

**Town Board Minutes**  
**The Municipal Review Committee**

June 19, 2017

**Meeting No. 18**

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, acting as the Municipal Review Committee, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19<sup>th</sup> day of June 2017, at 6:15 PM and there were

**PRESENT:** JOHN ABRAHAM, COUNCIL MEMBER  
DAWN GACZEWSKI, COUNCIL MEMBER  
RONALD RUFFINO, COUNCIL MEMBER  
MATTHEW WALTER, COUNCIL MEMBER  
JOHANNA COLEMAN, SUPERVISOR  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER  
MELVIN SZYMANSKI, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

**ABSENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER

**EXCUSED:** LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER

**ALSO PRESENT:** DIANE TERRANOVA, TOWN CLERK  
KEVIN LOFTUS, TOWN ATTORNEY  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
ROBERT HARRIS, ENGINEER, WM. SCHUTT & ASSOCIATES

**PURPOSE OF MEETING:**

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for one (1) action.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY  
REVIEW (SEQR) OF THE  
ANGRY BUFFALO AT ROSE GARDEN SPORTS ARENA**

The Municipal Review Committee reviewed the Long Environmental Assessment Form on the Angry Buffalo at Rose Garden Sports Arena matter with an item for item review and discussion of the project impact and magnitude as outlined on the Long Environmental Assessment Form entitled "Part 2 Project Impacts and Their Magnitude" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an Type 1, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue 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 Town Board  
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 8.57 acres.

The location of the premises being reviewed is 2753 Wehrle Drive, Lancaster, New York 14086, Erie County.

This project is described as the construction of an approximate 26,400 square foot building. The building will contain an athletic field, which will be utilized primarily for flag football games. The building which is effectively a metal shell covering an athletic field, will not be connected to any sanitary sewer system or municipal water supply. The remainder of the site will remain unchanged with existing parking for the proposed structure located along the eastern property line.

THE FOLLOWING MOTION WAS OFFERED  
BY COUNCIL MEMBER ABRAHAM, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER GACZEWSKI, TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Angry Buffalo at Rose Garden Sports Arena Project 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 recommends that the Town Board finds that there are no significant adverse impacts from the proposed project, and issue the following Negative Declaration.

## REASONS SUPPORTING RECOMMENDATION

1. **Impact on land - No impact**
2. **Impact on Geological Features – No impact**
3. **Impacts on Surface Water - Small impact**
  - The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed of any other water body.
4. **Impact on Groundwater – No impact**
5. **Impact on Flooding – Small impact**
  - The proposed action may result in development within a 500 year floodplain at the south end.
6. **Impact on Air – No impact**
7. **Impact on Plants and Animals – No impact**
8. **Impact on Agricultural Resources – No impact**
9. **Impact on Aesthetic Resources – No impact**
10. **Impact on Historic and Archeological Resources – No impact**
11. **Impact on Open Space and Recreation – No impact**
12. **Impact on Critical Environmental Areas – N/A**
  - The Town of Lancaster has not established a Critical Environmental Area (CEA).
13. **Impact on Transportation – No impact**
14. **Impact on Energy – No impact**
15. **Impact on Noise, Odor and Light – No impact**
16. **Impact on Human Health – No impact**
17. **Consistency with Community Plans – Small impact**
  - It is noted that deed restrictions will be placed on the project to keep in character of the neighborhood.

**18. Consistency with Community Character – No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the MRC’s recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

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

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER GACZEWSKI	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER WALTER	VOTED	YES
SUPERVISOR COLEMAN	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	WAS ABSENT	
PLANNING BOARD MEMBER GORSKI	WAS ABSENT	
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	WAS ABSENT	
PLANNING BOARD MEMBER MCCRACKEN	VOTED	NO
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The Motion to Recommend was thereupon adopted.

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**ADJOURNMENT:**

ON MOTION OF COUNCIL MEMBER WALTER AND SECONDED BY COUNCIL MEMBER ABRAHAM FOR ADJOURNMENT OF THE MEETING, which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER GACZEWSKI	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER WALTER	VOTED	YES
SUPERVISOR COLEMAN	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	WAS ABSENT	
PLANNING BOARD MEMBER GORSKI	WAS ABSENT	
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	WAS ABSENT	
PLANNING BOARD MEMBER MCCRACKEN	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The meeting was adjourned at 6:35 P.M.

Signed \_\_\_\_\_  
Diane M. Terranova, Town Clerk