

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

Project Number: 2021-028

Date: September 27, 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: 8 Cole Drive/24 Davis Drive

SEQR Status: Type I

Unlisted

Conditioned Negative Declaration:  Yes

No

Description of Action: Proposed lot line realignment that would alter the existing common lot line between the two lots by transferring 126,880 s.f. from 24 Davis Drive to 8 Cole Drive, resulting in 8 Cole Drive increasing in size to approximately 8.8 acres and 24 Davis Drive decreasing in size to approximately 7.8 acres. In addition, the Applicant is proposing a new driveway for 24 Davis Drive that is proposed to directly impact the Town-regulated wetland and Townregulated wetland buffer. Furthermore, the proposed new driveway would require the issuance of a steep slope permit and tree removal permit. Furthermore, the Applicant has revised the plan to include a proposed 4,510 square foot addition to the existing single family home.

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

8 Cole Drive/24 Davis Drive  
Armonk NY 10504

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**

8 Cole Drive/24 Davis Drive

**Town of North Castle**

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

Based upon a review of all documents that were submitted in support of the Proposed Action, the Town of North Castle Planning Board has made a determination of significance as set forth in more detail below.

- The adoption of the Proposed Action will result in physical changes to the property; however, the impacts will not be significant and will be adequately mitigated.
- 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 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 as the project will incorporate appropriate stormwater mitigation measures.
- The Proposed Action will not have a significant adverse environmental impact on or alter drainage flow or patterns, or surface water runoff as the project will incorporate appropriate stormwater mitigation measures.
- 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 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.

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