

**PROJECT PROFILE:**  
**GREENS ON DODGE REDEVELOPMENT & WORKFORCE HOUSING**  
**\$25,283,537**  
**November 21, 2025**



<b>ELIGIBILITY</b>
<ul style="list-style-type: none"> <li>• Commercial Project under NYS Law</li> <li>• Eligible Project under Countywide Eligibility Policy</li> </ul>
<b>COMPANY INCENTIVES (EST.)</b>
<ul style="list-style-type: none"> <li>• Property Tax = \$2,074,240</li> <li>• Sales Tax = \$831,250</li> <li>• Mortgage Tax = \$150,000</li> </ul>
<b>PROJECT BENEFITS (EST.)</b>
<ul style="list-style-type: none"> <li>• Property Taxes = \$1,025,360</li> <li>• Income Taxes = \$1,096,976</li> <li>• Sales Taxes = \$550,120</li> </ul>
<b>EMPLOYMENT</b>
<ul style="list-style-type: none"> <li>• 116 Construction and Supply Related Jobs Created</li> <li>• 1 Full-Time Equivalent Direct Position Created</li> <li>• 26 Full-Time Indirect Positions Created from Household Spending</li> </ul>
<b>PROJECT SCHEDULE (EST.)</b>
<ul style="list-style-type: none"> <li>• Work begins January 2026</li> <li>• Project completion January 2027</li> </ul>

**Project Address:**  
 468-496 Dodge Road  
 Amherst, New York 14068  
 (Williamsville School District)

**Investment:**  
 Acquisition: \$1,550,000  
 Construction: \$20,438,322  
 Soft/Other Costs: \$3,295,215



**Project Description:**

The applicant is requesting assistance to construct 108 multifamily units on a 5.17 acre parcel on Dodge Road in the Audubon New Community, which is a master planned development began in the 1970’s related to the construction of the SUNY Buffalo Amherst flagship campus. The proposed project will include a workforce housing component consisting of 20% of the units priced at 80% area median income for 15-years. The project site is the former Arbordale Nursery and includes necessary site work to ready the property for new construction from its former commercial use.

The project is in the Audubon New Community and identified in a recently presented report (June 2025) commissioned by the Town of Amherst - *New Opportunities for the Audubon Community*, which included identifying sites for infill and redevelopment. 468-496 Dodge Road is identified as one such site due to the need to find a new use for the closed nursery and its adjacency to the I-990 with little impacts of more intensive development on neighboring parcels. Empire State Development provided a letter of support for the project recognizing the need for this area of Amherst continues to transform.

The project received Site Plan approval in 2022 and has not achieved financial feasibility due to financing and construction costs. A Reasonableness Assessment prepared by Camoin Associates notes the lower than industry expected return on investment even with incentives. The requested assistance will enable the applicant to include the 22 requested workforce housing units. The existing property pays approximately \$10,000 a year in taxes, a figure that will increase six times even with an AIDA PILOT.

**AIDA Project Evaluation Criteria - Neighborhood Redevelopment**

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**AIDA COMPANY HISTORY:**

1. In October 2024, the AIDA Board approved at \$41,505,561 workforce housing project that is currently under construction.

**MATERIAL TERMS:**

1. Investment of not less than \$21,491,006 at the project location as noted in the application.
2. Creation of 1 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 15-years.

Distressed Census Tracts	No
Designated Enhancement Area	No
Age of Structure	Multiple Structures 25+ years
Building Vacancy	3-years
Redevelopment Supports Local Community Development Plan	The Town approved the site plan in 2022. Additionally, new strategic plans for this area designate the site for infill development.
Environmental or Safety Issues	None
LEED/Renewal Resources	None
Building has Historic Designation	No
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 lower than average return on investment.
Transit Oriented Development	Bus stops less than 1/2 mile at intersection of Audubon Parkway. Area is under consideration for enhanced transit.
Increased Property Value	The project maintains the existing taxes collected and provides a significant increase in taxes over the 10-Year PILOT, including a six-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%.