

PROJECT PROFILE:
1760 MAPLE ROAD MIXED-USE & WORKFORCE HOUSING
\$37,500,000
August 15, 2025



ELIGIBILITY

- Commercial Project under NYS Law
- Eligible Project under Countywide Eligibility Policy

COMPANY INCENTIVES (EST.)

- Property Tax = \$2,324,480
- Sales Tax = \$1,330,000
- Mortgage Tax = \$211,500

PROJECT BENEFITS (EST.)

- Property Taxes = \$1,443,460
- Income Taxes = \$1,449,624
- Sales Taxes = \$637,444

EMPLOYMENT

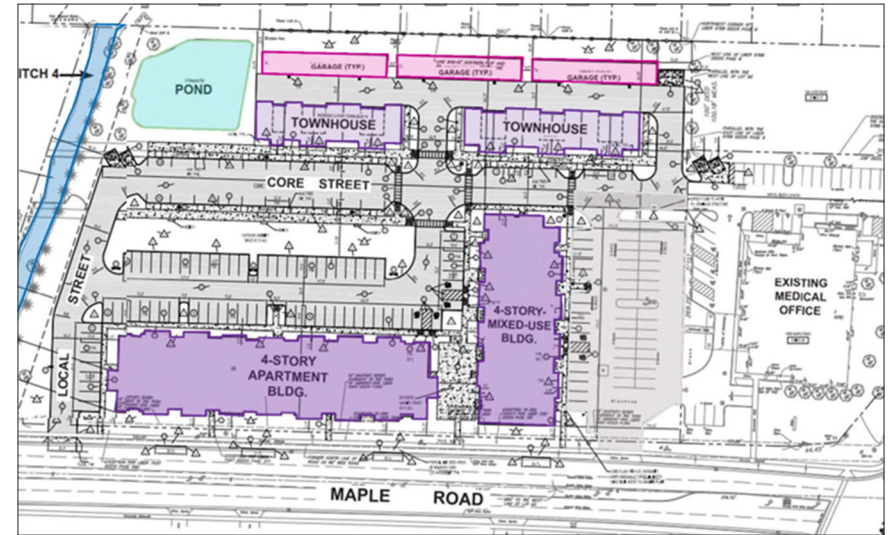
- 182 Construction and Supply Related Jobs Created
- 2 Full-Time Direct Position Created
- 28 Full-Time Indirect Positions Created from Household Spending

PROJECT SCHEDULE (EST.)

- Work begins September 2025
- Project completion March 2027

Project Address:
 1760 Maple Road
 Amherst, New York 14221
 (Williamsville School District)

Investment:
 Acquisition: \$1,500,000
 Construction: \$32,000,000
 Soft/Other Costs: \$4,000,000



Project Description:

The applicant is requesting assistance to construct 118 units and 7,000 square feet of commercial space across four (4) buildings. In addition to the investment in constructing the buildings, the project includes off-site sanitary improvements and the installation of pedestrian improvements at the intersection of Maple and Ayer Roads. The project includes a workforce housing component consisting of 20% of the units (24 total units) that will be leased at 80% of area median income (AMI). The applicant is committing to an additional community benefit consists of a \$250,000 financial contribution towards construction of a restroom facility at Willowdale Park. AIDA benefits are limited to the construction of the project and will not include equipping and build out of the commercial space.

The project is constructed on an infill parcel that has sat vacant for several decades along a major arterial that was originally zoned for commercial office development. The Town Board approved a modification to the Comprehensive Plan in 2022 and rezoned the property to allow for this development in 2023. Agency assistance is necessary to complete the project due to additional off site infrastructure improvements and inability to secure financing without AIDA assistance. The Reasonableness Assessment prepared by Camoin Associates notes the low return on investment even with the project incentives. Additionally, the requested assistance will enable the applicant to include the 24 requested workforce housing units.

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1760 MAPLE MIXED USE & WORKFORCE
HOUSING
\$37,500,000**

AIDA COMPANY HISTORY:

In January 2025, the AIDA Board approved incentives for a \$14,370,000 Mixed Use and Workforce Housing project at 6812 Main Street.

In October 2023, the AIDA Board approved incentives for a \$52,500,000 Workforce Housing and Pedestrian Improvement Project at North Forest Road.

In May 2022 , the AIDA Board approved incentives for a \$18,700,000 Mixed Use & Workforce Housing project at 6842 Main Street.

In August 2020, the AIDA Board approved incentives for a \$5,600,000 Mixed Use project at 6770 Main Street.

MATERIAL TERMS:

1. Investment of not less than \$31,875,000 at the project location as noted in the application.
2. Creation of 2 direct full-time equivalent job and maintenance of employment throughout the PILOT term.
3. Compliance with the Agency’s Local Labor Policy in connection with the construction of the Project.
4. Maintenance of 20% of total units as Workforce Housing for 12-years.
5. Community Contribution, with an accompanying written certification from the Town of Amherst that such requirement has been satisfied.

AIDA Project Evaluation Criteria - Neighborhood Redevelopment

Distressed Census Tracts	No
Designated Enhancement Area	No
Age of Structure	Vacant Infill Property
Building Vacancy	N/A
Redevelopment Supports Local Community Development Plan	The Town rezoned the property to permit this type of development in February 2023, which followed a Comprehensive Plan Amendment approved in July 2022.
Environmental or Safety Issues	None
LEED/Renewal Resources	None
Building has Historic Designation	N/A
Site or Structure has Delinquent Property or Other Local Taxes	No
Impediments to Conventionally Finance Project	Lending Requirements are more stringent, such as increased equity, along with interest rates not seen in decades. Camoin report lists marginal return on investment.
Transit Oriented Development	The project supports density on the site and includes workforce housing on bus routes.
Increased Property Value	The project maintains the existing taxes collected and provides a significant increase in taxes over the 10-Year PILOT, including a four-fold increase in Year 1.
Provides Workforce and/or Affordable Housing	Workforce Housing is defined as pricing for 80-120% of Area Median Income. This project provides 20% of the units at approximately 80%.