# SEQR
# Negative Declaration
## Notice of Determination of Non-Significance

**Lead Agency**: Town of Perinton, Planning Board **Project No**. (if any): N/A
**Address**: 1350 Turk Hill Road
Fairport, NY 14450 **Date**: _____

This notice is issued pursuant to 6 NYCRR Part 617 (and local law # _____, if any) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The lead agency has considered the Environmental Assessment Form along with the supporting information for this project and determined that the proposed action described below will not have a significant effect on the environment based on the facts and conclusions written below in the Reasons Supporting this Determination.

**Title of Action**: Lilac Estates – Subdivision Approval

**SEQR Status**: Type 1 ☐
Unlisted ☒

**Description of Action**:

The proposed action is for concept, preliminary and final subdivision approval of an existing 12.5-acre parcel into six single family lots; 5 new lots and 1 lot for the existing single-family home proposed to be developed as a Cluster Subdivision under Town Law 278. Said properties being zoned Residential 2-5.

**Location**:

The project is located at 2366 Turk Hill Road, in the south-central portion of the Town of Perinton, Monroe County. A location map has been enclosed to aid in identifying the project location.

**Reasons Supporting this Determination**:

**Land Use** – The proposed project is currently located within the Residential 2-5 Zoning District, which allows for the development of single-family homes, and is consistent with many of the goals of the Town's 2021 Comprehensive Plan Update, including the development of housing types that enhance access and choice to support a diverse and inclusive population.

**Intensity/Impact to Land** – The proposed project has been designed to meet the bulk and area requirements of the underlying zoning district without the need for any variances, and with approximately 2 acres of land preserved as green space, which will be held in a Deed Restriction The proposed project will also carefully implement an erosion and sediment control plan and grading plan, which will reduce the potential for impacts of erosion and off-site transport of sediment laden stormwater from construction activities.

The proposed project does not contain and therefore, does not adversely impact any unique geologic features or National Natural Landmarks.

**Neighborhood Character** –The proposed project will be in general harmony with the surrounding community's character by constructing single family homes where other single-family homes of various sizes and configurations already co-exist. Further, the proposed project will not

result in the removal or elimination of any structures, facilities, or areas of historic importance and is not identified as a local landmark or property of significant interest.

**Natural/Cultural Resources –** According to the NYSDEC Environmental Resource mapper, there are no critical environmental areas, registered or register eligible national, state, or local historic places, or threaten/endangered plants or animals located on the property. The NYS Historic Preservation Office has reviewed the proposed project and determined that no archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places, will be impacted by this project.

**Wetland, Stream & Other –** The proposed project will avoid any disturbance to and not impact federally regulated wetland areas, stream corridors, and locally regulated Limited Development District areas present on the property.

**Stormwater Management –** The proposed project is below the regulatory thresholds to require formal or permanent stormwater management. However, drywells will be installed at each individual lot to capture and infiltrate stormwater from impervious roof areas.

**Environmental Health –** According to the Town's Inventory of Waste Disposal Sites and the NYSDEC Environmental Resource Mapper, the proposed project will not have an impact on environmental or human health as the project will not result in an exposure to or release of hazardous substances or contaminants. Sanitary sewer utilities will be constructed and serve each of the proposed 16 residential lots.

**Transportation** – The estimated vehicle trips/day is below the EAF/MCDOT threshold for identifying adverse impacts to the adjoining road corridor. There is ample sight distance in both directions at the proposed subdivision's intersection with Whisperwood Drive and Turk Hill Road.

**Visual -** The proposed project will alter the visual appearance of the existing property. However, this impact is not considered a significant adverse environmental impact as the proposed development will consist of appropriately scaled single family homes similar to those that already exist within the surrounding neighborhood.

**Open Space and Recreation** – The proposed project will not result in the loss of or disturbance to park or open spaces areas.

**The Perinton Conservation Board** has thoroughly reviewed the environmental impacts associated with this 6-lot single family subdivision project and supports the issuance of a Negative SEQR Declaration based on the findings stated above.

**Conclusion:**

Based upon this information and the information contained in the completed Short/Full Environmental Assessment Form, and the other information summarized herein comprising the Planning Board record in this matter, the Planning Board finds that the proposed action will not have any significant adverse impact upon the environment.

This Negative Declaration indicates that no environmental impact statement needs to be prepared and that the SEQRA process is complete

DRAFT

Name of Agency: Town of Perinton: Planning Board

Signature of Responsible Official

Name of Responsible Official

Planning Board Chair
Title of Responsible Official

Date

Address of Agency: Town of Perinton, 1350 Turk Hill Road, Fairport, NY 14450
Phone No.: (585) 223-0770

**Copies of this Notice Sent to**:

NOTE: Negative Declarations for Unlisted Actions need not be filed with DEC or any other agency (see 617.12).

DRAFT