

Hildenbrand Engineering, PLLC
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Hopewell Junction, NV 12533
(845) 206-6994
Brian@HildenEng.com

August 1, 2022

North Castle RPRC
c/o Valerie Desimone
17 Bedford Road
Armonk, NV 10504

RE: Dempsey
606 Bedford Road (NYS 22)

Dear Ms. Desimone:

Please find enclosed a PDF digital submission of the following items:

- Layout Sketch prepared by Hildenbrand Engineering, dated July 20, 2022.
- As-Built Survey prepared by TC Merritts Land Surveyors, dated July 3, 2022.

The subject property is 2.00 acres and located in the R-2A Zoning District. The application received approval for the construction of an inground pool, patio, stormwater mitigation and associated grading in 2021. While the site is under construction, the applicant received RPRC approval to construct a pool house to compliment the new pool.

During a construction inspection, the Town Building Dept determined that limits of grading extended beyond the approved limits. This will result in the removal of an existing deciduous tree. The Applicant returned to the RPRC on June 7, 2022 for approval of the tree removal. The RPRC had questions about the tree and potential mitigation. There were also questions raised by the Town Engineer regarding the retaining wall construction.

Since that meeting, the Applicant hired the project surveyor to create an As-Built survey of the existing conditions.

To help clarify things, we've created the enclosed color-coded sketch. The Red walls are the approved location, while the black walls are the as-built location. The limits of grading have extended downhill, and an additional wall was built to help keep the overall wall heights at, or below 4'. No additional trees were removed as part of the retaining wall modification.

The deciduous tree along the south property line will be removed to allow the construction of a low stonewall, berm, privacy fence and evergreen screening along the property line. This privacy detail was approved in the original application, the owner would like to continue this fence/planting detail up to the driveway to further screen the neighbor's property.

The planted berm will contain more than 60 Green Giant Arborvitae. Therefore, we request that this proposed evergreen planting mitigate the propose single tree removal.

We look forward to presenting this project to the Board at the next RPRC meeting.

Very truly yours,

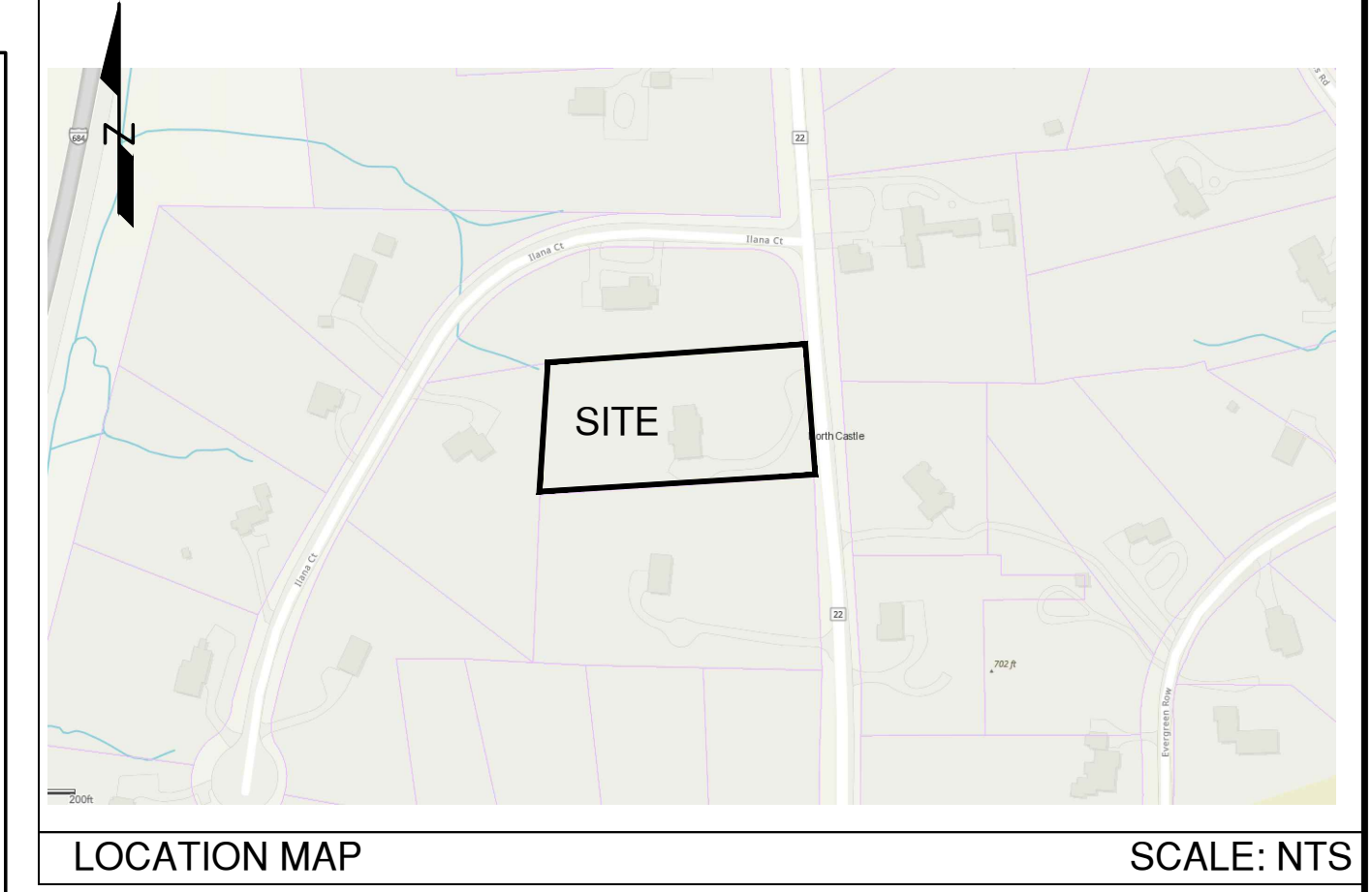
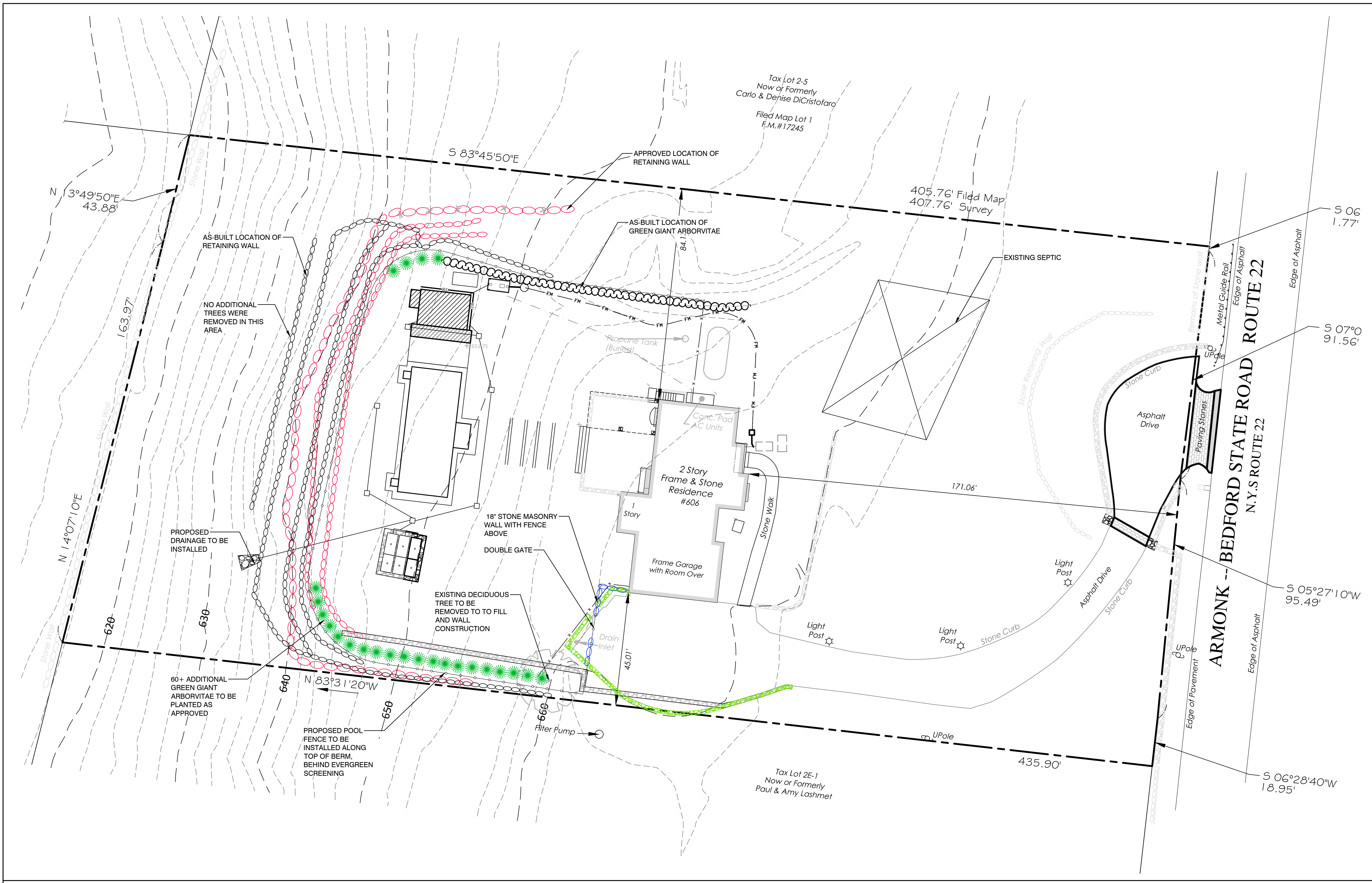
A handwritten signature in blue ink, appearing to read "Brian Hildenbrand".

Brian Hildenbrand P.E

Cc: (via email)

Steven Dempsey, Owner
Kellard Sessions Consulting, Town Engineer
Adam Kaufman, AICP, Town Planner





LOCATION MAP SCALE: NTS

SITE DATA

OWNER / APPLICANT: STEVEN DEMPSEY
606 BEDFORD ROAD, (RT 22)
ARMONK, NEW YORK 10504

PROJECT LOCATION: 606 BEDFORD ROAD, (RT 22)
ARMONK, NEW YORK 10504

PROPERTY AREA: 2.00 AC

TAX MAP: 101.02-1-14

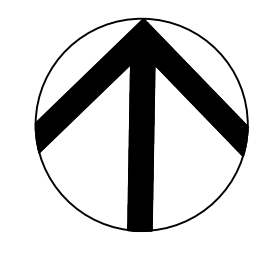
ZONING DISTRICT: R-2A

LEGEND

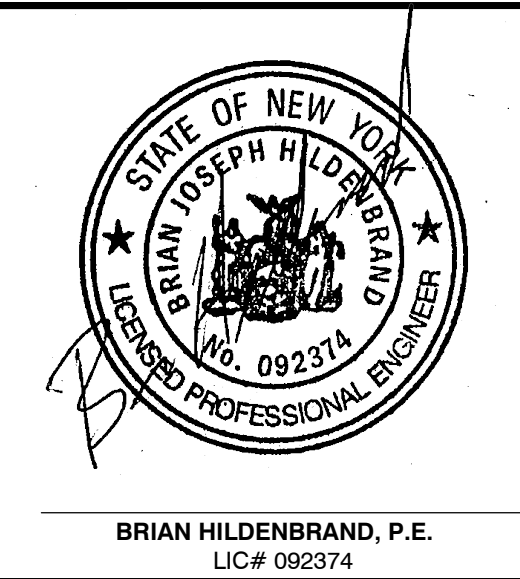
- APPROVED RETAINING WALL LOCATION
- AS-BUILT EVERGREEN LOCATION
- AS-BUILT RETAINING WALL LOCATION
- PROPOSED EVERGREEN SCREENING
- PREVIOUS WALL LOCATION
- PROPOSED WALL MODIFICATION

- GENERAL NOTES**
- THIS MAP IS NOT A SURVEY. CURRENT CONDITIONS REFERENCED FROM PARTIAL AS-BUILT SURVEY PREPARED BY THOMAS C. MERRITT, LAND SURVEYOR.
 - THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE DIFFERENCES BETWEEN THE APPROVED PLANS AND THE CURRENT FIELD CONDITIONS. PLEASE SEE THE APPROVED PLANS FOR ALL SITE PLAN INFORMATION AND DETAILS.
 - BASED ON THE AS-BUILT WALL ELEVATIONS, THE APPROVED RETAINING WALL DETAILS ARE STILL VALID. THE WALLS WILL BE CERTIFIED AS NEEDED DURING THE PROJECT CLOSEOUT.

LAYOUT PLAN SCALE: 1" = 20'



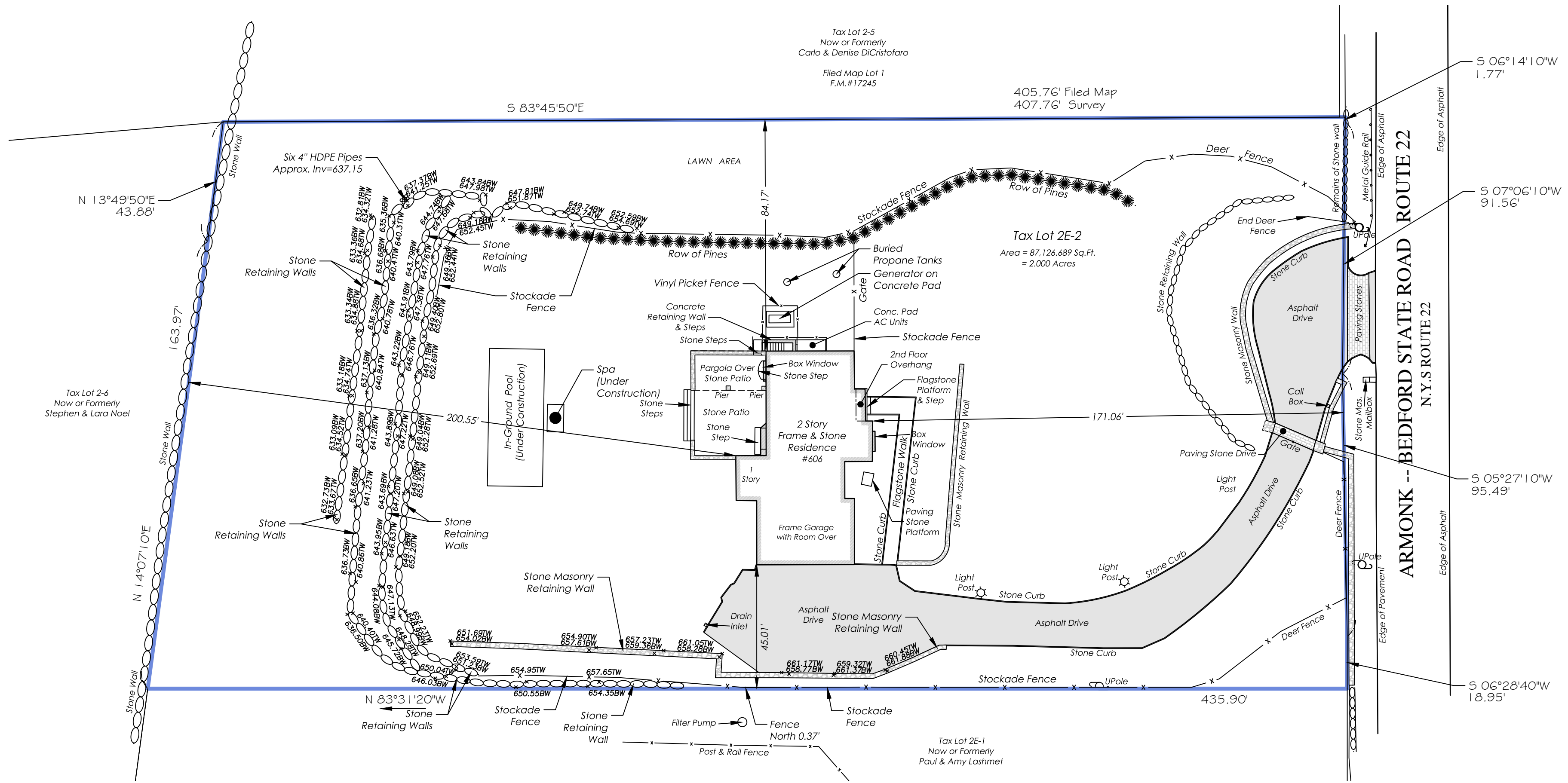
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



PROJECT: **606 BEDFORD ROAD**
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

DRAWING: **LAYOUT SKETCH**

DATE: 07-20-2022	DRAWING NO.:	SHEET: 1 / 1
PROJECT NO.:	SK.1	
SCALE: AS SHOWN		
DRAWN BY: B.J.H.		



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 2E-2, as shown on a certain map entitled, "Subdivision of the Twitty Property, Section 2 Block 8." Said Map filed in the Westchester County Clerk's Office, Division of Land Records, May 8, 1968 as map number 15984.

Surveyed in accordance with Deed Control Number 450180409.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 2, Block 8, Lot 2E-2.

State ID - Section 101.02, Block 1, Lot 14.

Property Address: 606 Bedford Road
Armonk, N.Y. 10504

Note: The elevation datum shown on this map is generally the same as the Datum shown on the Site Plan produced by Hildenbrand Engineering, last revised January 27, 2022. The elevations shown on the Site Plan were not produced by TC Merritts so variations in elevations may exist.

**AS BUILT SURVEY
PREPARED FOR
STEVEN W. DEMPSEY
AND
TANIA T. DEMPSEY
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK**

SCALE: 1" = 30'
GRAPHIC SCALE

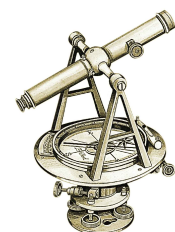


(IN FEET)
1 inch = 30 ft.

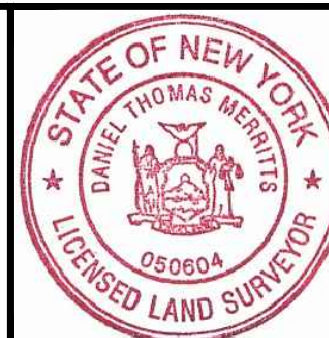
Surveyed: April 13, 1998
Map Prepared: April 16, 1998
Map Revised: August 18, 1998 to show foundation
Map Revised: February 10, 1999
Map Revised: April 3, 2015 to show survey update
Map Revised: July 1, 2022

By: *Daniel T. Merritt*
New York State Licensed Land Surveyor No.050604

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TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmerritts.com



Project: 98-022	Reference: N/A
Field Survey By: BFC	Drawn By: CMP/BJC
Project Manager: BFC	Checked By: BFC/DM