

EXECUTIVE SUMMARY

This Second Revised Draft Generic Environmental Impact Statement (“revised DGEIS” or “DGEIS”) has been prepared pursuant to the State Environmental Quality Review Act and its implementing regulations (collectively referred to as “SEQRA”) for the proposed Westwood Neighborhood (“Project”). The initial DGEIS for the proposed mixed use neighborhood was submitted to the Town of Amherst on July 14, 2014. On September 8, 2014, the Town Board determined that the initially submitted DGEIS contained deficiencies and as such it declared the initially submitted DGEIS as incomplete. The Project Sponsor reviewed the resolution adopted by the Town Board on September 8, 2014 and prepared a First Revised DGEIS that addressed the items identified as the basis for determining that the initial DGEIS submitted on July 14, 2014 was not adequate for public review. The First Revised DGEIS was submitted to the Town of Amherst on March 13, 2015. On July 6, 2015 the Town Board determined that the First Revised DGEIS contained deficiencies and as such was not adequate for public review. This revised DGEIS has been prepared to address the identified deficiencies within the First Revised DGEIS and provides a thorough analysis of the identified potential adverse environmental impacts as required by SEQRA, as well extensive other relevant information regarding the proposed redevelopment of the Project Site as a mixed use neighborhood.

The proposed action has been defined broadly to assist the Town Board, in its capacity as the designated lead agency, as well as the involved agencies, in evaluating environmental, economic, and social impacts of the Project prior to making decisions on required discretionary approvals and permits. Provided below is a brief project description, the Project’s purpose needs and benefits; summaries of the regulatory process; the identified potential adverse environmental

impacts; proposed mitigation measures; and, an analysis of project alternatives. This Executive Summary is only meant to be an overview and much more detailed information is provided within the various sections of the DGEIS following this Executive Summary as well as the numerous reports and studies contained in the three volumes of Appendices included with this DGEIS.

Project Description:

Mensch Capital Partners, LLC (“Mensch” or “Project Sponsor”) proposes to redevelop the approximately 170 acre Westwood Country Club property located at 772 North Forest Road and 385 and 391 Maple Road, in the Town of Amherst, Country of Erie, New York (“Project Site”) as a mixed use neighborhood. The Project Site was formerly used as a private country club and golf course until December 31, 2014.

The proposed Westwood Neighborhood consists of the following components:

- approximately 700 residential units including single family homes, patio homes, town homes, condominium units, and apartments;
- a senior living facility including approximately 200 assisted living units and 100 independent living units;
- approximately 340,000 square feet of neighborhood businesses, shops, restaurants, professional and/or medical office space and public and civic uses (including places of worship, not-for-profit, and/or civic uses);
- a four-story hotel; and
- re-use of the original Westwood Clubhouse as a restaurant, banquet and/or catering facility or for other permitted uses.

As part of the redevelopment of the Project Site as a mixed use neighborhood, approximately 64 acres, or 38% of the Project Site, will be maintained as permanent open space. The permanent open space areas will include a new approximately 1.2 acre public event green space contiguous to the original Clubhouse, more than two miles of pedestrian and bike trail paths and a publicly accessible 23 acre recreational space known as Westwood Park that will feature a five acre lake and promenade along the southern edge of the lake. The Project Sponsor proposes to preserve or create a total of approximately 9.94 acres of wetlands/waterways on the Project Site, representing a 34% increase in the acreage of the existing water and wetland resources.

Vehicular access to the proposed mixed use neighborhood will be provided by a new public roadway extending north from Sheridan Drive (NYS Route 324) to Maple Road (County Road 192) through the Project Site. Additional infrastructure improvements to the Project Site will include extensions of existing private utilities, public sewer, and public water service.

The layout of the proposed mixed use neighborhood is depicted on the Preliminary Conceptual Master Plan (“Conceptual Master Plan”) as depicted at Figure 1-3 located at the end of Section 1 of this DGEIS. The proposed mixed neighborhood requires the rezoning of approximately 145 acres of the Project Site as follows:

- Approximately 130.09 acres from Recreation Conservation District (“RC”) to Traditional Neighborhood Development District (“TND”);
- Approximately 13.59 acres from Recreation Conservation District (“RC”) to Multifamily Residential District Seven (“MFR-7”); and
- Approximately 1.40 acres from Recreation Conservation District (“RC”) to General Business District (“GB”);

A Rezoning and Planned Unit Development Application (“Rezoning Application”) has been submitted to the Town seeking the required rezonings as described above necessary to redevelop the Project Site as a mixed use neighborhood in a manner consistent with the Conceptual Master Plan. The redevelopment of the Project Site as depicted on the Conceptual Master Plan will create a mixed use and pedestrian friendly traditional neighborhood consistent with the redevelopment and mixed use planning objectives contained in the adopted Town of Amherst Bicentennial Comprehensive Plan (“Comprehensive Plan”) as well as the Traditional Neighborhood District (“TND”) standards in the Town’s Zoning Ordinance. The submission of the Rezoning Application triggered the need for a coordinated environmental review of the Project pursuant to SEQRA.

Purpose, Need and Benefit:

The Project Site was operated as a private 18 hole golf course and country club until December 31, 2014. While the physical characteristics and setting of the Project Site historically provided for the successful operation of the Westwood Country Club, challenges arose in the past decade that rendered the club financially insolvent. The Project Sponsor acquired the Project Site in March of 2012, an opportunity that became available because the previous club ownership was facing systemic financial issues and struggled to maintain a fiscally balanced operation for over a decade. The operation of the Project Site as a private golf course and country club continued from March of 2012 until its closing on December 31, 2014 but was only possible based on the greatly subsidized rent provided by the Project Sponsor. The continued use of the Project Site as a golf course and country club was no longer possible after the end of 2014 since during the course of an environmental site assessment, that included an analysis of soils

and sediments at the Project Site, the Project Sponsor became aware arsenic contamination within the underlying soils. The contamination source was related to the historic application of pesticides and herbicides associated with the long-term utilization of the Project Site as a golf course and country club. This discovery led to the Project Sponsor making application with the New York State Department of Environmental Conservation (“NYSDEC”) Brownfield Cleanup Program (“BCP”). The Project Sponsor has now officially entered into a Brownfield Cleanup Agreement with the NYSDEC to administer the full remediation of the contamination at the Project Site in accordance with the rules, standards and regulatory oversight as provided within the BCP.

The comprehensive evaluation of the Project Site conducted by the Project Sponsor and its consultants has demonstrated it is ideally situated for an infill mixed use redevelopment project because of its attributes in terms of size, availability, accessibility, location and proximity to well established transportation corridors, major regional employment and recreational centers and lack of significant environmental resources. The proposed mixed use neighborhood is intended to redevelop and revitalize the Project Site into a mixed use, pedestrian friendly and interconnected traditional neighborhood consistent with the adopted Comprehensive Plan and the Erie Niagara Framework for Regional Growth (“Framework”). Various needs and objectives of local and regional planning initiatives will be accomplished through the redevelopment of the Project Site as the Westwood Neighborhood including the realization of mixed use features such as diversified housing options, open spaces, recreational amenities, commercial uses, and the integration of the surrounding neighborhoods into the Project Site, consistent with sustainable

growth principles. The Westwood Neighborhood is the embodiment of local and regional land development and planning initiatives and objectives including:

- **Diversified Housing:** The Comprehensive Plan promotes the development of a variety of housing types and price levels, including single family detached housing (at a variety of lot sizes), townhouses, condominiums and apartments. The Westwood Neighborhood provides for all of these housing types and additionally includes a purpose built senior living facility for both assisted and independent care.
- **Commercial Development:** The Comprehensive Plan promotes focusing new development around existing centers of regional employment and activity to create synergy among existing local employers and concentrated centers of service providers that are convenient and accessible to residents. The Westwood Neighborhood is located within a Developed Area and adjacent to a Regional Center and Corridors as per the Framework, positioning the Project Site very well for synergistic mixed use redevelopment.
- **Smart Growth Land Development:** The Comprehensive Plan and Framework prioritizes infill development that utilizes existing infrastructure capacity as the preferred development strategy as opposed to investment in public capital projects to extend capacity to greenfield sites. The Project Site is currently an obsolete and underutilized brownfield site that provides an infill redevelopment opportunity that can be serviced by existing public infrastructure capacity.
- **Natural Resource Preservation:** The Westwood Neighborhood will result in the preservation or creation of approximately 9.94 acres of wetlands and waterways, representing a 34% increase in the acreage of water and wetland resources presently existing on the Project Site.
- **Expansion of Public Recreational Amenities:** The Comprehensive Plan recommends that the Town establish and expand an interconnected open space network that integrates public parks, open spaces, and environmentally sensitive resources. The Westwood Neighborhood represents an opportunity to facilitate an

entirely new trail network that is integrated throughout the approximately 170 acre Project Site. The Project converts an existing privately held former recreational resource into a mixed use neighborhood that will include a publicly accessible open space network featuring 64 acres of natural settings (representing 38% of the Project Site) including lakes, ponds, woodlands, open green space, trails and paths, and public gathering spaces.

- **Positive Tax Revenue Generation:** The Westwood Neighborhood provides an opportunity for infill development that will create approximately 238 million dollars of new assessed valuation within the Town of Amherst. Following full redevelopment of the Project Site over an anticipated ten year period, the Westwood Neighborhood is anticipated to provide for the Town of Amherst, Williamsville Central School District and Erie County an additional 25 to 35 million dollars in new net tax dollar revenues beyond the cost of providing services. In addition, the Project will generate between 14 and 16 million dollars in sales tax revenue for State and Local governments and 10 million dollars in income tax revenue for the State of New York. These figures anticipate the limited utilization of Payment in Lieu of Taxes (“PILOT”) incentives for eligible project components. This fiscally sound approach to the redevelopment of the Project Site will help to sustain a strong tax base within the Town and Erie County.
- **Economic Development that Promotes local Job Generation:** Development of the Westwood Neighborhood is expected to create 2,200 new construction jobs during the anticipated 10 year build-out phase resulting in over 116 million dollars in total new labor related income. Also, the Westwood Neighborhood will provide the opportunity for additional long term employment related to the neighborhood businesses, shops, and professional and medical offices to be located on the Project Site.

Review of the Proposed Westwood Neighborhood:

The DGEIS has been prepared by the Project Sponsor with contributions from expert consultants including Nussbaumer & Clarke, Inc.; the Project Planning Consultant, Goody Clancy; the Project Architect, Fontanese Folts Aubrecht Ernst Architects, P.C.; and the Project environmental remediation consultant, C&S Companies. This DGEIS is intended to facilitate the environmental review process pursuant to SEQRA and provide a basis for informed public participation and decision making by the Town Board and involved agencies. This DGEIS has been prepared in accordance with the requirements for an Environmental Impact Statement (“EIS”) as provided within the New York State Environmental Quality Review Act and its implementing regulations (collectively referred to as “SEQRA”). The Town Board, in its capacity as the designated lead agency, will primarily be responsible for conducting a coordinated review of the proposed mixed use neighborhood pursuant to SEQRA. This process will require public hearings and numerous opportunities for public comment. The Project Sponsor has previously conducted informational meetings with nearby property owners as part of a concerted effort to share information regarding the proposed mixed use neighborhood and also to solicit input. As the review of the proposed mixed use neighborhood moves forward, the Project Sponsor will continue to conduct informational meetings with nearby property owners and the Project Sponsor has also created a webpage to share information regarding Project and also to solicit input. The webpage can be accessed at westwoodamherst.com. The webpage provides an opportunity for the Project Sponsor to provide regular updates on the status of the Project and also provides all interested parties with access to project related information and documentation.

Numerous professionally prepared reports and studies have been prepared to assist the Town Board, as well involved and interested agencies, in evaluating the identified potential adverse environmental impacts associated with the proposed mixed use neighborhood. These reports and studies include the following:

- **Wetland Delineation and Evaluation Report** (refer to Appendix Volume I, Letter A);
- **Geotechnical Evaluation Report** (refer to Appendix Volume I, Letter D);
- **Phase 1A Cultural Resources Investigation** (refer to Appendix Volume I, Letter E);
- **Phase 1B Cultural Resources Investigation** (refer to Appendix Volume I, Letter F);**Phase 2 Cultural Resources Investigation** (refer to Appendix Volume IV, Letter T);
- **Site Planning and Recommendation Report** (refer to Appendix Volume II, Letter H);
- **Westwood Design Standards** (refer to Appendix Volume II, Letter I);
- **Preliminary Engineer's Report** (refer to Appendix Volume III, Letter L);
- **Preliminary Drainage Analysis Report** (refer to Appendix Volume IV, Letter V);
- **Traffic Impact Study** (refer to Appendix Volume IV, Letter W);
- **Economic and Fiscal Impact Analysis** (refer to Appendix Volume IV, Letter X)
- **Historic Site, Buildings & Structures Review Report** (refer to Appendix Volume IV, Letter P);
- **Site Vegetation & Wildlife Investigation Report** (refer to Appendix Volume IV, Letter Q);
- **Phase 2 Environmental Site Assessment Soil & Sediment Sampling Report** (refer to Appendix Volume IV, Letter R);
- **Sanitary Sewer Flow Monitoring Report** (refer to Appendix Volume IV, Letter U); and

- **Retail Market Study & Tenanting Strategy** (refer to Appendix Volume IV, Letter Y)

The review process for the proposed mixed use neighborhood will consist of a coordinated environmental review of the proposed mixed use project pursuant to SEQRA, approval by the Town Board of the proposed rezoning of portions of the Project Site, and site plan and subdivision approval by the Town of Amherst Planning Board.

Recognizing that the proposed mixed use neighborhood will result in potentially adverse environmental impacts that cross the thresholds for a Type I action as specified in the SEQRA regulations, which are indicators of potentially significant adverse environmental impacts, the Project Sponsor decided to prepare and submit this DGEIS in advance of a determination of significance being issued. On September 8, 2014, the Town Board issued a positive declaration based on its determination that the Project may result in potentially significant adverse environmental impacts.

Analysis of Alternatives:

An evaluation of Alternatives to the proposed mixed use neighborhood has been conducted by the Project Sponsor and its planning consultants. SEQRA requires a DGEIS to include a description of the range of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. The Alternatives considered and evaluated by the Project Sponsor and its consultants were as follows:

- No Action Alternative. As of Right / RC District Zoning.
- Alternative sites.
- Alternate development scenarios for the Project Site consisting of the following:
 - Alternative No. 1: Recreation Conservation (RC) Zoning Plan

- Alternative No. 2: Community Facilities (CF) Zoning Plan
- Alternative No. 3: Residential Three (R-3) Zoning Plan
- Alternative No. 4: Transitional Residential (TND) Zoning Plan
- Alternative No. 5: General Business (GB) Zoning Plan
- Alternative No. 6: Office Building (OB) Zoning Plan
- Alternative No. 7: Alternative Access Plan
- Proposed Project mixed use design / zoning concept Alternatives.

The evaluation of the identified Alternatives listed above conducted by the Project Sponsor and as discussed in detail in Section 3 of this DGEIS indicated the proposed mixed use neighborhood as depicted on the Conceptual Master Plan is the most suitable redevelopment option for the Project Site since it will be consistent with the redevelopment and mixed use planning objectives contained in the adopted Comprehensive Plan; will be predominantly a residential project; will result in the permanent preservation of approximately 64 acres of permanent open space; and, represents a suitable balance of social, economic and environmental factors.

Summary of Potential Adverse Environmental Impacts:

In accordance with requirements of SEQRA, potential impacts of the proposed action have been identified and evaluated in this DGEIS with respect to a broad range of environmental, social, economic and cultural resources. The Project will result in potential adverse impacts as identified by the Town Board within the positive declaration it issued on September 8, 2014 including but not limited to, potential adverse impacts to water resources, wildlife habitats, community character, localized traffic patterns and existing land use patterns on the Project Site.

The Project is also expected to result in positive, long-term socioeconomic impacts on the Project Site and the surrounding region. The identified potential environmental impacts include:

- **Topography and Geology:**
 - **Federal Emergency Management Agency Regulated 100-year Floodplain:** The installation of infrastructure facilities, preparation of building sites, and proposed changes in elevations on the eastern portion of the Project Site will require modification to the existing Federal Emergency Management Agency (“FEMA”) mapped 100-year floodplain.
- **Soils:**
 - **Construction Activities:** Construction at the Project Site will require the establishment of cleared areas for extended periods that may result in soil erosion and sedimentation.
 - **Stormwater Infiltration:** Redevelopment of the Project Site will increase impervious surfaces and reduce undeveloped areas available for groundwater infiltration.
 - **Contaminated Soils:** Remediation at the Project Site will require excavation of existing contaminated soils that could potentially result in both environmental and human exposure to contaminants by way of fugitive dust inhalation and surface runoff/sedimentation in surface and ground water resources.
- **Water Resources:**
 - **Wetlands and Surface Watercourses:** Redevelopment of the Project Site will result in the filling or modification of existing non-jurisdictional wetland resources.
 - **Groundwater:** Construction at the Project Site will require the operation of heavy duty machinery that could result in inadvertent spills or leaks of petroleum based liquids.

- **Stormwater Runoff:** Redevelopment of the Project Site will result in the increase of impervious surfaces that require stormwater detention and discharge facilities. The collection, management and discharge of stormwater from the Project Site may result in sedimentation and contamination of surface and groundwater discharge to natural water courses.
- **Biological Resources:**
 - **Vegetation:** Construction at the Project Site will require disturbance to existing physical conditions including vegetation clearing, topsoil removal, site grading and excavation.
 - **Wildlife and Fisheries:** Conversion of the existing former golf course habitat to the proposed mixed use neighborhood will result in the disruption or removal of existing wildlife inhabitation areas.
- **Land Use and Zoning:** The proposed mixed use neighborhood requires changes of the zoning classification of the Project Site from Recreation Conservation District (“RC”) to Traditional Neighborhood Development District (“TND”), Multifamily Residential District Seven (“MFR7”) and General Business District (“GB”).
- **Recreational and Visual Resources:** The redevelopment of the Project Site will result in the permanent conversion and loss of the majority of the existing privately owned open space on the Project Site.
- **Transportation Network Impacts:** The Westwood Neighborhood will increase resident population, commercial service areas, employment and recreational opportunities in the local area and as such will increase traffic volumes on the roadway network in the vicinity of the Project Site.
- **Community Character:**
 - **Air Quality:** The Westwood Neighborhood is anticipated to result in minor and highly localized impacts on air quality both in the short-term and long-term. Construction activities will require the operation of equipment that will result in

exhaust emissions and the generation of fugitive dust. In addition, the occupation of the proposed mixed use neighborhood will result in long-term, but minor, emissions associated with building heating and cooling mechanical equipment, as well as the exhaust of vehicles traveling to and from the Project Site.

- **Noise:** The construction phases of the redevelopment of the Project Site will require the operation of machinery that will generate temporary noise impacts.
- **Lighting:** The Westwood Neighborhood will substantially increase the use of both indoor and outdoor lighting on the Project Site.
- **Public Services and Energy Utilization:**
 - **Public and Private Utilities:** The redevelopment of the Project Site will increase the demand for both public utilities (e.g. potable water, sanitary sewer, and storm sewer facilities) and private utilities (e.g. cable, telephone, natural gas and electric service). The redevelopment of the Project Site as a mixed use neighborhood will result in new land uses that will increase the volume of sanitary flows into the existing public sanitary sewer system. The downstream sanitary system is currently experiencing surcharging issues related to inflow and infiltration into the system from extraneous stormwater sources. Without the implementation of the sanitary sewer mitigation measures, the additional sanitary sewer flows resulting from the redevelopment of the Project Site would exacerbate existing surcharging conditions.
 - **Community Facilities:** Occupation of the Project Site by residents, businesses and visitors will result in the increased demand for public services including police and emergency providers.

The Project will permanently convert the existing former private golf course, which is a brownfield site, into a mixed use neighborhood in a manner that will permanently alter the use and community character at the Project Site. In addition, the proposed mixed neighborhood,

consisting of residential housing units, a traditional neighborhood center and recreational amenities, will increase vehicular trips to and from the Project Site and within the surrounding roadway network.

Summary of Mitigation Measures:

Various mitigation measures will be implemented in connection with the redevelopment of the Project Site as a mixed use neighborhood in order to minimize adverse environmental impacts to the maximum extent practicable. The proposed mitigation measures are discussed in detail in Section 6 of this DGEIS. Mitigation measures the Project Sponsor proposes to implement to avoid or minimize potentially significant adverse environmental impacts to the maximum extent practicable include:

- **Site Planning and Design:** The redevelopment of the Project Site as an integrated mixed use neighborhood will incorporate smart growth development strategies, consistent with the goals and objectives of the adopted Comprehensive Plan, in a neighborhood setting that will create publicly accessible open spaces, provide public access to Ellicott Creek, add recreational water features and park spaces, encourage pedestrian and public transportation options, promote energy efficiency, feature a wide variety of housing options and create a neighborhood center that is both sized and scaled appropriately for the Project Site as well as the surrounding neighborhoods. Substantial permanent open space buffers with high impact landscaping and screening are proposed along the western, northern, and southern boundaries of the Project Site. Building heights within the commercial and senior living components of the Project Site were carefully planned and will be limited to ensure appropriate scale within the Project Site and in consideration of surrounding neighborhoods, including the hotel (four-stories), neighborhood mixed use buildings (three stories), the senior living facilities (two stories), and professional and medical office space (two stories). Zoning classifications were selected to be consistent with the established goals and objectives for the redevelopment of the Project Site as a

mixed use neighborhood, and leveraging progressive aspects of the Town’s Zoning Code, including the TND zoning classification. A shared parking strategy will be utilized to optimize parking efficiency and reduce impervious surfaces.

- **Topography and Geology:**

- **Federal Emergency Management Agency Regulated 100-year Floodplain:**

- The Project has been designed to include a stormwater management system that will compensate for the loss of flood storage capacity associated with on-site filling within other portions of the 100 year floodplain. Because of the planned impacts to portions of the 100 year floodplain, the Project Sponsor will be subject to permitting, regulatory review and authorization by FEMA and the Town of Amherst prior to site disturbance

- **Soils:**

- **Construction Activities:**

- To minimize the potential for erosion and sedimentation during Project construction, the Project Sponsor will prepare and be required to adhere to a site-specific Storm Water Pollution Prevention Plan (“SWPPP”), which will define the Best Management Practices (“BMP’s”) and temporary erosion controls to be installed as appropriate. The SWPPP will be subject to the review and approval of the Town’s Engineering Department for compliance with applicable stringent standards. .

- **Stormwater Infiltration:**

- The Project will require the design and installation of an integrated stormwater management system that complies with the applicable stringent standards of the Town and the NYSDEC for storm water quantity as well as the NYSDEC’s stringent stormwater quality standards (e.g. storm water retention, control, and release). In addition, the Project features a mixed use design strategy that allows for shared parking standards, reducing overall surface parking needs and thereby lessening impervious surfaces.

- **Contaminated Soils:**

- The Project Sponsor has received application acceptance into the NYSDEC Brownfield Cleanup Program (“BCP”). The BCP provides a

process for remediating the contaminated soils at the Project Site, which will result in a long-term environmental benefit. The BCP review process involves the regulatory oversight and management of the NYSDEC and NYSDOH, including specific considerations for environmental and community air monitoring and protection standards.

- **Water Resources:**

- **Wetlands and Surface Watercourses:** The Project will not result in any impacts to jurisdictional federal wetlands. Furthermore, the Westwood Neighborhood includes the creation of additional wetlands that will result in a total net increase of 2.54 acres of wetland areas on the Project Site (a 34% increase in existing wetland resources).
- **Stormwater Management:** The implementation of an integrated stormwater management system, that will include the ponds and the proposed approximately five acre Westwood Lake, will provide both recreational and aesthetic benefits while also proactively addressing stormwater quality and quantity impacts resulting from new impervious surfaces.
- **Groundwater:** Appropriate spill prevention, control and countermeasure procedures will be implemented during construction to minimize or avoid the potential for inadvertent spills or leaks of fuels and lubricants from construction equipment. These measures will directly incorporated into the SWPPP and applicable to all stages of redevelopment of the Project Site as a mixed use neighborhood.

- **Traffic:** Based on the recommendations of SRF Associates as contained within the comprehensive Traffic Impact Study it prepared, proposed mitigation measures include:

- **New Roadways:** A new north/south roadway from Sheridan Drive to Maple Road will create alternative north/south travel options and is anticipated to divert traffic from the existing roadway networks, most notably North Forest Road.

- **Signalized Intersections:** New traffic signals at Maple Road and Sheridan Drive will facilitate the movement of traffic to and from the Project Site and provide supplementary benefit to surrounding neighborhoods, most notably the Morningside Neighborhood to the south of the Project Site.
- **Internal Sidewalks and Pedestrian Pathways:** By interconnecting the various land use components on the Project Site, pedestrian and bike use will be promoted to encourage a walkable neighborhood and reduce vehicular use.
- **Synchronization of Traffic Signals:** By modifying the timing of the new and existing traffic signals on Maple Road and Sheridan Drive, smoother traffic flow adjacent to the Project Site can be achieved.
- **Public Services and Energy Utilization:**
 - **Public and Private Utilities:** The Project Sponsor will be required to mitigate for additional sanitary flows to the existing public sanitary sewer system through the reduction of existing sources of inflow and infiltration to the system in accordance with input and approvals by the Town of Amherst, NYSDEC, and NYSDOH standards. The implementation of sanitary sewer mitigation measures represents a potential long-term environmental benefit from the redevelopment of the Project Site as a mixed use neighborhood.

Conclusion:

The Project Sponsor has taken great care and diligence in planning and designing the proposed Westwood Neighborhood to ensure its alignment with the goals and objectives articulated in the Town's adopted Bicentennial Comprehensive Plan (including sustainable growth strategies, a pedestrian friendly design, a variety of housing options and strategically located neighborhood center); to meet the changing demographics, social and economic needs and demands of the Town of Amherst; to fit into the community character of existing and surrounding neighborhoods; to leverage historical investments in infrastructure; and to generate substantial new net tax revenues for the Town of Amherst, Williamsville Central School District, Eric County and New York.