

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

Project Number: [#2020-032]

Date: April 8, 2024

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: 23 Bedford Banksville Road –Site Plan

SEQR Status: Type I

Unlisted X

Conditioned Negative Declaration: Yes

X No

Description of Action: Application for the occupancy of an existing 15,500 square foot multi-tenanted building consisting of office and storage uses. The subject property is zoned CB-B fronting Bedford Banksville Road and GB in the rear of the property.

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

23 Bedford Banksville Road, Banksville, NY

Taxmap #: 102.04-1-9

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 limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. 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 project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. The Planning Board has determined that the physical impacts on the Mianus River CEA are small to moderate in nature.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. The Planning Board has determined that impacts to unique or unusual land forms are small to moderate in nature.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. The Planning Board has determined that impacts to water bodies 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.

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. The Planning Board has determined that impacts to water bodies are small to moderate in nature.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. The Planning Board has determined that impacts to surface or groundwater quality or quantity are small to moderate in nature.

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.

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

The project will result in limited physical changes to the site. Operations on the site will generally remain the same as existing conditions which create small to moderate impacts upon air quality.

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

The site does not contain any known threatened or endangered species.

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

The site does not contain agricultural land.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. Operations on the site will remain generally the same as existing conditions which create small to moderate impacts upon 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 site does not contain any known historic, prehistoric or paleontological elements.

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 project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. Operations on the site will generally remain the same as existing conditions which create small to moderate impacts upon the transportation system.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. Operations on the site will generally remain the same as existing conditions which create small to moderate impacts upon fuel sources or energy supply.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. Operations on the site will generally remain the same as existing conditions which create small to moderate impacts with respect to odors, noise or vibration.

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

The project will result in limited physical changes to the site. Specifically, an existing contractor's yard will be eliminated and portions converted back into a wetland. Operations on the site will generally remain the same as existing conditions which create small to moderate impacts upon public health and safety.

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

There is public controversy related to the proposed project.