Public Hearing – Executive Committee of IDA Board of Directors

Location: 2190 Wehrle Drive

Petitioner: Young Development Inc.

The Project Site:

- **Location**: 2190-2200 Wehrle Drive
- **Size**: 24.9 Acres
- **Previous Zoning**: Office Building District ("OB")
- **Current Zoning**: MFR-5
- Lengthy planning history
- **Proposed Use**: 270-Unit Multifamily Project
- Comprehensive Plan Amendment approved by the Town Board on October 27, 2025
- 3 Informational Meetings held with residents during the Comprehensive Plan Amendment review process

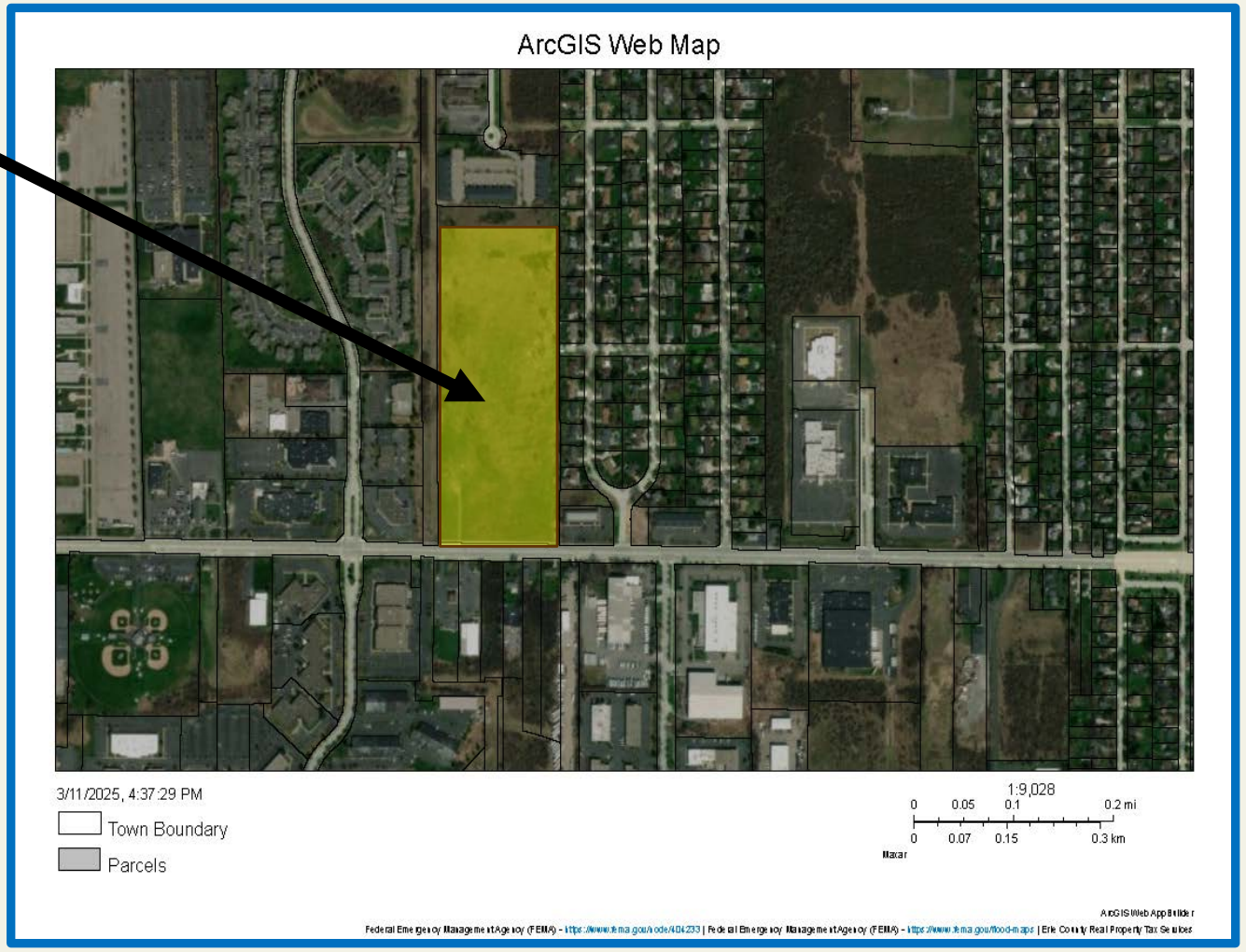


Figure 6 of the Comprehensive Plan:

- The Town Board approved the Medium Residential Designation on October 27, 2025

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

Francina J. Spoth
Town Clerk

Meeting: 10/27/25 07:00 PM
Department: Planning
Initiated by: **Dan Howard**
Co-Sponsored by:

DOC ID: 31073 **RESOLUTION 2025-892** **ADOPTED**

Adoption of Resolution to Amend the Bicentennial Comprehensive Plan 2190-2220 Wehrle Drive (BCPA-2025-01)

WHEREAS, pursuant to 6NYCRR Part 617 (SEQR) and Chapter 104 of Amherst Town Code, as amended, that the requirements of SEQR are complete, and

WHEREAS, 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 May 15, 2025 that the proposed change in land use designation from "Commercial - Office" to "Medium Residential" at 2190-2220 Wehrle Drive is consistent with the adopted Bicentennial Comprehensive Plan, as amended, and

WHEREAS, the project applicant has modified his\her project to reduce the building heights proposed and the number of proposed dwelling units more closely aligns with the mixed residential (4-12 units/acre) land use category, now therefore be it

RESOLVED, that in accordance with NYS Town Law Sec. 272-a, the Town Board amends the Bicentennial Comprehensive Plan for 24.9± acres of land from "Commercial - Office" to "Mixed Residential" at 2190-2220 Wehrle Drive.

10/27/2025
Supervisor Kulpa made a motion to approve, seconded by Councilmember Berger and unanimously approved 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brian J. Kulpa, Supervisor
SECONDER:	Jacqualine Berger, Councilmember
AYES:	Kulpa, Lavin, Berger, Szukala, Marinucci

Page 1

Project Site

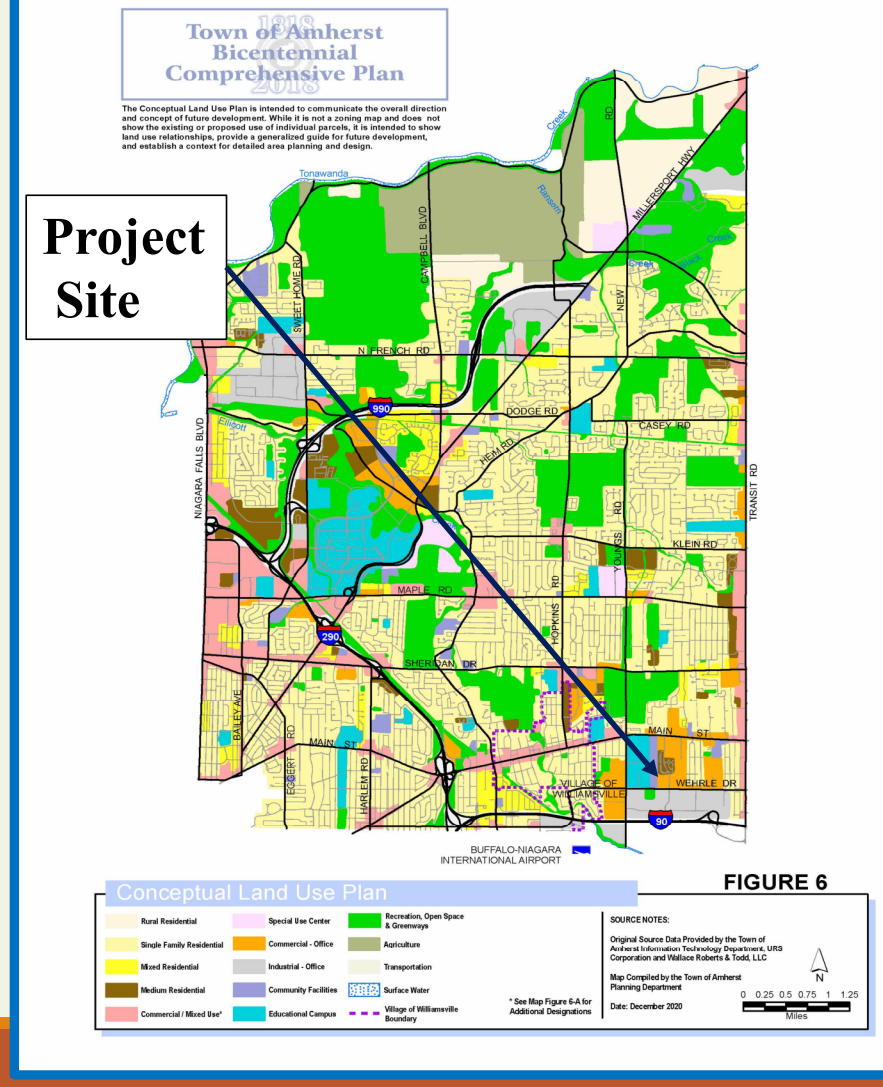
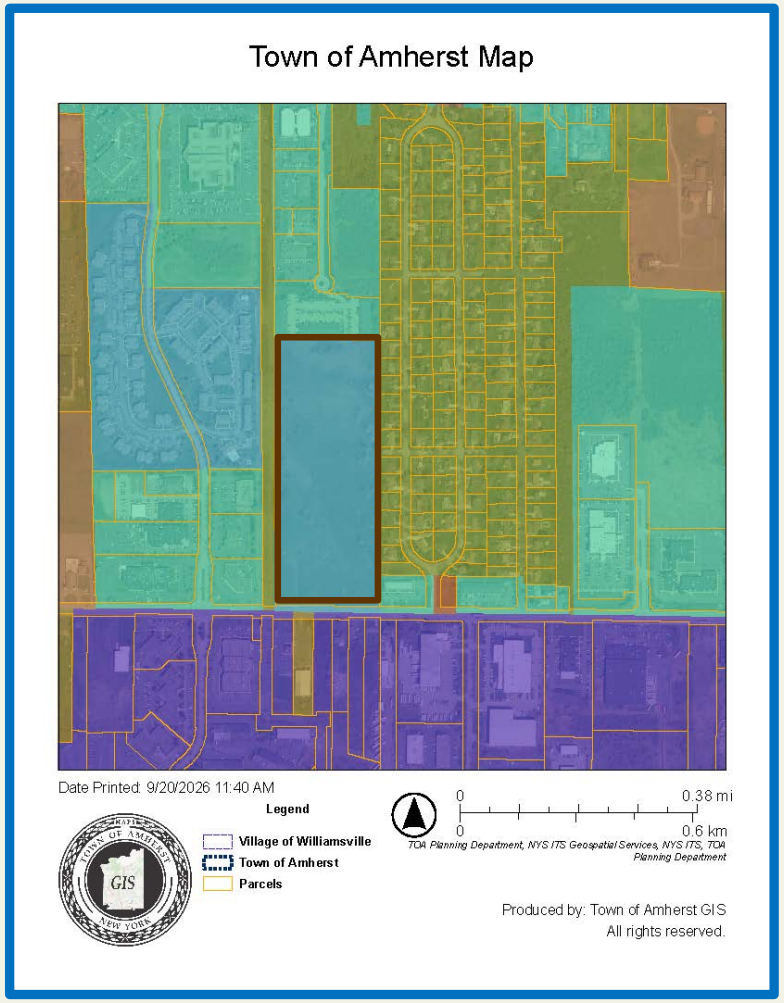


FIGURE 6

Zoning Map:

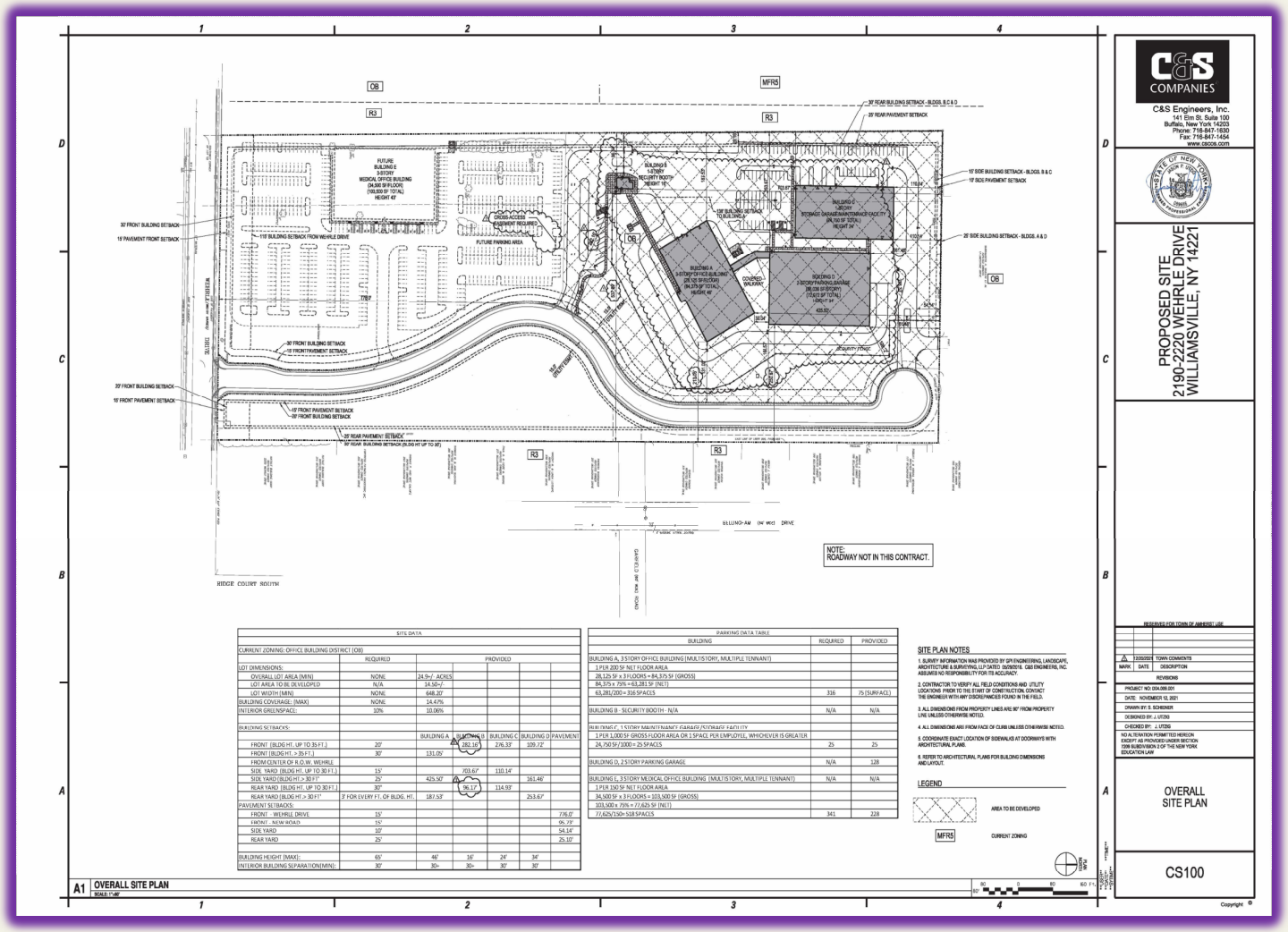
- Project Site was rezoned from Office Building District ("OB") to Multifamily District Five ("MFR-5") by the Town Board on March 9, 2026.

- Town Board also issued a Negative Declaration pursuant to SEQRA



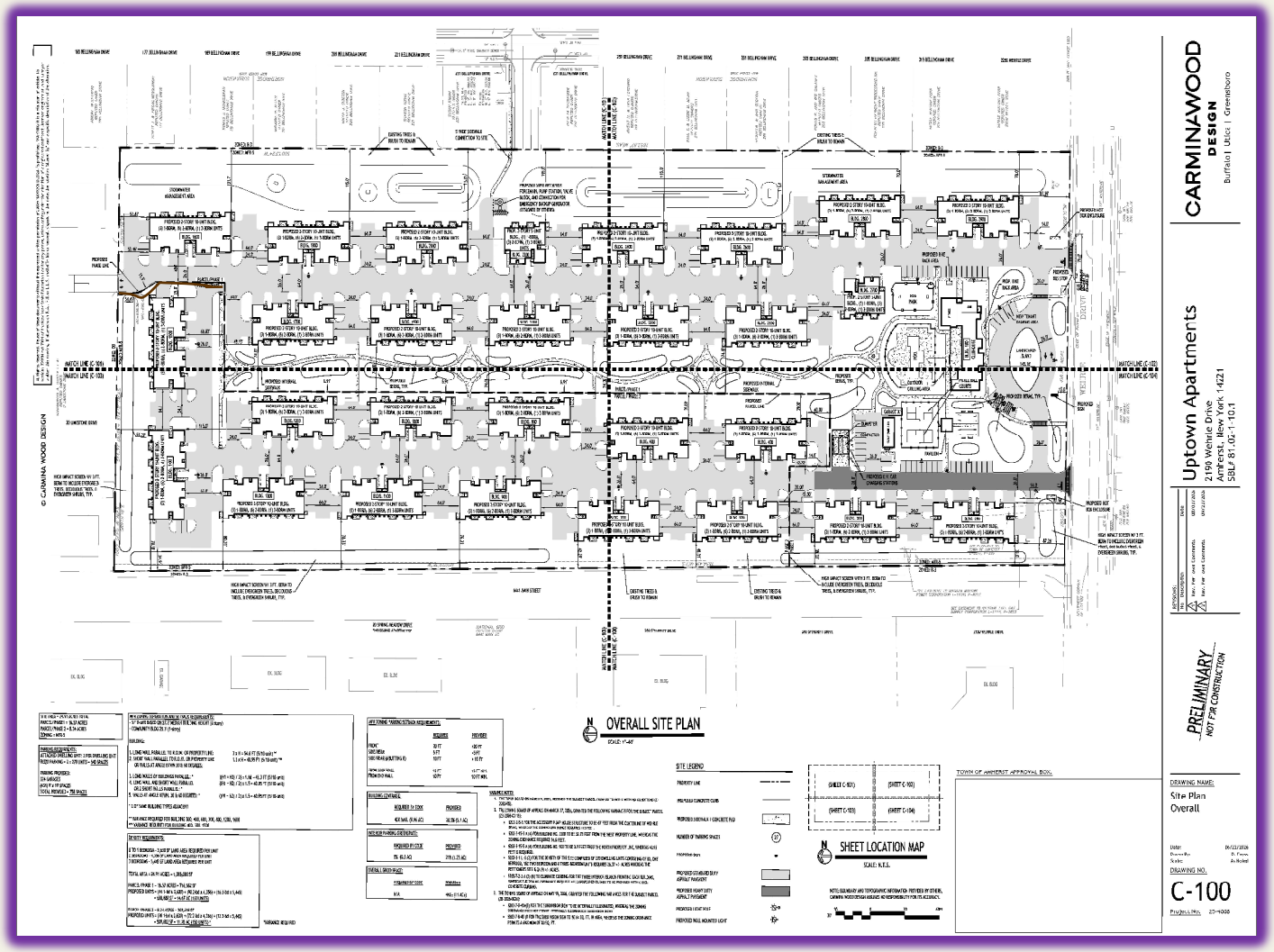
Previous OB Zoning Approved Site Plan:

- Site Plan approved by the Planning Board for Office Building Project
- 4 large office buildings
- 284,697 sq. ft.
- Residents in vicinity were opposed to OB projects



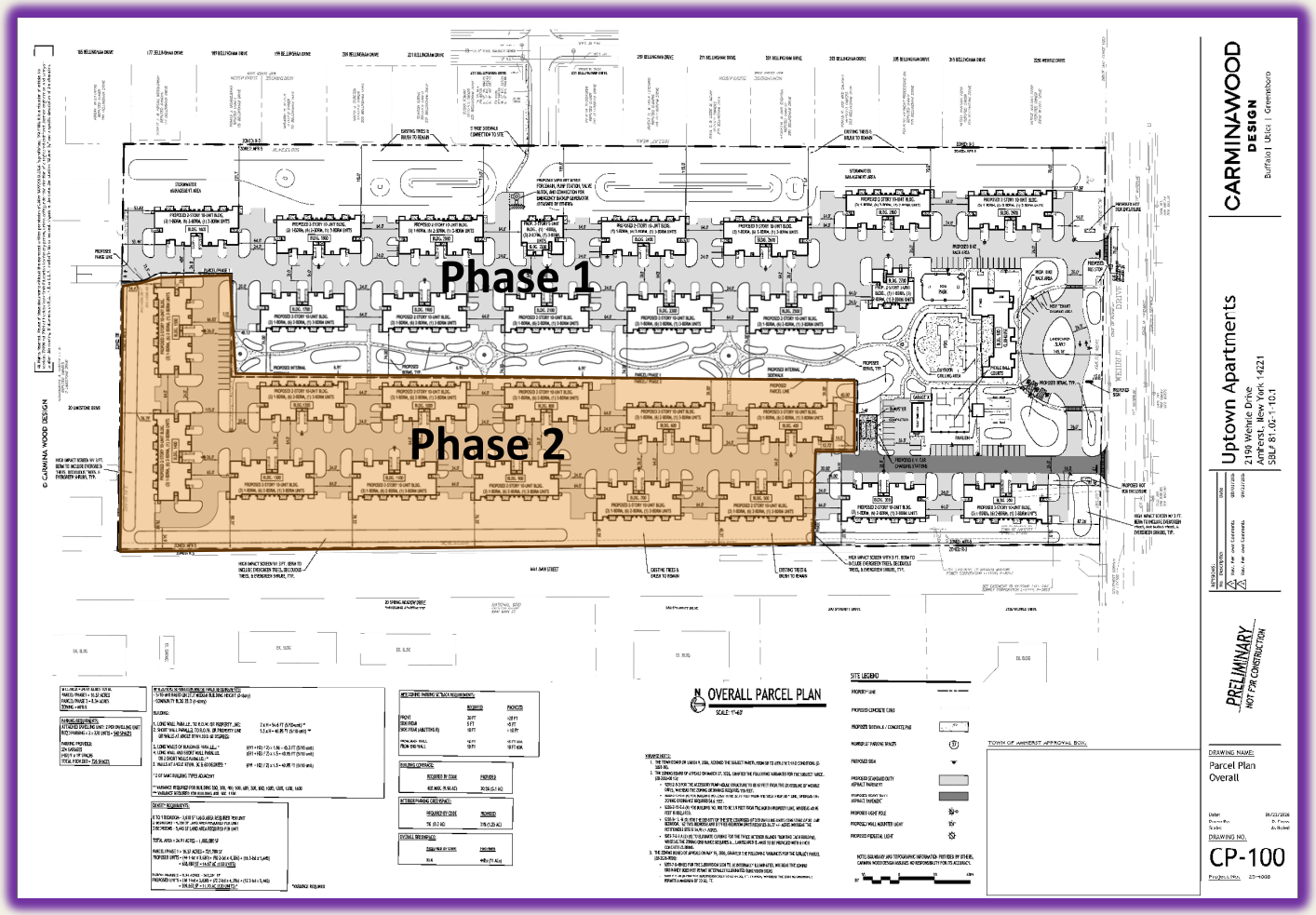
Site Plan:

- 270 units – Exclusively 2-story buildings [94 units were previously eliminated during the previous review process]
- Community Building with Amenities [Fitness Center, Pool, Pickle Ball & Dog Park]
- 11 acres of greenspace [44% of Project Site]
- 758 parking spaces including 324 garage spaces
- Access connection to Limestone Drive, which connects to Main Street
- Pedestrian connection to Garfield Road stub street



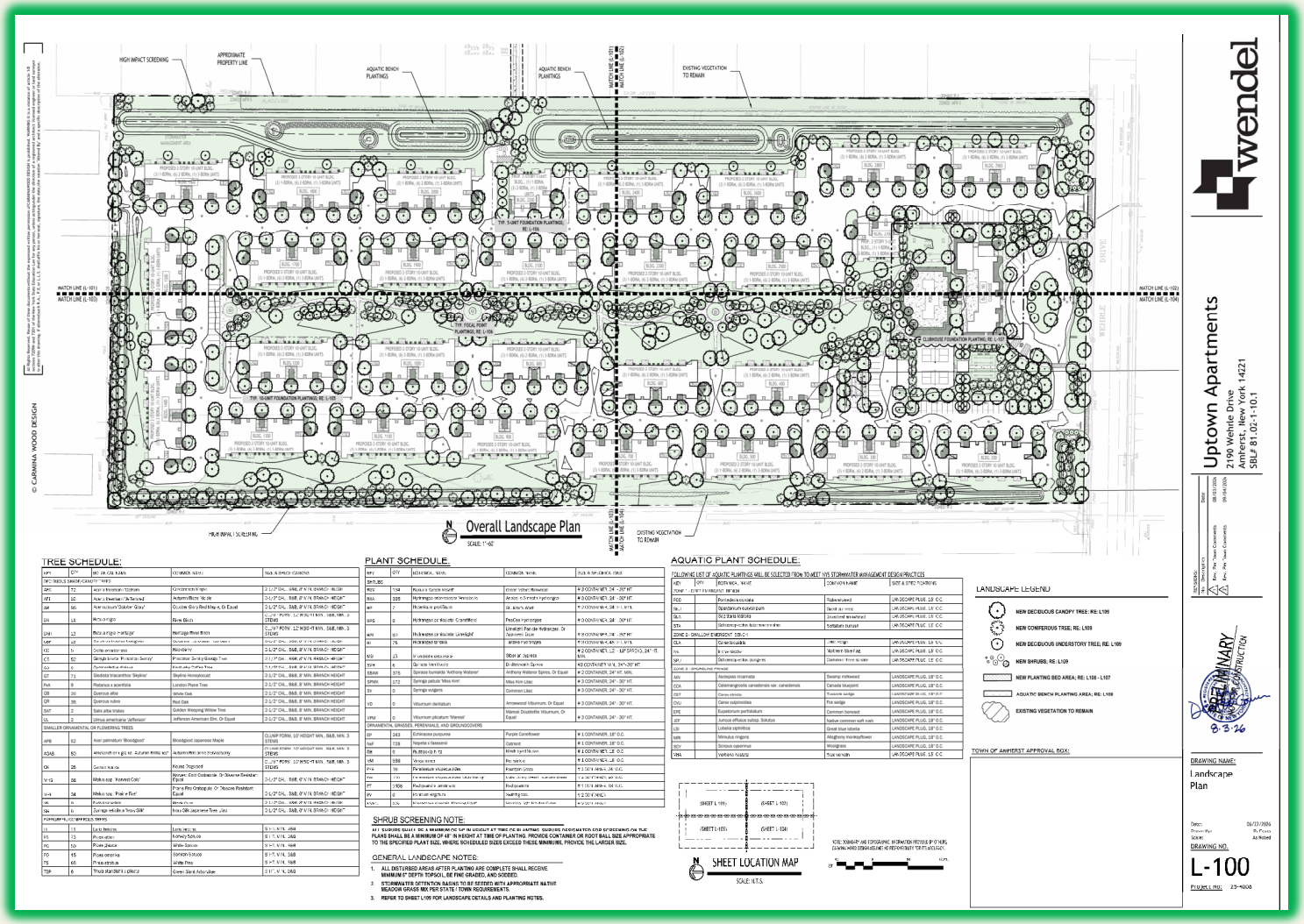
Site Plan:

- Project Site will be developed in 2 phases for financing purposes
- Phase 1: 16.57 acres [150 units]
- Phase 2: 8.34 acres [120 units]
- Variances from the Zoning Board of Appeals for setbacks from the internal property boundaries granted on October 14th
- Planning Board granted Site Plan Approval on October 15th



Landscape Plan:

- Very few trees currently on the Project Site
- Extensive landscaping to be provided per the Landscape Plan
- More than 700 trees to be planted [29 different types]



Color Elevation Plan:

- Two-story townhome buildings with 10 units



Uptown Apartments
Young Development Inc.
Amherst, NY

Front Elevation
10-Unit Apartments

James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

Comprehensive Plan Consistency:

- **Proposing to provide 54 workforce housing units per the Town's program with AIDA [20% of units for a term of 12 years]**
- Section 8 of the Comprehensive Plan is titled "Housing and Neighborhoods"
  - **Policy 8-2: Promote the development of a variety of housing types.** Text on Pages 8-3 and 8-4 of the Comprehensive Plan states as follows:
    - "Approximately two-thirds of Amherst's current housing stock consists of single-family detached homes, with the remainder comprised of a mix of duplexes, townhouses, apartments, and other living arrangements (e.g., dormitories and assisted living). Recent housing development has consisted mostly of multifamily units and single-family detached, suburban subdivisions. Demographic trends will reinforce the need for a more diverse housing stock to accommodate groups such as the elderly, empty nesters, and students. As previously noted, housing diversity enhances affordability and, if properly managed, can contribute to neighborhood stability and character."
    - The Town should encourage the proportional development of diverse housing types and price levels, including single-family detached (at a variety of lot sizes), townhouses, condominiums, apartments, and housing as part of mixed-use developments. Higher density housing should be located to complement established residential areas through appropriate standards for location and design (see Policies 8-3 and 8-5)."
- **Policy 3-9: Advance the redevelopment and revitalization of underutilized, obsolete, and vacant properties for economically viable uses.**
  - The proposed multifamily project is consistent with Policy 3-9 since it will result in a project on an underutilized site that remains vacant despite being approved for an office building project by the Planning Board pursuant to the previously approved Site Plan

Consistency with the Adopted Comprehensive Plan:

- Benefits of Infill Development [Public infrastructure available]
- Section 5.2 of the Comprehensive Plan sets forth the economic goal of the Town as including creation of a strong tax base and providing development in convenient and accessible locations.
- One of policies as set forth on Page 5-3 of the Comprehensive Plan in implementing the Town's economic goal and policies is as follows: "Target economic development policies, programs, capital expenditures, and incentives to attract and retain higher paying employment and promote desired forms and locations of development and redevelopment."
- Policy 5-6 of the Comprehensive Plan consists of "[A]dopt commercial development standards for neighborhood compatibility with context sensitive design guidelines."
- Both the Planning Board and Town Board have issued findings that the project is consistent with the adopted Comprehensive Plan.

Eligibility and Workforce Housing:

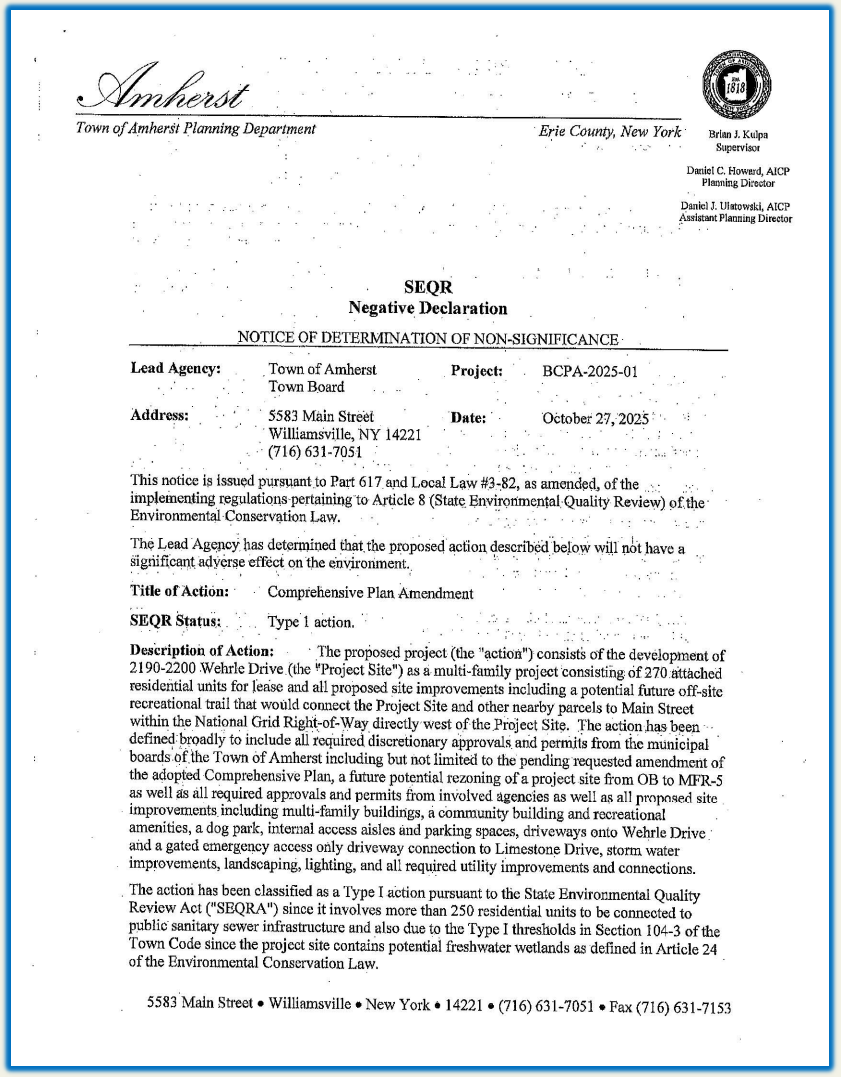
- Project is eligible as a Commercial Project and also eligible per the Countywide Eligibility Policy
- Consistent with the Town's adopted Comprehensive Plan
- There is a lack of multifamily housing in the Town [Only 3.1% of land in the Town designated as appropriate for Medium Residential Development]
- 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. Many nearby employers and not much recent new multifamily housing in the southeast portion of the Town
- Agency assistance is necessary to complete the project due to current economic conditions including material and labor increases and higher cost lending requirements [interest rate and equity contribution]
- Workforce Housing – 13 one-bedroom units, 30 two-bedroom units and 11 three-bedroom units – Largest number of workforce housing for project since workforce housing component for projects was created

Eligibility and Economic Benefits:

- The multifamily project is not economically feasible without the requested PILOT
- Independent Report prepared by Camoin confirmed project is not economically feasible without the requested PILOT
- Bedrock near surface makes project more expensive
- Investment of not less than $69,248,667
- With the proposed PILOT, the property taxes in Year 1 will be 600% more than currently. The
- Proposed Community Benefit Agreement for recreation improvements in the southeast portion of the Town
- 324 Construction and Supply Related Jobs Created
  - 6 Full-Time Direct Positions Created and 64 Full-Time Indirect Positions Created

State Environmental Quality Review Act ("SEQRA"):

- Town Board issued Negative Declarations on October 27, 2025 and March 9, 2026
- Planning Board issued a Negative Declaration on October 15th
- Project will not result in any potentially significant adverse environmental impacts



Amherst

Town of Amherst Planning Department *Erie County, New York*

Brian J. Kulpa
Supervisor

Daniel C. Howard, AICP
Planning Director

Daniel J. Ulatowski, AICP
Assistant Planning Director

SEQR
Negative Declaration

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Lead Agency: Town of Amherst
Town Board

Project: BCPA-2025-01

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

Date: October 27, 2025

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: Comprehensive Plan Amendment

SEQR Status: Type 1 action.

Description of Action: The proposed project (the "action") consists of the development of 2190-2200 Wehrle Drive (the "Project Site") as a multi-family project consisting of 270 attached residential units for lease and all proposed site improvements including a potential future off-site recreational trail that would connect the Project Site and other nearby parcels to Main Street within the National Grid Right-of-Way directly west of the Project Site. The action has been defined broadly to include all required discretionary approvals and permits from the municipal boards of the Town of Amherst including but not limited to the pending requested amendment of the adopted Comprehensive Plan, a future potential rezoning of a project site from OB to MFR-5 as well as all required approvals and permits from involved agencies as well as all proposed site improvements including multi-family buildings, a community building and recreational amenities, a dog park, internal access aisles and parking spaces, driveways onto Wehrle Drive and a gated emergency access only driveway connection to Limestone Drive, storm water improvements, landscaping, lighting, and all required utility improvements and connections.

The action has been classified as a Type I action pursuant to the State Environmental Quality Review Act ("SEQRA") since it involves more than 250 residential units to be connected to public sanitary sewer infrastructure and also due to the Type I thresholds in Section 104-3 of the Town Code since the project site contains potential freshwater wetlands as defined in Article 24 of the Environmental Conservation Law.

5583 Main Street • Williamsville • New York • 14221 • (716) 631-7051 • Fax (716) 631-7153

State Environmental Quality Review Act ("SEQRA"):

- No Impact Determination Letter issued by Nancy Herter of the NYS Office of Parks, Recreation and Historic Preservation dated October 4, 2005
- No wetlands subject to Federal or New York State jurisdiction on the Project Site
- Traffic Impacts: Updated traffic analysis being prepared by Amy C. Dake, P.E. of Passero Associates
  - School bus pick up/drop off area being provided along Wehrle Drive
  - Driveway connection to Limestone Drive, which connects to Main Street

State Environmental Quality Review Act ("SEQRA"):

- Downstream Sewer Capacity Report ("DSCA Report") prepared by Carmina Wood Design based on testing conducted by TEC Smith during wet weather conditions.
  - The DSCA demonstrates there is adequate downstream sanitary sewer flow during wet weather conditions to provide sanitary sewer service for the Project.
  - The Project Sponsor will be required to make a payment to the Town's I/I Sanitary Sewer Fund.
- On-site stormwater management system complying with NYSDEC stormwater quality and quantity standards
- Community Character Impacts: Positive community character impacts

Conclusion:

- Questions…