



Town of Amherst Planning Department

Erie County, New York



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**LEAD AGENCY STATUS FOR  
STATE ENVIRONMENTAL QUALITY REVIEW PROCEDURE**

**Rezoning & Planned Unit Development  
772 North Forest Road and 385 & 391 Maple Road (Westwood Country Club)  
Town of Amherst, New York  
July 14, 2014**

Enclosed please find an Environmental Assessment Form Part 1, rezoning application and Draft Generic Environmental Impact Statement (DGEIS) for a proposed rezoning and Planned Unit Development to be located at 772 North Forest Road and 385 & 391 Maple Road, Town of Amherst. The petitioner is Mensch Capital Partners, LLC, 5477 Main Street, Williamsville, NY 14221.

The subject action includes the rezoning of a portion of the Westwood Country Club and Planned Unit Development for the entire site. The property is located at the northwest corner of Sheridan Drive and North Forest Road and is presently zoned Recreation Conservation (RC). This action would rezone 145.08± acres of the total 170.54± acre site as follows:

- 130.09 acres to Traditional Neighborhood Development District (TND),
- 13.59 acres to Multi-Family Residential District Seven (MFR-7),
- 1.4 acres to General Business District (GB).

The action also includes the future development of the site as a Planned Unit Development (PUD) 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.

This project is a Type I action pursuant to Part 617.2 of Article 8 (State Environmental Quality Review) of the Environmental Conservation Law and Local Law 3-1982. By this letter the Town requests Lead Agency in the SEQR process for the proposed action. Please advise if your agency agrees with the Town acting as Lead Agency and if you have any concerns or comments. Please contact Ellen Kost, Associate Planner in the Town of Amherst Planning Department, for any additional information you may require (716-631-7051).

EK/Rezoning/Westwood/Lead Agency – Westwood  
Attachments

- |     |                                       |                                       |
|-----|---------------------------------------|---------------------------------------|
| cc: | NYSDEC                                | Town Attorney                         |
|     | NYS DOT                               | Town Clerk                            |
|     | NYS Dept. of Health                   | Sweet Home Central School District    |
|     | NYS OPRHP                             | Williamsville Central School District |
|     | Erie County Dept. of Environ. & Plng. | Amherst Industrial Developm't. Agency |
|     | Erie County DPW – Div. of Highways    | Amherst Conserv. Advisory Council     |
|     | Erie County Water Authority           | Mensch Capital Partners, LLC          |
|     | Town Building Commissioner            | Hopkins & Sorgi, PLLC                 |
|     | Town Engineer                         | ✓ Ciminelli Development Company       |