

VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

84 BUSINESS PARK DRIVE

SUITE 200

ARMONK, NEW YORK 10504

TEL: (914) 273-1300

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February 20, 2019

Michael Schiliro, Supervisor
Town Board of the Town of North Castle
15 Bedford Road
Armonk, NY 10504

Re: 45 Bedford Road
Submission of Additional Information

Honorable Supervisor and Members of the Town Board:

As you know, this firm represents 45 Bedford Road LLC, the owner of the property located at 45 Bedford Road in the hamlet of Armonk. The purpose of this letter is to submit additional information requested by your Board in advance of the public hearing on the proposed zoning amendments, which hearing has been scheduled for February 27, 2019.

As requested by members of the Town Board, 8 figures are enclosed that show existing building heights in the Armonk hamlet area with a comparison to the proposed buildings. Several of these exhibits also compare the existing building footprints to the proposed C building.

The project's Traffic Study has been revised by JMC based upon comments received from the Town's traffic consultant in its memorandum dated January 11, 2019.

The project simulation video has been revised to be slower, as requested by the Town Board. In addition, the following views have also been added to the simulation:

- From the intersection of Route 22 and Maple Avenue, driving towards Bedford Road;
- From the intersection of Main Street and Bedford Road driving towards Maple Avenue. This segment shows the proposed project in the context of the Bedford Road streetscape. As discussed with the Town Board, this view demonstrates how the proposed setbacks of the A buildings are consistent with the setbacks of existing buildings on the south side of Bedford Road. This view also demonstrates how the proposal to add significant street trees along the project

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Town Board of the Town of North Castle

February 20, 2019
Page 2

frontage on Bedford Road continues the existing allee of trees, which is a significant visual element on the south side of Bedford Road.

We look forward to appearing before your Board at the public hearing on February 27, 2019. Thank you for your continued courtesy and cooperation.

Very truly yours,

VENEZIANO & ASSOCIATES

By: 

Mark P. Miller

MPM/kj

NOTES:

- 1. EXISTING BUILDING HEIGHTS WERE MEASURED FROM THE MAXIMUM / MINIMUM HEIGHT OF EAVES TO EXISTING GRADE AT THEIR RESPECTIVE LOCATIONS.
- 2. PROPOSED BUILDING HEIGHTS ARE MEASURED BASED ON THE VERTICAL DISTANCE BETWEEN THE MAXIMUM / MINIMUM HEIGHT OF THE EAVES AND THE AVERAGE ELEVATION OF THE LOWEST STREET. (BEDFORD ROAD @ 376.6)
- 3. FINISHED FLOOR ELEVATION FOR THE A-UNITS = 378'.
- 4. FINISHED FLOOR ELEVATION FOR THE C-BUILDING = 377'.



A-Unit



12 & 16 BEDFORD ROAD BUILDING ELEVATIONS



20 BEDFORD ROAD BUILDING ELEVATION

JMC

120 BEDFORD RD
ARMONK
NY 10604
(914) 273-5225
fax 273-2102
JMCPLLC.COM

MARIANI GARDENS REDEVELOPMENT

TOWN OF NORTH CASTLE, NEW YORK

45 BEDFORD ROAD

DATE: 02/20/2019

12, 16, & 20 BEDFORD ROAD
BUILDING ELEVATIONS

JMC PROJECT: 18053

FIGURE: E-1

SCALE: NOT TO SCALE

NOTES:

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A-Unit



30 BEDFORD ROAD BUILDING ELEVATION



40 BEDFORD ROAD BUILDING ELEVATION

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45 BEDFORD ROAD

MARIANI GARDENS REDEVELOPMENT
TOWN OF NORTH CASTLE, NEW YORK

DATE: 02/20/2019

30 & 40 BEDFORD ROAD
BUILDING ELEVATIONS

FIGURE: E-2

JMC PROJECT: 18053

SCALE: NOT TO SCALE

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A-Unit



50 BEDFORD ROAD BUILDING ELEVATION



1 BEDFORD ROAD BUILDING ELEVATION

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MARIANI GARDENS REDEVELOPMENT
TOWN OF NORTH CASTLE, NEW YORK

45 BEDFORD ROAD

1 & 50 BEDFORD ROAD
BUILDING ELEVATIONS

DATE: 02/20/2019

JMC PROJECT: 18053

SCALE: NOT TO SCALE

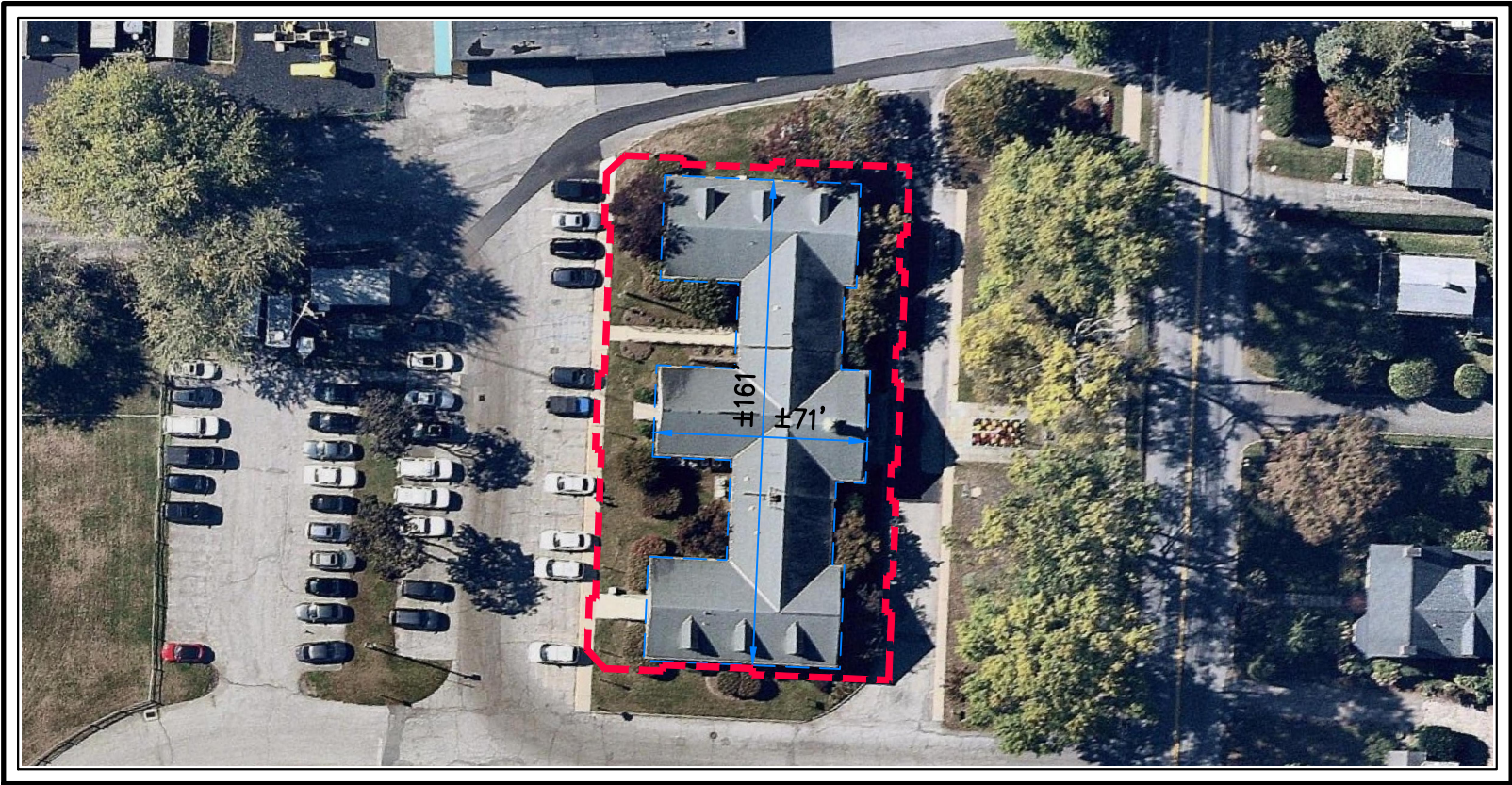
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C-Building

BUILDING FOOTPRINT = ±16,600 S.F.



15 BEDFORD ROAD BUILDING FOOTPRINT

BUILDING FOOTPRINT = ±8,890 S.F.

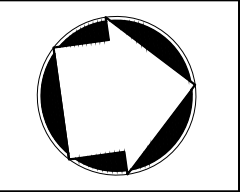


15 BEDFORD ROAD BUILDING ELEVATION

KEY	
C BUILDING FOOTPRINT:	---
EXISTING BUILDING FOOTPRINT:	---

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MARIANI GARDENS REDEVELOPMENT

TOWN OF NORTH CASTLE, NEW YORK

45 BEDFORD ROAD

15 BEDFORD ROAD BUILDING
FOOTPRINT & ELEVATION

DATE: 02/20/2019

JMC PROJECT: 18053

SCALE: 1" = 60'

NOTES:

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C-Building
BUILDING FOOTPRINT = ±16,600 S.F.



111 BEDFORD ROAD BUILDING FOOTPRINT
BUILDING FOOTPRINT = ±16,950 S.F.

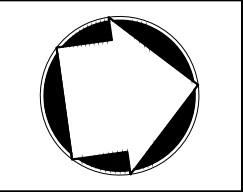


111 BEDFORD ROAD BUILDING ELEVATION

KEY	
C BUILDING FOOTPRINT:	---
EXISTING BUILDING FOOTPRINT:	---

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45 BEDFORD ROAD

111 BEDFORD ROAD BUILDING
FOOTPRINT & ELEVATION

DATE: 02/20/2019

JMC PROJECT: 18053

SCALE: 1" = 60'

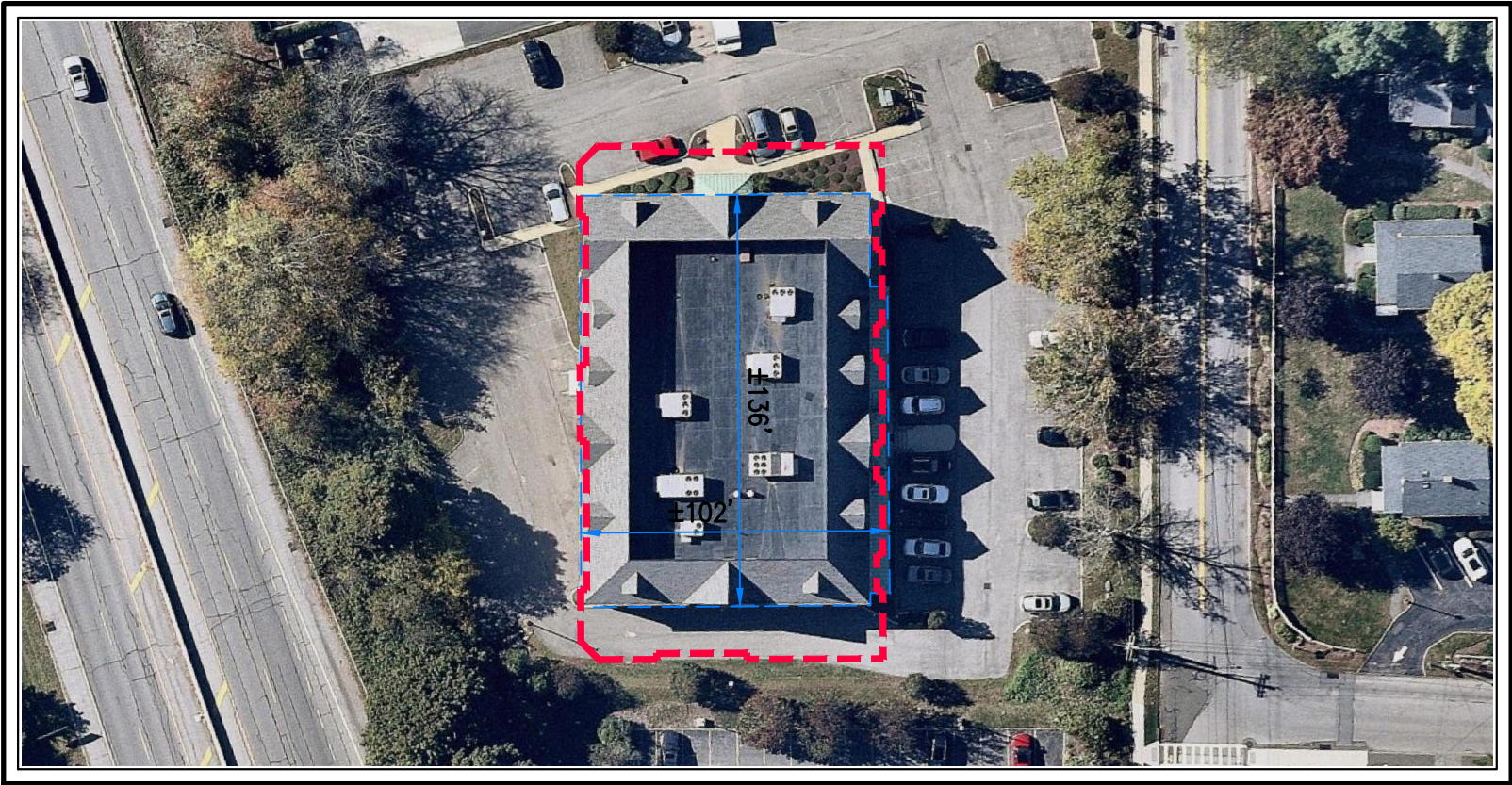
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C-Building

BUILDING FOOTPRINT = ±16,600 S.F.



135 BEDFORD ROAD BUILDING FOOTPRINT

BUILDING FOOTPRINT = ±13,710 S.F.

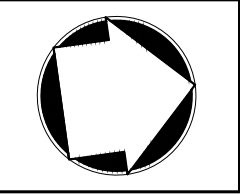


135 BEDFORD ROAD BUILDING ELEVATION

KEY	
C BUILDING FOOTPRINT:	---
EXISTING BUILDING FOOTPRINT:	---

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135 BEDFORD ROAD BUILDING
FOOTPRINT & ELEVATION

DATE: 02/20/2019

JMC PROJECT: 18053

SCALE: 1" = 60'

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C-Building

BUILDING FOOTPRINT = ±16,600 S.F.



145 BEDFORD ROAD BUILDING FOOTPRINT

BUILDING FOOTPRINT = ±9,810 S.F.

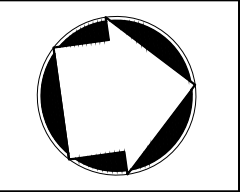


145 BEDFORD ROAD BUILDING ELEVATION

KEY	
C BUILDING FOOTPRINT:	---
EXISTING BUILDING FOOTPRINT:	---

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45 BEDFORD ROAD

145 BEDFORD ROAD BUILDING
FOOTPRINT & ELEVATION

DATE: 02/20/2019

JMC PROJECT: 18053

SCALE: 1" = 60'