

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

Project Number: [#2020-011]

Date: February 22, 2021

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: 375 Main Street – Shell Gas Station – Amended Site Plan

SEQR Status: Type I

Unlisted X

Conditioned Negative Declaration: Yes

 X No

Description of Action: The subject property is an existing legal nonconforming gasoline filling and service station use in the CB Zoning District. In accordance with the prior Site Plan Approval Resolution dated December 9, 2019, the Applicant is seeking approval to redevelop the property. Specifically, the Applicant is proposing to remove the existing structure and fuel dispensers and construct a new 1,800 square foot convenience store, two fuel dispensers, a canopy and other associated site improvements (i.e. sidewalks, curbing, landscaped areas, etc.). There are 12 proposed parking spaces. New and enhanced curbing, sidewalks and landscaped areas are proposed on site and in the immediately adjacent rights-of-way for Kent Place and Main Street.

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

375 Main Street, Armonk NY

Taxmap #: 101.01-1-6

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 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.

The project will result in a physical change to the existing developed site. However, given the proposed soil and erosion control plan and stormwater management plan, the Planning Board has determined that the physical impacts are small to moderate in nature.

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.

While the proposed development will impact the buffer of a Town-regulated stream, the area has previously been disturbed and the Applicant is seeking permission to mitigate the proposed impacts nearby. The Planning Board has determined that the impacts are small to moderate in nature.

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

While the proposed development will impact the buffer of a Town-regulated stream, the area has previously been disturbed and the Applicant is seeking permission to mitigate the proposed impacts nearby. The Planning Board has determined that the impacts are small to moderate in nature.

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 erosion control and stormwater mitigation.

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

The Planning Board has determined that the flood impacts are small in nature and that the flood impacts will be adequately mitigated via the floodplain development permit process.

In addition, the Applicant will be required to implement an erosion and sediment control plan during construction.

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.