

PROJECT SUMMARY
Woodstream Landing, LLC



Applicant:	Woodstream Landing LLC	
Project Location:	Sawyer Drive Wheatfield NY 14304	
Assistance:	10 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
Description:	<p>Woodstream Landing LLC will be creating 80 market rate units on Sawyer Drive in Wheatfield, NY. These units will consist of Eight (8) two story buildings, creating 16 three bedroom units, 16 one bedroom units, and 48 two bedroom units of work force housing available to the Town of Wheatfield and surrounding area. This increase in housing will align with the Governor's office seeking to build 800,000 homes across NYS over the next decade in the Housing Compact.</p> <p>This residential complex is in close proximity to a multitude of commercial businesses in the Town of Niagara, including the Fashion Outlets, increasing traffic and spending to the multitude of local businesses in the Wheatfield / Niagara Region.</p>	
Project Costs:	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other TOTAL	\$ 12,400,000 \$ 1,300,000 \$ 500,000 \$ _____ \$ 14,295,000
Employment:	Current jobs in Niagara County: 0 New Jobs in Niagara County within 3 years: 2 Total Annual Payroll End Year 3: \$100,000 Skills: Management, Administrative	
Evaluative Criteria:	Regional Wealth Creation, Supports Local Business or Cluster, In region Purchases, Increasing available housing	

Niagara County Industrial Development Agency

MRB Cost Benefit Calculator

Date September 2, 2025
Project Title Woodstream Landing LLC
Project Location 2097,2093,2089,2091,2087,2083 & 2085 Sawyer Drive, Wheatfield NY, 14132



Economic Impacts

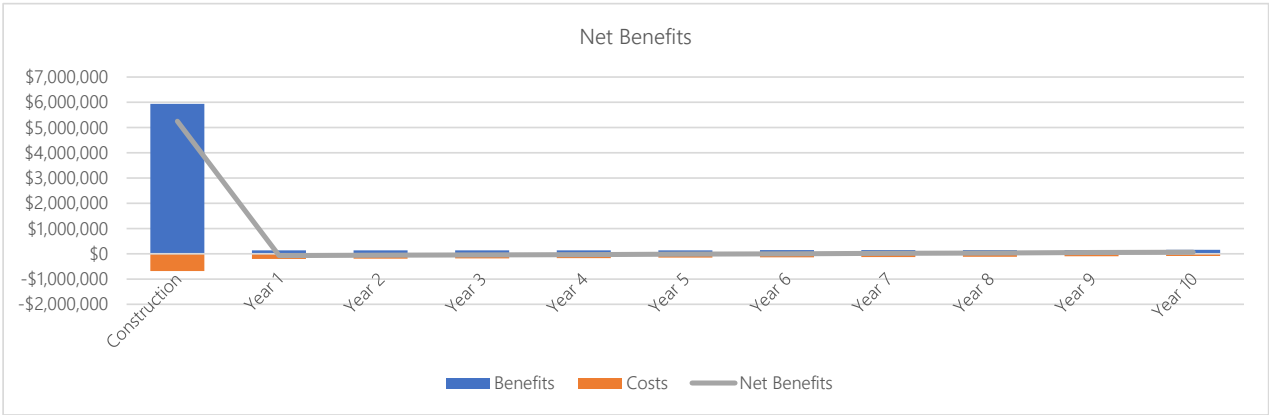
Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
\$14,295,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	120	23	142
Earnings	\$4,405,480	\$1,199,237	\$5,604,717
Local Spend	\$11,436,000	\$4,126,570	\$15,562,570

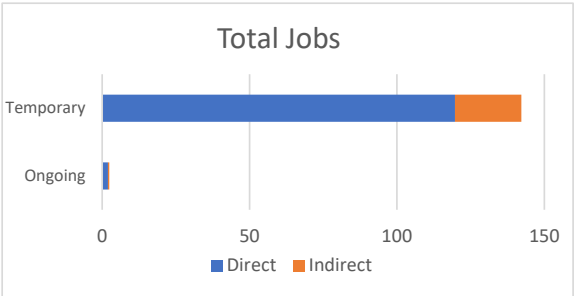
Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	2	0	2
Earnings	\$1,058,297	\$288,084	\$1,346,381

Figure 1



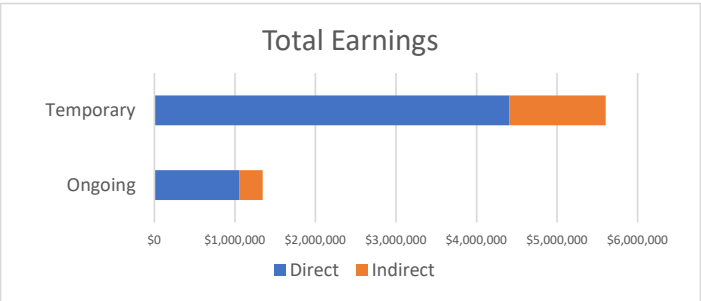
Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2



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Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,479,264	\$1,347,626
Sales Tax Exemption	\$600,000	\$600,000
Local Sales Tax Exemption	\$300,000	\$300,000
State Sales Tax Exemption	\$300,000	\$300,000
Mortgage Recording Tax Exemption	\$85,770	\$85,770
Local Mortgage Recording Tax Exemption	\$28,590	\$28,590
State Mortgage Recording Tax Exemption	\$57,180	\$57,180
Total Costs	\$2,165,034	\$2,033,396

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$8,027,771	\$7,763,219
To Private Individuals	\$6,951,098	\$6,810,794
Temporary Payroll	\$5,604,717	\$5,604,717
Ongoing Payroll	\$1,346,381	\$1,206,077
Other Payments to Private Individuals	\$0	\$0
To the Public	\$1,076,673	\$952,425
Increase in Property Tax Revenue	\$1,028,016	\$904,749
Temporary Jobs - Sales Tax Revenue	\$39,233	\$39,233
Ongoing Jobs - Sales Tax Revenue	\$9,425	\$8,443
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$361,457	\$354,161
To the Public	\$361,457	\$354,161
Temporary Income Tax Revenue	\$252,212	\$252,212
Ongoing Income Tax Revenue	\$60,587	\$54,273
Temporary Jobs - Sales Tax Revenue	\$39,233	\$39,233
Ongoing Jobs - Sales Tax Revenue	\$9,425	\$8,443
Total Benefits to State & Region	\$8,389,228	\$8,117,380

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$7,763,219	\$1,676,216	5:1
State	\$354,161	\$357,180	1:1
Grand Total	\$8,117,380	\$2,033,396	4:1

*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion

Yes

Additional Revenues:

County	\$0
City/Town/Village	\$0
School District	\$0

*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)
(To be used on NYS ST-60) \$7,500,000

Additional Comments from IDA

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Does the IDA believe that the project can be accomplished in a timely fashion?

Yes