & 80 Meyer Road, Town of Amherst, Erie County, New York
Petitioner:	RAS Development I, LLC

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Short Environmental Assessment Form (EAF) and a complete ZBA application, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that the proposed request will not have a significant impact on the environment, as follows:

1. The project 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 21, 2013 reviewed the rezoning application and EAF submitted on May 17, 2013, and the Preliminary Drainage Plan on December 16, 2013 and had no objection.
2. The project 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 project is not expected to create any material conflict with the Town Comprehensive Plan. 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 24, 2013 reviewed the rezoning application and EAF submitted on May 17, 2013, and had no objection.
4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.
5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject property is zoned Multi-Family Residential District Seven (MFR-7). Neighboring uses are apartments, commercial uses and single-family residential and zoned MFR-5 and GB; therefore, the project is consistent with surrounding land use.

6. The proposed request will not cause a major change in the use of either the quantity or type of energy.
7. The request will not create any hazard to human health.
8. The request will not cause a change in the use, or intensity of use, of the land; rather, it would result in less paved area (impervious surface) than required by code based on national parking trends for similar senior developments.
9. The request will not significantly increase the number of people using the site over its previous level of use.
10. Review of the rezoning action by the Town Traffic/Safety Board on May 23, 2013 indicated that significant negative traffic impacts are not expected to result from the proposed use of the site as a senior development.
11. Coordinated reviews of the rezoning action were undertaken by Town Departments including Building on May 24, 2013, Engineering on May 21, 2013, Highway on May 21, 2013, Traffic/Safety Board on May 23, 2013, and Assessor on May 21, 2013. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.
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.

Ellen Kost, Assoc. Planner
Signature & title of preparer

5/20/14
date

J. Matthew Plunkett
J. Matthew Plunkett, Chair

6/17/14
date

EK/ZBA/ZBAgendaMay14

cc: Amherst Town Clerk
Amherst Building Department
ECDEP
RAS Development I, LLC, c/o Sean Hopkins, Esq., 5500 Main St., Suite 100, Wmsvl, NY 14221



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

Marjory Jaeger
Town Clerk

Kathleen Cooper
Deputy Town Clerk

Timothy Koller
Asst. Deputy Town
Clerk

CERTIFICATE OF TOWN CLERK

I, Marjory Jaeger, Town Clerk of the Town of Amherst, in the County of Erie, State of New York, HEREBY CERTIFY, as follows:

That the attached Resolution 2013-659, "Rezoning of 70, 74, & 80 Meyer Road from GB to MFR-7" is a true and exact copy of the Resolution enacted by the Town Board at its meeting on February 24, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town of Amherst this 3rd day of March, 2014.

Marjory Jaeger
Town Clerk
Town of Amherst, Erie County, NY

Sworn to before me
This 3rd day of March, 2014

Notary Public

KATHLEEN M. COOPER
No. 01006003585
Notary Public State of New York
Qualified in Erie County
My Commission Expires June 30, 2014



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

Marjory Jaeger
Town Clerk

Meeting: 02/24/14 07:00 PM
Department: Town Clerk
Initiated by: **Kathleen Cooper**
Co-Sponsored by:

DOC ID: 10428

RESOLUTION 2013-659

ADOPTED

Rezoning of 70, 74, & 80 Meyer Road from GB to MFR-7

RESOLUTION

Adoption of Local Law to Amend the Zoning Map
(70, 74 & 80 Meyer Road; Z-2013-07)

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 resolution of June 20, 2013 that the proposed Multi-Family Residential District Seven (MFR-7) zoning at 70, 74 & 80 Meyer Road is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and be it further

RESOLVED, that to the extent the proposed zoning is not consistent with the adopted Comprehensive Plan, the plan is hereby amended to be consistent with the proposed zoning at this location, 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 Town Zoning map.

7/22/2013

A motion was made by Deputy Supervisor Marlette to open the Public Hearing, seconded by Councilmember Sanders, unanimously approved 6-0. The Public Hearing was opened at 7:30 PM.

Sean Hopkins, Esq., presented and answered questions from the Board along with Rob Savarino, Petitioner.

Corey Auerbach Esq., Damon & Morey, representing the tenants of Boulevard Towers requested the Town Board leave the Public Hearing open so residents of the Boulevard Towers may attend and address the Board.

Eloise O'Brien, 135 Meyer Rd. - Had questions
Rose Goldstein, 135 Meyer Rd. - Had questions
Tom Wilcox, 70 Meyer Rd. - In favor of project

There being no further speakers from the public, Supervisor Weinstein moved to adjourn, and not close, the Public Hearing, seconded by Deputy Supervisor Marlette, unanimously approved 6-0. The Public Hearing was adjourned at 7:48 PM.

This Public Hearing will continue at the Sept. 9, 2013 Town Board meeting.

9/09/2013

A motion was made by Supervisor Weinstein to open the Public Hearing, seconded by Councilmember Anderson, unanimously approved 6-0. The Public Hearing was opened at 7:08 PM.

Request by Attorney Sean W. Hopkins to adjourn the Public Hearing again until 9/23/2013.

Jane Cox, Harlem Road addressed the Board.

There being no further speakers from the public, Supervisor Weinstein moved to adjourn the Public Hearing, seconded by Deputy Supervisor Marlette, unanimously approved 6-0. The Public Hearing was adjourned at 7:10 PM.

9/23/2013

A motion was made by Supervisor Weinstein to open the Public Hearing, seconded by Councilmember Anderson, unanimously approved 6-0. The Public Hearing was opened at 7:06 PM.

A letter was received from Sean Hopkins, Esq. Requesting adjournment.

There being no speakers from the public, Deputy Supervisor Marlette moved to adjourn the Public Hearing, seconded by Councilmember Sanders, unanimously approved 6-0. The Public Hearing was adjourned at 7:06 PM.

10/07/2013

A motion to open the Public Hearing was made by Deputy Supervisor Marlette, seconded by Councilmember Sanders and unanimously approved 6-0. The Public Hearing was opened at 7:20.

A letter was received from Sean Hopkins, Esq. Requesting adjournment until a November meeting.

This Hearing was adjourned at 7:21 PM until the November 18, 2013 Town Board meeting.

11/18/2013

A motion was made by Supervisor Weinstein to open the Public Hearing, seconded by Deputy Supervisor Marlette, unanimously approved 5-0. The Public Hearing was opened at 7:09 PM.

There being no speakers from the public, Supervisor Weinstein moved to adjourn the Public Hearing until December 16, 2013, per the request of Attorney Sean W. Hopkins. The motion was seconded by Deputy Supervisor Marlette and unanimously approved 5-0. The Public Hearing was adjourned at 7:09 PM.

12/16/2013

A motion was made by Deputy Supervisor Marlette to open the Public Hearing, seconded by Councilmember Sanders, unanimously approved 6-0. The Public Hearing was opened at 7:08 PM.

There being no speakers from the public, Supervisor Weinstein moved to adjourn the Public Hearing until January 21, 2013, per the request of Attorney Sean W. Hopkins. The motion was seconded by Deputy Supervisor Marlette and unanimously approved 6-0. The Public Hearing was adjourned at 7:08 PM.

1/21/14

A motion was made by Supervisor Weinstein to open the Public Hearing, seconded by Councilmember Sanders, unanimously approved 5-0. The Public Hearing was opened at 7:16 PM.

Sean Hopkins, Esq., presented updated information and submitted a copy of the agreement between RAS Development Co. And the Boulevard Towers Apartments LLC.

The following speakers addressed the Town Board:

Brian Conover, 60 Meyer Road - opposed to the rezoning, submitted a letter with requested conditions if the rezoning is approved.

Tom Wilcox, 79 Meyer Road - in favor of the rezoning.

There being no further speakers from the public, Supervisor Weinstein moved to close the Public Hearing, seconded by Deputy Supervisor Marlette, unanimously approved 5-0. The Public Hearing was closed at 7:34 PM.

Decision Date set for 2/24/2014.

FINANCIAL IMPACT:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Guy R. Marlette, Deputy Supervisor
SECONDER:	Steven D. Sanders, Councilmember
AYES:	Weinstein, Marlette, Manna, Sanders, Popowich



Barry A. Weinstein, MD
Supervisor

Eric W. Gillert, AICP
Planning Director

Gary Black, AICP
Assistant Planning Director

SEQR

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Town Board

Project: Z-2013-07

Address: 5583 Main Street
Williamsville, NY 14221
(716) 631-7051

Date: February 24, 2014

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: Rezoning Request.

SEQR Status: Unlisted action.

Description of Action: Rezoning of 3.25± acres of land from GB (General Business) to Multi-Family Residential District Seven (MFR-7) to allow for the future use and development of the site for senior apartments.

Location: 70, 74 & 80 Meyer Road, Town of Amherst, Erie County, New York

Petitioner: RAS Development Company

Reasons Supporting This Determination

Based on information submitted by the applicant, including a Full Environmental Assessment Form (EAF) - Part 1 (as amended), a complete rezoning application, and concept plan, a preliminary staff analysis was undertaken. Compared to the criteria listed in Section 617.7, all indications are that the proposed rezoning of 3.25± acres of land from GB to MFR-7 for a proposed senior apartment development will not have a significant impact on the environment, as follows:

1. The project 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 21, 2013 has reviewed the application and EAF submitted on May 17, 2013, and the Preliminary Drainage Plan on December 16, 2013 and has no objection to the proposed rezoning.
2. The project 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 project is not expected to create any material conflict with the Town Comprehensive Plan. 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 24, 2013 has reviewed the application and EAF submitted on May 17, 2013, and has no objection or comments on the proposed rezoning.
4. The project is not within an area identified by the State as potentially containing significant cultural or archeological resources, nor will it impair the character or quality of important historical resources.
5. The project will not impair the character or quality of important aesthetic resources or of existing community or neighborhood character. The subject request is for rezoning from General Business (GB) to Multi-Family Residential District Seven (MFR-7). Neighboring uses are apartments, commercial uses and single-family residential and zoned MFR-5 and GB; therefore, the project is consistent with surrounding land use.

6. The proposed rezoning to MFR-7 for a proposed senior apartment development will not cause a major change in the use of either the quantity or type of energy.
7. The rezoning to MFR-7 for the proposed senior apartment will not create any hazard to human health.
8. The rezoning to MFR-7 will cause a change in the use, or intensity of use, of the land; however, the required infrastructure is or will be in place to accommodate the proposed use. The proposed senior apartment development will be consistent with the scale of surrounding land uses.
9. The rezoning to MFR-7 for the proposed senior apartment development will significantly increase the number of people using the site over its previous level of use; however, the proposed density of 32 units/acre is consistent with the scale of development in the area, and all infrastructure and utilities can accommodate the proposed use.
10. Review by the Town Traffic/Safety Board on May 23, 2013 indicates that significant negative traffic impacts are not expected to result from the proposed project.
11. Coordinated reviews of the project have been undertaken by Town Departments including Building on May 24, 2013, Engineering on May 21, 2013, Highway on May 21, 2013, Traffic/Safety Board on May 23, 2013, and Assessor on May 21, 2013. These reviews have not identified any significant environmental issues and indicate that the proposal will not have a significant damaging impact on the environment.
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.

Allen McKost, Assoc. Planner
Signature & title of preparer

2/25/14
date

Barry A. Weinstein
Barry A. Weinstein, Supervisor

2/26/2014
date

EK/jb

X:\Current_Planning\Files\Rezoning\Z-2013-07 (70, 74, & 80 Meyer Road)\Revised Negative Declaration_12_16_13_GB.doc

cc: Amherst Town Clerk
Amherst Building Department
RAS Development Co., c/o Sean Hopkins, Esq.