

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: [#17-016]

Date: August 1, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of North Castle Planning Board, as lead agency, has determined that the proposed action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Oamic Ingredients – 6 Labriola Ct [#17-016]

SEQR Status: Type I

Unlisted X

Conditioned Negative Declaration: Yes

X No

Description of Action: The Applicant previously obtained site plan and wetlands permit approvals associated with changes to the existing warehouse building. Specifically, the Applicant obtained approval to operate a warehouse and distribution center that would label, repack, store, and provide quality control for food and fragrance chemicals. The warehouse was originally approved to only store NFPA Class III chemicals, or less flammable chemicals, and the storage of Class I and Class II chemicals was not proposed.

The Applicant is now proposing to store chemicals that present a higher flammability hazard that previously approved. The proposed additions are primarily alcohol- and aldehyde-based products. The quantity of the products stored at the facility, however, remain limited due to the design characteristics of the building.

The property is 4.68 acres and is located at 6 Labriola Court within the RELIP Zoning District; and

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended).

6 Labriola Court

Taxmap #: 107.04-2-19

Reasons Supporting This Determination:

(See 617.7(c) for requirements of this determination; see 617.7(d) for Conditioned Negative Declaration)

SEE ATTACHED REASONS

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Adam R. Kaufman, AICP, Director of Planning

Address: 17 Bedford Road, Town Hall Annex, Armonk NY 10504

Telephone Number: 914-273-3542

For Type I Actions and Conditioned Negative Declarations, a copy of this notice sent to:

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

The lead agency

All involved agencies (if any)

Any person who has requested a copy (if any)

Applicant (if any)

Publication in the in the Environmental Notice Bulletin (ENB) is also required.

ATTACHMENT TO NEGATIVE DECLARATION REASONS SUPPORTING DETERMINATION

The Planning Board, acting in its capacity as Lead Agency, cites the following reasons supporting this Negative Declaration:

The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.

Throughout the Town's review of the Proposed Action, efforts were made to guide the project in a manner designed to minimize impacts to the maximum extent practicable, this includes adequate stormwater management and erosion control.

A maximum total of 2,500 55-gallon drums of liquid and solid material will be stored in the warehouse.

The warehouse will be designed with a 200,000-gallon containment system consisting of curbing surrounding the entire inner perimeter of the warehouse to prevent the release of any liquid from the building.

The liquid portion of the stored material will not exceed 50,000 gallons (909 drums).

The Proposed Action will not have a significant adverse environmental impact on any CEA.

The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms.

The Proposed Action will not have a significant adverse environmental impact on any water body designated as protected.

The town retained HydroEnvironmental Solutions, Inc. (HES) to review the subject application with respect to issues associated with the proposed chemical storage at the proposed facility. HES in a June 10, 2022 memorandum to the Town of North Castle, HES concluded the following:

Based on a review of the latest Applicant report and our May 24, 2022 site visit, HES believes that the proposed additional compounds will be stored in accordance with all OSHA and local fire codes and will not pose a threat to the human health or the surrounding environment. The field visit indicated that the additional compounds will be stored in a separate area that was recently constructed, as outlined in the Applicant's report. HES confirmed the construction of this new storage area, and that the facility was well maintained and operating in accordance with all pertinent local, state and federal rules and regulations where applicable; and

The Proposed Action will not have a significant adverse environmental impact on any non-protected existing or new body of water.

The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

Throughout the Town's review of the Proposed Action, efforts were made to guide the project in a manner designed to minimize impacts to the maximum extent practicable, this includes adequate stormwater management and erosion control.

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The liquid portion of the stored material will not exceed 50,000 gallons (909 drums).

The Proposed Action will not have a significant adverse environmental impact on or alter drainage flow or patterns, or surface water runoff.

Throughout the Town's review of the Proposed Action, efforts were made to guide the project in a manner designed to minimize impacts to the maximum extent practicable, this includes adequate stormwater management and erosion control.

The Proposed Action will not have a significant adverse environmental impact on air quality.

The Proposed Action will not have a significant adverse environmental impact on any threatened or endangered species.

The Proposed Action will not have a significant adverse environmental impact on agricultural land resources.

The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance.

The Proposed Action will not have a significant adverse environmental impact on the quantity or quality of existing or future open spaces or recreational opportunities.

The Proposed Action will not have a significant adverse environmental impact on the exceptional or unique characteristics of a Critical Environmental Area (CEA) established pursuant to 6NYCRR Part 617.14(g).

The Proposed Action will not have a significant adverse environmental impact on existing transportation systems.

The Proposed Action will not have a significant adverse environmental impact on the community's sources of fuel or energy supply.

The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or vibration.

The Proposed Action will not have a significant adverse environmental impact on the public health and safety.

The Proposed Action will not have a significant adverse environmental impact on the character of the existing community.

There is no public controversy related to the proposed project.