

Executive Committee of Town of Amherst Industrial Development Agency

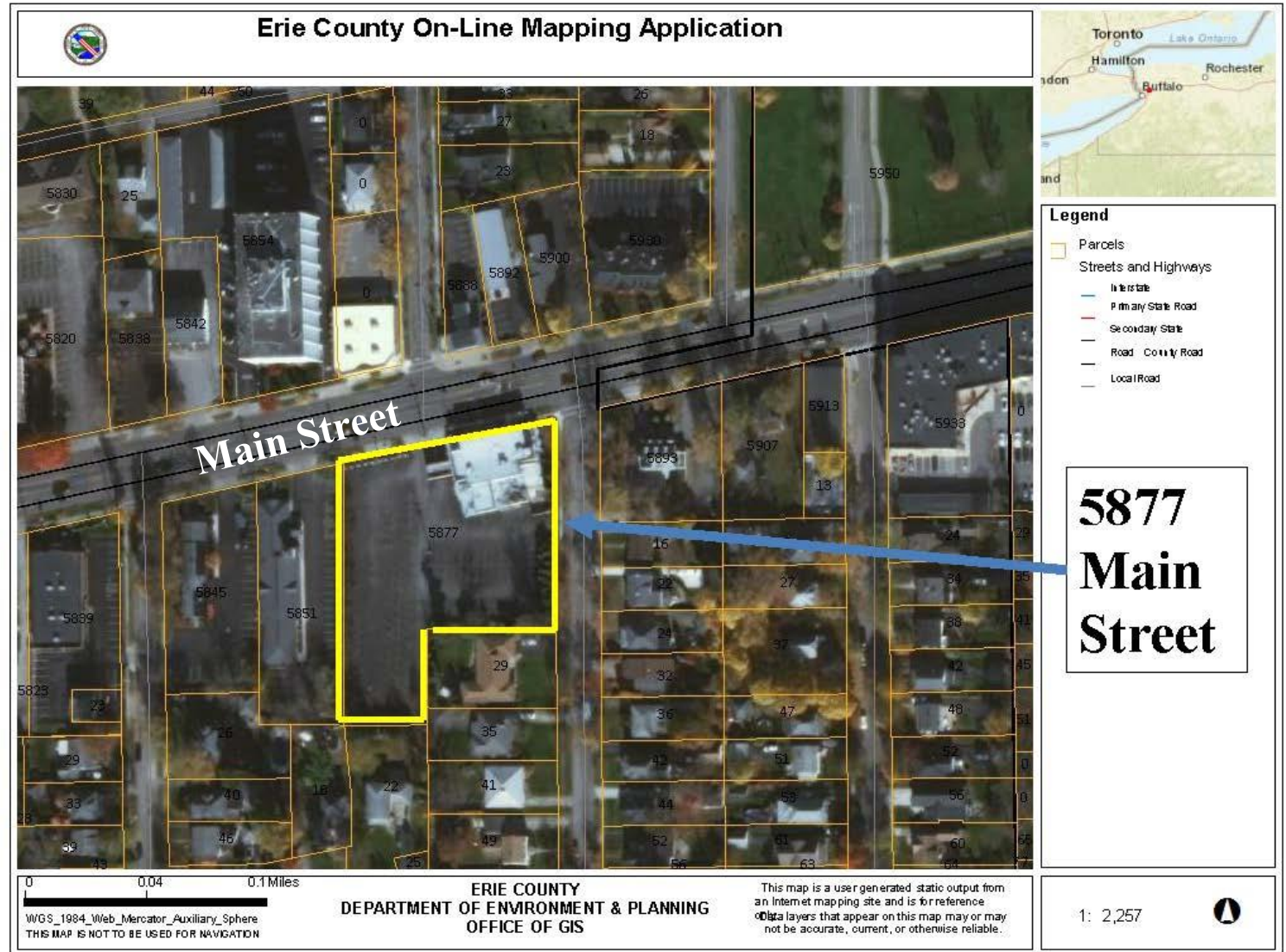
Proposed Mixed-Use Project

Address: 5877 Main Street

Applicant: 5877 Main St. LLC

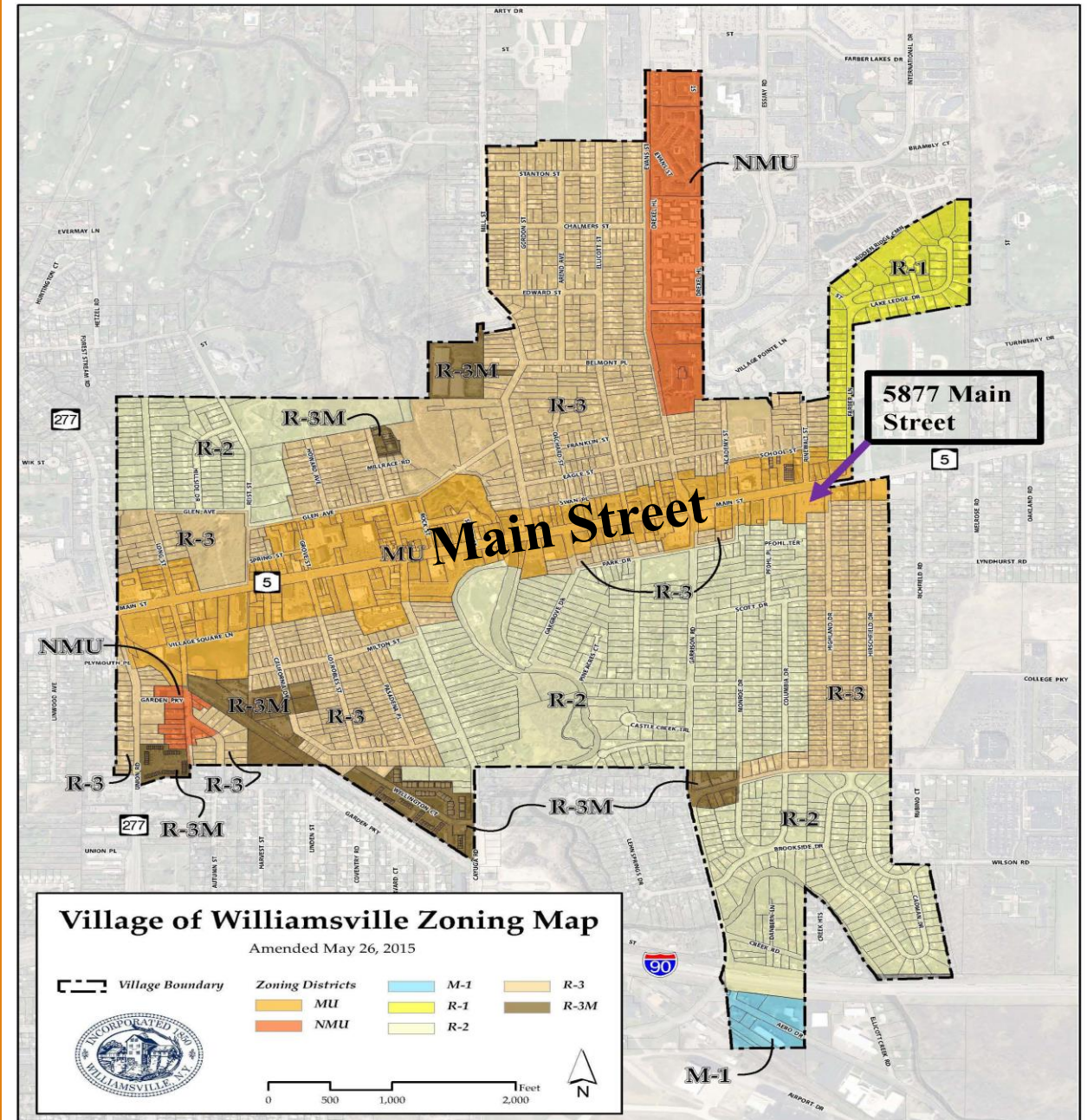
Project Site Description and Background Information:

- Location: 5877 Main Street
- Size of Project Site: 1.45 acres - Formerly Milo's Restaurant
- Existing improvements not consistent with the Village's planning objectives
- Surplus amount of existing parking spaces [unique within the Village of Williamsville]
- Nearby Uses:
 - Properties to the north, east and south are office and commercial buildings on property zoned General Business District ("GB")
 - Commercial uses along Main Street and residential uses to the south of the Project Site and along Highland Drive
- Many nearby amenities including restaurants, places of employment, Williamsville South High School, public transportation and parks
- Project Site has a Walk Score of 71 and located on NFTA Bus Route 48

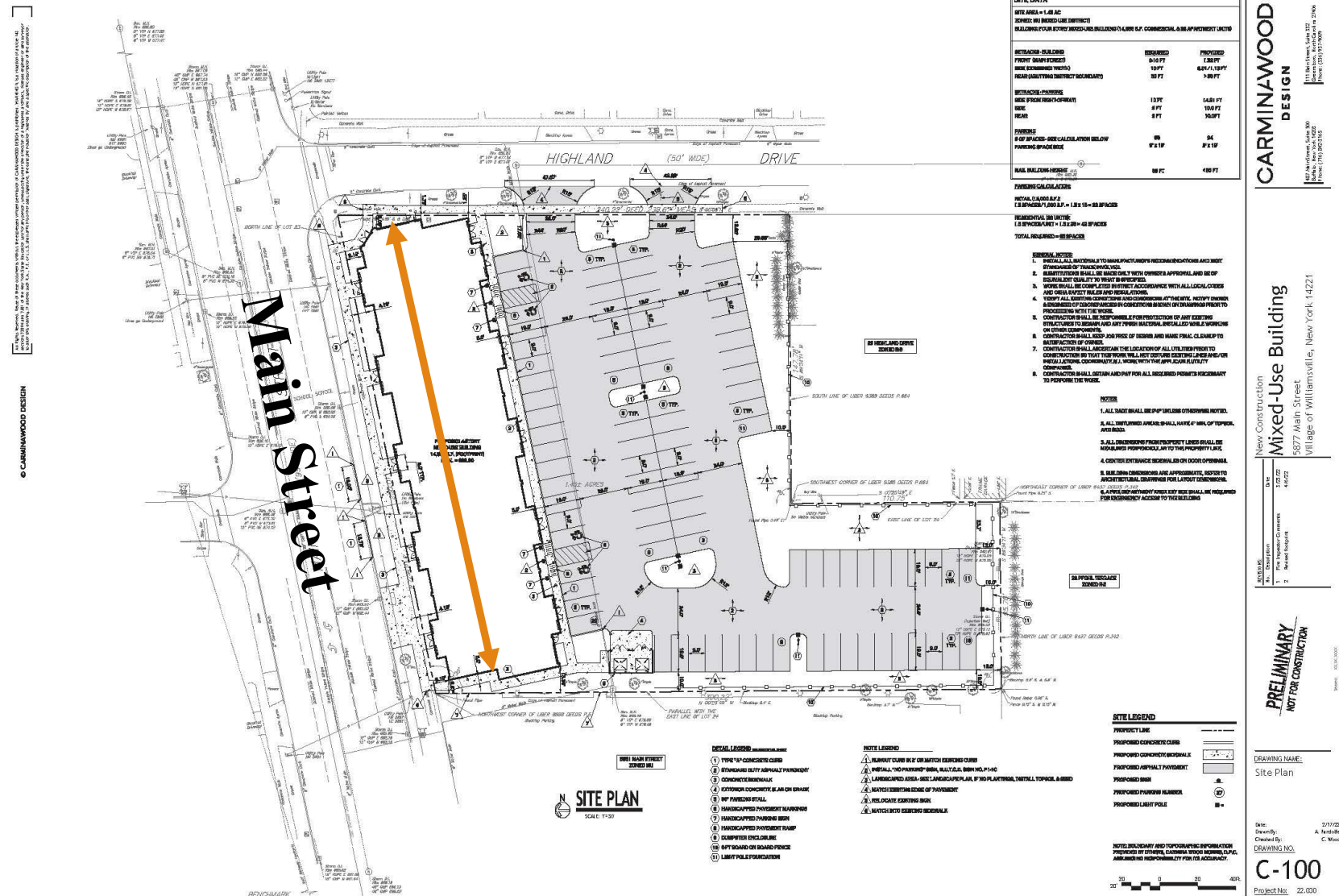


Zoning of Project Site and Background Information:

- Project Site is zoned Mixed-Use District (“MU”) pursuant to the Village of Williamsville Zoning Map
- Project Site was originally purchased by the Applicant in order to provide a new location for Excuria Salon and Spa [currently located at 5275 Main Street] that could accommodate an expanding workforce and adequate parking spaces for both customers and staff.
- The objective for the redevelopment project at that time was to renovate the vacant commercial building most recently Milo’s restaurant in order to create a “destination spa” with enough off-street parking to accommodate spa events.
- The originally formulated redevelopment plans were changed as a result the COVID-19 pandemic, which resulted in a mandatory shutdown of the Excuria Salon and Spa for 6 months, a dramatic reduction of the number of available service providers in the field, increased wages and inflation, all of which led to a business decision that that the originally planned destination spa was no longer economically feasible.
- Evaluation of other potential redevelopment options

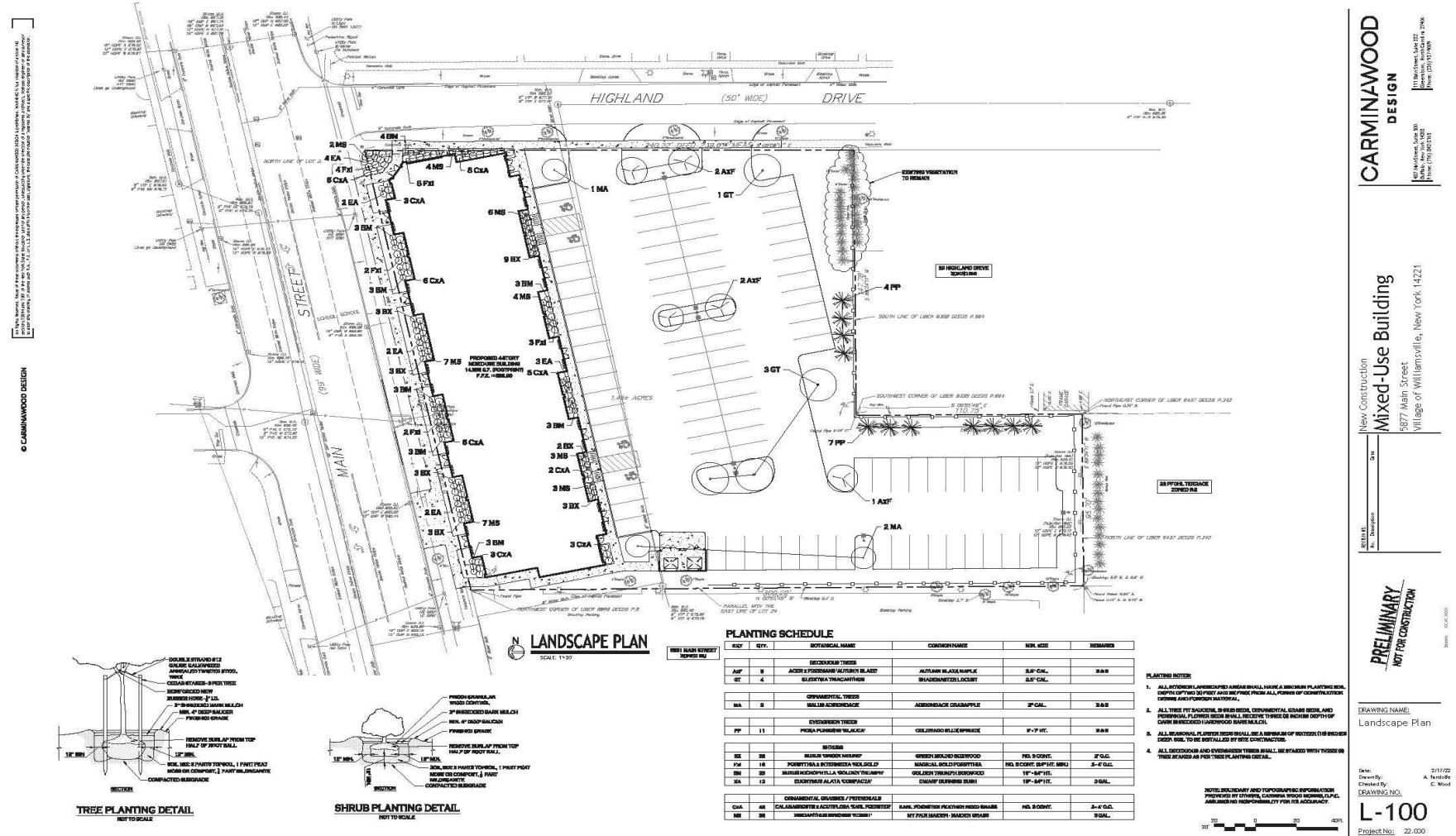


- Demolition of existing building [formerly Milo's Restaurant]
- Four-story mixed-use building with 15,000 sq. ft of 1st floor commercial space and 28 upper story apartments [25 two-bedroom units and 3 one-bedroom units]
- 94 parking spaces
- Dramatic improvement of appearance of Project Site at a prominent location with easy access to numerous nearby amenities
- 3 workforce housing units at excellent location within the Williamsville Central School District
- No driveway connection to Main Street [NYSDOT recommendation]
- Informational meeting was held with nearby property owners at the office of Sutton Architecture PLLC on September 24, 2021.



Landscape Plan:

- 23 Trees [12 types]
- 80 Bushes and Shrubs [4 types]
- 78 Ornamental Grasses [2 types]
- Extensive landscaping along Main Street frontage



**CARMINAWOOD
DESIGN**

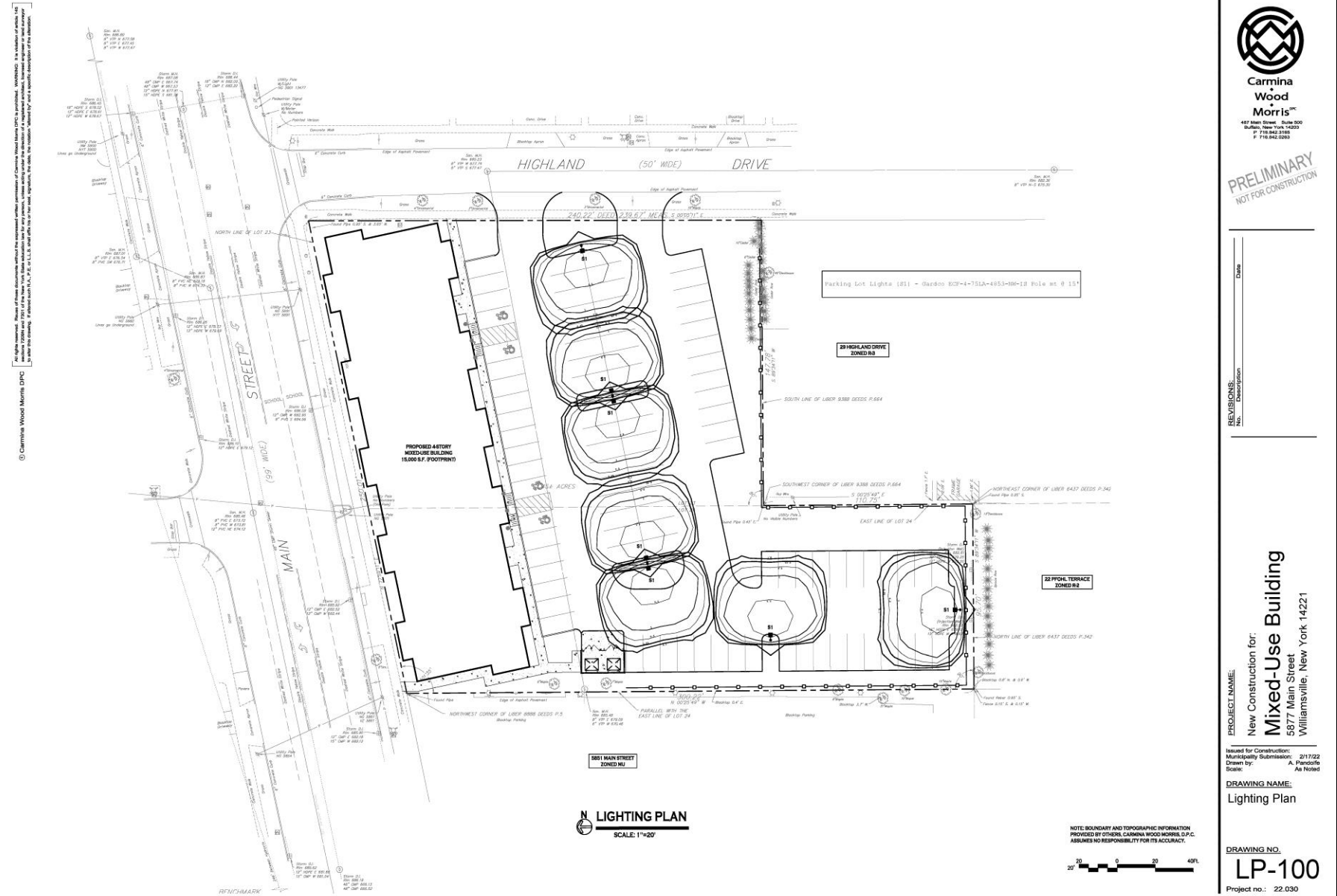
New Construction
Mixed-Use Building
5877 Main Street
Village of Williamsville, New York 14221

**PRELIMINARY
NOT FOR CONSTRUCTION**

DRAWING NAME:
Landscape Plan

Date: 2/1/22
Drawn By: A. Nardella
Checked By: C. Wood
DRAWING NO.:
L-100
Project No.: 22.000

- The lighting to be installed in connection with the project will be Dark Sky Compliant as required by the Village's Mixed-Use Design Standards
- No lighting spillover onto adjacent properties



Color Rendering for Four-Story Mixed-Use Building:

- High quality materials on all four- sides of the mixed-use building as required by the Village's Design Standards
- Very detailed architectural standards that apply to the 4-story mixed-use building set forth in Section 112-16F (titled "Architectural Consistency") and 112-16 (titled "Architectural Details") of the Mixed-Use District Design Standards.

Rear Elevation



Proposed Concept Rendering For:

Mixed Use Building At:
5877 Main Street
March 7, 2022



**Color
Rendering for
Four-Story
Mixed-Use
Building:**



**Color
Rendering for
Four-Story
Mixed-Use
Building:**



Street View – Main Street Frontage:



Consistency with the Adopted Village of Williamsville Community Plan and the Village's Mixed Use Design Standards:

- Section 112-16A(1) of the Mixed-Use Design Standards is titled “Purpose of the Mixed-Use District” and states as follows:
- The Village of Williamsville’s 2010 Community Plan recognizes the community’s desire to maintain its historic character, provide for enhanced walkability, and support a vibrant economic and neighborhood environment.
- The traditional community character presented within the Village is of paramount importance. The Village recognizes the Main Street corridor as a major gateway, a retail and service destination of local and regional significance, and the driving force of the Village’s identity.
- The Mixed-Use District provides specific regulations and guidance for new development and rehabilitation projects within the Village’s Main Street corridor.
- The Village of Williamsville 2010 Community Plan characterizes the Main Street corridor accordingly: “The Village of Williamsville is an attractive community consisting of traditionally scaled, walkable neighborhoods in close proximity to an historic and vibrant Main Street core... Main Street should be a pedestrian friendly, mixed-use destination that draws both residents and visitors to its unique stores and services, nearby parks and historic mill district.”
- The design and implementation of development within the Main Street corridor should ensure commercial areas remain viable and economically relevant into the future through the preservation, enhancement and leveraging of the Village’s historic and architecturally significant character.
- The form, massing, proportion and composition of architecture should complement the historic character of this area. However, quality of design and material takes precedence over disingenuous attempts to mimic historic styles through the application of superficial details.
- Walkability and the pedestrian experience are critical to the success of the Main Street corridor as a shopping and service destination distinct from its suburban counterparts. The objectives presented below outline how this vibrant, pedestrian-scaled environment can be achieved. The use of traditional urban form and the equal accommodation of non-vehicular users will help offset the transportation system’s dominance over the Main Street corridor, and provide a pleasant, unique and inviting atmosphere for residents and visitors.

Consistency with the Adopted Village of Williamsville Community Plan and the Village's Mixed-Use Design Standards:

- Section 112-16A(5) of the Mixed-Use Design Standards is titled “Design Objectives” and sets forth the design objectives for the Mixed-Use District as derived from the Village’s Community Plan. The “Design Objectives” are as follows:
 - (a) Devote street level facades to retail, service and office uses.
 - (b) Maximize transparency between the sidewalk and building interior.
 - (c) Design attractive and engaging buildings that address the public realm on all visible sides.
 - (d) Provide urban-appropriate landscape and hardscape areas designed as integral features of the land use.
 - (e) Improve pedestrian experience and safety through the provision of public amenities such as ample sidewalks, buffer landscaping, seating, public art and crossing aids.
 - (f) Promote multi-story buildings to improve the corridor’s urban form and street presence.
 - (g) Locate parking behind, beneath or within structures to retain a pedestrian level street wall.
 - (h) Encourage shared parking facilities and cross access between privately owned parking facilities.
 - (i) Provide pedestrian-scaled lighting proportional to the site and building served.
 - (j) Design the scale and style of architecture to complement the valued historic forms of the corridor.
 - (k) Promote a ‘build-to’ line that strengthens the street wall yet permits flexibility to expand the pedestrian realm and provide outdoor seating, as needed.
 - (l) Favor pedestrian safety and experience while balancing the needs of the automobile.

Project Review Process:

- Collaborative planning and review process for the mixed-use redevelopment project
- Planning Board granted Site Plan Approval on March 7, 2022 and also issued a Negative Declaration pursuant to SEQRA after completing a coordinated environmental review
- Traffic Safety Committee recommended approval on February 8, 2022
- Planning Board granted Architectural Approval on May 2, 2022
- All of the required project approvals from the Village's municipal boards have been obtained

Eligibility:

- Commercial Project under NYS Law
- Project Site is located in a Designated Enhancement Area
- Direct access to public transportation
- Section 4.3 of the adopted 2020 Village of Williamsville Community Plan titled “Business District Objectives and Actions” states that Action 3 is to “Aggressively promote the tax abatement and loan programs offered by the Amherst IDA”
- Mixed-Use Redevelopment Project will generate substantially more annual property taxes than current annual taxes
- PILOT is essential for the mixed-use redevelopment project to be undertaken

- **Economic Challenges:**

- Lending standards have become much more stringent [Increasing interest rates and increase of the amount of the required equity contribution]
- Compliance with the Village's stringent design standards for mixed-use projects
- Demolition of existing building
- Relocation of existing utility infrastructure
- Dramatic increase of construction and labor costs
- The budgeted construction costs for the mixed-use redevelopment project have increased by over 40% since 2021 due to a wide assortment of factors outside the control of the Applicant
- Questions...