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CLERK OF THE TOWN OF AMHERST
DEPARTMENT OF PLANNING

STATE ENVIRONMENTAL QUALITY REVIEW
Determination of Significance
POSITIVE DECLARATION

Lead Agency: Town of Amherst
Town Board

Project: Rezoning & Planned
Unit Development –
772 North Forest Road and
385 & 391 Maple Road
(Z-2014-23)

Address: 5583 Main Street
Williamsville, NY 14221

Date: September 8, 2014

This notice is issued pursuant to 6 NYCRR Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board as Lead Agency determined on September 8, 2014 that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement (DEIS) is required. A draft Generic EIS (DGEIS) was completed by the applicant and submitted on July 14, 2014 with the rezoning and Planned Unit Development application.

Name of Action: Rezoning & Planned Unit Development of 772 North Forest Road and 385 & 391 Maple Road (“Westwood Neighborhood”)

Petitioner: Mensch Capital Partners, LLC
5477 Main Street
Williamsville, NY 14221

SEQR Status: Type I action under 6 NYCRR Part 617 and Local Law #3-82, as amended, of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

Description of Action: Rezoning of 145.08± acres of land of the total 170.54± acre Westwood Country Club site from Recreation Conservation (RC) as follows: 130.09± acres to Traditional Neighborhood Development District (TND), 13.59± acres to Multi-Family Residential District Seven (MFR-7), and 1.40± acres to General Business (GB); and Planned Unit Development of a proposed “Westwood Neighborhood” to include 985 dwelling units (single-family, multi-family, patio homes, townhomes, senior units), 200,000± sq. ft. of office space and a 130-room 4-story hotel, along with 64 acres of open space. The existing Westwood clubhouse is proposed to remain.

Location: 772 North Forest Road and 385 & 391 Maple Road; Town of Amherst, Erie County

Reasons Supporting This Determination: Potential impacts of this action may affect, but are not limited to, the following areas: land; surface water; groundwater; aesthetic resources; historic and archeological resources; open space and recreation; transportation; energy; noise, odor and light; consistency with community plans; and community character.

Public Hearing: There will be no public Scoping Session for this action, as the applicant has submitted a Draft Generic Environmental Impact Statement (DGEIS) with the rezoning application. The Amherst Planning Board will hold a public hearing on the subject action at a date to be determined.

For Further Information:

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REZONING & PLANNED UNIT DEVELOPMENT
772 NORTH FOREST ROAD AND 385 & 391 MAPLE ROAD
(WESTWOOD COUNTRY CLUB)

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