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**From:** [REDACTED]  
**Sent:** Wednesday, December 18, 2024 12:51 PM  
**To:** esd.sm.ESD  
**Subject:** Comment to ESB Board meeting on Dec 19 2024  
**Attachments:** CIP 2024 - 2029.pdf; CIP 2025 - 2030.pdf

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I apologize for not meeting the noon deadline for comment submittals. I was just notified yesterday of the upcoming meeting tomorrow and did not know about the comment deadline until 12:10 today. Please pass this along if possible.

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Dear ESD Board Members,

The first item on your agenda is a \$31,000,000 grant to Amherst for sewer construction. The purpose of this project was to promote a mixed-use development of the Amherst Boulevard Mall area. The mall was to be taken by the town through eminent domain, torn down, infrastructure built and resold to a developer to put in mixed-use property with approximately 1,500 residents.

The town had in the 2023 budget included for year 2024 \$10,000,000 for demolition and for year 2025 \$17,000,000 for infrastructure. Both these amounts were dropped from the 2025 budget. Attached are the budgets for each year showing the discontinuation of the mall funding.

Supervisor Kulpa has also stated in the last board meeting that no progress has been shown yet on securing any developer to build the desired buildings. It is also important to note that a near-by development called Station 12 has been sitting unfinished for the past 3 years as Amherst rescinded it's permits because they were not going to build according to Supervisor Kulpa's needs for a mixed-use area.

Another concern for town residents is what would the future liabilities be for the town if the sewer project gets completed as planned, yet no development takes place at the Boulevard Mall site? Would the town then be liable to pay back the \$31,000,000 grant because the project did not complete as expected?

Because of these issues, I request that the ESD Board not approve the grant on this day and gather more information of the future of the project.

Sincerely,

Joseph Voytovich  
[REDACTED]

TOTAL AMOUNT OF CENTRAL PARK BONDING (2024): \$0,200,000

**Urban Renewal Agency** *Recommended Schedule (X \$1,000)*

<i>Project ID</i>	<i>Project Title/Description</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>Total Cost 2024-2029</i>
UR-1	<b>Boulevard Mall Acquisition:</b> Acquisition and disposition of the Boulevard Mall and some adjacent properties.							
UR-2	<b>Boulevard Mall Demolition:</b> Demolition of the current structures on the Boulevard Mall site.		10,000 LA 2,000 X					

**Key:** Funding Source

T – Tax  
L – Bond  
S – Surplus  
E - Encumbered  
I/M – I&I or Mitigation Funds

RF – Recreation Fund  
OF – Open Space Fund  
F/S – Federal or State Aid  
X – Private Source

Funding Account

A – General Account  
B – Part Town  
C – Community Environment  
D – Highway

F – Lighting  
G – Sanitary Sewer District  
H – Storm Drainage District  
I – Water District

W – Water Pollution Control Facility  
# – Special District Number  
NS – None Submitted

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**Approved 2024 – 2029 Capital Improvement Program (11-9-23)**

**Urban Renewal Agency (cont'd)** *Recommended Schedule (X \$1,000)*

<i>Project ID</i>	<i>Project Title/Description</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>Total Cost 2024-2029</i>
UR-3	<b>Boulevard Mall Infrastructure:</b> Design and construction of Town-owned roadway infrastructure on the Boulevard Mall site.			17,000 LA				

**Emergency Services**

*Recommended Schedule (X \$1,000)*

**Town of Amherst**  
**Adopted 2025-2030 Capital Improvement Program**  
*(All dollars are in \$1,000's)*  
11/20/2024

Project ID	Project Title/Description	2025	2026	2027	2028	2029	2030	Total Cost 2025-2030
<b>Amherst Central Park - \$2,795</b>								
ACP-1	<b>Amherst Central Park Focus Area 1</b> Recreation corner in the southeast portion of the park to include an inclusive playground, splash pad, supportive infrastructure, restrooms, trails, sidewalks/access and an area to support economic activities such as a winter market (\$1M DASNY - playground, \$250K OPRHP - splash pad, \$545K Erie County - winter market).	1,000 LA	1,000 F/S 250 F/S 545 X					\$2,795
<b>Engineering Services - \$21,986</b>								
E-1	<b>Maple Rd. &amp; N. Bailey Intersection Reconfig.</b> Construction of additional left turn lanes on all four approaches at the Maple/N. Bailey intersection, a through lane on N. Bailey and installation of a new traffic signal (Fed CMAQ / BCD Mitigation fees).		3,576 F/S 894 I/M					\$4,470
E-2	<b>Reist St. Culvert Replacement at Ditch 10</b> Replacement of a culvert on Reist St. with an 8'x7'x72' long precast concrete box culvert (NYS DOT funding).		800 F/S 600 F/S					\$1,400
E-3	<b>Frankhauser Culvert Replacement</b> Replacement of a culvert on Frankhauser Road at Ditch 5 (Bridge NY funding).		946 F/S					\$946
E-4	<b>Waterline Improvements &amp; Replacements</b> Replacement of various waterlines.	3,402 LI-15		2,272 LI-15	500 I/M	5,772 LI-15	2,734 LI-15	\$14,680
E-5	<b>Klein Rd. Signal Modifications</b> Modify Town-owned signal system at the intersection of Klein Road and Youngs Road to include left turn arrow; study, design and construct a new traffic signal along W. Klein Rd. at the intersection of Cobblestone Ln. and Dash's plaza.	490 LA						\$490
<b>Facilities / Building Maintenance - \$8,500</b>								
F-1	<b>Highway Building Capital Improvements</b> Interior and exterior renovations including interior finishes, and exterior envelope improvements such as roofing, siding, windows/doors, insulation, gutters, mechanical, electrical or plumbing / sprinkler system upgrades. Includes funding for an initial study to consider alternatives (\$115K est.).	600 LD						\$600
F-2	<b>Harlem Rd. CC Building Improvements</b> Exterior building envelope improvements to support safe entry and egress; energy efficiency upgrades to older envelope components; replacement of HVAC controls. Potential EPC project.		730 LA					\$730
F-3	<b>30 S. Cayuga - Addition for Elevator/Vestibule</b> Add an addition to 30 S. Cayuga to create space for an elevator and vestibule, along with renovations to meet ADA accessibility.				690 LA			\$690
F-4	<b>5005 Sheridan Dr. Roof Restoration</b> Roof restoration to restore failing roof membrane and protect building integrity including demolition of PV panels.		504 LA					\$504

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F-5	<b>Harlem Rd. CC Auditorium Restoration</b> Replacement and abatement of ceiling, replacement of seating and carpet, paint entire room.	611 LA												\$611
F-6	<b>Senior Center Capital Improvements</b> General improvements including flagpole replacement, remaining carpet replacement, parking lot study, sidewalk and curb reconstruction, kitchen equipment replacements, exterior canopy reconstruction, and interior/exterior renovations; replace three larger rooftop airhandler units that have exceeded their useful life; upgrades to existing boiler system to improve energy efficiency. Possible CDBG funding.	300 LA				300 LA		200 LA						\$800
F-7	<b>Engineering Dept. Building Improvements</b> Includes updating generators, replacing existing siding, and awning replacements at the main office building.			250 LW										\$250
F-8	<b>Egbertsville Snyder Library Partial Roof Repl.</b> Replace approx. 2,500 SF of flat roof. Existing roof is aging built up and EPDM roofing system, exhibiting moderate to excessive wear. The roofing system is approaching the end of rated life-cycle. New roofing to include improved insulation to improve energy efficiency.	110 LA												\$110
F-9	<b>Williamsville Library Partial Roof Repl.</b> Replace approx. 9,000 SF of sloped asphalt shingle roof. Roofing materials showing deterioration and wear. Staining and cupping of asphalt shingles is observed. Roofing system is approaching the end of its remaining useful life. Replace all associated trim, sealants, and flashing.			150 LA										\$150
F-10	<b>Town Hall Renovations</b> Flagpole replacement, cupola reconstruction, weathervane replacement, upgrades to Town Clerk service desk, other interior building renovations as required to facilitate departmental needs.			100 LA		580 LA								\$680
F-11	<b>Senior Center Roofing</b> Includes replacement of wet insulation and replacement of select existing single-ply membrane roof. Existing roof is approx. 25 years old. Roof area is approx. 53,000 SF.			2,100 LA										\$2,100
F-12	<b>5005 Sheridan Dr. Generator Replacement</b> Replace generator at Williamsville Youth & Family Center building.			75 LA										\$75
F-13	<b>Town Parking Lot Sealing &amp; Striping</b> Crack fill, seal coat and stripe various Town facilities to prevent premature failure of asphalt surfacing.	100 LA		100 LA		100 LA		100 LA		100 LA		100 LA		\$600
F-14	<b>Town Parking Lot Paving</b> Parking lot paving improvements at Town facilities to correct deterioration.	100 LA		100 LA		100 LA		100 LA		100 LA		100 LA		\$600
<b>Highway - \$11,923</b>														
H-1	<b>Paving</b> Repave various Town roads.	1,110 LD		1,110 LD		1,250 LD		1,250 LD		1,250 LD		1,250 LD		\$7,220



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Project ID	Project Title/Description	2025	2026	2027	2028	2029	2030	Total Cost 2025-2030
<b>Sewer Maintenance / WPCF - \$39,240</b>								
S-1	<b>Vehicles &amp; Equipment</b> Replacement of aging vehicles and equipment in the Engineering Dept. Sewer Maintenance Division.		305 LG					\$305
S-2	<b>Plant Vehicles</b> Sludge truck replacement.	250 LW						\$250
S-3	<b>WPCF Oxygen Separation System Repl.</b> Replacement of 40 plus year old cryogenic oxygen separation plant. Phase 1 - equipment procurement, phase 2 - site work and construction (will apply for \$1M WIIA grant).	4,000 LW	5,000 LW	1,000 F/S				\$10,000
S-4	<b>Treatment Systems Component Repl./Rehab.</b> Rehab of centrifuge 5 rotating assemblies, purchase of two clarifier drives, rehab three MSP magnadrives, screening structure rebuild, Building 3 roof structure study, cryogenic oxygen system temporary repair, grit chamber component replacement, ORB concrete repairs, plant radio replacement.	1,450 LW						\$1,450
S-5	<b>Interceptor Relining and H2S Study</b> Strategic planning for rehab of large diameter interceptor sections; analyze and simulate the amount of H2S within the sanitary sewers.	250 LG						\$250
S-6	<b>Miscellaneous Sewer Repairs</b> Open cut sewer spot repairs required as part of relining/repairs in priority locations in the collection system. Repairs range from 10' to over 350'.	700 LG						\$700
S-7	<b>Sanitary Relining &amp; Manhole Rehab.</b> Relining of approximately 20,000 LF of 8", 10", 12" and 15" structurally deteriorating sanitary pipes, including lateral cut-outs and spot pipe repairs (2025 - mini system 1; 2026 - mini system 2).	1,300 LG	200 I/M	1,300 LG	200 I/M			\$3,000
S-8	<b>Main Sewage Pump &amp; Ball Valve Rehab.</b> Rehab three main sewage pumps and rebuild three double seated 36" ball valves.				400 LW	400 LW	400 LW	\$1,200
S-9	<b>Plant Mechanical/Electrical/Plumbing Study</b> Holistic engineering study with goal of reviewing remaining original infrastructure systems (electrical, HVAC, boiler, water) at the facility to determine replacement costs of said systems.		150 LW					\$150
S-10	<b>Sanitary Sewer Interceptor Evaluation</b> Evaluation of the structural integrity and condition of 27,720 LF of aging large diameter sanitary sewer pipe (final phase - remainder of Peanut Line).		285 LG					\$285
S-11	<b>Clarifier Baffle Retrofits</b> Procurement and installation of internal baffling of eight 120' diameter clarifiers to protect against activated sludge washout during high flow events (BCD mitigation fees, applying for WQIP grant).			500 I/M 500 F/S		2,000 I/M		\$3,000

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S-12	<b>Building 4 Roof Replacement (Partial)</b> Partial replacement of the membrane roof system, including the partial retrofit of the skylight system for worker health and safety.			1,500 LW										\$1,500
S-13	<b>Parallel Peanut Line Sanitary Interceptor</b> Installation of a 24" parallel sanitary interceptor along the Peanut Line from Transit to Paradise, including a 24" sewer crossing under Transit Rd. (costs shared by Town of Clarence & ECSD - TOA share is 20%).			830 LG	3,320 X									\$4,150
S-14	<b>WPCF Building Envelope Rehabilitation</b> Replace remaining roofs, lintel replacements, door replacements, brick repointing, joint work, parapet wall stabilization, etc.					2,500 LW		3,000 LW		3,000 LW		3,000 LW		\$11,500
S-15	<b>Lift Station Generator Repl. &amp; Control Upgr.</b> Replacement of three 20-plus year old generators at the Town's larger lift stations and population of control systems with field installed instrumentation to make 11 of the larger lift stations controllable via SCADA.					500 LG		500 LG		500 LG				\$1,500
<b>Youth &amp; Recreation - \$8,438</b>														
<b>Y&amp;R - Vehicles &amp; Equipment</b>														
YR-1	<b>Youth &amp; Rec Vehicles &amp; Equipment</b> Replace aging vehicles used for the maintenance and upkeep of Youth & Rec facilities.	120 LA												\$120
<b>Y&amp;R - Athletic &amp; Recreation Facilities / Community Centers</b>														
YR-1A	<b>Rec. Complex Concession/Restroom Impr.</b> New restrooms and shelter at Paradise Park, new concessions, restrooms and parking at N. French soccer complex (\$250K Erie County Leg. Greene - Paradise Park; \$350K NYS Assembly Representative McMahon, \$1.2M private investment - N. French soccer).	305 LA	250 F/S		350 F/S 1,200 X									\$2,105
YR-2A	<b>Northwest Amherst Comm. Center Playground</b> Playground installation and new outdoor improvements (Community Benefit funds).		250 X		250 X									\$500
YR-3A	<b>Pool and Splash Park Safety Surfacing</b> Replace deteriorating safety surfacing at the Clearfield splash park.	100 LA												\$100
YR-4A	<b>Northtown Center Rubber Floor Replacement</b> Replace approximately 40,000 SF of rubber flooring on the first floor of the Northtown Center.			500 LA										\$500
YR-5A	<b>Clearfield Tennis Court Lighting</b> Install new LED lighting on the four tennis courts at Clearfield Community Center.					187 LA								\$187
YR-6A	<b>Ice Resurfacers Replacement</b> Replacement of the oldest ice resurfacers with battery operated resurfacers.		320 X											\$320
YR-7A	<b>NTC Sound System &amp; Scoreboard Replacement</b> Replace old sound system and scoreboards at Northtown Center.					75 LA		125 LA						\$200

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11/20/2024

Project ID	Project Title/Description	2025	2026	2027	2028	2029	2030	Total Cost 2025-2030	
<b>Y&amp;R - Neighborhood / Community Parks</b>									
YR-1B	<b>Dellwood Park Inclusive Baseball Field &amp; Impr.</b> Construction of an inclusive baseball field, security upgrades and other park improvements to the local neighborhood park (DASNY grant).	575 F/S						\$575	
YR-2B	<b>Clearfield Park Playground</b> Replace existing playground at the Clearfield Community Center (Assy. Representative McMahon).	500 F/S						\$500	
YR-3B	<b>Playground Replacement</b> Replacement of playgrounds at N. Forest Park, Briarhurst Park and Creekwood Park.	750 LA			750 LA			\$1,500	
YR-4B	<b>Evergreen Park (Tupelo Park)</b> Provide a small park space in the northwest portion of the Town (Senator Ryan / DASNY).		250 LA	250 F/S				\$500	
YR-5B	<b>Billy Wilson Park Parking Lot Expansion</b> Additional parking to the north and east of the existing parking lot to increase to 94 spaces.				195 LA			\$195	
YR-6B	<b>Playground Safety Surface Replacement</b> Replace the playground equipment and safety surfaces at various playgrounds.		215 LA					\$215	
<b>Y&amp;R - Natural Conservation Areas &amp; Trails</b>									
YR-1C	<b>Natureview Park Pedestrian Safety &amp; Access</b> Develop natural, stone dust and boardwalk trails to link the Sweet Home Road and Tonawanda Creek Road parking areas and to improve the trail system within the park.				55 LA		145 LA	\$200	
YR-2C	<b>Dann Lake Park Trail &amp; Pedestrian Safety Impr.</b> Continuation of existing boardwalk trail constructed in 2019. Phase 2 will include construction of 3,000 LF of 8' wide stone dust trail and 1,800 LF of 8' wide boardwalk trail not accomplished due to wetland mitigation.						61 LA	660 LA	\$721
<b>TOTAL ANTICIPATED BONDING:</b>		19,301	19,446	15,359	9,595	6,160	4,600	\$74,461	
<b>TOTAL OTHER FUNDING:</b>		11,756	8,070	300	2,000	0	0	\$22,126	
<b>TOTAL ANTICIPATED PROJECT COST:</b>		31,057	27,516	15,659	11,595	6,160	4,600	\$96,587	

Key:	<u>Funding Source</u>	<u>Funding Account</u>		
	T - Tax	A - General Fund	F - Lighting District	W - Water Pollution Control Facility
	L - Bond	B - Part-Town Fund	G - Sanitary Sewer District	# - Special District Number
	S - Surplus	C - Community Env.	H - Storm Drainage District	NS - None Submitted
	E - Encumbered	D - Highway	I - Water District	
	I/M - I&I or Mitigation Funds			