

VILLAGE OF VICTORY

23 Pine Street, P.O. Box 305
Victory Mills, New York 12884
Phone: 518-695-3808

6 NYCRR 617.6

STATE ENVIRONMENTAL QUALITY REVIEW NOTICE OF ESTABLISHMENT OF LEAD AGENCY

To: Involved Agencies and Interested Parties of Appeals (see attached list)

Date: July __, 2020

Applicant: Regan Development/Larry Regan
Owner: Riverview Realty LLC/Uri Kaufman

RE: 42 Gates Avenue Mill Building Rehabilitation Project

This notice is issued pursuant to Part 617.6(b) and (c) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Village of Victory has determined that it shall be the lead agency for all environmental review of the proposed action described below pursuant to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

NAME OF ACTION: 42 Gates Avenue Mill Building Rehabilitation Project

SEQR STATUS: Type 1 X
Unlisted _____

DESCRIPTION OF ACTION:

The renovation of a circa 1908 historic 5-story, 230,000 square foot mill building to provide (a) 160-190 apartment units, laundry facilities and a community room; (b) a commercial brew pub; and (c) associated parking, utilities and site amenities, including an amphitheater. The Project site is approximately 6.6 acres and is located in the Mixed-Use Village Center District of the Village of Victory, Victory Mills, New York.

REASONS SUPPORTING THIS DETERMINATION: (1) The anticipated impacts of the action being considered are primarily of a local significance; (2) this agency has the broadest governmental powers for investigation of the impact of the proposed action; and (3) this agency has the greatest capability for providing the most thorough environmental assessment of the proposed action.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date hereof.

PLEASE TAKE FURTHER NOTICE that annexed hereto is a copy of Part 1 of the EAF completed by the applicant for the above-described Project.

FOR FURTHER INFORMATION:

CONTACT PERSON: Corey Helwig, Chairman
Victory Village Planning Board
23 Pine Street
Victory Mills, NY 12816

TELEPHONE NUMBER: (518) 695-3808

VICTORY VILLAGE PLANNING BOARD

By: _____
JOANN BIELKIEWICZ, SECRETARY

Enclosures: Long Environmental Assessment Form Part 1
List of Involved and Interested Agencies
Project Application

REGAN DEVELOPMENT/LARRY REGAN
Site Plan Application – 42 Gates Avenue Mill Building Rehabilitation Project

SEQR DISTRIBUTION LIST
6/30/2020

APPLICANT	LEAD AGENCY
Larry Regan Regan Development 1055 Saw Mill Pkwy Ardsley, NY 10502 Email:	Planning Board, Village of Victory 23 Pine Street, P.O. Box 305 Victory Mills, New York 12884 Email:
OWNER	NOTIFICATION
Uri Kaufman Riverview Realty LLC 90 State Street, Suite 700 Albany, New York 12207 Email:	Village of Victory Website: www.villageofvictory.com
	ITEMS DISTRIBUTED
	Notice of Establishment of Lead Agency Long Form EAF, Part I Project Application (Site Plan)

INVOLVED AGENCIES	INTERESTED PARTIES
Zoning Board of Appeals, Village of Victory 23 Pine Street, P.O. Box 305 Victory Mills, New York 12884 Email:	??
NYS Department of Transportation, Region 1 50 Wolf Road, Suite 1s50 Albany, New York 12232 Attn: Kristina (Tina) L. Crowley, P.E. Email: Kristina.Crowley@dot.ny.gov	
ETC	

