

CARMINA WOOD DESIGN

June 30, 2025

Brian Kulpa, Town Supervisor
Town of Amherst
5583 Main Street
Williamsville, NY 14221

Re: Bicentennial Comprehensive Plan Amendment
Proposed Multi-Family Project 2190-2200 Wehrle Drive - Amherst, NY
Applicant/Project Sponsor: Young Development, Inc.

Dear Supervisor Kulpa and Members of the Town Board:

During the public hearing held by the Town Board regarding the pending request to amend the Bicentennial Comprehensive Plan on June 23, 2025, several residents living in the vicinity of 2190-2200 Wehrle Drive (the "Project Site") expressed concerns about potential impacts to the existing water pressure in the area and whether the proposed multifamily project will have adverse impacts on the existing water pressure. Carmina Wood Design has coordinated with the Erie County Water Authority ("ECWA") to evaluate the available water pressure at the Project Site. The project is proposed to have a typical average daily water use demand of 43.5 gpm (62,700 gpd). Per Erie County requirements, 1,000 gpm is used for fire flow demand through the proposed private hydrants.

Based on the preliminary analysis conducted by the ECWA, supported by the attached correspondence and hydrant flow reports for the nearest fire hydrants, it is our firm's professional opinion that the existing public 12-inch water main along Wehrle Drive can adequately serve the proposed development without negatively impacting water pressure for nearby residents including peak demand periods.

This letter and the attached documentation demonstrates that the proposed project will not result in any adverse impacts on existing water pressure for purposes of the ongoing coordinated environmental review of the project pursuant to the State Environmental Quality Review Act ("SEQRA").

It is also important to mention that approval of the proposed project including the water demand calculations will be required from the ECWA prior to the commencement of construction in furtherance of the proposed project.

If you have any further questions, please do not hesitate to contact our office.

Sincerely,



Patrick Sheedy Jr, PE | Senior Associate

Enc.

cc: Jacqueline Berger, Councilmember
Shawn Lavin, Councilmember
Michael Szukala, Councilmember
Angela Marinucci, Councilmember
Francina J. Spoth, Town Clerk
Timothy J. Koller, Deputy Town Clerk
Jeff Burroughs, P.E., Town Engineer
Daniel Howard, AICP, Planning Director
Daniel J. Ulatowski, AICP, Assistant Planning Director/ZEO
Scott A. Marshall, Principal Planner
Steven Bengart, Esq., Town Attorney
Bryan Young, Young Development Inc.
Joe Young, Young Development Inc.
Adam Massaro, Erie County Water Authority
Sean Hopkins, Esq., Hopkins Sorgi & McCarthy PLLC
Christopher Wood, P.E., Carmina Wood Design

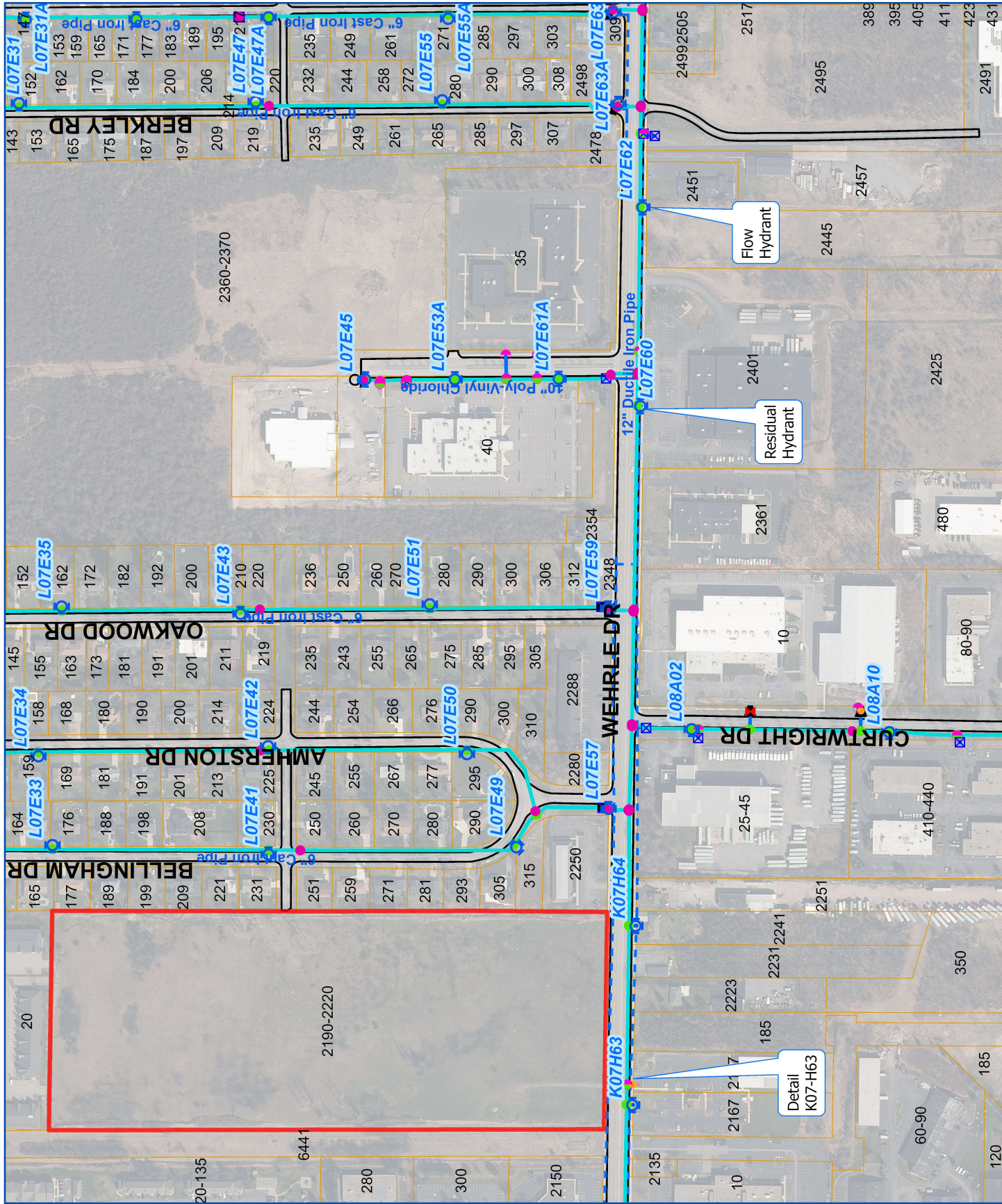


0 200 400 800 Feet

2190 Wehrle Dr, AMTN



Erie County Water Authority
Buffalo, New York





ERIE COUNTY
WATER AUTHORITY
BUFFALO, NEW YORK



REVISED
DR. D.M.C.

DATE: 10/05/18

FIELD

REVISED
DR.

DATE:

OFFICE

TOWN OF AMHERST
WATER DISTRICT 15C

K07-H63

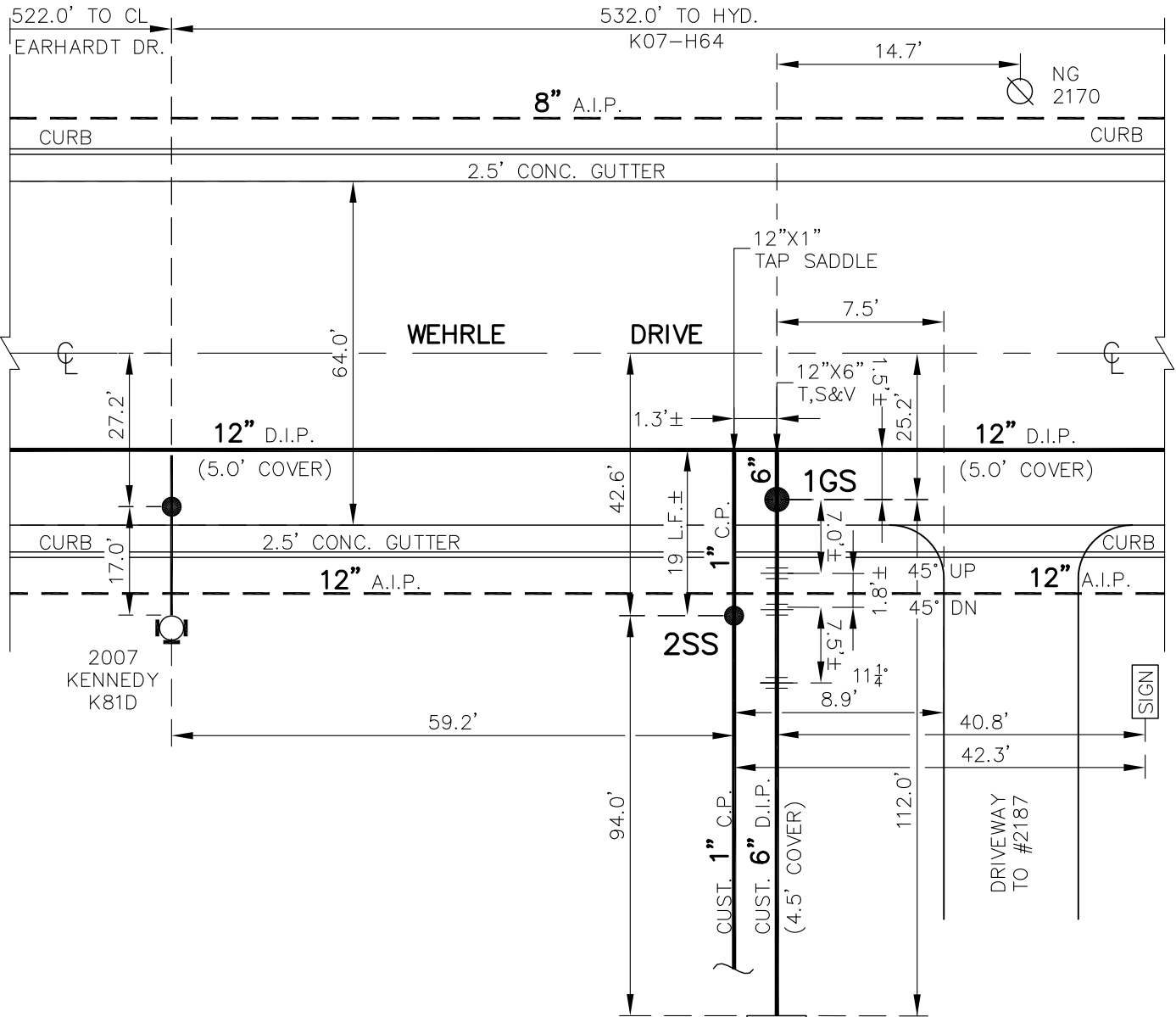
DETAIL SHT. NO.

201400190

CURRENT PROJECT NO.



1GS TO 2SS = 17.4'
1GS TO HYD = 63.1'
2SS TO HYD = 59.2'



NOTE: ± DIMENSIONS ARE FROM
INSPECTOR'S FIELD SKETCH,
NOT FIELD CHECKED. DETAIL
DRAWN ON CAD SYSTEM.



AMTN-937-1402
HWEC-937-9901-P
AMTN-937-7401-FD
F-32

K07-H63

DETAIL SHT. NO.

MASTER COPY

Hydrant FLOW Test

Print Date: 2/19/2025

Residual Hydrant: L07E60 Test Date/Time: 4/12/2017 14:30

Location.....: 2401 WEHRLE DR 1ST E/O OAKWOOD DR
TOWN OF AMHERST

Size of Main/Branch: 12"/6" Fire District: 22031 MAIN TRANSIT FD 14 Water District: 315 AMHERST DISTRICT 15C

Performed By: BM CHM Comments: HYDRANT FLOW TEST REQUESTED BY NINA SWANSON, ZURICH NORTH
AMERICA, PHONE: 847-605-4072
EMAIL: NINA.SWANSON@ZURICHNA.COM

Dischrge Coef: 090 Elvtn Usgs(ft): Static(psi): 45 Residual(psi): 41 Required Residual Pressure(psi): 20
Gallons Used..: 4,830 Total Flow(gpm): 1,610 Flow at Req'd Resid Pressure: 4,331

Flow Hydrants:

Flow Hyd	Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
L07 E62	2461 WEHRLE DR	12"/6"	1:	2.50	23.0	805	
	1ST HYD E/O GEROGIE KARL BLVD		2:	2.50	23.0	805	
			3:				Total Flow: 1,610

Print Date: 5/15/2025

Flow Hyd Location	Main/Brnch	Nzle	Size	Pitot	Flow	Comments
K07 H64 2241 WEHRLE DR	12"/6"	1:	2.50	23.3	810	
2ND HYD E/O EARHART DR		2:	2.50	23.3	810	
		3:				Total Flow: 1,620

Re: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

From William W. Wheeler <wwheeler@ecwa.org>
Date Mon 6/23/2025 3:02 PM
To Patrick Sheedy <PSheedy@carminawooddesign.com>
Cc Adam R. Massaro <amassaro@ecwa.org>

Pat,

Supply is not a concern.

-Bill

William W. Wheeler, PE

Senior Distribution Engineer

Erie County Water Authority

3030 Union Road
Cheektowaga, New York 14227-1097

Direct: (716) 685.8251
Cell: (716) 440.7447
wwheeler@ecwa.org

From: Patrick Sheedy <PSheedy@carminawooddesign.com>
Sent: Monday, June 23, 2025 1:31:37 PM
To: William W. Wheeler <wwheeler@ecwa.org>
Cc: Adam R. Massaro <amassaro@ecwa.org>
Subject: Re: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Ok understood, that is helpful. And to confirm the proposed demand for this project would not draw down water from the supply in the watermain here? That's the one comment that keeps reoccurring from the residents.

Thank you,

CARMINAWOOD DESIGN

Patrick Sheedy Jr., P.E. | Senior Associate, Civil Engineering
m. 716.868.3209 o. 716.501.5795
80 Silo City Row Ste 100, Buffalo, NY 14203

From: William W. Wheeler <wwheeler@ecwa.org>
Sent: Monday, June 23, 2025 7:16 AM
To: Patrick Sheedy <PSheedy@carminawooddesign.com>
Cc: Adam R. Massaro <amassaro@ecwa.org>
Subject: RE: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Patrick,

The elevation of your site is one of the highest in the pressure zone. Pressures in the other end of the pressure zone exceeds 120 psi. Even though the primary pumping station has enough head to increase pressure, the areas lower in elevation within the zone cannot support the additional pressure.

Regards,

-Bill

William W. Wheeler, PE

Senior Distribution Engineer



Erie County Water Authority

3030 Union Road | Cheektowaga, New York 14227-1097

Direct: (716) 685.8251 | Cell: (716) 440.7447 | wwheeler@ecwa.org

From: Patrick Sheedy <PSheedy@carminawooddesign.com>
Sent: Friday, June 20, 2025 9:05 AM
To: William W. Wheeler <wwheeler@ecwa.org>
Subject: Fw: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Bill,

Is there a reason for the low pressure in this area for the surrounding neighborhoods? Is it a supply issue or old infrastructure in the area?

Thank you,

CARMINAWOOD DESIGN

Patrick Sheedy Jr., P.E. | Senior Associate, Civil Engineering

m. 716.868.3209 o. 716.501.5795

80 Silo City Row Ste 100, Buffalo, NY 14203

From: Adam R. Massaro <amassaro@ecwa.org>
Sent: Tuesday, June 17, 2025 1:37 PM
To: Patrick Sheedy <PSheedy@carminawooddesign.com>
Subject: FW: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Pat see below:

From: William W. Wheeler <wwheeler@ecwa.org>
Sent: Tuesday, June 17, 2025 1:25 PM
To: Adam R. Massaro <amassaro@ecwa.org>
Subject: RE: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Adam,

We can meet the required demands, but they should be aware that this is a low pressure area and under peak demands pressure could drop slightly below 40 psi.

Regards,

-Bill

William W. Wheeler, PE

Senior Distribution Engineer



Erie County Water Authority

3030 Union Road | Cheektowaga, New York 14227-1097

Direct: (716) 685.8251 | Cell: (716) 440.7447 | wwheeler@ecwa.org

From: Adam R. Massaro <amassaro@ecwa.org>
Sent: Tuesday, June 17, 2025 9:46 AM
To: William W. Wheeler <wwheeler@ecwa.org>
Subject: FW: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Bill can you take a look at this and let me know if you have any concerns with the demands of this project?

From: Patrick Sheedy <PSheedy@carminawooddesign.com>
Sent: Tuesday, June 17, 2025 9:43 AM
To: Adam R. Massaro <amassaro@ecwa.org>
Subject: Re: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

62,700 gpd
43.5 gpm

We will have private hydrants on site so that would 1,000 gpm.

Thank you,

CARMINAWOOD DESIGN

Patrick Sheedy Jr., P.E. | Senior Associate, Civil Engineering
m. 716.868.3209 o. 716.501.5795
80 Silo City Row Ste 100, Buffalo, NY 14203
Buffalo | Utica | Greensboro
[\[carminawooddesign.com\]](http://carminawooddesign.com)carminawooddesign.com

From: Adam R. Massaro <amassaro@ecwa.org>
Sent: Tuesday, June 17, 2025 9:38 AM
To: Patrick Sheedy <PSheedy@carminawooddesign.com>
Subject: RE: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

Pat, do you know what the demand will be for the project? For both fire and domestic.

From: Patrick Sheedy <PSheedy@carminawooddesign.com>
Sent: Monday, June 9, 2025 3:35 PM
To: Adam R. Massaro <amassaro@ecwa.org>
Subject: [EXTERNAL] 2190-2200 Wehrle Drive - Amherst

This message was sent from outside the organization. Do not open links or attachments unless you recognize the source of this email and know the content is safe.

Adam,

We are working conceptually on a proposed multi-family development at the vacant parcel at 2190/2200 Wehrle Drive. We have learned there are water pressure issues in this area from neighboring residents and local fire personnel. Does ECWA have any information on the pressure/supply issues in this area or is there anything that can be done to increase pressures in this area? I have attached our concept plan for reference and recent hydrant flow test data.

We will be proposing a booster pump system similar to the one recently installed at 6386 Transit Road in Cheektowaga but want to ensure there is adequate supply to the project site and no other negative

impacts to the existing supply system or the surrounding neighborhood.

If needed, we can set up a call with the project team if you feel that's necessary.

Thank you,

CARMINAWOOD DESIGN

Patrick Sheedy Jr., P.E. | Senior Associate, Civil Engineering

m. 716.868.3209 o. 716.501.5795

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Buffalo | Utica | Greensboro

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