

TOWN OF AMHERST

ENGINEERING DEPARTMENT

ERIE COUNTY – NEW YORK

JEFFREY S. BURROUGHS, P.E. – TOWN ENGINEER

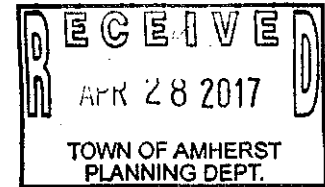
April 28, 2017

TO: Ellen M. Kost, AICP – Associate Planner

FROM: Jeffrey S. Burroughs, PE – Town Engineer *JSB*

SUBJECT: Request to Rezone 141+/- Acres – Amendment I
RC to TND, MFR-7 & GB & Planned Unit Development; Z-2014-23

ADDRESS: 772 North Forest Road and 385 & 391 Maple Road
(Westwood Country Club)



PETITIONER: Mensch Capital Partners, LLC

This office has reviewed the amended Rezoning Application and Draft Generic Environmental Impact Statement (DGEIS) and a report detailing a second alternative for downstream sanitary sewer routing for the Planned Unit Development, dated March 2017 and April 11, 2017, respectively. The Engineering Department offers the following comments:

- 1 The petitioner has defined two potential solutions to the sanitary sewer downstream capacity issues of the Sheridan Drive/west side interceptor by identifying two alternate routes for the sewage generated by the development. Given the analysis provided in the DGEIS and the April 11, 2017 report, the Engineering Department finds that:
 - a. The Town of Amherst is not willing to accept the ownership, and/or the responsibility of operation and maintenance of a sanitary sewage pump station and force main associated with this development. The responsibility for ownership, operation and maintenance must be assumed by the petitioner (via a sewerage works corporation) or a contractual third-party with appropriate financial assurances to satisfy the Town.
 - b. With either alternative, as noted in the DGEIS and the April 11, 2017 report, there are significant improvements required to be constructed within the Town's existing sanitary sewer system to convey the peak sewage flow generated by the proposed development. The Town of Amherst Engineering Department will require that the petitioner fund noted improvements at their sole expense.
- 2 The petitioner has supplied documentation (DGEIS Exhibit S) from its consultant regarding the proposed development's stormwater design. While it is acknowledged by this department that there may be a technical solution to all gravity flow and discharge of the onsite generated stormwater runoff, the solution may impact the existing 100 year floodplain. Until the drainage and grading plans, hydrology and hydraulic calculations and stormwater management plan is submitted, the details of the plan will be unknown. The document comprising Exhibit S states that the petitioner and its consultant identify potential for scaling to meet the Town of Amherst and FEMA regulations. As such, and at a minimum, the petitioner in its development plans must meet Section 7-7 of the Amherst Zoning Ordinance.
- 3 The Town of Amherst Engineering Department recommends that an independent consultant be engaged to review the final traffic impact study. The independent consultant should be contracted by the Town, but funded by the petitioner.

cc: Barry A. Weinstein, M.D. – Town Supervisor