

March 15, 2022

**[Via Email]**

Adam R. Kaufman, AICP, Chairman  
Residential Project Review Committee (RPRC)  
17 Bedford Road  
Armonk, NY 10504

***Re: 40-42 Sarles Street, Armonk, New York  
Tree Removal Application***

Dear Chairman Kaufman and Members of the RPRC:

This firm represents North Castle 40 LLC (“Applicant”), owner of the property located at 40-42 Sarles Street (“Subject Property”). The purpose of this letter is to transmit this application for proposed tree removal. The applicant is proposing to remove seven trees that are classified as “live dangerous” by a licensed arborist. Several of these trees are in excess of 24 dbh.

In support of this application, enclosed herewith please find the following:

- Completed RPRC Application;
- Hazardous Tree Removal Recommendations Report, prepared by Balanced Tree Care, dated February 6, 2022;
- Topographic Survey, prepared by Insite Engineering, Surveying, & Landscape Architecture, P.C. dated October 6, 2021, last revised February 17, 2022; and
- Conceptual Landscape Screening Plan (SK-1), prepared by Benedek & Ticehurst Landscape Architects & Site Planners, P.C., dated March 14, 2022.

Please place this matter on your April 5, 2022, agenda for our presentation and discussion. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kory Salomone", with a long horizontal flourish extending to the right.

Kory Salomone



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x43  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: [planning@northcastleny.com](mailto:planning@northcastleny.com).

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)

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**Town of North Castle Master Fee Schedule - Revised 11/18/2020**

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One-Family Residence - New Construction	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One Family Residence - Teardown/Rebuild	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (less than 1,000 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (greater than or equal to 1,000 s.f.)	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (less than 150 s.f.)	\$0	\$100	\$100	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (greater than or equal to 150 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Pool/Hot Tub and associated Mechanical Equipment (includes associated deck, patio, walls, walkway, etc.)	\$800	\$400	\$1,200	



**Town of North Castle Master Fee Schedule - Revised 11/18/2020**

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Recreational Court (tennis, basketball, volleyball, etc.) and Associated Utilities	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Deck, porch, patio, pergola	\$200	\$100	\$300	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Walkway, piers, wall, gate	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Fence	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Mechanical Equipment (generator, fuel storage tank, etc.) and Associated Utilities	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Under 250 square feet	\$0	\$0	\$0	See § 355-26C(3). RPRC EXEMPT
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Over 250 square feet	\$400	\$200	\$600	

**Town of North Castle Master Fee Schedule - Revised 11/18/2020**

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Solar Panels	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Stormwater Practice/Drainage Facilities	\$400	\$200	\$600	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	For proposed actions not listed above	\$150	\$75	\$225	per 1,000 s.f. of disturbance or fraction thereof

1. In the event the RPRC determines that Planning Board approval is required, any RPRC Review Fees already paid by the applicant shall be applied towards the escrow review account to be established by the Planning Board.
2. In the event the RPRC determines that an Administrative Wetland Permit is required, an Administrative Wetland Permit application shall be filed with the appropriate fee, as indicated in the Administrative Wetland Permit Fee Schedule.



RPRC

Adam R. Kaufman, Chairman

TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

Telephone: (914) 273-3542

Fax: (914) 273-3554

[www.northcastleny.com](http://www.northcastleny.com)

**RESIDENTIAL PROJECT REVIEW COMMITTEE  
RPRC 2021**

**MEETING DATES - 9:30 .a.m.**

January 5  
January 19  
February 2  
February 16

March 2  
March 16  
April 6  
April 20

May 4  
May 18  
June 1  
June 15

July 6  
July 20  
August 3  
August 17

September 7  
September 21  
October 5  
October 19

November 2  
November 16  
December 7  
December 21

**1 PDF ELECTRONIC SUBMISSION  
DEADLINE By 12:00 p.m.**

December 15, 2020  
January 5, 2021  
January 19  
February 2

February 16  
March 2  
March 16  
April 6

April 20  
May 4  
May 18  
June 1

June 15  
July 6  
July 20  
August 3

August 17  
September 7  
September 21  
October 5

October 19  
November 2  
November 16  
December 7

**Submissions shall be made with 1 PDF electronically to [planning@northcastleny.com](mailto:planning@northcastleny.com)**

**Please do not submit hard copy of submission**

**ALL DEADLINES ARE STRICTLY ENFORCED BY ORDER OF THE CHAIRMAN**



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 40-42 Sarles Street, Armonk, NY 10504

### Section III- DESCRIPTION OF WORK:

**Tree removal.**

### Section III- CONTACT INFORMATION:

APPLICANT: North Castle 40 LLC

ADDRESS: c/o "Professional" below

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPERTY OWNER: Same as Applicant

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: Zarin & Steinmetz, ATT: Kory Salomone, Esq

ADDRESS: 81 Main Street, Suite 415, White Plains, NY 10601

PHONE: (914) 220-9804 MOBILE: \_\_\_\_\_

EMAIL: ksalomone@zarin-steinmetz.com

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 101.01-1-76 & 101.01-1-77



**Town of North Castle  
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan:

**North Castle 40 LLC**

Initial Submittal  Revised Preliminary

Street Location:

**40-42 Sarles Street**

Zoning District: **R-2A** Property Acreage: **+/- 16** Tax Map Parcel ID: **101.01-1-76 & 77**

Date: **03/14/2022**

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

**RPRC COMPLETENESS REVIEW FORM**

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40-42 Sarles Street - Tree removal Date: 03/14/2022

Tax Map Designation or Proposed Lot No.: 101.01-1-76 & 77

### Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): N/A
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): N/A
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
Distance principal home is beyond minimum front yard setback  
         x 10 =          N/A
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 N/A
5. Amount of lot area covered by **principal building**:  
         existing +          proposed = N/A
6. Amount of lot area covered by **accessory buildings**:  
         existing +          proposed = N/A
7. Amount of lot area covered by **decks**:  
         existing +          proposed = N/A
8. Amount of lot area covered by **porches**:  
         existing +          proposed = N/A
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
         existing +          proposed = N/A
10. Amount of lot area covered by **terraces**:  
         existing +          proposed = N/A
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
         existing +          proposed = N/A
12. Amount of lot area covered by **all other structures**:  
         existing +          proposed = N/A
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = N/A

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

\_\_\_\_\_  
Signature and Seal of Professional Preparing Worksheet

\_\_\_\_\_  
Date



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
17 Bedford Road  
Armonk, New York 10504-1898

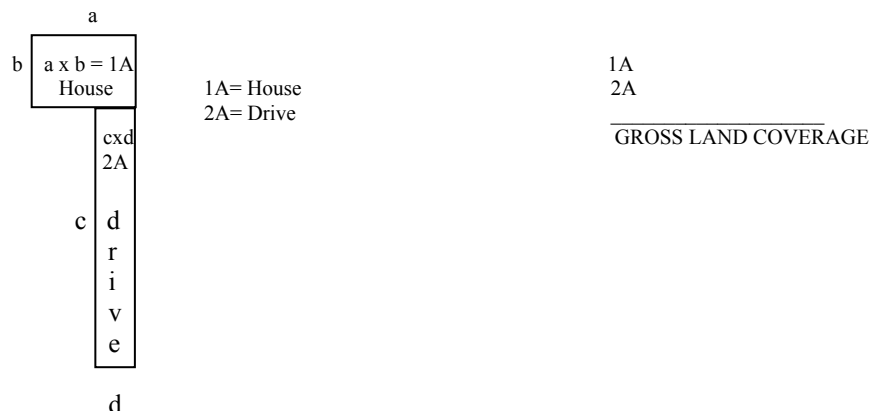
**PLANNING DEPARTMENT**  
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## GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below





LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots <sup>1</sup> (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

\*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

January 29, 2019  
Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 40-42 Sarles Street-Tree removal Date: 03/14/2022

Tax Map Designation or Proposed Lot No.: 101.01-1-76 & 77

### Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): N/A
2. **Maximum** permitted floor area (per Section 355-26.B(4)): N/A
3. Amount of floor area contained within first floor:  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
4. Amount of floor area contained within second floor:  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
5. Amount of floor area contained within garage:  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
6. Amount of floor area contained within porches capable of being enclosed:  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
7. Amount of floor area contained within basement (if applicable – see definition):  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
8. Amount of floor area contained within attic (if applicable – see definition):  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
9. Amount of floor area contained within all accessory buildings:  
— \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_ N/A
10. Proposed **floor area**: Total of Lines 3 – 9 = \_\_\_\_\_ N/A

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

\_\_\_\_\_  
Signature and Seal of Professional Preparing Worksheet

\_\_\_\_\_  
Date



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
 17 Bedford Road  
 Armonk, New York 10504-1898

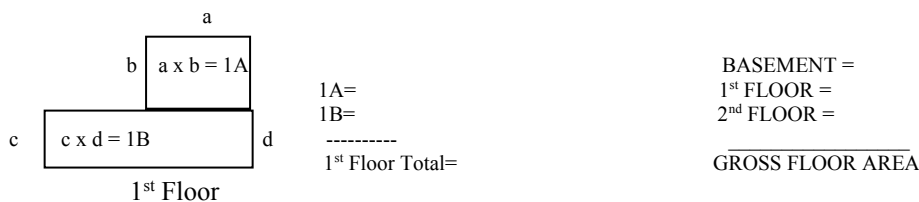
**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

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### GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings <sup>1</sup> (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

\*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.

## BALANCED TREE CARE LLC

12 Antler Pine Rd Sandy Hook, CT 06482

Phone: 203-546-0006 Fax: 203-426-4160

NY Business Registration No - 15799  
NY Certified Applicator No - C0612702

CT Business Registration No – B 2958  
CT Certified Applicator No – S-4844

2/6/2022

Mr. John Shea, Property Manager  
40-42 Sarles St.  
Armonk, NY 10504

Dear Mr. Shea,

As requested, I inspected the trees located throughout the maintained areas of 40-42 Sarles St in Armonk, NY. I was asked to evaluate the trees and identify the dangerous, dying, structurally deficient or diseased trees that pose a risk to the property.

I walked through the property and performed a visual inspection of the trees from the ground. I identified seven (7) dangerous live trees, with a number written on green flagging tape that corresponds to the numbers in this written report.

In my report, I split the property up into five different sections, A - E

### General Observations:

There is a wooded perimeter that surrounds the maintained areas of the property. The wooded perimeter consists of many invasive trees and or trees with invasive roots, particularly the self-seeded Norway Maples, Black Birch and Black Locust trees. These invasive species will continue to self-seed and compete and suppress the other slower growing native tree species. I recommend that where possible and in accordance with the local tree ordinances, the invasive trees that are competing with the other native tree species, the invasives be removed to allow for the more valuable native species to develop.

In speaking with the property manager, John Shea who had the septic company come out to inspect the current septic system, tank and leaching fields located just off the end of the drive. The septic company

stated that the system will perform best when it is covered with lawn as compared to trees. The deeper roots from trees can impact the functionality of the septic system. Currently, the septic system has many trees that have self-seeded and are growing on top of the leaching fields and around the septic tanks. I have observed on other properties tree roots clogging and or damaging septic systems. Recommend removal of the trees that could negatively impact the integrity of the septic system. The septic system is located at the end of the driveway on the other side of the stonewall down in the lower part of the property.

SECTION A – Drive entrance, left side and proceeding up to where the drive goes to the left towards the main home.

Nothing observed in this first area.

SECTION B – Drive entrance, right side and proceeding up to where the driveway splits off to the main home.

Located on the right side of main driveway entrance. Trees growing just inside of stonewall beneath the large overstory trees, leaning out over roadway. As these trees continue to grow their lean will increase, elevating the risk of them uprooting in a weather event. It is my understanding that a security/deer fence is to be installed around the perimeter of the property. A number of these trees will need to be removed to eliminate these potential hazards for the roadway and to provide the room to install the security/deer fencing. Leaving the mature trees located a bit further in on the property.

SECTION C – Drive towards Cottage off right side of main drive.

Tree # 1 – 29" & 29" dbh, Twin Stemmed Oak at the right rear corner of the Cottage approximately two feet from the Cottage foundation. Fruiting bodies growing on the root crown of the Oak indicating butt and root rot. Elevated risk of stem/root failure, recommend removal.

Tree # 2 – 26", 23" & 16" dbh, Triple stemmed White Oak tree left side of Cottage. Heavy debris in main union located in the center of the tree where the three leaders are attached to the main trunk approximately, 30" off the ground. Recommend cleaning out the debris in the main crotch and further inspecting the integrity of the union. There is visible evidence of included bark in the main crotch area that can be an indicator of the tree being prone to splitting apart.

Tree # 3 – 27” dbh, Tulip along the left side of the driveway to the Cottage. Tree is growing on a large rock outcrop with a lean towards/over the driveway. It is leaning towards one of the outbuildings on the property. Tree has an elevated risk of uprooting, recommend removal.

SECTION D – Drive and area surrounding main home.

Tree # 4 – 15” dbh, Blue Spruce behind home. Tree is infected with needle cast disease. Remove.

SECTION E – Continuing down the main driveway on the left side, past the entrance to the main home. Around the White Cottage on the left side of the drive and garages.

Tree # 5 – 17” dbh Mimosa at right front corner of Cottage. Tree is in decline, 10” dead limb and tree is weighted over home. Crown raise canopy to provide clearance over and away from home and roof or remove.

Tree # 6 – 31” dbh Silver Maple in front of the Cottage. Large canker on a leader approximately 15 feet off of the ground. Further inspection is needed of the canker/decayed area to determine if the tree can be maintained with pruning and cabling or if it needs to be removed as the result of extensive decay.

Tree # 7 – 31” dbh, Tulip left side of garages. Twin stemmed Tulip growing approximately one foot from the stone foundation of the garages. This tree has included bark in its main union, approximately three feet off the ground. This tree is very close to the building and could be causing damage to the foundation of the garages now or in the future. Recommend this tree be removed.

Feel free to contact me if you have any questions or to discuss my observations and recommendation in more detail.

Brian Nadriczny

BRIAN NADRICZNY



Balanced Tree Care LLC

Certified Arborist # 0462A

NY Lis. # CO612702

[btadvice@gmail.com](mailto:btadvice@gmail.com)

203-546-0006



FIELDWORK COMPLETED: October 5, 2021  
 December 10, 2021  
 December 23, 2021  
 February 16, 2022

FILED MAP REFERENCE:  
 "Subdivision Map of Property Belonging to Marc Mayhew, a.k.a. Lot 3 as shown on Subdivision Map of Property Belonging to the Gurdjeff Foundation" Filed in the Westchester County Clerks Office 2/26/1992 as Map #24578.

Subject Lots: 2C & 2C-4

DEED REFERENCE:  
 Control No. 47037024  
 Recorded: February 22, 2007  
 Grantor: Marc Mayhew and Karen Levin  
 Grantee: Marc Mayhew and Karen Levin, as tenants in common.

GENERAL NOTES:

Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

PHOTOGRAMMETRY BY:



395 Central Avenue Bethpage, N.Y. 11714  
 TEL (516) 627-9100 FAX (516) 627-9101

Map Scale: 1 inch = 50 feet  
 Contour Interval: 2'

Photo Date: December 7, 2017

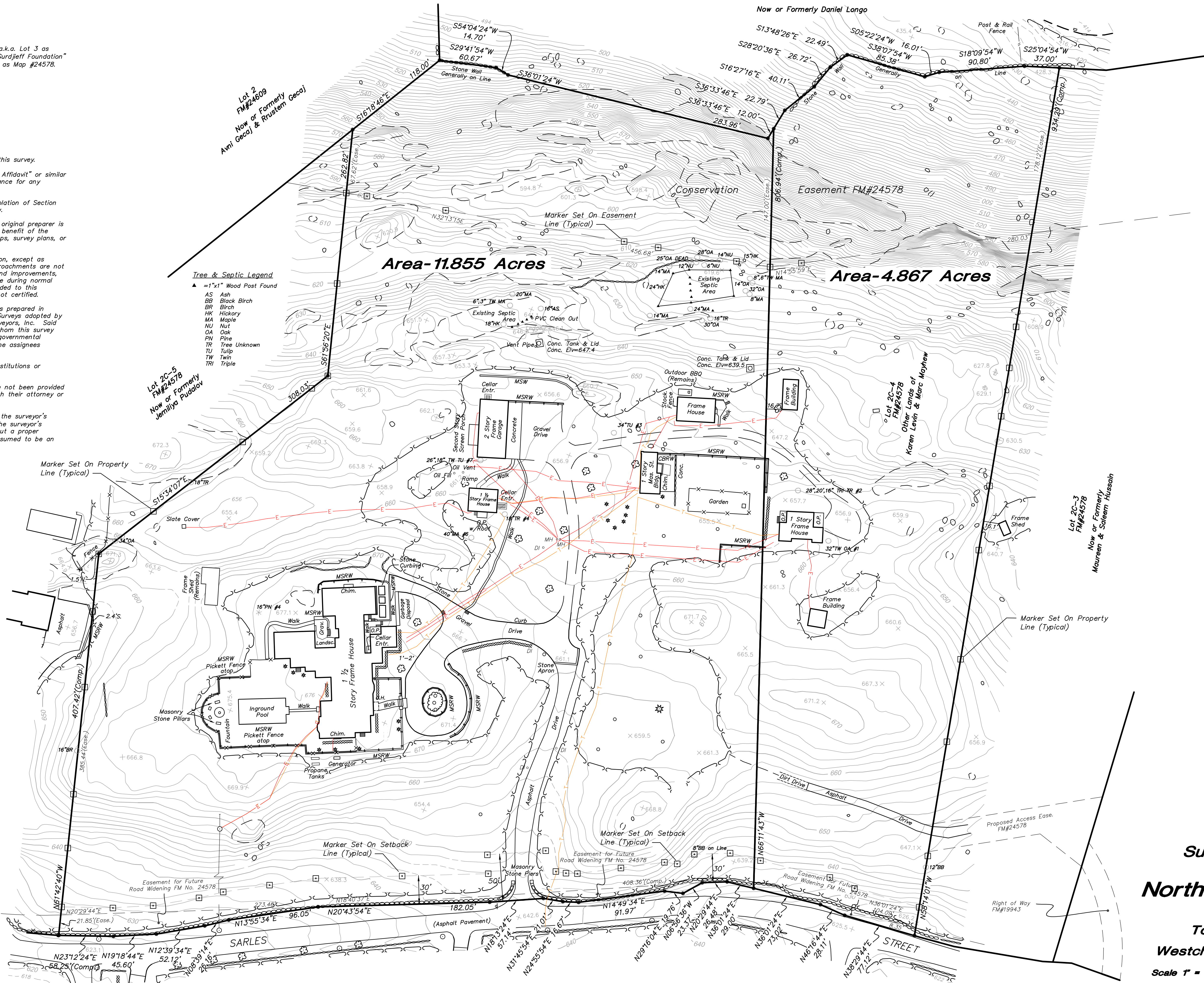
Geomaps Job: 21-320

SARLES SITE

Datum = NAVD83 NAD83

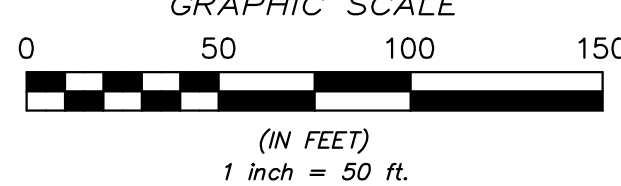
Legend- Aerial Topography

- |  |                                      |  |                |
|--|--------------------------------------|--|----------------|
|  | BUSH-DECIDUOUS                       |  | BRUSH LINE     |
|  | BUSH-EVERGREEN                       |  | FENCE LINE     |
|  | CATCH BASIN                          |  | LIGHT POLE     |
|  | MANHOLE                              |  | PAINTED LINES  |
|  | POLE                                 |  | RETAINING WALL |
|  | SIGN                                 |  | STONE WALL     |
|  | STUMP                                |  | SWAMP          |
|  | TREE-DECIDUOUS                       |  | TRAIL OR PATH  |
|  | TREE-EVERGREEN                       |  | TREE LINE      |
|  | CONTOUR-INDEX                        |  |                |
|  | CONTOUR-INTER                        |  |                |
|  | CONTOUR-INDEX-OBSCURED               |  |                |
|  | CONTOUR-INTER-OBSCURED               |  |                |
|  | SPOT ELEVATION                       |  | 356.4          |
|  | CBRW - Concrete Block Retaining Wall |  |                |
|  | DI - Drop Inlet                      |  |                |
|  | OH - Overhang                        |  |                |
|  | OP - Open Porch                      |  |                |
|  | MSRW - Masonry Stone Retaining Wall  |  |                |
|  | MSW - Masonry Stone Wall             |  |                |



**Topographic Survey of Property**  
 Prepared for  
**North Castle 40 LLC**  
 Situate in the  
 Town of North Castle  
 Westchester County, New York

Scale 1" = 50'  
 Date: October 6, 2021  
 \*Revised: January 25, 2022  
 \*\*Revised: February 17, 2022



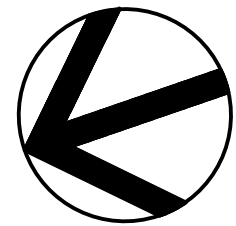
**INSITE** ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
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 (845) 225-9690  
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 www.insite-eng.com

JEFFREY B. DeROSA, LS  
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\*Revised: January 25, 2022  
 To show underground utility markout by others.  
 - - - - - underground electric  
 - - - - - underground telecommunications

\*\*Revised: February 17, 2022  
 To show property line & easement markers set & existing septic areas & trees marked by others.





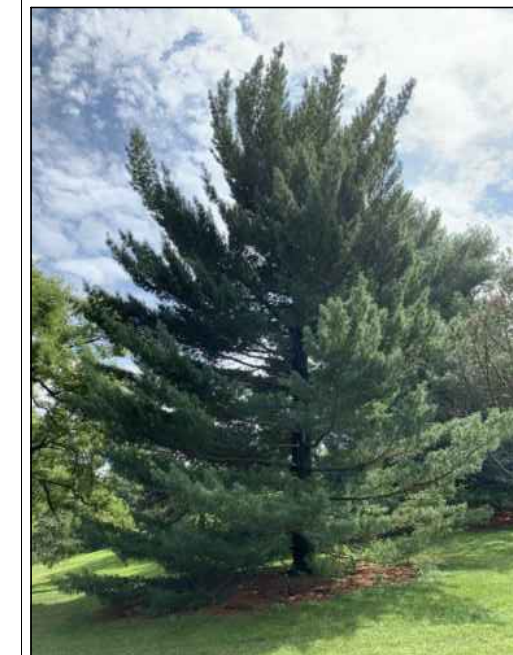
**SUGGESTED PLANT MATERIAL**



CONCOLOR FIR



NORWAY SPRUCE



WHITE PINE



EASTERN HEMLOCK



GREEN GIANT ARBORVITAE



OCTOBER GLORY MAPLE



RED OAK



HERITAGE RIVER BIRCH



WINTER KING HAWTHORN



EASTERN REDBUD



JAPANESE SNOWBELL

**NOTES:**

1. PROPOSED EVERGREEN TREES TO BE BETWEEN 8'-0" AND 16'-0" IN HEIGHT.
2. PROPOSED DECIDUOUS TREES TO BE NO SMALLER THAN 3.5-4" CALIFER.
3. ALL PLANT MATERIAL TO BE PLACED IN FIELD BY LANDSCAPE ARCHITECT.
4. EXACT QUANTITIES AND SIZES OF PROPOSED PLANT MATERIAL TO BE DETERMINED.



**CONCEPTUAL LANDSCAPE SCREENING PLAN**

FOR  
**LAMONY LLC**

40 AND 42 SARLES STREET  
ARMONK, NY

Scale: 1"=30'-0"

Drawn: S.T.

Date: 3/14/22

Revisions:

Date

Item

**BENEDEK & TICEHURST**  
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.

448H Old Post Road, Bedford Village, New York 10506  
P: 914.234.9666 / F: 914.234.6682  
www.btlandscape.com

Members-American Society of Landscape Architects

Drawing Number:

**SK-1**