

May 7, 2021

Mr. Christopher Carthy, Chairman
Town of North Castle Planning Board (PB)
17 Bedford Road
Armonk, NY 10504

**Re: Gordon Property – 257 East Middle Patent Road
Tax ID: 88.04-1-13, R-4A Zone, 114.5 Acres
Proposed Driveway Curb Cut Modifications**

Dear Chairman Carthy & Members of the PB:

On behalf of the Gordon family we provide the following information, in digital format, in support of plans to modify two existing curb cuts accessing the eastern portion of the property at 257 East Middle Patent Road (EMP). We refer to the two curb cuts in this letter and on the plans as Subject Area 1 and Subject Area 2. Subject Area 1 occurs farther south along EMP in the vicinity of 235 EMP. Subject Area 2 occurs farther north along EMP in the vicinity of 257 EMP. Subject Area 1 proposes to modify the existing curb cut in its current location. Subject Area 2 proposes to relocate the existing curb cut approximately 175' to the south of the existing curb cut to coincide with an apex in the road alignment along EMP. For the PB's review, we include the following information.

- This explanatory **Cover Letter/Project Narrative**, prepared by J.D. Barrett & Associates, LLC, dated May 7, 2021.
- Application for **Site Development Plan Approval**, dated April 12, 2021.
- A **Short Environmental Assessment Form**, dated April 12, 2021.
- A **Tree Removal Permit Application**, dated April 12, 2021.
- **Site Plans** for the project entitled, Gordon Property-Proposed Driveway Realignment, including:
 - Sheet 1 of 4 Site Information Plan
 - Sheet 2 of 4 Subject Area 1 – South Entry Plan
 - Sheet 3 of 4 Subject Area 2 – North Entry Plan
 - Sheet 4 of 4 Erosion & Sediment Control Plan
- A **Survey** of the property, prepared by H. Stanley Johnson and Company, Mt. Kisco, NY, dated January 4, 2021.
- A **Survey** of the property, prepared by H. Stanley Johnson and Company, Mt. Kisco, NY, dated January 5, 2021.

Overview

The Gordon family wishes to improve the access to the property at 257 EMP to create safer ingress and egress for the property at the existing two curb cuts on the west side of EMP in the vicinity of 235 and 257 EMP. For the purpose of this PB submission, Subject Area 1 shall coincide with 235 EMP and Subject Area 2 shall coincide with 257 EMP.

Subject Area 1

Subject Area 1 involves modifications to the existing curb cut location to facilitate safer access into the property from EMP. This will involve modifications to the south side of the existing driveway access to provide a more generous turning radius to allow large construction and emergency vehicles to enter the property, i.e., a 47' fire/ladder truck. To effect this change, the existing stonewall at the south side of the driveway will be required to be pushed back (south) approximately 20' and the grade lowered in this area by approximately 2'-3'. New entry walls will be created on both sides of the driveway approach and they will tie into the existing walls along EMP. All existing stone salvaged from the original walls removed will be preserved to mix in with the proposed new stonewalls. The new stonewall design and construction technique of the new walls will match the existing walls along EMP.

The new walls framing the modified driveway approach to the property will lead to a new set of stone pillars to replace the existing stone pillars. The new pillars will be equipped with automatic gates and coach lights on top of the pillars. The new pillars and gates will be positioned at least 20' from the Town of North Castle's future road widening line shown on the plans with a blue dashed line parallel to the front property line.

The new driveway will generally follow the existing grade and alignment of the existing driveway. The driveway surface shall continue to be gravel to match the existing driveway. Six trees will be removed as part of the new work. The proposed area to be disturbed within the grading limit line (gll) will be approximately 4865 SF. Following the re-grading work, masonry and paving, all disturbed areas will be reclaimed to native landscaping.

The existing curb cut location is positioned at a slight curve and "apex" in the road and, as such, offers good sighting and stopping distances when exiting or approaching the curb cut location. Sighting locations and profiles are provided on the plans.

Subject Area 2

Subject Area 2 coincides with 257 EMP and is positioned north of Subject Area 1. It is proposed to relocate this curb cut access farther south (+/- 175') along EMP. The proposed curb cut location takes advantage of an "apex" in the road and, therefore, offers good sighting distances up and down EMP. The existing curb cut location has good sighting and stopping distances to the south, but comprised sighting and stopping distances to the north given the hilly and twisting roadway north of the existing curb cut location. Hence, shifting the curb cut location south will provide good sighting and stopping distances in both directions resulting in safer access.

The existing curb cut location will be removed and the stonewall along the west side of EMP will be closed. The original driveway shall be removed and the area reclaimed with native landscaping to blend into the existing rural setting. The existing driveway closer to the house and garage at the north end of the driveway shall remain and the new section of driveway will extend the existing driveway south on the property (parallel to EMP) for approximately 175' to access the new curb cut location. A driveway profile has been prepared and it indicates that most of the driveway, starting from the north portion of the driveway travelling south to the new curb cut, will generally follow the existing grade, although some rock removal in the area of driveway

station 1+50 to 1+80 will be required. The chipped rock from this area shall be repurposed to construct a set of double 4' high retaining walls on the west side of the driveway between stations 0+50 and 1+00. The double wall system will be required to hold back the fill required at the driveway entry and access to EMP between driveway stations 0+00 and 1+30. Maximum fill depth is 9'.

It will be necessary to remove approximately 29 trees and disturb approximately 1300 SF of area to install the new curb cut and driveway section connecting back to the original driveway by the house. A Tree Removal Permit Application is provided with this information. New plantings are proposed to offset any tree loss and to close off the original curb cut area and help it blend into the landscape. There are many other planting opportunities on the property to replace any trees removed as part of the project and these will be shown on the final plans.

A proposed drainage system for the project shall be prepared by the project engineer to manage the increased stormwater runoff resulting from the installation of approximately 3497 SF of new (net) driveway. The plan currently shows stone curbs directing driveway stormwater runoff to two catch basins positioned at driveway 0+60. A small depression on the east of the driveway can also be used to collect runoff from the driveway. The slight depression and catch basin will drain to a stormwater management area/infiltration system down slope and west of the driveway on the interior of the property. The project engineer will determine the best positions and locations to install the drainage system.

New stone walls shall be created at the entry to EMP to frame the driveway entry. The walls will terminate at a new set of stone pillars equipped with automatic gates and coach lights on top of the pillars. The pillars and gates will be positioned at least 20' from the Town's road widening line. A stone rumble strip entry will be installed to highlight the entry. The proposed driveway surface shall be graveled to match the existing driveway. Once the earthwork, masonry, paving and drainage are installed, the disturbed areas shall be reclaimed to native landscaping.

Summary

We trust that this information will be helpful to the PB's review of the project. The project team looks forward to discussing the application with the PB at the next available PB meeting session. On behalf of the owners and project team, we are grateful to the PB and Town Staff for their guidance and cooperation with this project.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.

JDB:lj

Enc.

cc: Mark Borteck, Esq. - mborteck@gordonproperty.com

Tim Gordon - tgordon@gordonproperty.com

Anthony DiGrigoli - adigrigoli@gordonproperty.com

Jim Best - jbest2569@gmail.com



**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**

Application for Site Development Plan Approval

Application Name

Gordon Driveway Realignment

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Allan Gordon
 Mailing Address: 50 North Stanwich Rd. Greenwich, CT 06831
 Telephone: (212) 883-0350 / Fax: (212) 697-4587 ✓ e-mail mbortek@gordonproperty.com

Name of Applicant (if different): _____
 Address of Applicant: _____
 Telephone: _____ Fax: _____ e-mail _____
 Interest of Applicant, if other than Property Owner: _____

Is the Applicant (if different from the property owner) a Contract Vendee?
 Yes No
 If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: Jeri Barrett, RLA
 Address: 109 Sport Hill Rd, Easton, CT 06612
 Telephone: 203.372.5805 Fax: 203.372.0499 e-mail jeri@jdbarrett.com

Name of Other Professional: Bibbo Associates, LLP
 Address: 293 Route 100, Sommers, NY 10589
 Telephone: 914.277.5805 Fax: 914.277.8210 e-mail _____

✓ Name of Attorney (if any): MARK B. Bortek, Esq.
 ✓ Address: 441 Lexington Avenue, 10th FL
 ✓ Telephone: 212.883.0350 Fax: 212.697.4587 e-mail mbortek@gordonproperty.com

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

X Signature of Applicant: Allen Hark by Timothy Gordon as Agent Date: 4/12/21

X Signature of Property Owner: Allen Hark by Timothy Gordon as Agent Date: 4/12/21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 257 E. Middle Patent Rd

Location (in relation to nearest intersecting street):
300 feet (north, south, east or west) of Cedar Hill Rd

Abutting Street(s): E. Middle Patent Rd

Tax Map Designation (NEW): Section 88.04 Block 1 Lot 13

Tax Map Designation (OLD): Section 88.04 Block 1 Lot 13

Zoning District: R-4A Total Land Area 114.5

Land Area in North Castle Only (if different) _____

Fire District(s) FD383 School District(s) Central School District

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No _____ Yes (adjacent) Yes (within 500 feet) _____
If yes, please identify name(s): Bedford

The boundary of any existing or proposed County or State park or any other recreation area?
No _____ Yes (adjacent) Yes (within 500 feet) _____
Cedar Hill Park

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No _____ Yes

If yes, please identify the tax map designation of that property:

95.02 - 2 - 9

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Driveway realignment

Gross Floor Area: Existing NA S.F. Proposed NA S.F.

Proposed Floor Area Breakdown:

Retail _____ S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing NA Required NA Proposed NA

Number of Loading Spaces: Existing NA Required NA Proposed NA

Earthwork Balance: Cut 65% C.Y. Fill 93% C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- NA Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- ~~NA~~ Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- ~~NA~~ Location, size and design of existing signs.
- ~~NA~~ Location, type, direction, power and time of use of existing outdoor lighting.
- ~~NA~~ Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- ~~NA~~ Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- ~~NA~~ Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA Type of power to be used for any manufacturing
- NA Type of wastes or by-products to be produced and disposal method
- NA In multi-family districts, floor plans, elevations and cross sections
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- NA For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Gordon Driveway Realignment			
Project Location (describe, and attach a location map): 257 E. Middle Patent Rd, North Castle			
Brief Description of Proposed Action: Proposed realignment of two driveway accessways from E. Middle Patent Rd. into property. Upper driveway includes new curb cut. Lower driveway includes widened approach into property.			
Name of Applicant or Sponsor: Allan Gordon		Telephone: (212) 883-0350	
Address: 50 No. Stanwich Rd		E-Mail: martin@Gordonproperty.com	
City/PO: Greenwich		State: CT	Zip Code: 06831
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval, Tree Removal, Curb Cut, stormwater			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			114.5 acres 0.4 acres <input checked="" type="checkbox"/> 114.5 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? NA If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? NA If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? NO YES

16. Is the project site located in the 100-year flood plan? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes,

a. Will storm water discharges flow to adjacent properties? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe:
Stormwater flows to stormwater management areas
at interior of site

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES

If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Allan Gordon Date: 7/12/21

X Signature: Malin Gordon by Timothy Gordon as Agent Title: Property Owner

PRINT FORM



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Tree Removal Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 257 East Middle Patent Rd DATE: 4/12/21

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: Allan Gordon

ADDRESS: 50 North Stanwich Rd

PHONE: 212-883-0350 MOBILE: _____ EMAIL: mborteck@gordonproperty.com

PROPERTY OWNER: same

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Tree Company: TBD

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section III- REGULATED ACTIVITY: (Check all that apply)

- Removal of a tree within a property's regulated setback zone or landscaped buffer zone.
- Removal of a significant tree.
- Removal of any tree in the wetlands, within clearing lines, or conservation easements.
- Clearing/Thinning.
- Removal of any tree within the right of way.
- Removal in any calendar year of more than ten (10) trees on any lot.

Section IV- DESCRIPTION OF WORK: (Please include how many trees will be removed)

Proposed driveway realignment. Six (6) tree removals proposed @ Subject Area 1 and 29 tree removals proposed @ subject area 2

Section V- FUTURE PLANS:

Do you have any intention of tearing down the house to build a new house within the next six (6) months. Yes No

Town of North Castle Building Department

Section V- FUTURE PLANS: (Continued)

Do you have any intention to expand the house over 1500 square feet within the next six (6) months? Yes No

Section VI- RESTRICTION:

Is there any conservation easements on your deed? Yes No

Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: Malin Morlon by Timothy Gordon as Agent Date: 4/12/21

Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant _____ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) _____ Owner's Signature _____

Sworn to before me this _____ day of _____, 20_____

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property. Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee \$75.00 Payment type: _____ Check #: _____ Cash

Name on check: _____ Received By: _____ Date: _____

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



Town of North Castle Building Department

17 Bedford Road
Armonk, New York 10504-1898
Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554
www.northcastleny.com

Tree Removal Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 257 East Middle Patent Rd DATE: 4/12/21

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: Allan Gordon

ADDRESS: 50 North Stanwich Rd

PHONE: 212-883-0350 MOBILE: _____ EMAIL: mborteck@gordonproperty.com

PROPERTY OWNER: same

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Tree Company: TBD

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section III- REGULATED ACTIVITY: (Check all that apply)

- Removal of a tree within a property's regulated setback zone or landscaped buffer zone.
- Removal of a significant tree.
- Removal of any tree in the wetlands, within clearing lines, or conservation easements.
- Clearing/Thinning.
- Removal of any tree within the right of way.
- Removal in any calendar year of more than ten (10) trees on any lot.

Section IV- DESCRIPTION OF WORK: (Please include how many trees will be removed)

Proposed driveway realignment. Six (6) tree removals proposed @ Subject Area 1 and 29 tree removals proposed @ subject area 2. See attached Tree Removal Plans.

Section V- FUTURE PLANS:

Do you have any intention of tearing down the house to build a new house within the next six (6) months. Yes No

Town of North Castle Building Department

Section V- FUTURE PLANS: (Continued)

Do you have any intention to expand the house over 1500 square feet within the next six (6) months? Yes No

Section VI- RESTRICTION:

Is there any conservation easements on your deed? Yes No

Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: Malin Morden by Timothy Gudenas Agent Date: 4/12/21

Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant _____ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) _____ Owner's Signature _____

Sworn to before me this _____ day of _____, 20_____

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property. Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee \$75.00 Payment type: Check #: _____ Cash

Name on check: _____ Received By: _____ Date: _____

Reviewed By: _____ Date: _____

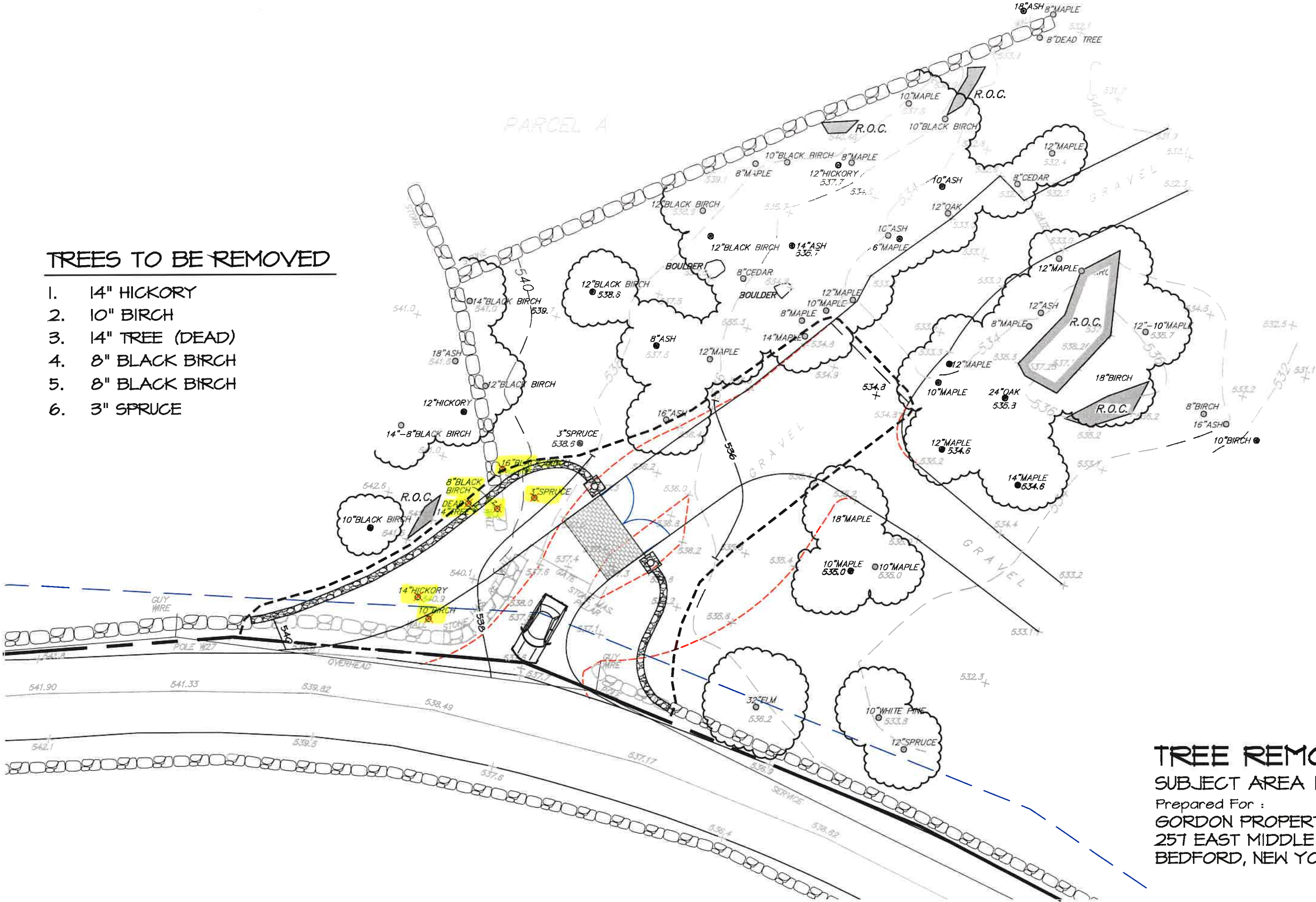
Building Inspector Approval: _____ Date: _____

Conditions: _____

PARCEL A

TREES TO BE REMOVED

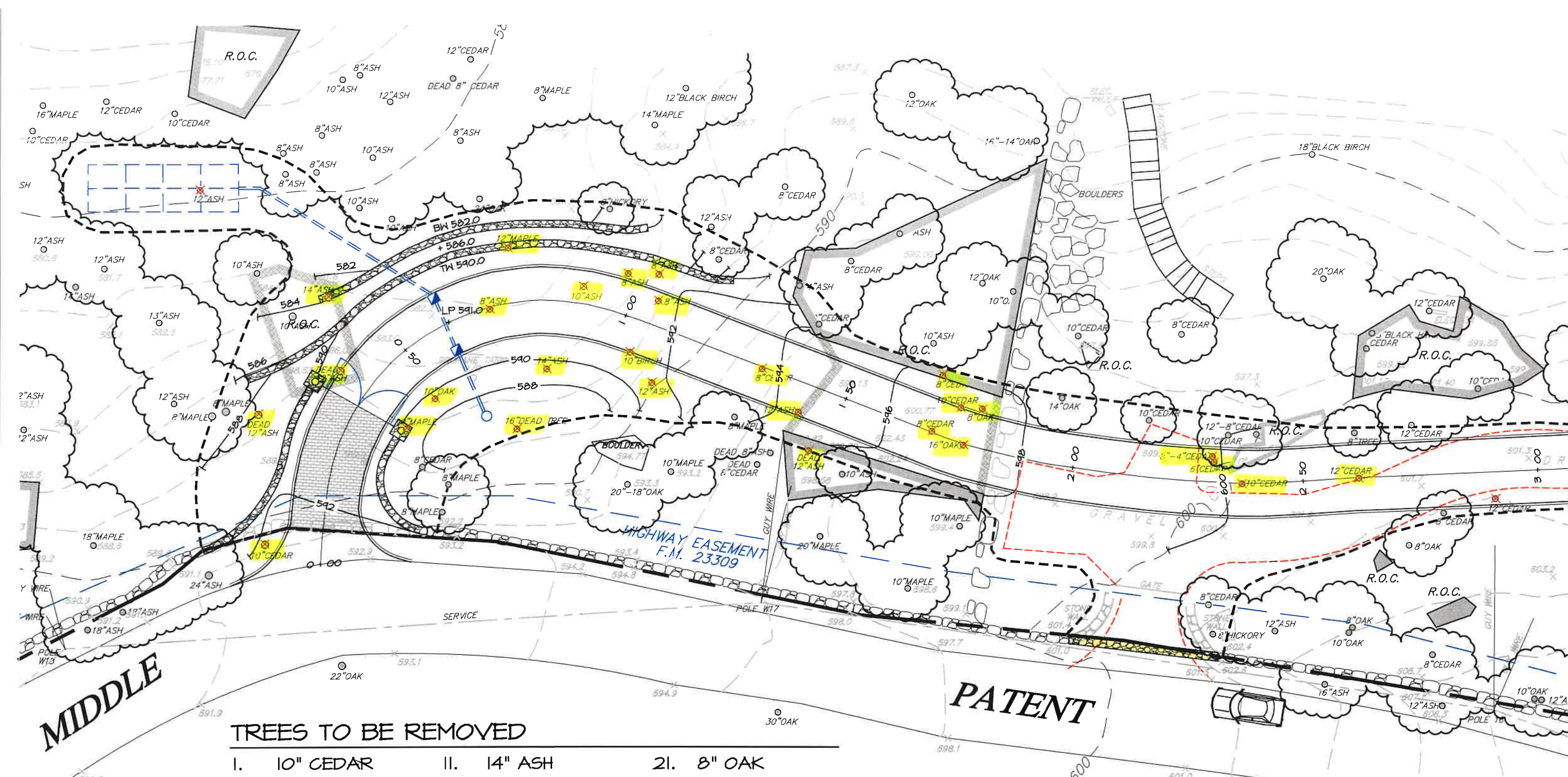
1. 14" HICKORY
2. 10" BIRCH
3. 14" TREE (DEAD)
4. 8" BLACK BIRCH
5. 8" BLACK BIRCH
6. 3" SPRUCE



TREE REMOVAL PLAN

SUBJECT AREA I - SOUTH ENTRY

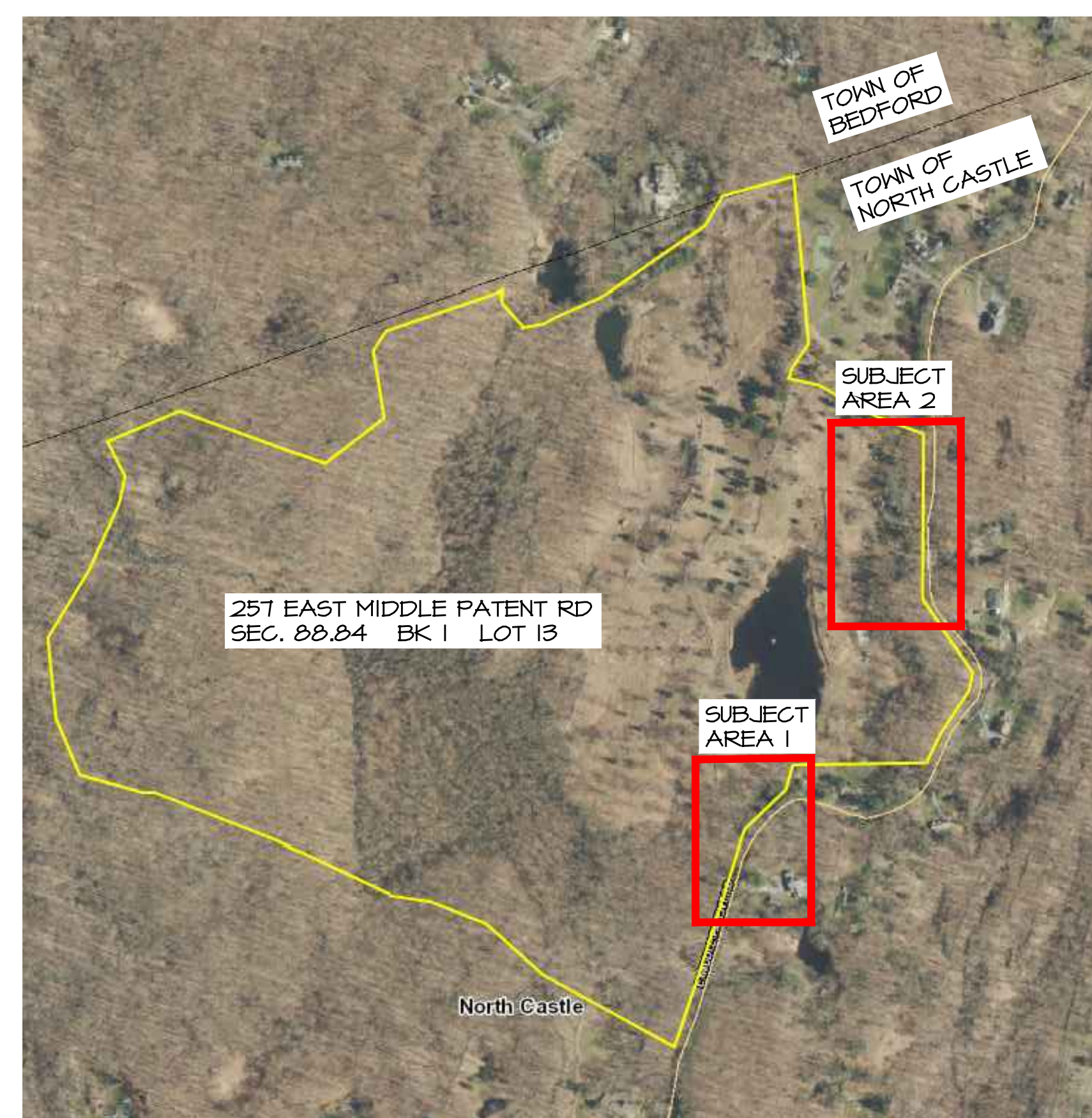
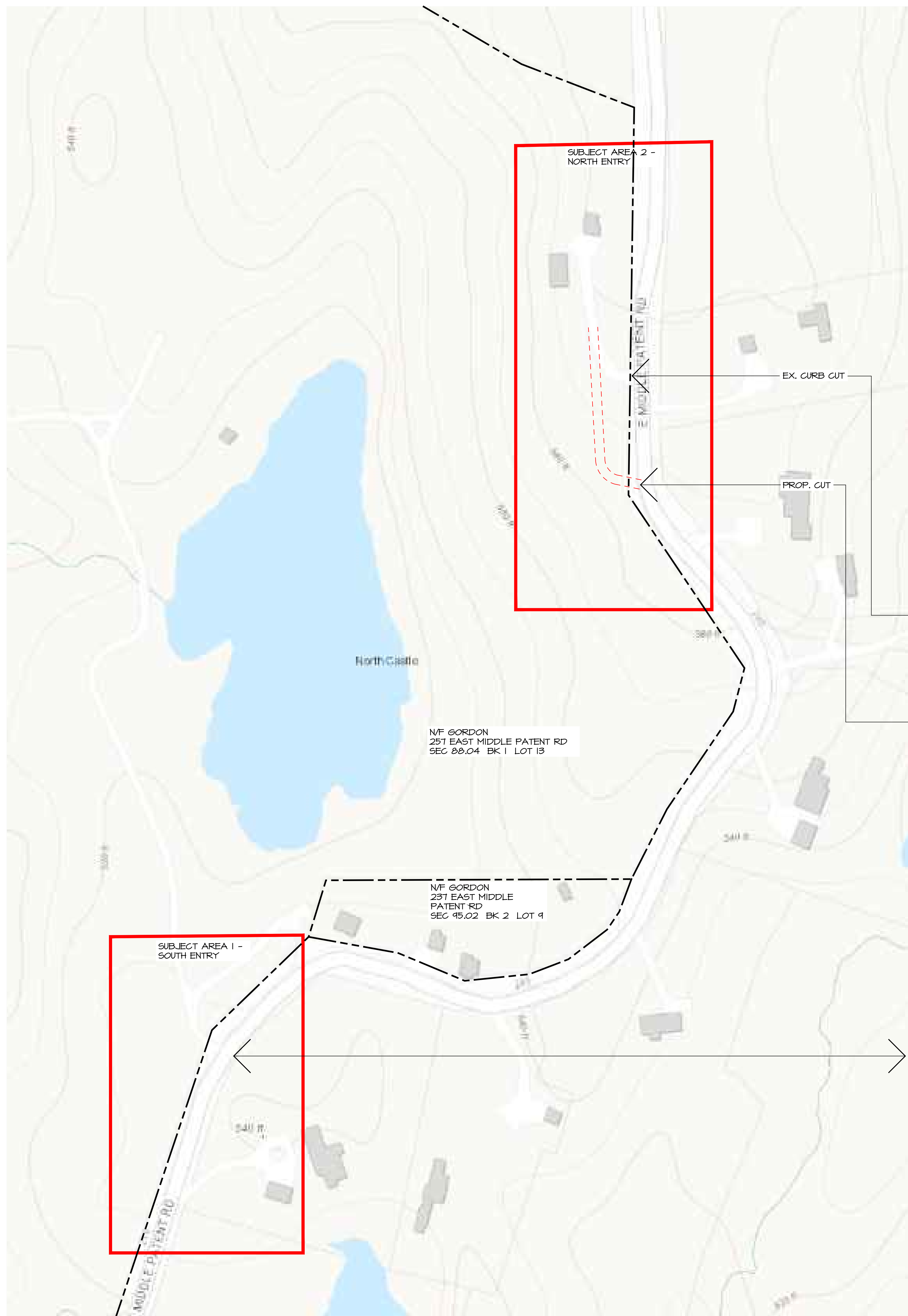
Prepared For :
 GORDON PROPERTY
 257 EAST MIDDLE PATENT RD
 BEDFORD, NEW YORK



TREES TO BE REMOVED

- | | | |
|--------------------|---------------|--------------------|
| 1. 10" CEDAR | 11. 14" ASH | 21. 8" OAK |
| 2. 12" ASH (DEAD) | 12. 12" ASH | 22. 8" CEDAR |
| 3. 12" ASH (DEAD) | 13. 10" BIRCH | 23. 16" OAK |
| 4. 10" MAPLE | 14. 8" ASH | 24. 12" ASH (DEAD) |
| 5. 10" OAK | 15. 8" ASH | 25. 8"- 4" CEDAR |
| 6. 14" ASH | 16. 8" ASH | 26. 6" CEDAR |
| 7. 16" TREE (DEAD) | 17. 8" CEDAR | 27. 10" CEDAR |
| 8. 8" ASH | 18. 12" ASH | 28. 12" CEDAR |
| 9. 12" MAPLE | 19. 8" CEDAR | 29. 12" CEDAR |
| 10. 10" ASH | 20. 10" CEDAR | |

TREE REMOVAL PLAN
 SUBJECT AREA 2 - SOUTH ENTRY
 Prepared For :
 GORDON PROPERTY
 257 EAST MIDDLE PATENT RD
 BEDFORD, NEW YORK



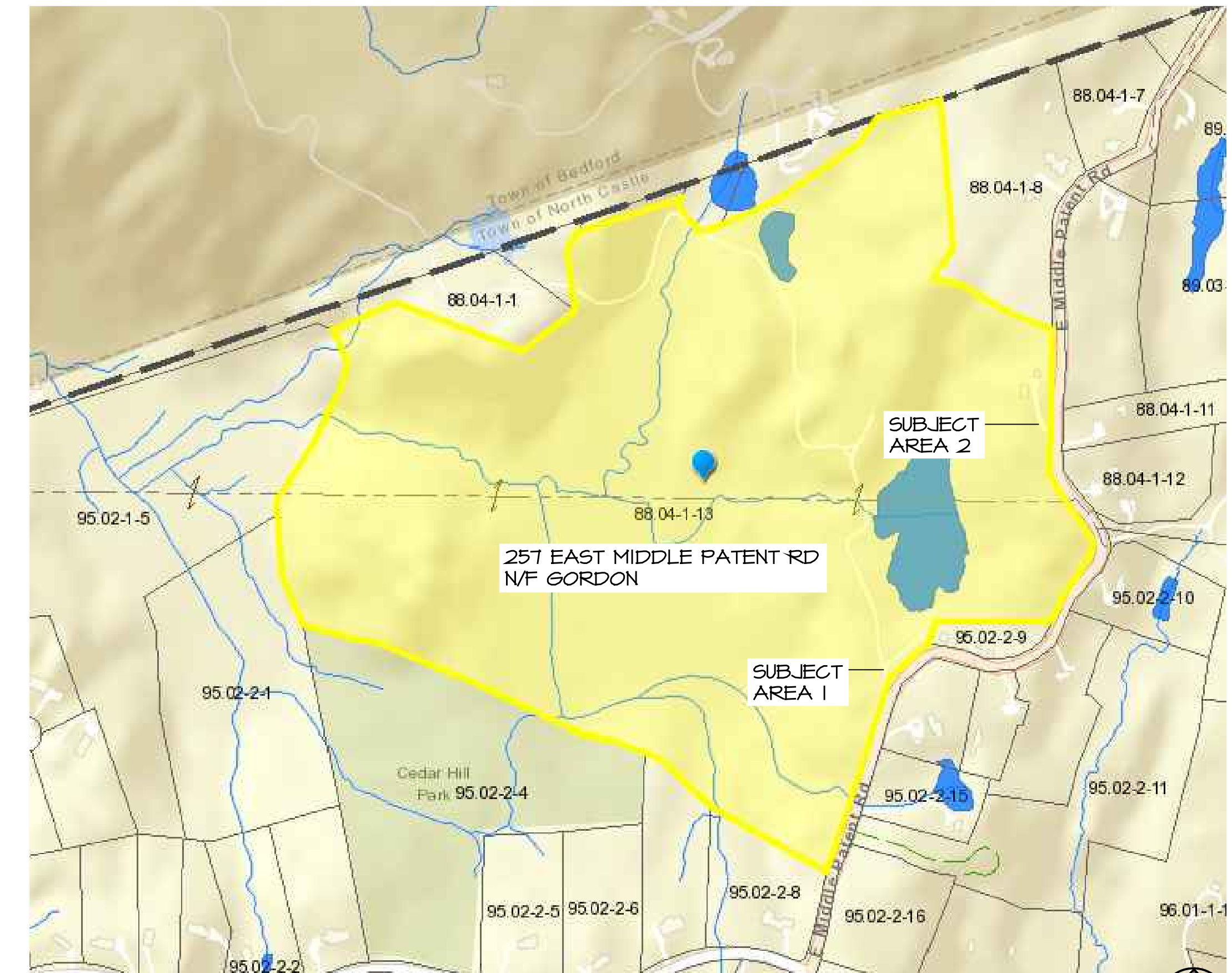
AERIAL - OVERALL PROPERTY
SCALE = NTS



SUBJECT AREA 2 - AERIAL PHOTO
SCALE = NTS



SUBJECT AREA 1 - AERIAL PHOTO
SCALE = NTS



TAX MAP
SCALE = NTS

GENERAL NOTES

1. THESE PLANS HAVE BEEN PREPARED IN SUPPORT OF A SITE DEVELOPMENT PLAN APPROVAL FROM THE PLANNING BOARD TO ALLOW MODIFICATIONS TO THE EXISTING CURB CUTS ACCESSING THE SUBJECT PROPERTY FROM THE WEST SIDE OF EAST MIDDLE PATENT ROAD (EMP). THE EXISTING TWO DRIVEWAY CURB CUTS ARE REFERRED TO AS SUBJECT AREA 1 COINCIDING WITH 235 EMP AND SUBJECT AREA 2 COINCIDING WITH 251 EMP.
2. SUBJECT AREA 1 WILL MODIFY THE EXISTING CURB CUT IN THE EXISTING LOCATION TO PROVIDE SAFER ACCESS TO THE PROPERTY.
3. SUBJECT AREA 2 WILL RELOCATE THE EXISTING CURB CUT APPROXIMATELY 175' SOUTH ON EMP TO PROVIDE SAFER ACCESS TO THE PROPERTY.
4. SURVEY INFORMATION HAS BEEN PROVIDED BY STANLEY JOHNSON SURVEYORS, MT. KISCO, NY. COPIES OF THE SURVEYS ARE PROVIDED HEREIN AND ATTACHED TO THIS DOCUMENT.
5. BIBBO ASSOCIATES, SOMERS, NY SHALL SERVE AS THE CIVIL ENGINEER FOR THE PROJECT AND MANAGE THE ENGINEERING ASPECTS OF THE PROJECT.
6. SUBJECT AREA 1 WILL DISTURB APPROXIMATELY 4865 SF AND INVOLVE A NET 65 CY OF CUT TO INSTALL THE PROJECT. THE CUT SOILS WILL BE REUSED IN SUBJECT AREA 2 WITH THE FILLING OPERATION REQUIRED.
7. SUBJECT AREA 2 WILL DISTURB APPROXIMATELY 13,000 SF AND INVOLVE APPROXIMATELY (A NET) 493 CY OF FILL, SUPPORTED BY RETAINING WALLS. ALL WALLS WILL BE 4' HT. OR LESS.
8. EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND REMAIN IN PLACE UNTIL VEGETATIVE STABILIZATION TAKES PLACE ON ALL DISTURBED AREAS.
9. AT THE END OF CONSTRUCTION, ALL DISTURBED AREAS NOT RECLAIMED AS NEW DRIVEWAY OR MASONRY SHALL BE VEGETATIVELY STABILIZED WITH NATIVE LANDSCAPING.
10. SUBJECT AREA 1 REQUIRES THE REMOVAL OF 6 TREES. SUBJECT AREA 2 REQUIRES THE REMOVAL OF 24 TREES, FOR A TOTAL OF 35 TREES SLATED FOR REMOVAL. OF THE 35 TREES BEING REMOVED, 5 ARE DEAD. IN ADDITION, 4 OF THE TREES TO BE REMOVED ARE ASH TREES IN DECLINE, EXCLUSIVE OF THE 5 DEAD TREES, HENCE 14 OF THE 35 TREES BEING REMOVED ARE EITHER DEAD OR IN DECLINE.
11. SUBJECT AREA 1 REQUIRES THE INSTALLATION OF APPROXIMATELY 340 LF OF NEW DRIVEWAY BEING INSTALLED. THIS WILL RESULT IN APPROXIMATELY 4643 SF OF NEW DRIVEWAY. EXISTING DRIVEWAY TO BE REMOVED RESULTS IN APPROXIMATELY 1146 SF OF DRIVEWAY BEING REMOVED. HENCE, THERE WILL BE APPROXIMATELY 3447 SF OF NEW DRIVEWAY CREATED BY THE PROJECT FOLLOWING REMOVAL OF PORTIONS OF THE EXISTING DRIVEWAY AT THE ORIGINAL CURB CUT LOCATION. STORMWATER RUNOFF FROM THE NEW DRIVEWAY SHALL BE MANAGED WITH A STORMWATER MANAGEMENT PLAN PREPARED BY THE PROJECT ENGINEER.

DRAWING INDEX

SHEET 1	SITE INFORMATION PLAN
SHEET 2	SUBJECT AREA 1 - SOUTH ENTRY
SHEET 3	SUBJECT AREA 2 - NORTH ENTRY
SHEET 4	EROSION CONTROL PLAN

GORDON PROPERTY
PROPOSED DRIVEWAY REALIGNMENT

SITE INFORMATION PLAN

Prepared For:
GORDON PROPERTY
251 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 88.04-1-13 Zone: R-4A

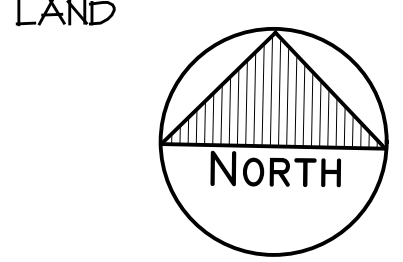
Prepared by:
Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
104 SPORT HILL ROAD
EASTON, CONNECTICUT 06612
Tel: 203.312.5805 Fax: 203.312.0494

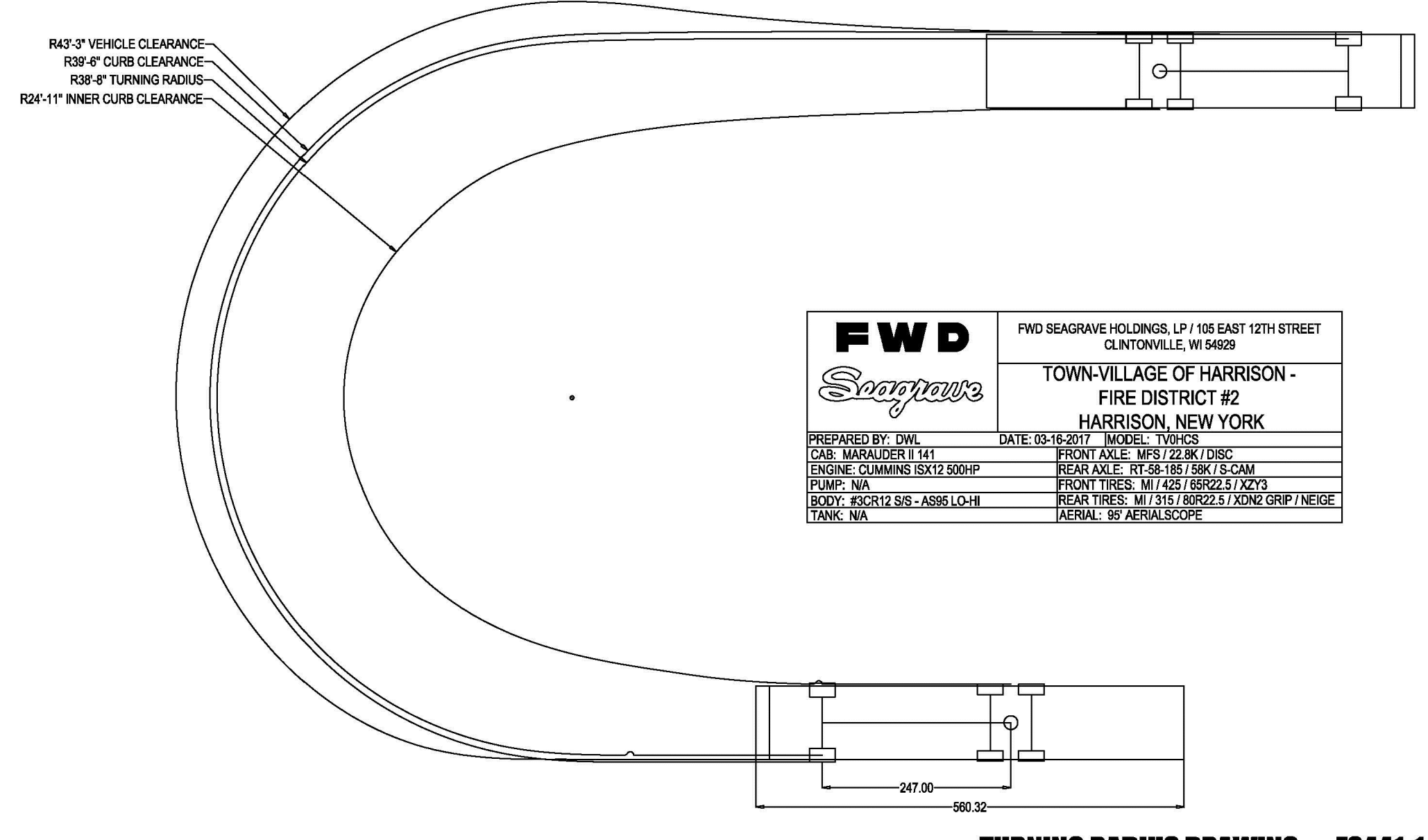
Architect:
PATRICK M. GROKE ARCHITECT
20 WOODBRIDGE RD
KATONAH, NEW YORK 10536
Tel: 914.234.6093 Fax: 914.234.0548

Surveyor:
H. STANLEY JOHNSON AND COMPANY LAND
SURVEYORS PC
42 SMITH AVE
MOUNT KISCO, NEW YORK 10544
Tel: 914.234.6093 Fax: 914.234.0548

Engineer:
BIBBO & ASSOCIATES
MILL POND OFFICES 243
NEW YORK RT 100 SOMERS NY 10584
Tel: 912.271.5805

SCALE: NTS
Date: May 7, 2021





FWD <i>Seagrave</i>	FWD SEAGRAVE HOLDINGS, LP / 105 EAST 12TH STREET CLINTONVILLE, WI 54803
TOWN-VILLAGE OF HARRISON - FIRE DISTRICT #2 HARRISON, NEW YORK	
PREPARED BY: DMJ DATE: 05.15.2017 CHECKED BY: JWH ENGINE: J. WILSON PUMP: 1500 BOX: 1500 TANK: 1500	PROJECT NO.: 1500 PROJECT NAME: 1500 PROJECT LOCATION: 1500 PROJECT DATE: 1500 PROJECT STATUS: 1500

TURNING RADIUS DRAWING F2441-1T-RAD

REV.	DATE	DESCRIPTION	REV. BY

ALL DIMENSIONS ARE MEASURED IN INCHES, UNLESS OTHERWISE NOTED.
THIS DRAWING IS FOR REFERENCE OF CONFIGURATION; MINOR DETAILS MAY NOT BE SHOWN. DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. THE SALES ORDER AND APPROVED SALES ORDER CHANGES WILL PREVAIL, WHERE DISCREPANCIES EXIST.
THE INDICATED VEHICLE HEIGHT REPRESENTS A CALCULATED DIMENSION. ACTUAL HEIGHT MAY VARY.
THE HOSE CAPACITY IS A CALCULATED AMOUNT. ACTUAL CAPACITY MAY VARY DEPENDING ON VENDOR OF THE HOSE.
FWD SEAGRAVE HOLDINGS, LP, ITS SUBSIDIARIES, SUCCESSORS AND/OR ASSIGNS COLLECTIVELY "FWD SEAGRAVE" OWNS PROPRIETARY RIGHTS IN AND TO THIS DRAWING AND INFORMATION CONTAINED THEREIN. THIS DRAWING IS CONFIDENTIAL AND SHOULD NOT BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF FWD SEAGRAVE.

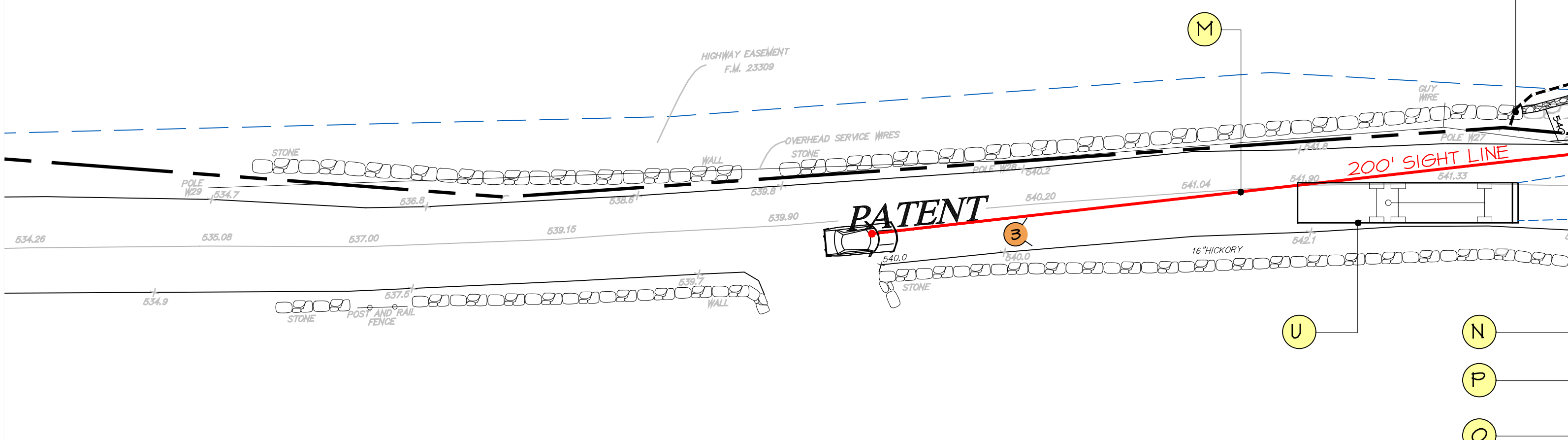
TREES TO BE REMOVED

- TREE
1. 14" HICKORY
 2. 10" BIRCH
 3. 14" TREE (DEAD)
 4. 8" BLACK BIRCH
 5. 8" BLACK BIRCH
 6. 3" SPRUCE

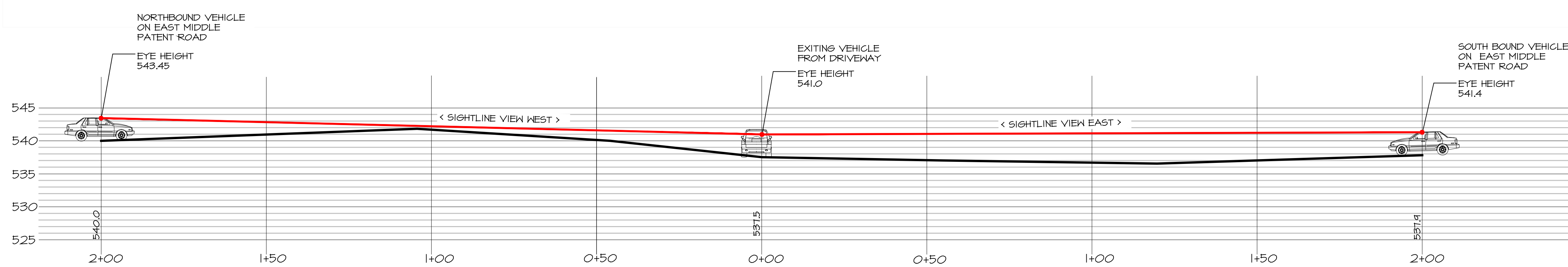
KEY

- A** EXISTING/PROPOSED CURB CUT OCCURS AT SAME LOCATION
- B** EXISTING TELEPHONE POLE
- C** PROPOSED STONEWALL NORTH OF CURB CUT
- D** NEW STONEWALL TIES INTO EXISTING STONEWALL
- E** SIGHT DISTANCE NORTH 200+ FEET
- F** EXISTING DRIVEWAY TO ADJACENT RESIDENCE
- G** PROPOSED STONE RUMBLE STRIP
- H** REALIGNED DRIVEWAY MEETS LINE AND GRADE OF EXISTING DRIVEWAY
- I** LINE OF EXISTING DRIVEWAY
- J** TREE TO BE REMOVED (TYPICAL) - 6 TREES TOTAL
- K** PROPOSED STONEWALL SOUTH OF CURB CUT
- L** NEW WALL TIES INTO EXISTING STONEWALL
- M** SIGHT DISTANCE SOUTH 200+ FEET
- N** EXISTING STONEWALL TO BE REMOVED & STONES REUSED WITH NEW WALLS
- O** AREA TO BE RE-GRADED, LOWERED - ROCK REMOVAL ANTICIPATED. AREA RECLAIMED TO GROUND COVER
- P** FUTURE TOWN ROAD WIDENING LINE
- Q** EXISTING PILLARS TO BE REMOVED AND REBUILT
- R** PROPOSED NEW PILLARS WITH COACH LIGHTS AND AUTOMATIC GATES
- S** DRIVEWAY GRADIENT SMOOTHED/REMAINS THE SAME GRADIENT
- T** TURNING RADIUS LINE FOR FIRE LADDER TRUCK (SEE DETAIL)
- U** 4T FIRE/LADDER TRUCK
- V** DISTURBANCE LIMIT LINE/AREA WITHIN 6LL (4,865 SF)

FIRE TRUCK TURNING RADIUS



SUBJECT AREA I - SOUTH ENTRY SITE PLAN



SIGHTLINE PROFILE - SUBJECT AREA I

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 10'



1 SUBJECT AREA I. VIEW WEST INTO EXISTING CURB CUT. PROPOSED CURB CUT IN SAME LOCATION BUT IMPROVED WITH MODIFICATIONS. SIGHTING DISTANCE FROM EXISTING CURB CUT IS GOOD UP AND DOWN EMP.
2 SUBJECT AREA I. VIEW SOUTH ALONG EMP TOWARD EXISTING CURB CUT AT GARBAGE CANS AT RIGHT SIDE OF STREET.
3 SUBJECT AREA I. VIEW NORTH ALONG EMP TOWARD EXISTING CURB CUT AT GARBAGE CANS AT LEFT SIDE OF STREET.
4 SUBJECT AREA I. VIEW NORTH ALONG EMP FROM CURB CUT DEMONSTRATING GOOD SIGHTING DISTANCES.
5 SUBJECT AREA I. VIEW SOUTH ALONG EMP FROM EXISTING CURB CUT DEMONSTRATING GOOD SIGHTING DISTANCES.
6 SUBJECT AREA I. VIEW SOUTH TO EDGE OF EXISTING DRIVEWAY ENTRY. EXISTING WALL TO BE RELOCATED FARTHER BACK (SOUTH) AND AREA RE-GRADED TO ALLOW IMPROVED DRIVEWAY GEOMETRY TO ALLOW AN EMERGENCY VEHICLE TO SAFELY ACCESS THE SITE.

SUBJECT AREA I - SOUTH ENTRY

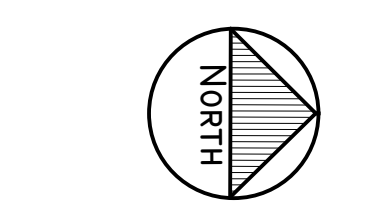
Prepared For:
GORDON PROPERTY
257 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 88-04-13 Zone: R-4A

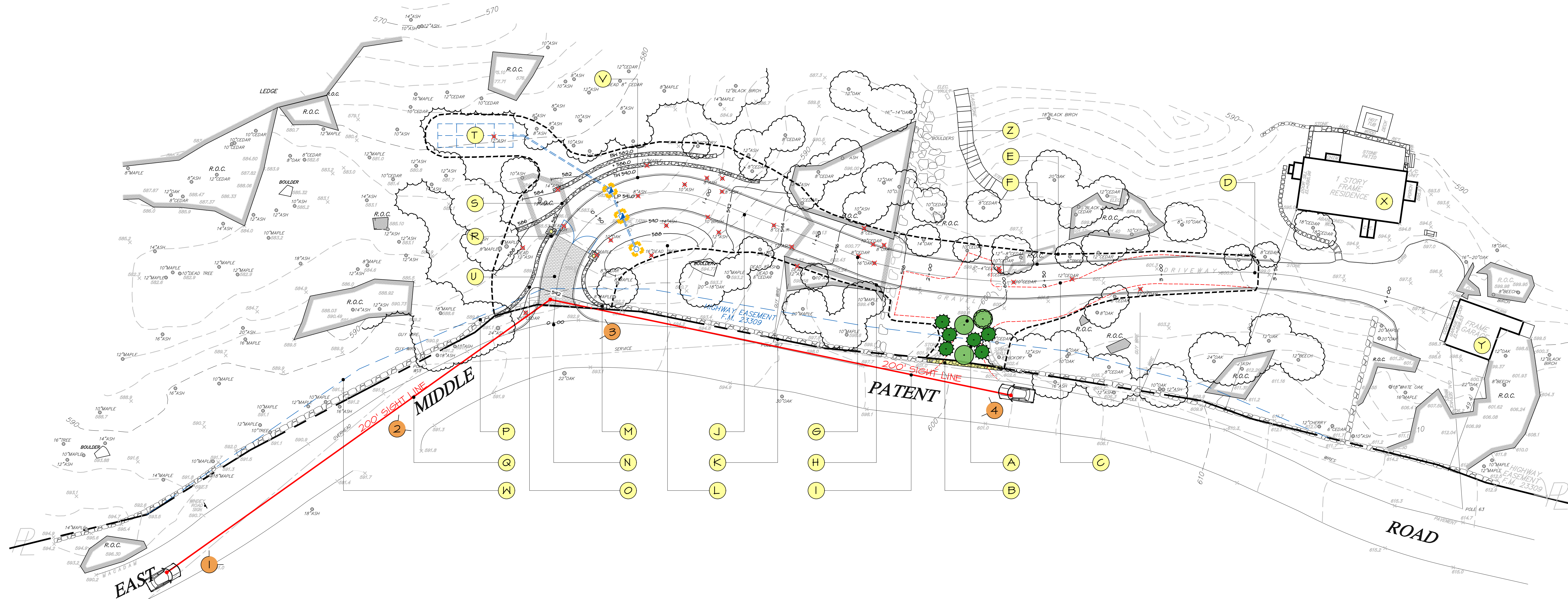
Prepared by:
Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
104 SPORT HILL ROAD
EASTON, CONNECTICUT 06612
Tel: 203.312.5805 Fax 203.312.0444

Architect:
PATRICK M. CROKE ARCHITECT
11 COURT ROAD, BOX 158
BEDFORD VILLAGE, NEW YORK 10506
Tel: 914.234.6043 Fax 914.234.0548

Surveyor:
H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS PC
42 SMITH AVE
MOUNT KISCO, NEW YORK 10549
Tel: 914.234.6043 Fax 914.234.0548

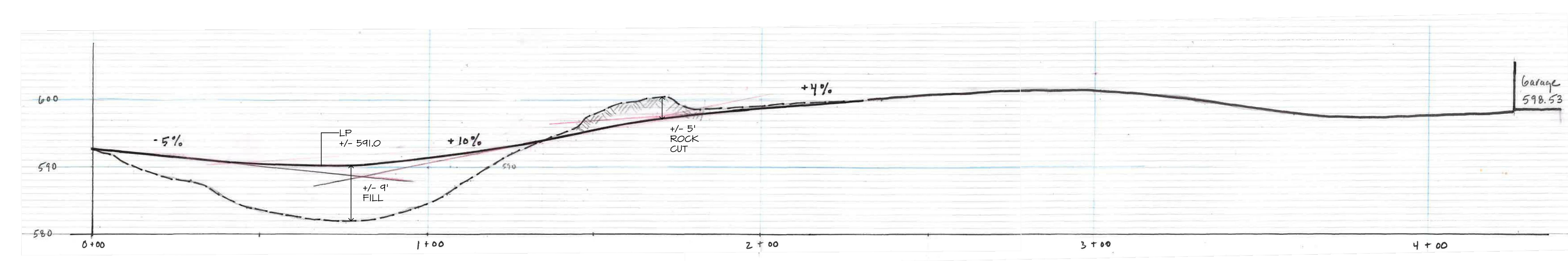
Engineer:
BIBBO & ASSOCIATES
MILL POND OFFICES 243
NEW YORK RT 100 SOMERS NY 10589
Tel: 914.277.5805
SCALE: 1"=20'-0"
Date : May 7, 2021



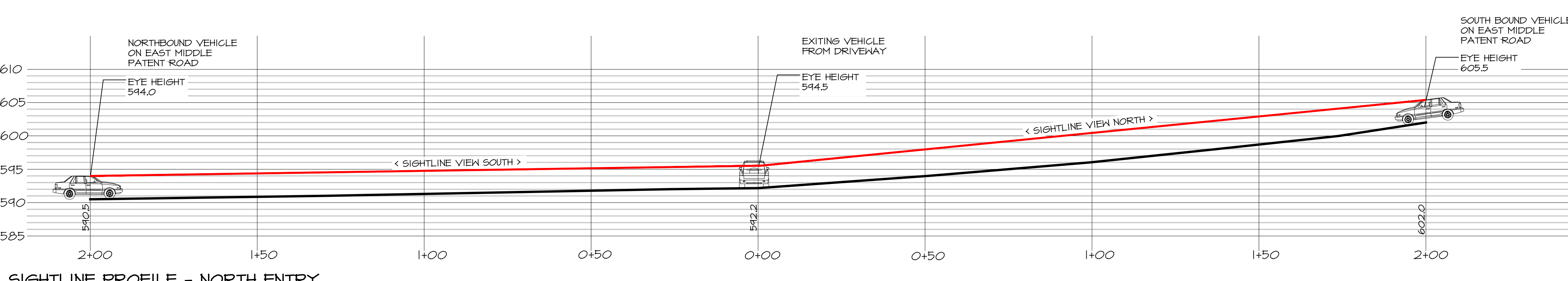


- KEY**
- (A) EXISTING CURB CUT TO BE RELOCATED
 - (B) NEW STONEWALL CLOSES EXISTING CURB CUT
 - (C) LINE OF EXISTING DRIVEWAY
 - (D) NEW GRAVEL DRIVEWAY MEETS LINE & GRADE OF EXISTING DRIVEWAY
 - (E) GRADING LIMIT LINE/LIMITS OF DISTURBANCE +/- 13,000 SF
 - (F) EXISTING LEDGE ROCK
 - (G) TREE TO BE REMOVED (TYPICAL). SEE TREE REMOVAL LIST
 - (H) LEDGE ROCK REMOVAL REQUIRED FOR DRIVEWAY INSTALLATION
 - (I) SIGHT LINE NORTH 200+ FEET
 - (J) REALIGNED DRIVEWAY - SEE DRIVEWAY PROFILE
 - (K) EXISTING STONEWALL AT EAST MIDDLE PATENT ROAD
 - (L) DEPRESSION AREA TO BE PLANTED WITH NATIVE GROUNDCOVERS
 - (M) NEW STONEWALL TIES INTO EXISTING STONEWALL
 - (N) LOCATION OF NEW CURB CUT REQUIRES REMOVAL OF +/- 35' OF EXISTING STONEWALL
 - (O) PROPOSED NEW STONEWALL AT SOUTH SIDE OF DRIVEWAY
 - (P) EXISTING STONEWALL
 - (Q) SIGHT LINE SOUTH 200+ FEET
 - (R) PROPOSED NEW ENTRY PILLARS WITH COACH LIGHTS & AUTOMATIC GATES
 - (S) PROPOSED STONE/BOULDER WALLS TO RETAIN GRADE - 4' HT. MAXIMUM
 - (T) POTENTIAL STORMWATER MANAGEMENT AREA.
 - (U) PROPOSED STONE RUMBLE STRIP
 - (V) STONE CURBS DIRECT RUNOFF TO CATCH BASINS
 - (W) LINE OF FUTURE ROAD WIDENING
 - (X) EXISTING RESIDENCE
 - (Y) EXISTING GARAGE
 - (Z) PROPOSED PLANTING TO NATURALIZE FORMER CURB CUT AREA

SUBJECT AREA 2 - NORTH ENTRY

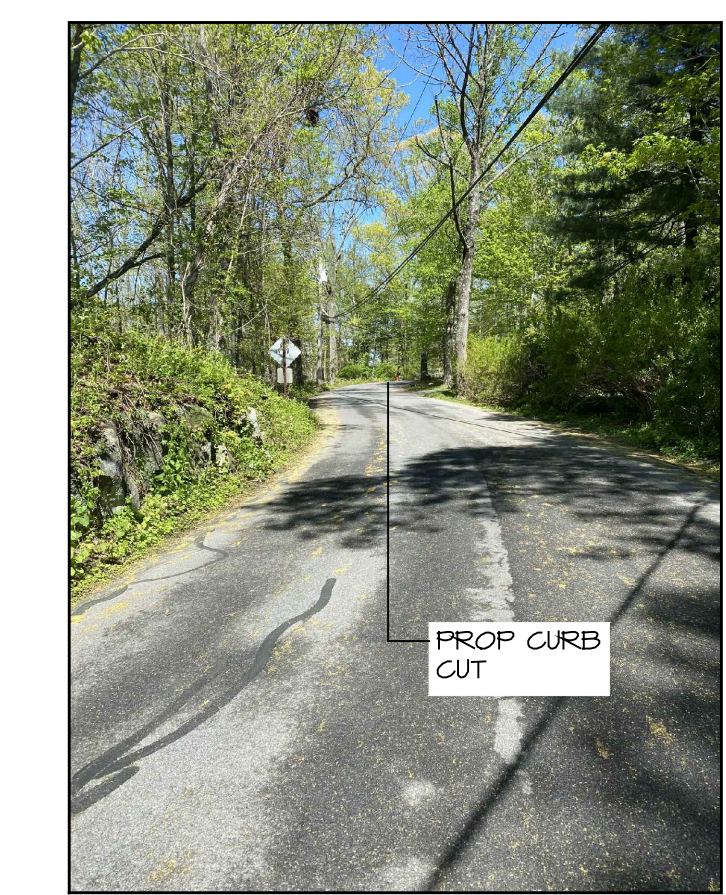


DRIVEWAY PROFILE - NORTH ENTRY



SIGHTLINE PROFILE - NORTH ENTRY

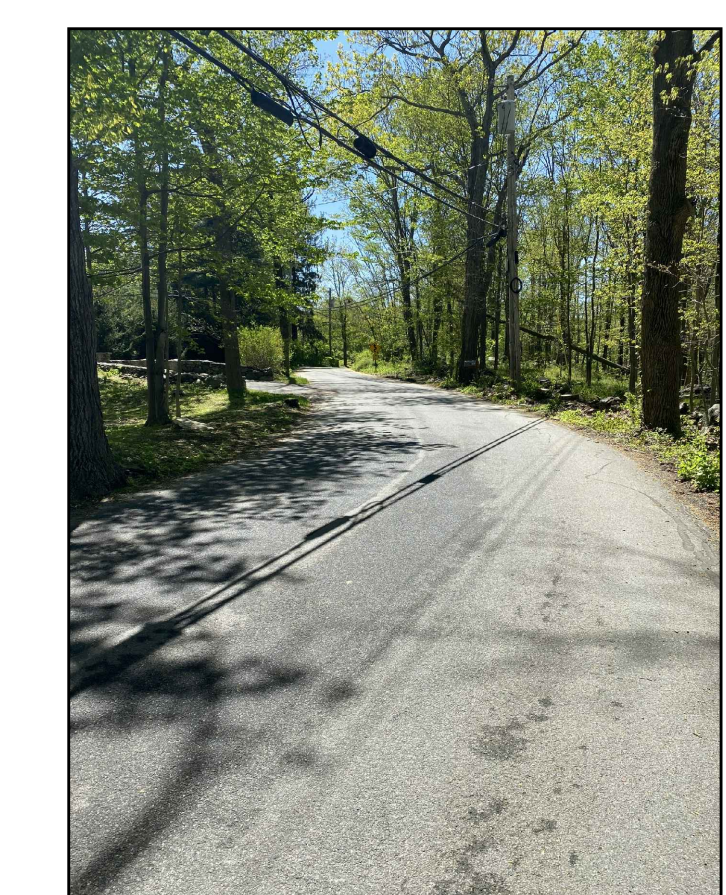
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Vertical Scale: 1" = 10'



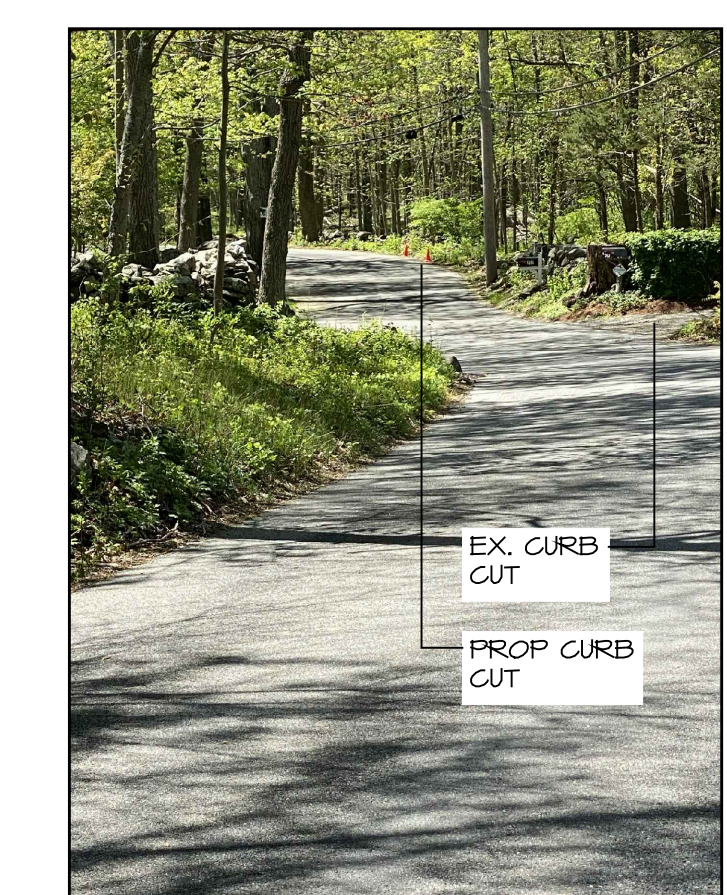
1 SUBJECT AREA 2. VIEW NORTH ALONG EAST MIDDLE PATENT ROAD (EMP) TO PROPOSED CURB CUT AT ORANGE TRAFFIC CONES.



2 SUBJECT AREA 2. VIEW NORTH TO NEW CURB CUT AT APEX IN ROAD.



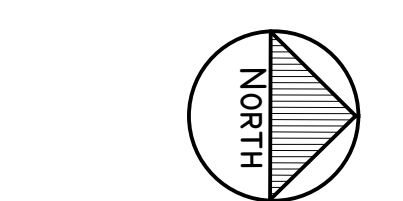
3 SUBJECT AREA 2. VIEW SOUTH FROM PROPOSED CURB CUT OFFERS GOOD SIGHTING DISTANCES.

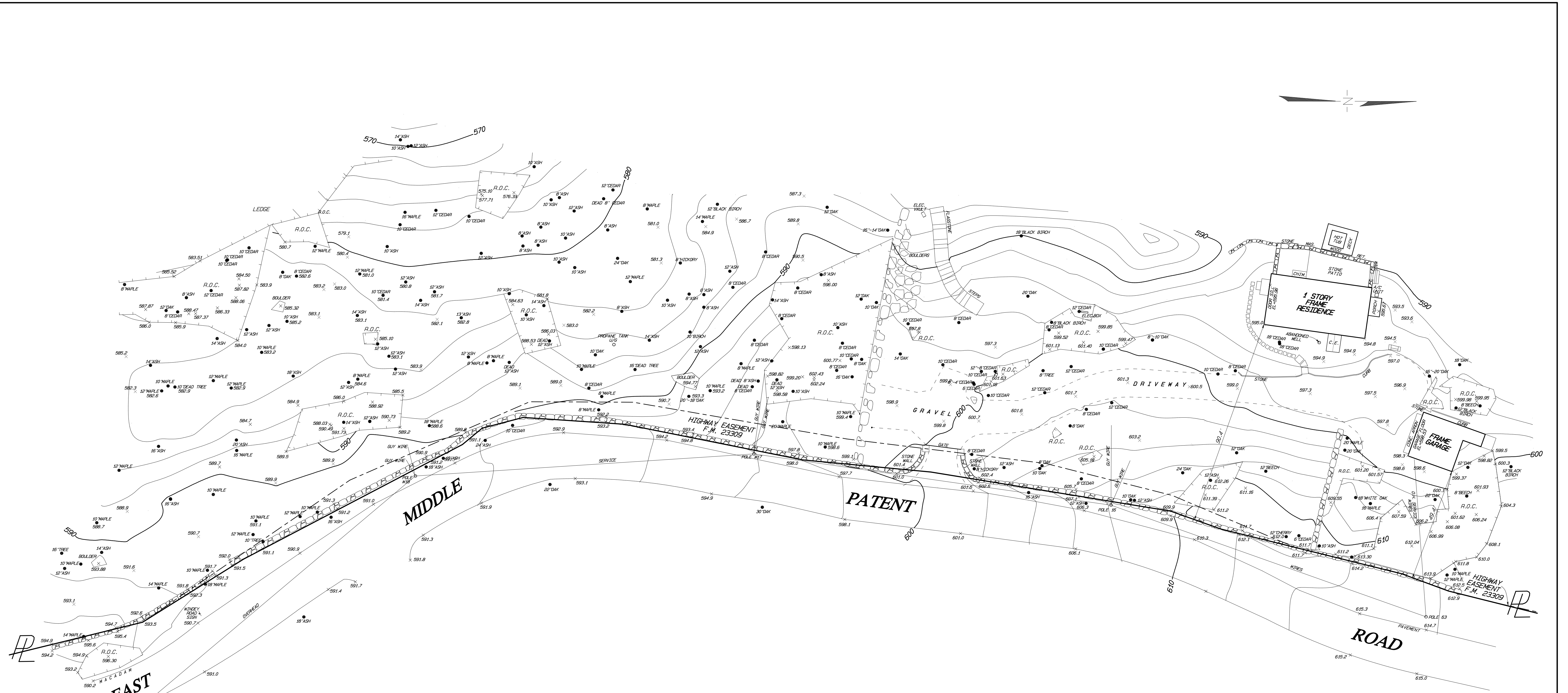


4 SUBJECT AREA 2. VIEW SOUTH ALONG EMP. EXISTING CURB CUT TO BE CLOSED AT MID-RIGHT PHOTO. PROPOSED NEW CURB CUT AT TOP RIGHT PHOTO AT ORANGE SAFETY CONES, APPROXIMATELY 175' AWAY.

SUBJECT AREA 2 - NORTH ENTRY

Prepared For:
GORDON PROPERTY
251 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 88,04-113 Zone: R-4A
Prepared by:
Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
104 SPORT HILL ROAD
EASTON, CONNECTICUT 06612
Tel. 203.312.5805 Fax 203.312.0449
Architect:
PATRICK M. CROKE ARCHITECT
11 COURT ROAD, BOX 758
BEDFORD VILLAGE, NEW YORK 10506
Tel. 914.234.6093 Fax 914.234.0548
Surveyor:
H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS PC
42 SMITH AVE
MOUNT KISCO, NEW YORK 10549
Tel. 914.234.6093 Fax 914.234.0548
Engineer:
BIBBO & ASSOCIATES
MILL POND OFFICES 243
NEW YORK RT 100 SOMERS NY 10589
Tel. 912.271.5805
SCALE: 1"=20'-0"
Date: May 7, 2021





Address: 257 East Middle Patent Road
Bedford N.Y. 10506

Tax Parcel: 88.04-1-13 Town of North Castle Assessment

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

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

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Notes:

- 1) Elevations shown hereon are generally in accordance with the Westchester County GIS Topographic Datum.
- 2) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
- 3) The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.

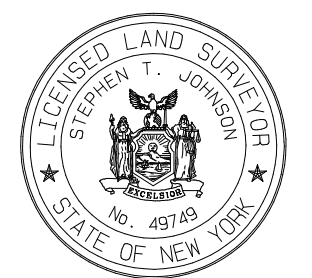
TOPOGRAPHIC MAP
PREPARED FOR
ALLAN S. GORDON

Being Parcel A as shown on a certain map entitled "Subdivision of Property Known as Turtle Rock Farm, etc." said map being filed in the Westchester County Clerk's Office, Division of Land Records July 1, 1988 as Map No. 23309.

SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

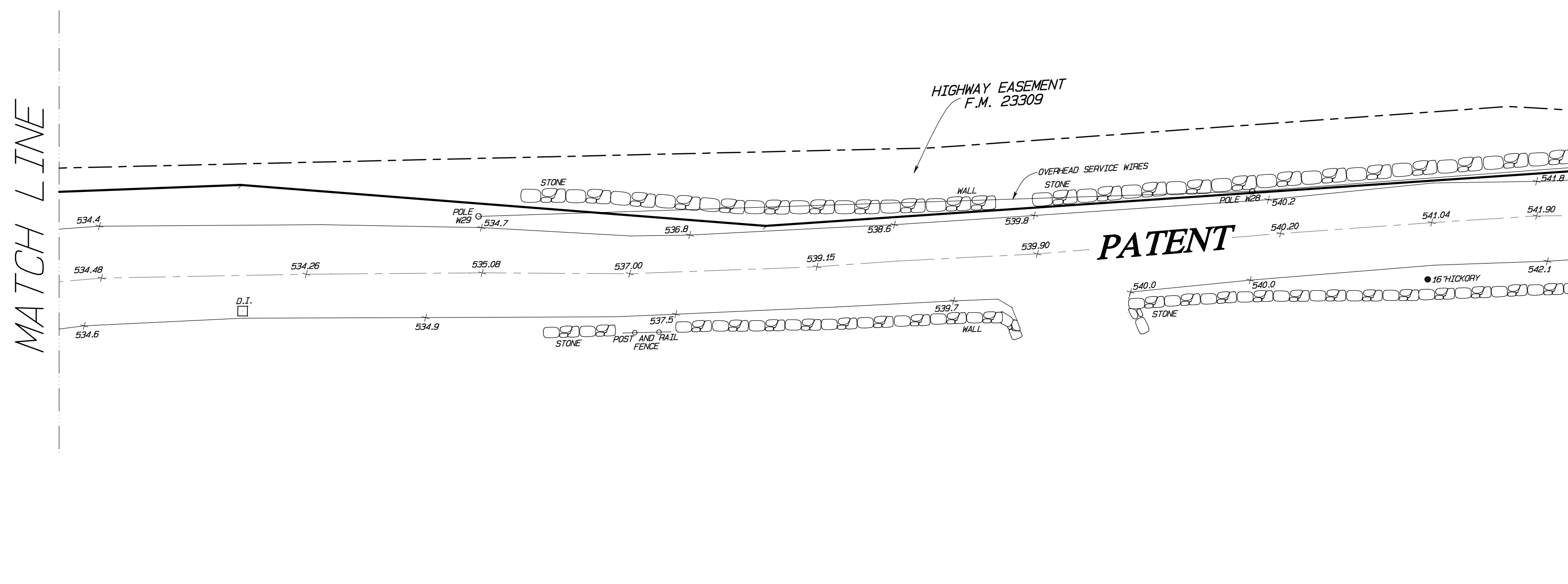
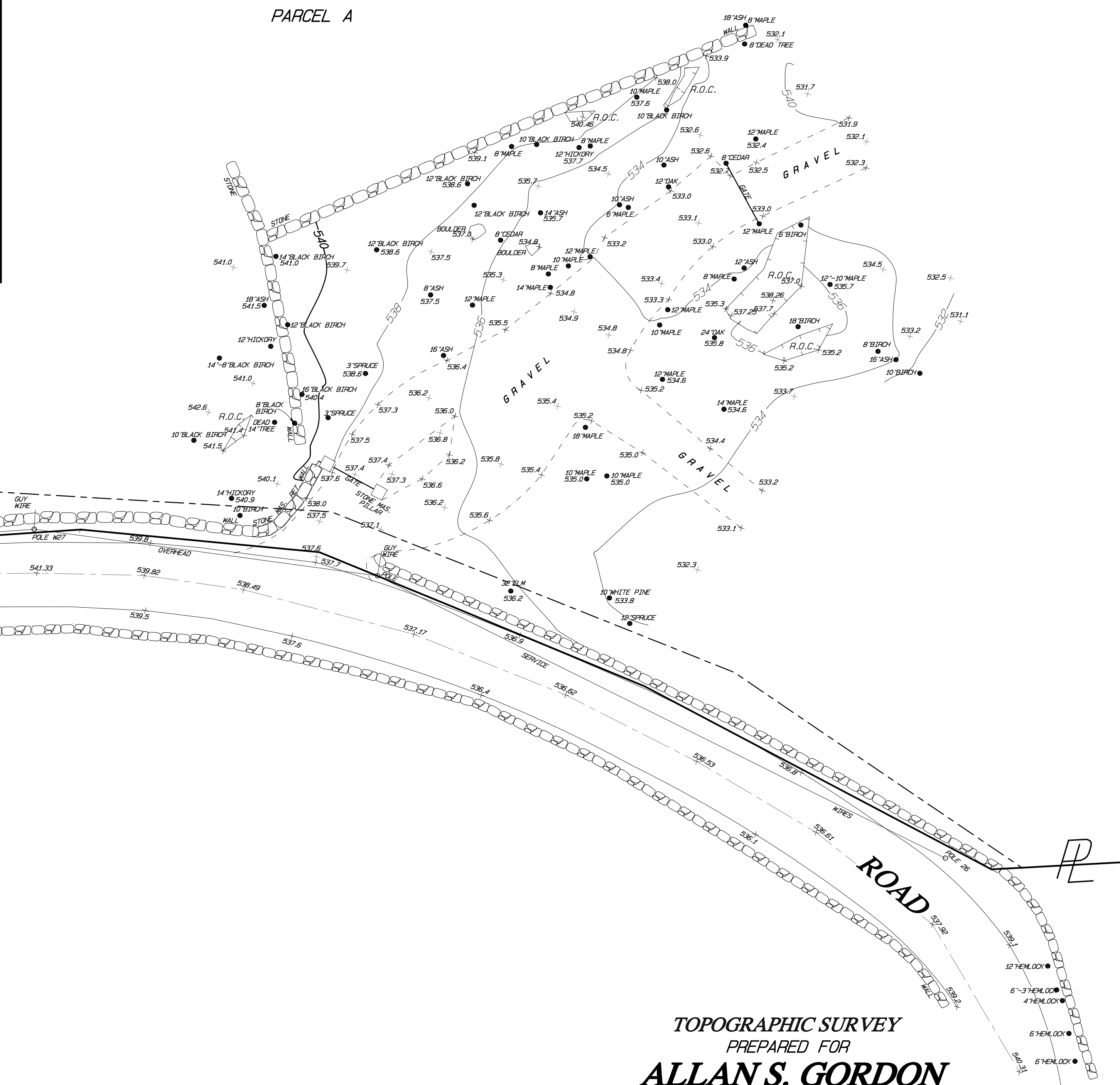
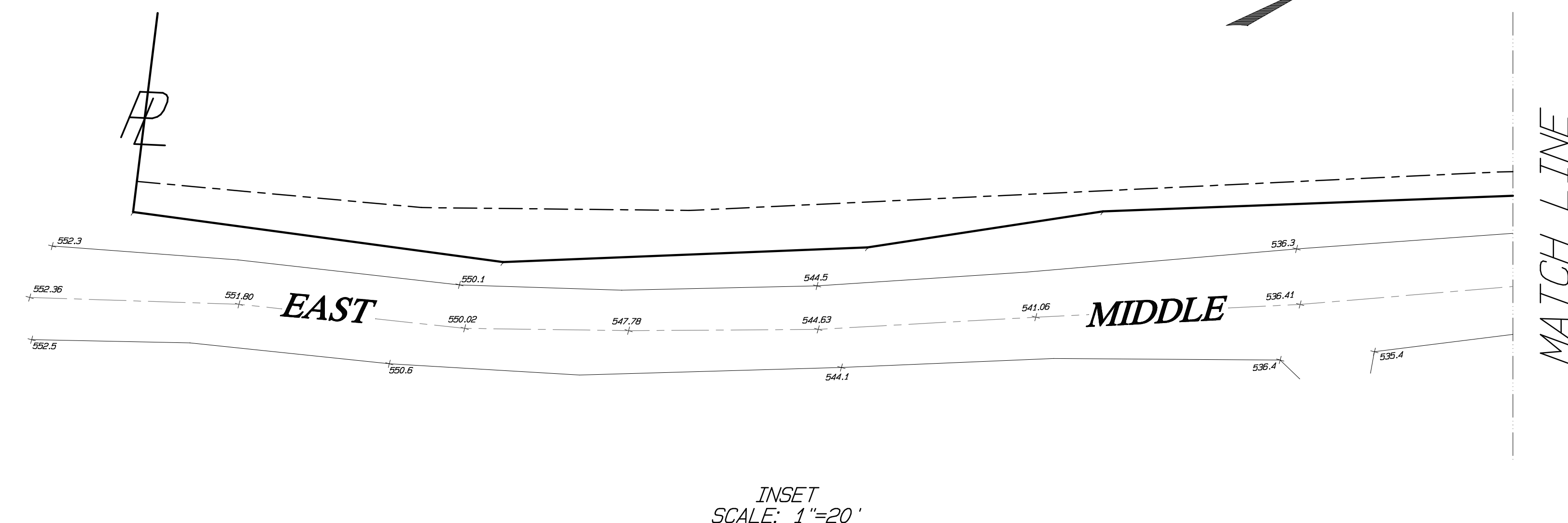
SURVEYED: DECEMBER 21, 2020
MAP PREPARED: JANUARY 4, 2021



BY: *[Signature]*
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

DATA: FB7-105

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438



Address: 257 East Middle Patent Road
Bedford N.Y. 10506

Tax Parcel: 88.04-1-13 Town of North Castle Assessment

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

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The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Notes:

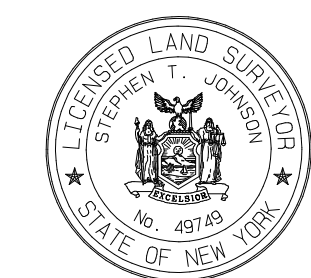
- 1) Elevations shown hereon are generally in accordance with the Westchester County GIS Topographic Datum.
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TOPOGRAPHIC SURVEY
PREPARED FOR
ALLAN S. GORDON

Being Parcel A as shown on a certain map entitled "Subdivision of Property Known as Turtle Rock Farm, etc." said map being filed in the Westchester County Clerk's Office, Division of Land Records July 1, 1968 as Map No. 23309.

SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'



SURVEYED: DECEMBER 21, 2020
MAP PREPARED: JANUARY 5, 2021

BY: *[Signature]*
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749
STEPHEN T. JOHNSON, P.L.S.

DATA: FB7-105