



Amherst Town Board

5583 Main Street
Williamsville, NY 14221
www.amherst.ny.us

Marjory Jaeger
Town Clerk

Meeting: 08/01/16 03:00 PM
Department: Supervisor
DOC ID: 15517

COMMUNICATION 2016-186

REFERRED

Lois Shriver - ACAC Comments Pertaining to the Westwood Project

Communication received on 7/18/16 from Lois Shriver, Chair of ACAC, presenting comments pertaining to the Westwood Project.

8/1/2016

Referred to Planning.

RESULT:	REFERRED [UNANIMOUS]
MOVER:	Barry A. Weinstein, Supervisor
SECONDER:	Steven D. Sanders, Deputy Supervisor
AYES:	Weinstein, Sanders, Popowich, Bucki, Spoth

McClary, Susan

From: Lois Shriver [REDACTED]
Sent: Monday, July 18, 2016 1:15 PM
To: Gillert, Rick; Kost, Ellen
Subject: ACAC Westwood Comments
Attachments: ACAC Westwood DEIS Comments July 18, 2016.doc; ACAC Westwood alternative - Dave Copeland.doc

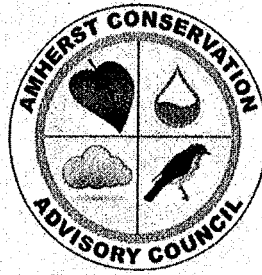
Good morning Rick and Ellen,

Attached are the ACC questions/comments pertaining to the Westwood project. Dave Copeland, ACAC member, also submitted questions and they should be considered part of the ACAC document.

Thank you.

Lois

Attachment: Lois Shriver - ACAC Comments Pertaining to the Westwood Project-07192016115358 (COM-2016-186 : Lois Shriver - ACAC



P.1

Amherst Conservation Advisory Council – July 18, 2016

Questions regarding the Westwood project:

1. Can this project be down sized? The project is way too large and creates an enormous footprint.
2. The stand of hardwood trees located at Wetland #5 has existed since 1927 and can be seen on p. 28, Attachment #13. Hardwood swamp is of a greatest priority to be preserved, and this stand probably wouldn't be contaminated as it wasn't used as a green on the course. Could this stand of trees and wetland be preserved? (Appendix 1 – P. 148 Wetlands)
3. How effective will the pumps be that are proposed to drain the north area into the lake and subsequently into Ellicott Creek? (ref - "natural water courses" – ES. P.12 Stormwater Runoff)
4. What will be the capacity of the ponds in case of a heavy rain or snowmelt event?
5. Are the medians, private green space, and buffers included in the 64 acres as of green space described in the Executive Summary?
6. How accurate is the drainage analysis and how were the results achieved?
7. Please clarify "detention pond" vs. "retention pond". They are referred to in different parts of the EIS as one or the other. The difference would have a large impact on the area in terms of pest insects and possible overflow during heavy rain or snow melt events. What provisions have been made to control these potential issues?
8. Will the water from the retention/detention ponds pass through a filtering device to remove fertilizers and other pollutants prior to discharge into Ellicott Creek?

9. In a heavy rain or snowmelt event, what provisions have been made to accommodate the increased runoff from the parking lots, other impervious surfaces and/or gutter discharge?
10. At full development, how will the ponds be filled and how will they be drained for periodic maintenance?
11. What is the level of the water table?
12. Are the ponds perched?
13. Given the clay soils in the area, how long would it take for the ponds to drain after a heavy rain event or in case of a heavy snowmelt in the spring? Would the ponds hold water for an extended time leading to a stagnant situation?
14. What are the potential adverse effects of the altered flood-plain elevation and redirected surface water have on the surrounding residential areas?
15. Given the multi year construction period of the project, soils on a majority of the project site will be disturbed due to vegetation clearing, topsoil removal, site grading and excavation. These activities will have the potential to cause erosion and sedimentation impacts, particularly into Ellicott Creek. Specifically, what precautions, beside the usual plastic barrier and straw bales, will be taken to avoid sediment runoff to Ellicott Creek and bank erosion from happening?
16. Will the area be sprayed for mosquitos?
17. Regarding parking – Have you considered and would you consider using a stacked parking structure with a ground floor and 1 or two additional floors to eliminate some of the impervious materials and lessen the giant footprint of this project?
18. Could the sidewalks and other pathways be constructed using pervious materials so the project can be more environmentally friendly?
19. Have you considered or would you consider installation of “electric charging stations” for residents? Hybrid vehicles are becoming more popular and these stations are becoming more common.
20. Could part of the property become a public area for more open space and passive uses?

21. Could “garden roofs” be used for some structures as part of energy conservation? (Garden roofs have been shown to aid in cooling a structure.)

22. The base rock for the project is limestone which maintains a constant temperature of about 57 degrees F. Has the use of geo-thermal heating and cooling been discussed for any of the structures, and if not, would you consider altering your plans for some of the structures to include this alternative energy source? Grants are available to help offset the cost of this process. Over the long run, geo-thermal energy is very cost effective.

23. What is the updated plan for brownfield cleanup and how will future drainage of chemicals into Ellicott Creek be addressed?

Respectfully submitted,
Lois Jeanne Shriver, Chairman
Amherst Conservation Advisory Council

Comments submitted by Dave Copeland

Why has the developer not considered the following alternative scenario?

1) Retain the high density development in the southern part of the parcel including

a) Westwood Neighbor Center

i) A - Office – 200,00 SF

ii) B - Residential – 72 units

iii) C - Hotel 130 Rooms

iv) D - Multi Family Over Neighborhood Business 280 MFU's /115,00 NFB

v) E - Town Homes - 37 units

vi) F – Town Homes – 56 Units

vii) G - Event Space – 1.2 acres

viii) H - Existing Clubhouse

b) Westwood Residential

i) L- Senior Living Facility 200 assisted living/96 independent

ii) M- Synagogue – 25,000 SF (move to southern portion of property)

2) Remove the following low density development in the northern part of the parcel

i) I – Patio Home Lots – 113 Units

ii) J – Larger Lots – Single Family – 47 Units

iii) K- Townhomes – 84 units

3) Add the following in the high density section close to the L - Senior Living Facility

i) Add an additional Senior Living Facility 200 assisted living/96 Independent (close to the L - Senior Living Facility)

This Alternative has the following advantages

- 1) Roughly doubles the amount of Open Space preserved
- 2) Preserves Wetlands 1-8 and 11 much better and provides better buffer areas for these wetlands
- 3) Reduces , if not eliminates the need for wetland mitigation that would be required for the project.
- 4) Increases the amount of living units by 52 units
- 5) Minimizes the road and utility infrastructure that needs to be developed
- 6) Reduces or eliminates needing to actively manage the stormwater in the northern half of the project site by pumping stormwater and re-grading portions of the site (as it is currently proposed under proposed alternative).

This should make this alternative as financially feasible and more environmentally preferable as the proposed action if not even more attractive.