

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

Project Number: 2021-004

Date: May 24, 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: Madonna Subdivision [2021-004]

SEQR Status: Type I

Unlisted

Conditioned Negative Declaration: Yes

No

Description of Action: Applicant is seeking approval for the subdivision of an existing lot with one existing home and one damaged home into two lots located in the R-10 (10,000 s.f. lots) Zoning District. The property is an existing nonconforming lot with that contains one home and one damaged home. The property contains two principal dwellings that have been deemed pre-existing nonconforming uses (built prior to zoning).

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

124 and 124A Old Mount Kisco Road
Armonk
Town of North Castle NY
108.01-1-20

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**

Madonna Subdivision [2021-004]

The Planning Board 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 associated with the development of a new subdivision; 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 a stormwater pollution prevention plan will be implemented.
- 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 as a stormwater pollution prevention plan will be implemented.
- 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 as the proposed homes are compatible with the adjacent residential development.
- The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance since the site is currently disturbed.
- 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 as the proposed subdivision would be compatible with the adjacent residential development.

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