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924-3323

June 24, 2015

Lynaugh Road Properties LLC  
160 Despatch Dr  
East Rochester, NY 14445

Attn: Mr. Chris Gullace

Re: Gullace Project  
Determination of Significance

Dear Mr. Gullace:

At a regular meeting of the Town of Victor Planning Board held on June 23, 2015, the following resolution was adopted:

SEQR DETERMINATION with the respect to the proposed development by Lynaugh Road Properties, LLC., commonly referred to as the "Gullace Project" at or about Church Street where it intersects at Hillcrest Drive at or about the boundary of the Village of Victor and the Town of Victor.

WHEREAS, Lynaugh Road Properties, LLC (the "Developer"), owner of property at or about the east side of Church Street where it intersects at Hillcrest Drive in Victor, NY, at or about the boundary of the Village of Victor and the Town of Victor (portions of parcels with Tax Map IDs 16.00-01-46 and 16.18-03-1.2) (the "Property"), has submitted a site plan application to the Town of Victor Planning Board relating to the development of said Property for multifamily residential use; and

WHEREAS, in connection therewith, the Developer has also submitted applications to the Victor Town Board and the Village Board of Trustees relating to annexation of approximately .7 acres of Property from the Town into the Village, and to the Village Planning Board for the development of single family homes in the Village adjoining the border of the Property in the Town (collectively, the "Application"); and

WHEREAS, since its original submission, the Developer has revised the Application to address concerns which were raised by the public, and the current Application, 18-SP-14, as revised, calls for 17 single family homes in the Village of Victor and 71 for sale townhomes in the Town of Victor on 22.1 acres; and

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WHEREAS, on May 27, 2014, the Town of Victor Planning Board adopted a Resolution setting forth its intent to serve as Lead Agency for State Environmental Quality Review Act ("SEQR") purposes with respect to the Application; and

WHEREAS, on May 29, 2014, letters were duly sent to all involved agencies setting forth the Victor Planning Board's intent to serve as Lead Agency for SEQR; and

WHEREAS, greater than 30 days have passed since duly evidencing its intent, and there have been no objections to the Town of Victor Planning Board serving as Lead Agency, and therefore, by operation of the SEQR Regulations, the Victor Planning Board is Lead Agency with respect to the Application; and

WHEREAS, the applicant has submitted part 1 of the Long Environmental Assessment Form ("EAF") regarding the said Application; and

WHEREAS, with the assistance of its consultants, including the Town Engineer, the Town Attorney, and the Town Traffic Consultant, as well as Town Staff, the Victor Planning Board has carefully examined the EAF, the Application, all materials accompanying the Application, and all other materials related thereto, including information and comments offered at its meetings; and

WHEREAS, at the request of the Planning Board, the Town Engineer has prepared Part 2 of the EAF as well as well part 3 of the EAF for the Planning Board's consideration; now, therefore, be it

RESOLVED, that the Victor Planning Board hereby approves Part 2 of the EAF, as attached hereto; and be it further

RESOLVED, that the Town of Victor Planning Board has evaluated the Project and the Long Environmental Assessment Form using the criteria for determining significance identified in the SEQR Regulations using said Part 2 of the EAF and finds that, although potential environmental impacts were identified, none of the impacts were found to be significant; and be it further

RESOLVED, that, therefore, the Planning Board finds that the Application and related project will not have a significant adverse environmental impact, and the Town of Victor Planning Board hereby issues a Negative Declaration of Environmental Significance, as indicated in the attached SEQR Full Environmental Assessment Form, Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance, as modified by the proposed additions, which is also hereby approved; and be it further

RESOLVED, that the Board's adoption of the Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law of the State of New York and implemented under 6 N.Y.C.R.R. Part 617; and be it further

RESOLVED, that notice of this Resolution and the Notice of Negative Declaration shall be filed to the extent required by the applicable regulations under SEQR and/or any other relevant statute or regulation; and be it further

RESOLVED, that the Chairman of the Planning Board be and hereby is authorized to execute any further documents that may be required to complete the issuance of the Negative Declaration authorized herein.

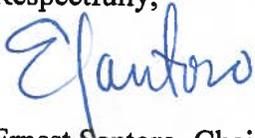
AND, BE IT FURTHER RESOLVED, that the Planning Board Secretary distribute the Planning Board's Determination of Significance letter.

Ernie Santoro	Aye
Joe Logan	Aye
Al Gallina	Aye
Heather Zollo	Aye
Jack Dianetti	Aye

Motion passed 5 in favor, 0 opposed

If you have any questions, please do not hesitate to contact the Codes and Development Office at (585) 742-5040.

Respectfully,



Ernest Santoro, Chairman  
Town of Victor Planning Board

xc: Debra Denz, Town Clerk  
Jack Marren, Town Supervisor  
Building Department  
Conservation Board  
LaBella Assoc  
BME Assoc., Robert Cantwell  
File