

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

Project Number: 2023-014

Date: February 26, 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 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: Subdivision Plat Approval, Steep Slope Permit and Tree Removal Permit - 32 Orchard Drive Subdivision [2023-014]

SEQR Status: Type I

Unlisted

Conditioned Negative Declaration: Yes

No

Description of Action: The subject application involves a proposed five lot subdivision of a 12.9 acre lot located in the R-1A Zoning District with proposed well and septic. The existing house is proposed to remain and four additional single family lots are proposed to be created. The subdivision will create Lot 1 of approximately 2.39 net acres, Lot 2 of approximately 3.5 net acres, Lot 3 of approximately 1.60 net acres, Lot 4 of approximately 1.50 net acres and Lot 5 of approximately 1.84 net acres. All three proposed lots will be accessed via individual driveways onto a new private road accessed off of Orchard Drive. The new road will not be dedicated to the Town of North Castle since it does not meet the minimum requirements for a Town Road. The lots will be provided with individual on-site septic systems and wells.

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

32 Orchard Drive, Town of North Castle, Westchester County
Lot 108.01-3-1

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

The Planning Board cites the following reasons supporting this Negative Declaration:

- The adoption of the Proposed Action, will not result in any significant adverse environmental impact associated with the proposed physical changes of the property. Construction will be limited to areas within defined Clearing and Grading Limit Lines. Clearing and Grading Limit Lines have been established to limit disturbance to steep slopes and Town-regulated wetlands to the greatest extent practicable. All proposed physical changes are subject to an erosion and sedimentation control plan.
- The Proposed Action will not impact the exceptional or unique characteristics of a Critical Environmental Area (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. As proposed, a wetland permit will not be required to construct the proposed subdivision since all proposed disturbance is outside of the Town-regulated 100-foot wetland buffer.
- 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. All potential stormwater impacts will be mitigated through the implementation of a stormwater management plan.
- The Proposed Action will not have a significant adverse environmental impact on or alter drainage flow or patterns, or surface water runoff since any potential impact is mitigated by the submitted stormwater management plan.
- 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 Applicant is proposing a 0.994 acre conservation easement over a portion of the property.
- 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.