

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

Project Number: 2020-013

Date: June 22, 2020

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: **Motland Final Subdivision Plat Approval**

SEQR Status: Type I _____

Unlisted X

Conditioned Negative Declaration: Yes

 X No

Description of Action: The Applicant is seeking approval of a proposed lot line realignment that would alter the existing common lot line and would result in Lot 54 being 3.621 acres and Lot 55 being 2.982 acres. A portion of the pool equipment serving Lot 55 encroaches onto Lot 54 and a portion of Lot 55's septic field also encroaches onto Lot 54. The project would shift the existing common lot line between the Subject Properties so that both the pool equipment and the septic field serving Lot 55 remain entirely on that property, while also keeping both properties compliant with the minimum lot size in the R-2A zoning district. Lot 54 will remain compliant with the existing zoning regulations; however, Lot 55 would not comply with the minimum side yard setback. The required variance of 16.2 feet has been obtained from the Zoning Board of Appeals on June 4, 2020.

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

102.03-1-54 & 102.03-1-55 55 & 57 Banksville Road, 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

Motland - 55 & 57 Banksville Road

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.