

## State Environmental Quality Review

**NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT  
AND DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT****AND  
NOTICE OF SEQRA HEARING**

Date: June 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.

A Draft Environmental Impact Statement (DEIS) & Draft Generic Environmental Impact Statement (DGEIS) has been completed and accepted by the Town of North Castle Town Board, acting as Lead Agency for the Proposed Action described below. Comments on the DEIS & DGEIS are requested and will be accepted by the contact person identified below until September 30, 2021. A public hearing on the DEIS & DGEIS has been scheduled to be held on Wednesday, July 28, 2021 at 7:30 PM at the North Castle Town Hall, 15 Bedford Road, Armonk, NY 10504.

**Name of Action:** Airport Campus

**SEQRA Status:** Type I Action

**Description of Action:**

The “Applicant,” proposes to repurpose and redevelop the approximately 38-acre site known as 113 King Street within the Town of North Castle (the “Project Site”), which is currently improved with approximately 261,000 sf of office space in two buildings. Efforts over the past ten years to lease the Site’s office buildings have been unsuccessful. As such, the Applicant proposes to re-use the northernmost existing office building as a hotel, construct a new 151-unit multi-family building, construct 22 townhouse units, and re-occupy the southernmost existing office building with office tenants (the “Proposed Project”). The 5-story multi-family residential building is proposed to be located to the north of the existing northern office building and would be built on top of 3-stories of structured parking, one of which would be below grade. In the northern portion of the Project Site, the Applicant proposes to construct 22 townhouses. The Applicant would provide affordable housing on-site in accordance with the requirements of the Town Code. Vehicular access to the office, hotel, and multifamily uses would be from the existing signalized driveway intersection with King Street. Vehicular access for the townhouses would be from Cooney Hill Road.

In addition to the Site’s existing improvements, site plan approvals in full effect allow for the construction of an additional 165,000 square feet of office space, 53,000 sf of amenity space, a 20,000 sf meeting house, and a 1,000 space parking structure on the Site. The Proposed Project is being advanced in lieu of these currently permitted improvements. The Project Site is located within the Town’s “Designed Office Business 20A” (DOB-20A) Zoning District. To develop the Site as proposed, the Applicant has petitioned the Town Board of the Town of North Castle (“Town Board”) for amendments to the Town’s Zoning Code to permit multi-family, hotel, and townhouse uses on the Site as special permit uses and to provide bulk and density requirements for those uses (the “Proposed Zoning”). The Applicant has also applied to the Town Board for approval of a Preliminary Development Concept Plan (PDCP) and Special Permit approval, which would allow for the subsequent preparation of a detailed Site Plan and subdivision application to construct the Proposed Project.

**Location:** 113 King Street (west side of King Street between American Lane and Cooney Hill Road)  
Town of North Castle, NY

**Lead Agency:** North Castle Town Board  
Town of North Castle  
15 Bedford Road  
Armonk, New York 10504

**Telephone Number:** (914) 273-3000 ext. 43

**Contact Person:** Adam R. Kaufman, AICP, Director of Planning  
Town of North Castle, Annex Building,  
17 Bedford Road, Armonk, New York 10504

**A copy of the DEIS & DGEIS may be examined at the North Castle Town Clerk's office and both North Castle Public Library locations at 19 Whippoorwill Road East, Armonk, NY and 10 Clove Road, North White Plains, NY during regular office hours; may be purchased from the Town Clerk; or may be viewed on the [Town of North Castle website](https://www.northcastleny.com/home/pages/airport-campus) - <https://www.northcastleny.com/home/pages/airport-campus>.**

**A Copy of This Notice Has Been Sent to the Following Involved and Interested Agencies:**

- Permit Administrator, New York State Department of Environmental Conservation, Region III Office, 21 South Putt Corners Road, New Paltz, New York 12561
- New York State Department of Transportation, SEQR Unit, Traffic Engineering & Safety Division, 4 Burnett Blvd., Poughkeepsie, New York 12603
- Deputy Commissioner, Historic Preservation, New York State Office of Parks, Recreation and Historic Preservation, Empire State Plaza, Agency Building 1, 20th Floor Albany. New York 12238
- Commissioner, Westchester County Department of Planning, Westchester County Office Building 148 Martine Avenue, White Plains, New York 10601
- Town of North Castle Planning Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Town of North Castle Conservation Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- North Castle Architectural Review Board, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Rob Melillo, Building Inspector, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504
- Matt Trainor, Superintendent, Town of North Castle Parks and Recreation Department 40 Maple Avenue, Armonk, New York 10504
- Jamie Norris, Highway General Foreman, Town Hall - 17 Bedford Road, Armonk, New York 10504
- Sal Misiti, Director of Water & Sewer, Town of North Castle, Department of Water & Sewer, 15 Business Park Drive, Armonk, New York 10504
- Jen Lamia, Byram Hill Central School District, District Office, 10 Tripp Lane Armonk, NY 10504
- Fire Commissioners, Armonk Fire Department, PO Box 116, Armonk NY, 10504
- Open Space Committee, 17 Bedford Road, Armonk, New York 10504
- Cynthia Garcia, NYCDEP - SEQRA Coordination Section, 465 Columbus Ave, Valhalla, NY 10595
- Charles Silver, Ph.D, WIG Scientist, Environmental Protection Bureau, Office of the Attorney General, The Capitol, Albany, New York 12224
- The Environmental Notice Bulletin (ENB), [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)

**A Copy of This Notice Has Been Sent to the Following Involved and Interested Agencies:**

- Town of North Castle Police Department, 15 Bedford Road, Armonk, New York 10504.
- Kellard Sessions Consulting, 500 Main Street, Armonk, NY 10504.
- Westchester County Department of Environmental Facilities, 270 North Ave #6, New Rochelle, NY 10801
- Westchester County Department of Health, 25 Moore Avenue, Mount Kisco, NY 10549.
- Westchester County Department of Public Works, 198 Lake Street, White Plains, NY 10604.

- The Environmental Notice Bulletin (ENB), [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)