

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

Project Number: 2021-040

Date: November 8, 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: **25 Orchard Dr. & 22 Annadale St Subdivision**

SEQR Status: Type I \_\_\_\_\_

Unlisted  \_\_\_\_\_Conditioned Negative Declaration:  Yes No

Description of Action: The Applicant is seeking approval of a proposed lot line realignment (subdivision) that would alter the existing common lot line between 25 Orchard Drive & 22 Annadale St. Currently, a patio associated with 22 Annadale St is located on 25 Orchard Drive via an easement. The proposed subdivision would enlarge 22 Annadale so that the patio is located on 22 Annadale and reduce the lot size of 25 Orchard Drive.

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

108.01-6-78 &amp; 108.01-6-67 25 Orchard Dr &amp; 22 Annadale St., Town of North Castle, Westchester County

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, 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**

**25 Orchard Dr. & 22 Annadale St Subdivision**

Reasons Supporting Determination:

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 not result in physical changes to the property.
- 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.
- The Proposed Action will not have a significant adverse environmental impact on or alter drainage flow or patterns, or surface water runoff.
- 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.