

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
NOTICE OF INTENT TO ACT AS SEQRA LEAD AGENCY**

Dated: April 15, 2024

This notice is issued pursuant to 6 NYCRR Part 617 of the regulations, implementing Article 8 of the Environmental Conservation Law, together known as the State Environmental Quality Review Act ("SEQRA").

The Board of Directors of the Allegany County Industrial Development Agency (the "Agency") has determined that the action described below is subject to SEQRA and may involve one or more other involved or interested agencies. The Agency has made a preliminary determination that this is a Unlisted action in accordance with the SEQRA regulations, for which it will be conducting a coordinated review. The Agency has stated its intent to act as lead agency. In the absence of written objections from any other involved agencies within thirty (30) days from the date of this notice, the Agency will assume the lead agency role for this action pursuant to 6 NYCRR §617.6(b)(3)(i).

The application and short Environmental Assessment Form Part I are attached for your information.

Name of Action: Indus Hotel, Inc. Project

SEQR Status: Unlisted

Description of Action: Indus Hotels, Inc, a corporation (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 0.40 acre parcel of land located at 30-38 West Dyke Street (tax map nos.: 239.13-1-13.2 & 239.13-1-16.1) in the Village and Town of Wellsville, Allegany County, New York (the "Land") together with the restoration and upgrade of a 24,000 sq. ft. Microtel Inn & Suites, and 3,000 sq. ft. Dunkin Donuts and construction and operation of a 2,000 sq. ft. Taco Bell, construction of an outdoor public area including a clock tower, public seating, and gazebo (collectively the "Facility"), (2) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned and operated by the Company as mixed use facility consisting of retail stores, offices and apartments; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

Other Interested and/or Involved Agencies:

1. Town of Wellsville
2. Village of Wellsville
3. New York State Department of Environmental Conservation - Albany
4. New York State Department of Environmental Conservation - Buffalo
5. Allegany County
6. Wellsville Central School District

For Further Information:

Contact Person: Dr. Craig Clark, Executive Director
Address: Allegany County IDA
at 6087 State Route 19 North
Belmont, New York 14813

Mailing Date: April 15, 2024