

A Special Meeting of the Zoning Board of Appeals of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 11th day of April 2019, at 6:45 PM, and there were

PRESENT: DANIEL BEUTLER, MEMBER
JOHN MIKOLEY, MEMBER
JILL MONACELLI, MEMBER
LAWRENCE PIGNATARO, MEMBER
FRANK SWIGONSKI, MEMBER
RICHARD QUINN, CHAIRMAN

ABSENT: TYLER SOJKA, MEMBER

ALSO PRESENT: DIANE TERRANOVA, TOWN CLERK
KEVIN LOFTUS, TOWN ATTORNEY
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER

PURPOSE OF MEETING:

This Special Meeting of the Zoning Board of Appeals of the Town of Lancaster was held for the purpose of acting on a State Environmental Quality Review for one (1) action.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY
REVIEW (SEQR) OF THE
CANDLEWOOD SUITES**

The Zoning Board of Appeals reviewed the Short Environmental Assessment Form on the Candlewood Suites matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Environmental Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Town of Lancaster, has reviewed the following described proposed action, which is an **unlisted action**, and that Board recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Zoning Board of Appeals
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 1.92 acres.

The location of the premises being reviewed is 50 Freeman Road, Lancaster, New York 14086, Erie County.

This project is described as the construction of a four-story hotel with 101 rooms and related site improvements. Construction activities also include demolition of the existing hotel on site and minor modifications to the existing parking lot..

THE FOLLOWING MOTION WAS OFFERED
BY CHAIRMAN QUINN, WHO
MOVED ITS ADOPTION, SECONDED BY
BOARD MEMBER BEUTLER, TO WIT:

That the Zoning Board of Appeals has reviewed the potential environmental impacts associated with the Candlewood Suites matter identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore issues a Negative Declaration.

REASONS SUPPORTING RECOMMENDATION

1. The proposed action will not create a small material conflict with an adopted land use plan or zoning regulations.
2. The proposed action will not result in a change in the use or intensity of use of land.
3. The proposed action will not impair the character or quality of the existing community.
4. The Town of Lancaster has not established a Critical Environmental Area (CEA).
5. The proposed action will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway. There will be some construction traffic associated with the construction of the Project but any such increased traffic during construction will be temporary and not significant.
6. The proposed action will not cause an increase in the use of energy or fail to incorporate reasonably available energy conservation or renewable energy opportunities.
7. The proposed action will not impact existing public/private water supplies or public/private wastewater treatment utilities.
8. The proposed action will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources.
9. The proposed action will not result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora or fauna). There are no wetlands on the Project Site subject to the jurisdiction of either the United States Army Corps of Engineers or the New York State Department of Environmental Conservation.
10. The proposed action will not result in an increase in the potential for erosion, flooding or drainage problems. The Project Sponsor will be implementing stormwater management improvements to properly handle runoff from impervious surfaces including the new four-story hotel, parking spaces and access aisles.
11. The proposed action will not create a hazard to environmental resources or human health.

The question of the adoption of the foregoing Negative Declaration was duly put to a vote which resulted as follows:

MR. BEUTLER	VOTED	YES
MR. MIKOLEY	VOTED	YES
MS. MONACELLI	VOTED	YES
MR. PIGNATARO	VOTED	YES
MR. SOJKA	WAS ABSENT	
MR. SWIGONSKI	VOTED	YES
MR. QUINN	VOTED	YES

ON MOTION DULY MADE, SECONDED AND CARRIED, the meeting was adjourned at 6:53 P.M.

Signed _____
Diane M. Terranova, Town Clerk and
Clerk, Zoning Board of Appeals
Dated: April 11, 2019