



November 18, 2014

Dear Westwood Neighbor:

We have some important news to share with you regarding Westwood Country Club.

The golf course will close at the end of the season and the banquet facility will close next month.

The course has not been economically viable for many years and the only reason it has remained open for the past three seasons is because Mensch has heavily subsidized its operations.

We also want you to know that we have applied for the New York State Department of Environmental Conservation's (DEC) Brownfield Cleanup Program (BCP).

As part of the environmental review of the proposed redevelopment project as required by the State Environmental Quality Review Act (SEQRA), the Erie County Health Department recommended we conduct a study of the fertilizer and chemicals applied to the fairways and greens on the course. The soil tests that were conducted, as requested by the Health Department, revealed traces of arsenic on the greens and some fairways in amounts that are moderately in excess of DEC's Soil Cleanup Objectives.

Agricultural herbicides had been typically used for lawn and turf purposes at golf courses throughout the United States as a method to control weeds and other nuisance plants without damaging grass.

In 2009, the Environmental Protection Agency (EPA) cancelled all product registrations for these herbicides and the authorized use of these materials for golf courses was terminated as of December 31, 2012, except for spot treatment. According to the Westwood greens keeping staff, these agricultural herbicides have not been used at Westwood since 1994.

Upon learning of the contamination at the Westwood's golf course, we promptly notified NYS DEC and have committed to remediating the property under the provisions of BCP and NYS DEC oversight and approval. Any contamination at the Westwood will be cleaned up under the provisions of the BCP in full compliance with NYS DEC criteria, with NYS DEC approval, and in accordance with NYS DEC policy and regulations resulting in a Certificate of Compliance confirming all required remediation has been completed.

DEC will prepare a project summary within the next few weeks, which we will forward to you.

In late July and early August, we conducted three neighbor meetings with residents living within 600 feet of Westwood Country Club. This was an opportunity to provide an in-depth overview of our innovative conceptual master plan for a traditional neighborhood in the heart of Amherst. The neighbor meetings were productive and we spent a good deal of time listening to the input of neighbors and answering questions from the more than 120 residents who attended. This was the first in a series of public forums that will be used to communicate project details and obtain feedback.

Following these sessions, we have continued to answer specific questions sent to us via email and U.S. Mail, offering input and suggestions.

Among the most common areas of concern that emerged during the resident meetings were:

- Storm water management and impacts on Ellicott Creek
- Traffic on Maple Road and Sheridan Drive
- Location of project components
- The need in Amherst for additional housing, hotels and retail/office space

As a result, we have undertaken a process to update the conceptual master plan presented during the previous resident meetings. We have engaged additional consultants to further explore and develop plans as part of our concerted effort to incorporate input received from the many project stakeholders including nearby property owners. While we recognize that it will not be possible to redevelop the Westwood property in a manner that will be viewed favorably by everyone, we will continue to solicit input and consider input and suggestions. Once the updated conceptual master plan is completed, we will again engage you in conversation about the revised plan.

I invite you to keep updated on the new Westwood through our website:  
[www.WestwoodAmherst.com](http://www.WestwoodAmherst.com)

We are also on social media: [www.facebook.com/westwoodamherst](http://www.facebook.com/westwoodamherst)  
[www.twitter.com/westwoodamherst](http://www.twitter.com/westwoodamherst)

If you would like to receive our e-newsletter, please email us: [info@westwoodamherst.com](mailto:info@westwoodamherst.com)

As always, I welcome your questions and comments.

Sincerely,



Andrew J. Shaevel  
Managing Partner  
Mensch Capital Partners, LLC