
Chapter Five: Growth-Inducing Aspects

CHAPTER FIVE: GROWTH INDUCING ASPECTS

5.1 Project Induced Development Potential

The proposed Mixed Use Center on Maple Road has the potential to increase reinvestment not only along the Maple Road corridor but within the market capture area for the Town of Amherst. Reinvestment is likely to occur in retail, office and residential properties within the market area.

In addition, the project will increase property tax revenues, since the prior use as the Buffalo Shooting Club and adjoining residential parcel undervalued the tax parcel(s). With the proposed retail associated with the project, sales tax revenue will also have a significant boost. This new mixed use project will create a more favorable environment in the market area for new and renovation of existing properties.

The 75 +/- new condominium/townhouse units would potentially increase the population in a minimal way. These for sale units would also provide property tax and school tax revenues. (See Appendix F: Economic Analysis).

It is the findings of Real Property Services, LLC that the Mixed Use Center on Maple Road as proposed “is a unique and well-conceived multi-use walkable community that is located in an area that will allow it to thrive and prosper, while simultaneously elevating the character and attractiveness of the surrounding neighborhood”.

Real Property Services, LLC goes on to discuss that the proposed development on Maple Road “will have no negative impact on the marketability or values of nearby existing housing”.