

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

Project Number: [#2020-016]

Date: March 27, 2023

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: 100 Business Park Drive – Tree Removal Permit

SEQR Status: Type I

Unlisted X

Conditioned Negative Declaration: Yes

X No

Description of Action: The Applicant is seeking after-the-fact approval for the removal of 38 Town-regulated trees.

The property is approximately 11.3 acres in size and lies within the PLI zoning district. The site is currently developed with a 62,782 square foot office/light industrial building with associated off-street parking.

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

100 Business Park Drive

Taxmap #: 108.03-1-51

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 site requiring the removal of Town-regulated trees. 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 project will result in a physical change to the site requiring the removal of Town-regulated trees. The Planning Board has determined that the site does not contain 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 project will result in a physical change to the site requiring the removal of Town-regulated trees. The Planning Board has determined that the 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 a physical change to the site requiring the removal of Town-regulated trees. The Planning Board has determined that the 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 a physical change to the site requiring the removal of Town-regulated trees. The Planning Board has determined that the impacts to surface or groundwater 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 project will result in a physical change to the site requiring the removal of Town-regulated trees. The Planning Board has determined that the flood and drainage impacts are small in nature.

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

The project will result in a physical change to the site requiring the removal of Town-regulated trees. The Planning Board has determined that the impacts on air quality are small in nature.

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

The site is currently developed and located in an existing light industry park

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

The development does not call for the development of any agricultural land.

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

The project will result in a physical change to the site requiring the removal of Town-regulated trees. The site is currently developed and located in an existing light industry park. The Planning Board has determined that the impacts on aesthetic are moderate in nature.

The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance.

The site was previously disturbed and significant impacts associated with historic, prehistoric or paleontological resources is not anticipated.

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 project will result in a physical change to the site requiring the removal of Town-regulated trees. The site is currently developed and located in an existing light industry park.

The Proposed Action will not have a significant adverse environmental impact on existing transportation systems.

The site is currently developed and located in an existing light industry park.

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 a physical change to the site requiring the removal of Town-regulated trees. The site is currently developed and located in an existing light industry park.

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

The proposed tree removal is not anticipated to create significant adverse odors, noise or vibration. The site is currently developed and located in an existing light industry park.

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

The project will result in a physical change to the site requiring the removal of Town-regulated trees. The site is currently developed and located in an existing light industry park.

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

The project will result in a physical change to the site requiring the removal of Town-regulated trees. The site is currently developed and located in an existing light industry park.

However, it is noted that there is public controversy related to the proposed project.