

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

Project Number

Date: August 14, 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 Yorktown, Planning Board, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

Garden Lane Apartments

**SEQR Status:**      Type 1        
                                  Unlisted     

**Conditioned Negative Declaration:**       Yes  
     No

**Description of Action:**

The applicant has proposed to construct a two-story multi-family residential building consisting of 20 units with associated site improvements including tree removal, stormwater management, parking, landscaping, and lighting.

The parcel is 1.56 acres in the R-3, multi-family residential zoning district and is located on Garden Lane, Town of Yorktown, Westchester County.

Section 35.08, Block 1, Lot 27

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

Garden Lane, Town of Yorktown, Westchester County

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

- 1) This negative declaration is based on a Short Environmental Assessment Form last revised September 6, 2022.
- 2) The plan conforms to the Town's Land Use and Zoning Policies.
- 3) For reason of its size this project, it will not have a significant impact on Town services.
- 4) The site is located in a Designated Main Street Area and therefore a stormwater pollution prevention plan review and determination by the NYC DEP is required for this project.
- 5) The site will be served by town water and town sewer.
- 6) All but 10 trees being removed from the site are Norway Maple trees classified as invasive species. The proposed Landscape Plan provides for a variety of native species to be planted on the site.
- 7) Evaluating the relevant areas of environmental concern, the Planning Board concludes that there will be no significant impacts on the environment as a result of the approval of the proposed development of the subject site.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

Contact Person: Robyn Steinberg, Town Planner

Address: 1974 Commerce Street, Yorktown Heights, NY 10598

Telephone Number: 914-962-6565

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750 (Type One Actions only)