



Town of Newstead

P.O. Box 227 - 5 Clarence Center Rd - Akron, NY 14001

(716) 542-4573

Supervisor: **option 5*** Town Clerk: **option 2*** Court: **option 1***

Assessor/Code Enforcement: **option 4*** Fax: (716) 542-3702

Calls for Hearing Impaired: 1-800-662-1220

Date: November 27, 2024

Subject: **SEQR/COORDINATED REVIEW**
TOWN OF NEWSTEAD
13428 Main Rd. – Fieldstone Villa Senior Housing
Site Plan Application for a Two-story, 24,040 sq ft, 24-unit senior living complex

To All Interested Agencies:

This is to direct you to the abovementioned project's Notice of Lead Agency Designation, project location map, site plan and Full EAF for the referenced project, found online at

www.erie.gov/Newstead

- Legal Notices & Job Postings
- Project Plans
- Fieldstone Villa Senior Housing

As a potential permitting or interested agency, please notify us (within 30 days) by **December 27, 2024** if your agency objects to the Town of Newstead acting as lead agency. Otherwise, we will proceed with our review and determination of significance.

Please mail any concerns or requests for additional information to:

Mrs. Julie Brady
Town of Newstead
PO Box 227
Akron, NY 14001
Phone: (716) 542-4574
Fax: (716) 542-3702
Email: jbrady@townofnewstead.com

If no response is received by **December 27, 2024** we will assume your agency has no specific concerns about this action.

BY ORDER OF THE TOWN OF NEWSTEAD TOWN BOARD


Dawn Izydorczak, Town Supervisor

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

**NOTICE
SEQR: LEAD AGENCY DESIGNATION
TOWN OF NEWSTEAD**

- Newstead Town Board
- Newstead Planning Board
- Newstead Zoning Board of Appeals
- Water District
- Sewer District
- Agricultural District
- Other (insert)

This notice is filed pursuant to Part 617 6NYCRR. Article 8 of the Environmental Conservation Law (SEQR).

The Town Board has received a complete application from:

Applicant: Lucas James
5532 William St.
Lancaster, NY 14086
Phone: 716-868-1617

Project Description: Two-Story, 24-unit, 24,040 sq ft, senior housing building located at 13428 Main Road in the C2 zoning district of the Town of Newstead. The purpose is to help fill the need for luxury senior housing in the greater Newstead area while improving the area by removing an old used car dealership.

As the most local agency with permitting authority, the Town of Newstead wishes to declare SEQR Lead Agency status and conduct a coordinated review of the proposal.

Other potential permitting agencies identified are:

- Newstead Highway Superintendent
- Newstead Code Enforcement Officer
- Erie County Highway Dept. Commissioner of Public Works
- Erie County Health Dept.
- Erie County Water Authority
- Erie County Soil & Water Conservation
- Erie County Dept. of Environment & Planning
- New York State Dept. of Environmental Conservation
- New York State Office of Parks, Recreation & Historic Preservation
- New York State Dept. of Transportation
- New York State Dept. of Health
- U.S. Army Corps of Engineers
- New York State Dept. of Agriculture & Markets
- New York State Dept. of Agriculture & Markets District Program

Other interested agencies may be:

- School District: **Akron Central**
- Fire Company: **Akron Fire Company, Newstead Fire Company,**
- Others:

A preliminary review of the proposed action indicates that it is a SEQR:

- Type 1:
(check if yes)
- Land Use Plan Adoption
- Comprehensive Resource Management
- Zoning, Change of Allowable Uses >25 acres
- Construction Activity, Change Meeting or Exceeding:
 - 10 acres
 - 2 MGD Water use
 - 1000 Cars parking
 - 100,000 SF Gross, non- residential
 - 250 Residential Units
 - 100 Ft. above grade
 - Agricultural District + exceeds 25% above; reduced threshold
 - Historic Site
 - Public Park Land
 - Critical Environmental Area:
 - Wetland (#)
 - Flood Plain
 - Protected Plain
 - Navigable Waterway
 - Other:

or:

- Unlisted Action