

**Michael A. Testa, Jr.**  
**1114 State Route 22**  
**Pawling, N. Y. 12564**  
**914-760-4319 Cell**  
**e-mail matestajr@gmail.com**

---

**Memorandum**

**TO:** Planning Department c/o Adam Kaufman Director  
Town of North Castle  
Planning Department  
17 Bedford Road  
Armonk N.Y. 10504

**FROM:** Michael A. Testa, Jr.

**SUBJECT:** Mr. and Mrs. Giocondo DiPietro  
4 Gina Lane  
Bedford New York 10506

Re- Revised planting plan and associated photo's per direction of  
Planning Board

**DATE:** September 28, 2020

---

Regarding the property of Mr. and Mrs. Giocondo DiPietro located at 4 Gina Lane Bedford, New York involving the legalization of the removal of existing pool, deck replacement, driveway and walkway modification, entranceway and decorative dormer and the removal of five(5) trees with all work done circa 2018, ; please find enclosed the following documents per the direction of the Planning Board and your office:

- As-built updated property tree survey and planting site plan by Ward Carpenter Engineers Inc. dated 5/21/20 and revised 9/23/20 to show revised plantings per Planning Boards Direction and direction of ARB which includes the following plantings:
  - (3) Cornus Florida Rubra
  - (1) Cornus Florida
  - (1) Amelancheir Canadensis
  - (4) Dragon Lady
  - (6) Vibornum Rhytidophyllum
  - (6) Crimson Pygmy Barberry
  - (4) Crypomeria Globosa Nana
- Photographic record of existing property and surrounding properties for Planning Board reference

Michael A. Testa, Jr.  
1114 State Route 22  
Pawling, N. Y. 12564  
914-760-4319 Cell  
e-mail matestajr@gmail.com

---

*Memorandum*

**TO:** Architectural Review Board Chairman  
Beata Buhl Tatka and fellow members  
Town of North Castle  
ARB Division  
17 Bedford Road  
Armonk N.Y. 10504

**FROM:** Michael A. Testa, Jr.

**SUBJECT:** Mr. and Mrs. Giocondo DiPietro  
4 Gina Lane  
Bedford New York 10506

Re-Proposed legalization of front dormer, front entranceway, flag stone walkway,  
wooden deck modification, driveway modification and the removal of five (5) trees  
on-site done circa 2018

**DATE:** September 28, 2020

---

Regarding the property of Mr. and Mrs. Giocondo DiPietro located at 4 Gina Lane Bedford, New York involving the legalization of an existing front dormer, front entranceway, flag stone walkway wooden deck modification, driveway modification and the removal of five (5) trees with all work done circa 2018, ; please find enclosed an updated planting plan which incorporates your comments raised at the last ARB meeting per your submission criteria for the Architectural Review Board and your office  
Thank you for your suggestions they are a big improvement to the site

If you should have any further questions in this matter, please do not hesitate to contact me









Site Plan  
prepared for  
**Giocondo G. & Karen M. DiPietro**  
in the Town of  
**North Castle**  
Westchester County, N.Y.  
Scale 1"=20' May 21, 2020

Survey brought to date May 21, 2020.  
Survey brought to date to show trees removed as of June 26, 2020.  
Original survey improvements shown in shaded lines and text July 14, 2020.  
Additional information added Aug. 4, 2020.  
Additional landscaping information added Sept. 23, 2020.

The premises being Tax Lot 16-12 as shown on a map entitled "Re-Subdivision Map prepared for David & Karen Varabedian, Elizabeth A. Yaroscek, Gordon R. & Jeanne S. McLaren" dated July 21, 2003, revised March 4, 2004 and filed July 6, 2004 as County Clerk Map No. 27396.

Note:

Trees shown hereon are the same as shown on a map entitled "Partial Survey & Topographic Map prepared for Legacy Northeast" dated Jan. 21, 2016, last revised March 1, 2018.

X indicates trees removed since 2016.

- Proposed Tree Inventory:
- |                             |                            |
|-----------------------------|----------------------------|
| (3) Cornus Florida Rubra    | (3) Cornus Florida         |
| (1) Amelanchier Canadensis  | (4) Dragon Lady            |
| (6) Viburnum Rhytidophyllum | (6) Crimzon Pygmy Barberry |
| (4) Ostrya Globosa Nana     |                            |

Notes:

1. Previously existing pool was filled in and surrounding area regraded and seeded.
2. Infiltration trench along the eastern side of garage based on previously approved site plan does not apply to this application.
3. The existing drain inlet in the driveway near corner of garage was rebuilt. Inverts shown the site previous existing drainage system.
4. The previously approved (future) site plan included reconstructing the driveway curb cut to improve sight distance does not apply to this application.

Drain Inlet to be Rebuilt  
(drainage ties into  
existing drainage system).

Area = 87,225 sq. ft.  
or 2.0024 acres

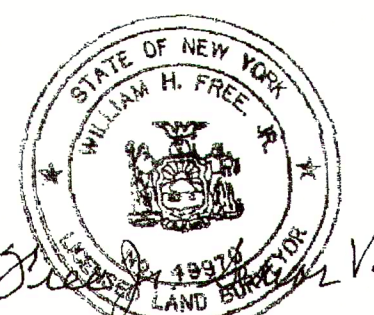
Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

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. Said certifications shall run to the person for whom the survey is prepared only and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Copyright (c) 2020 Ward Carpenter Engineers, Inc. All Rights Reserved.



William H. Steiner, V.P.

**Ward Carpenter Engineers, Inc.**  
76 Mamaroneck Avenue  
White Plains, N.Y. 10601



Site Plan  
prepared for  
**Giocondo G. & Karen M. DiPietro**  
in the Town of  
**North Castle**  
Westchester County, N.Y.  
Scale 1"=20' May 21, 2020

Survey brought to date May 21, 2020.  
Survey brought to date to show trees removed as of June 26, 2020.  
Original survey improvements shown in shaded lines and text July 14, 2020.  
Additional information added Aug. 4, 2020.  
Additional landscaping information added Sept. 23, 2020.

The premises being Tax Lot 15-12 as shown on a map entitled "Re-Subdivision Map prepared for David & Karen Vartabedian, Elizabeth A. Tarascok, Gordon R. & Jeanne S. McLaren" dated July 21, 2003, revised March 4, 2004 and filed July 6, 2004 as County Clerk Map No. 27396.

Note:

Trees shown hereon are the same as shown on a map entitled "Partial Survey & Topographic Map prepared for Legacy Northeast" dated Jan. 21, 2016, last revised March 1, 2018.

X indicates trees removed since 2016.

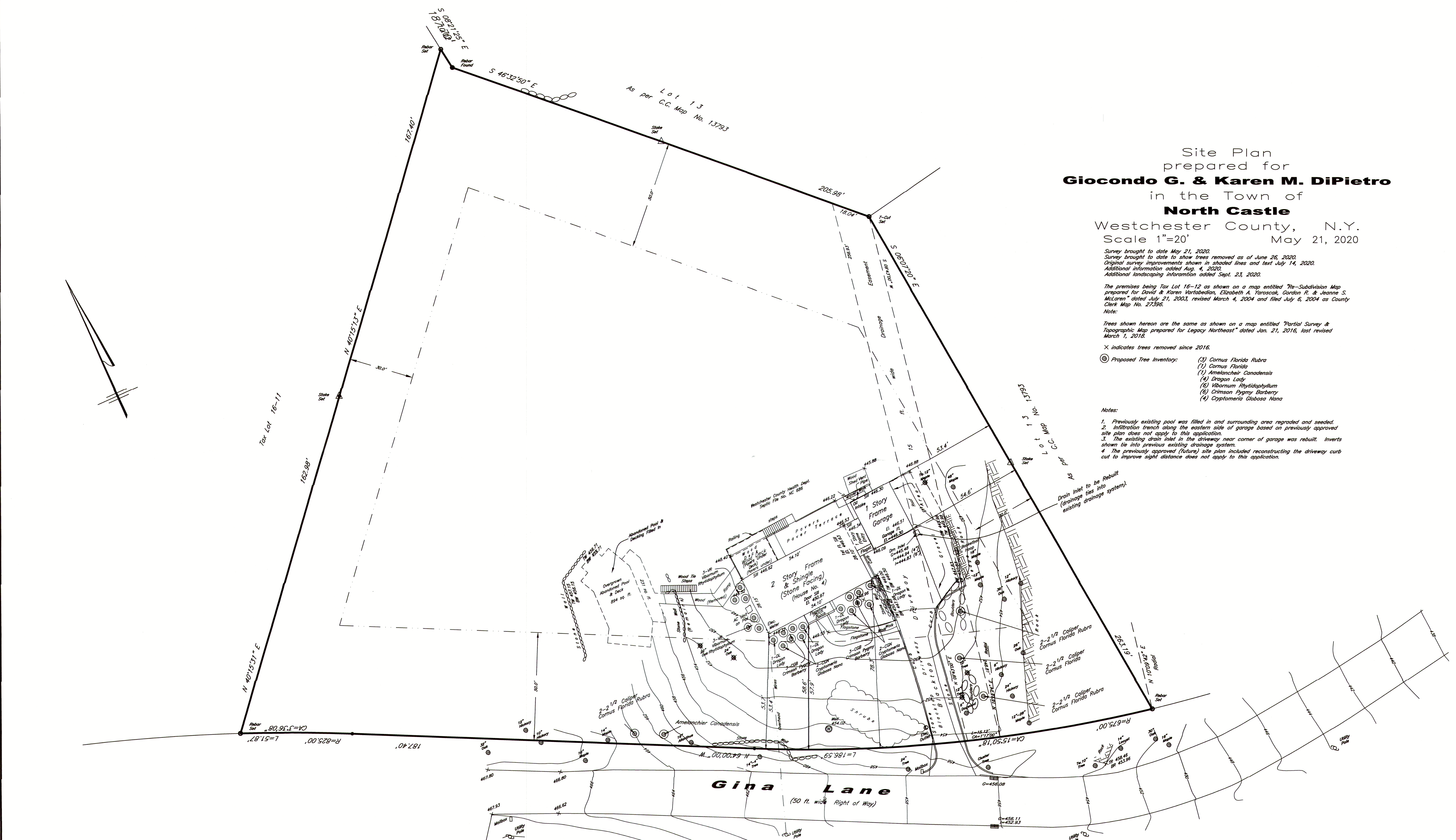
Proposed Tree Inventory:

- (3) Cornus Florida Rubra
- (1) Cornus Florida
- (1) Amelanchier Canadensis
- (4) Dragon Lady
- (6) Viburnum Rhytidophyllum
- (6) Crimson Pygmy Barberry
- (4) Cryptomeria Globosa Nano

Notes:

1. Previously existing pool was filled in and surrounding area regraded and seeded.
2. Infiltration trench along the eastern side of garage based on previously approved site plan does not apply to this application.
3. The existing drain inlet in the driveway near corner of garage was rebuilt. Inverts shown tie into previous existing drainage system.
4. The previously approved (future) site plan included reconstructing the driveway curb cut to improve sight distance does not apply to this application.

Drain Inlet to be Rebuilt  
(drainage ties into  
existing drainage system).



Area = 87,225 sq. ft.  
or 2.0024 acres

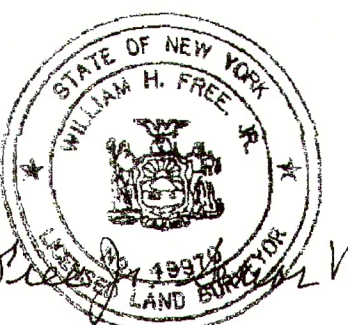
Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 2209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

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. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Copyright (c) 2020 Ward Carpenter Engineers, Inc. All Rights Reserved.



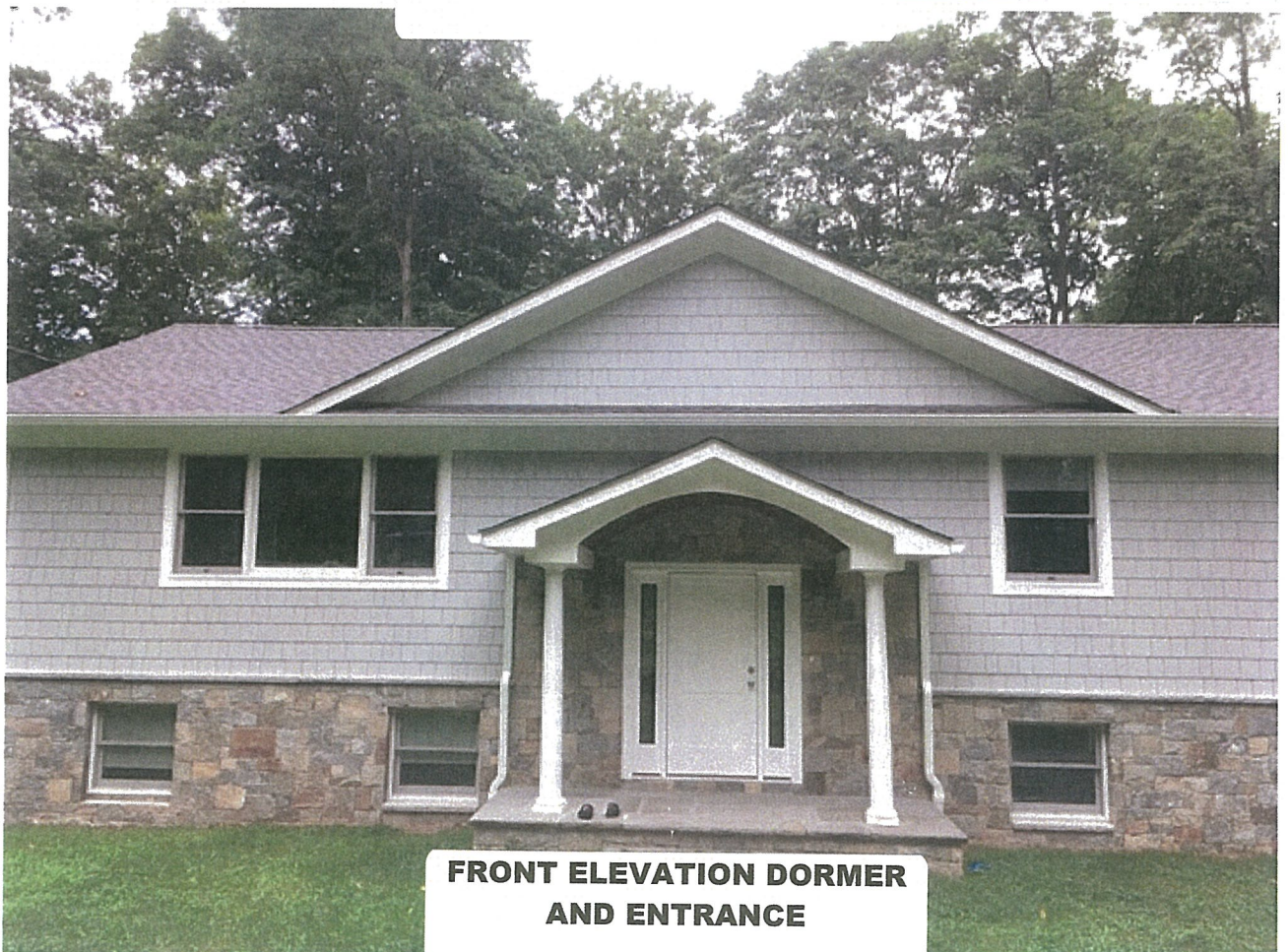
William H. DiPietro V.P.

Ward Carpenter Engineers, Inc.  
76 Mamaroneck Avenue  
White Plains, N.Y. 10601





**FRONT VIEW HOUSE & BLUE  
STONE WALKWAY**



**FRONT ELEVATION DORMER  
AND ENTRANCE**



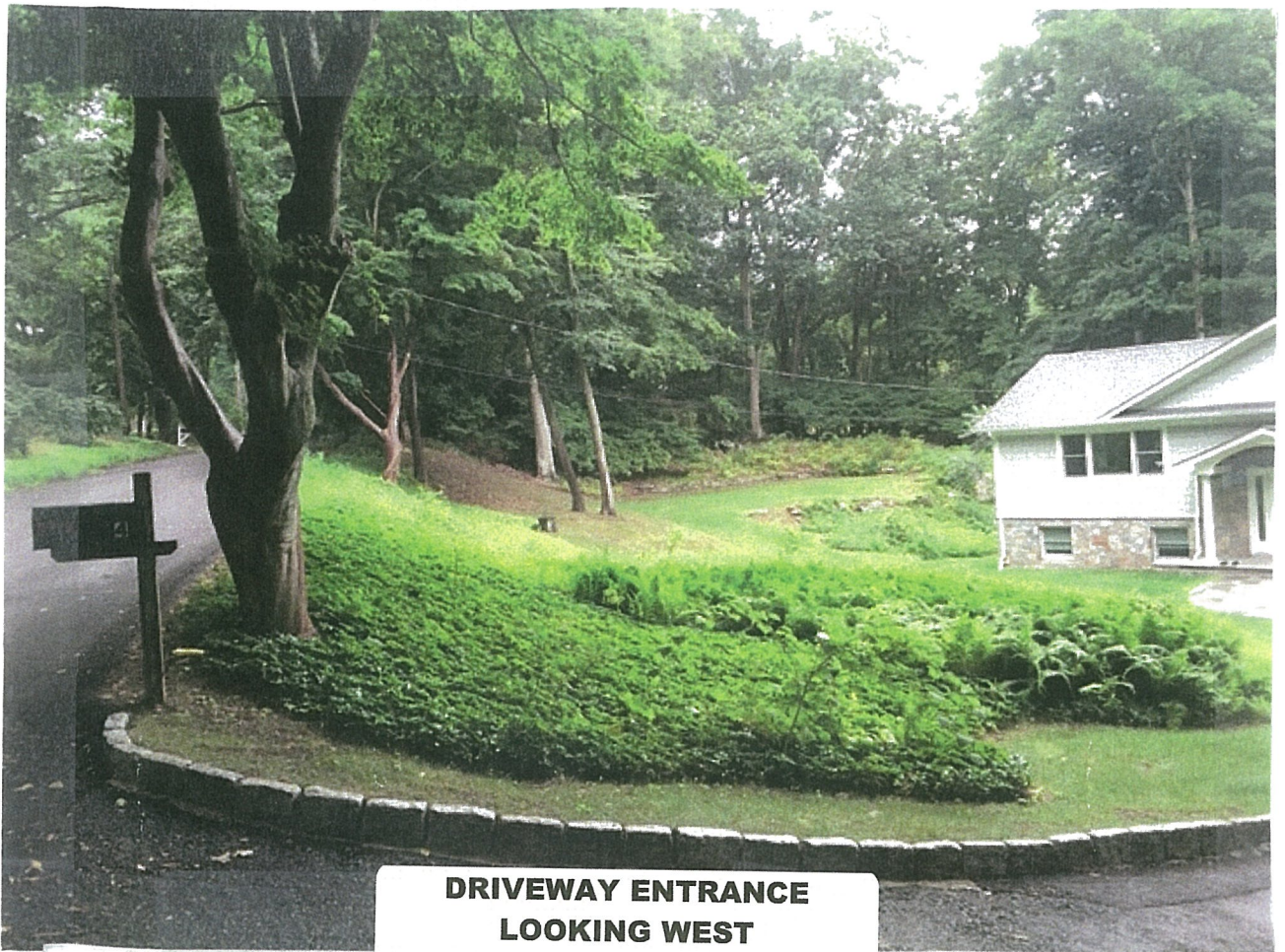


**DRIVEWAY VIEW RIGHT SIDE  
WITH STONE CURBING**



**FRONT VIEW HOUSE &  
DRIVEWAY**





**DRIVEWAY ENTRANCE  
LOOKING WEST**



**DRIVEWAY ENTRANCE  
LOOKING EAST**



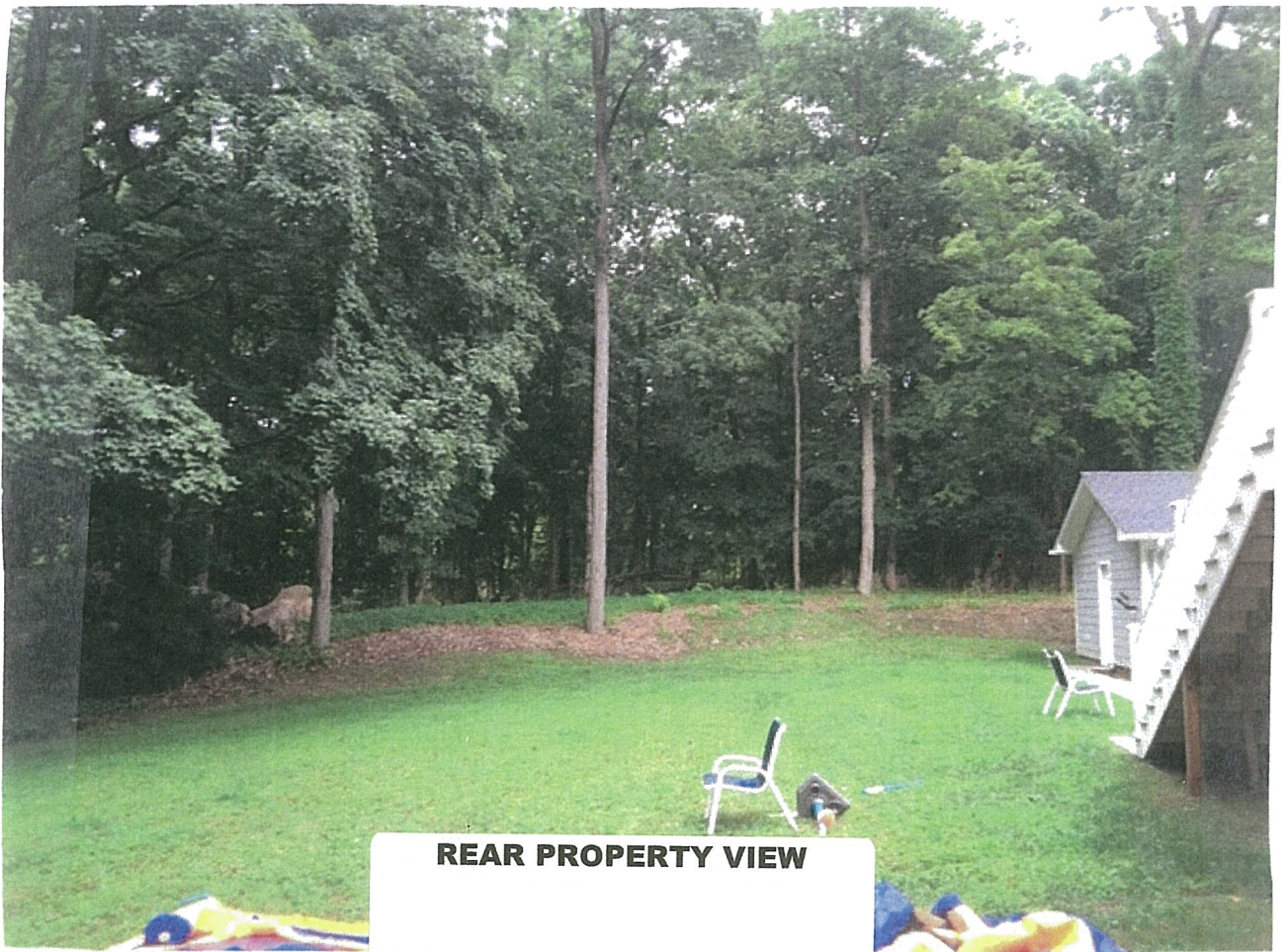


**DRIVEWAY ENTRANCE  
SUBJECT PROPERTY**

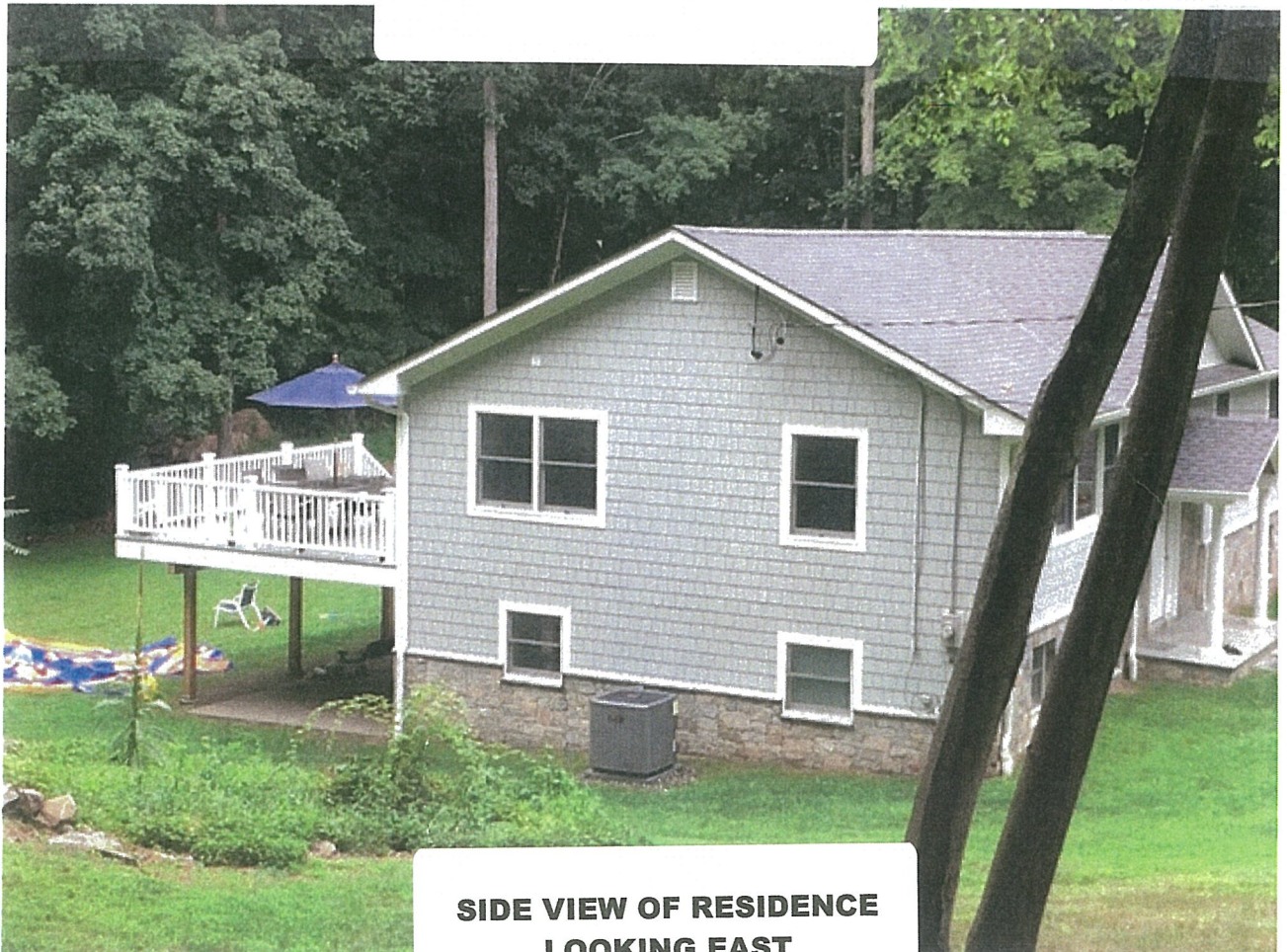


**VIEW LOOKING SOUTH AT  
TOP OF DRIVEWAY**





**REAR PROPERTY VIEW**



**SIDE VIEW OF RESIDENCE  
LOOKING EAST**



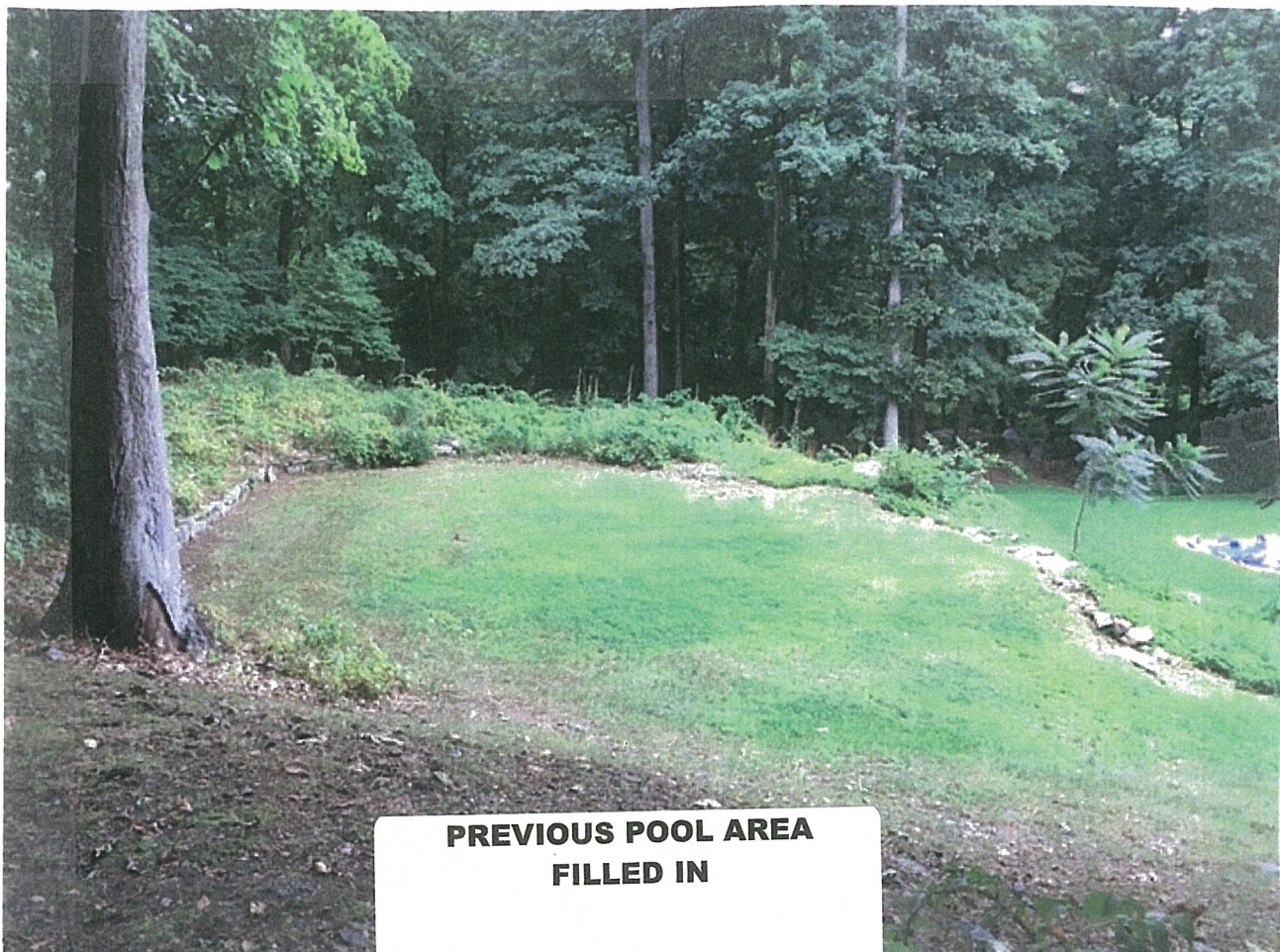


**REAR PROPERTY VIEW  
LOOKING NORTH**

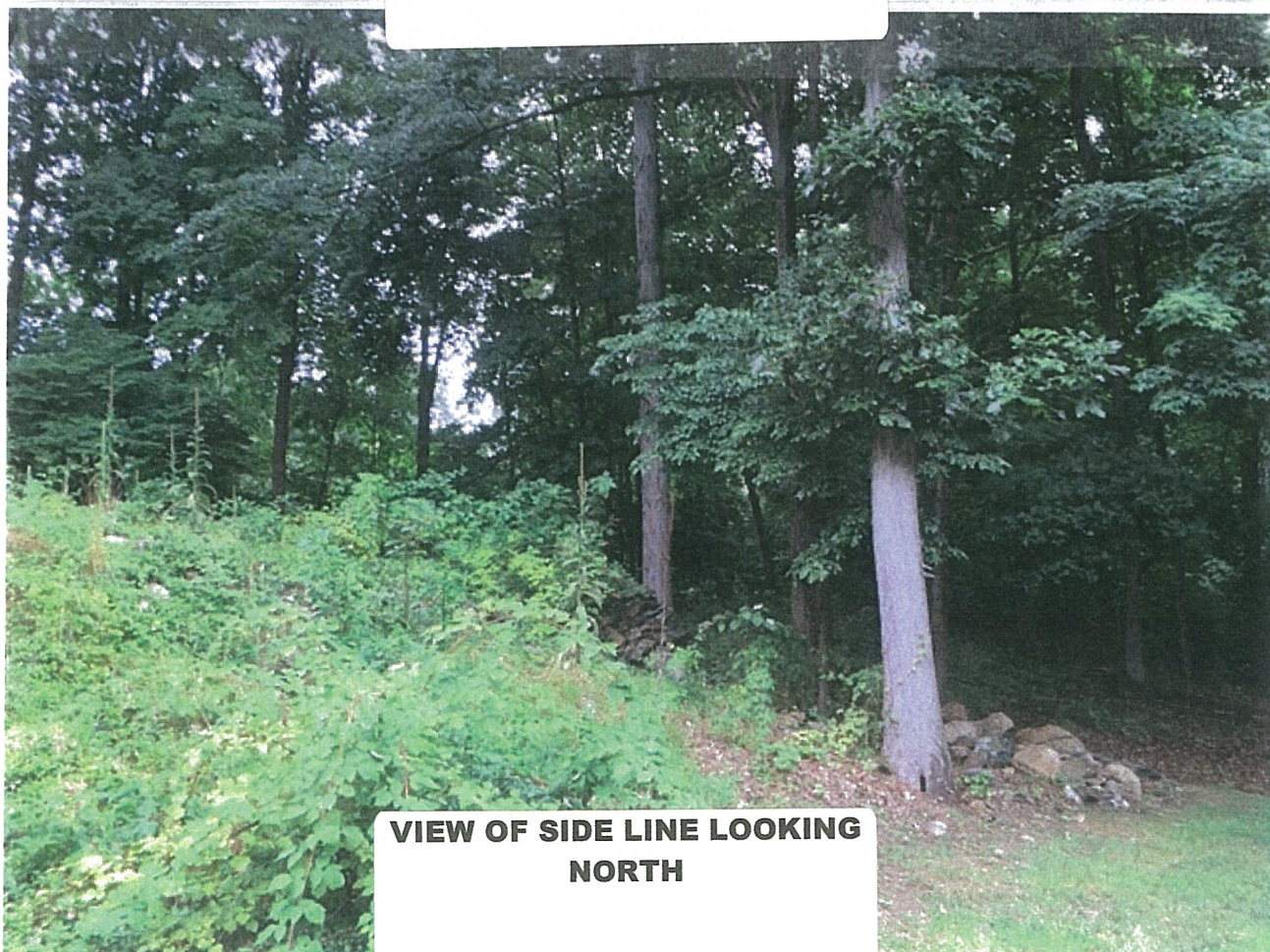


**REAR VIEW OF RESIDENCE**



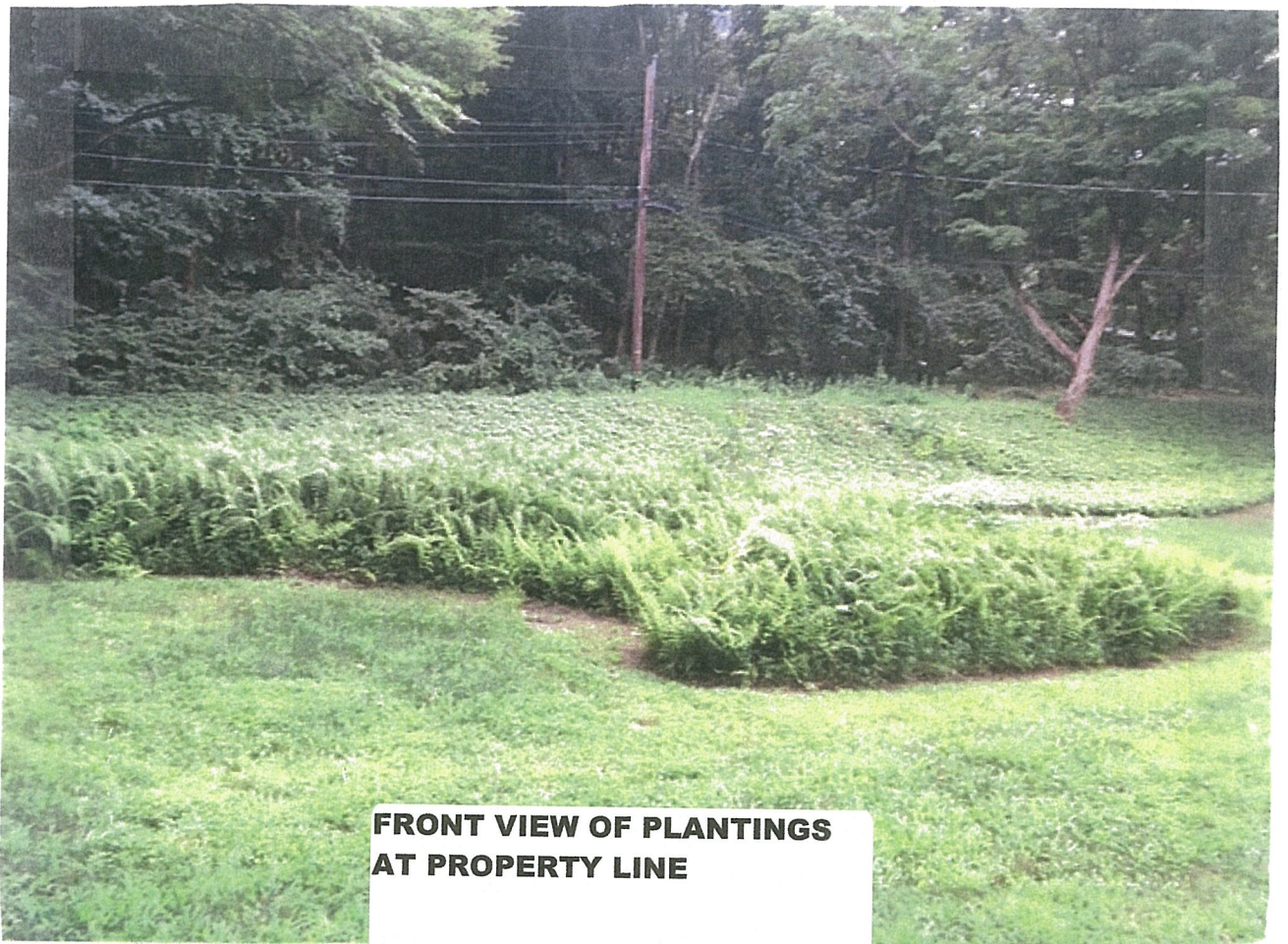


**PREVIOUS POOL AREA  
FILLED IN**

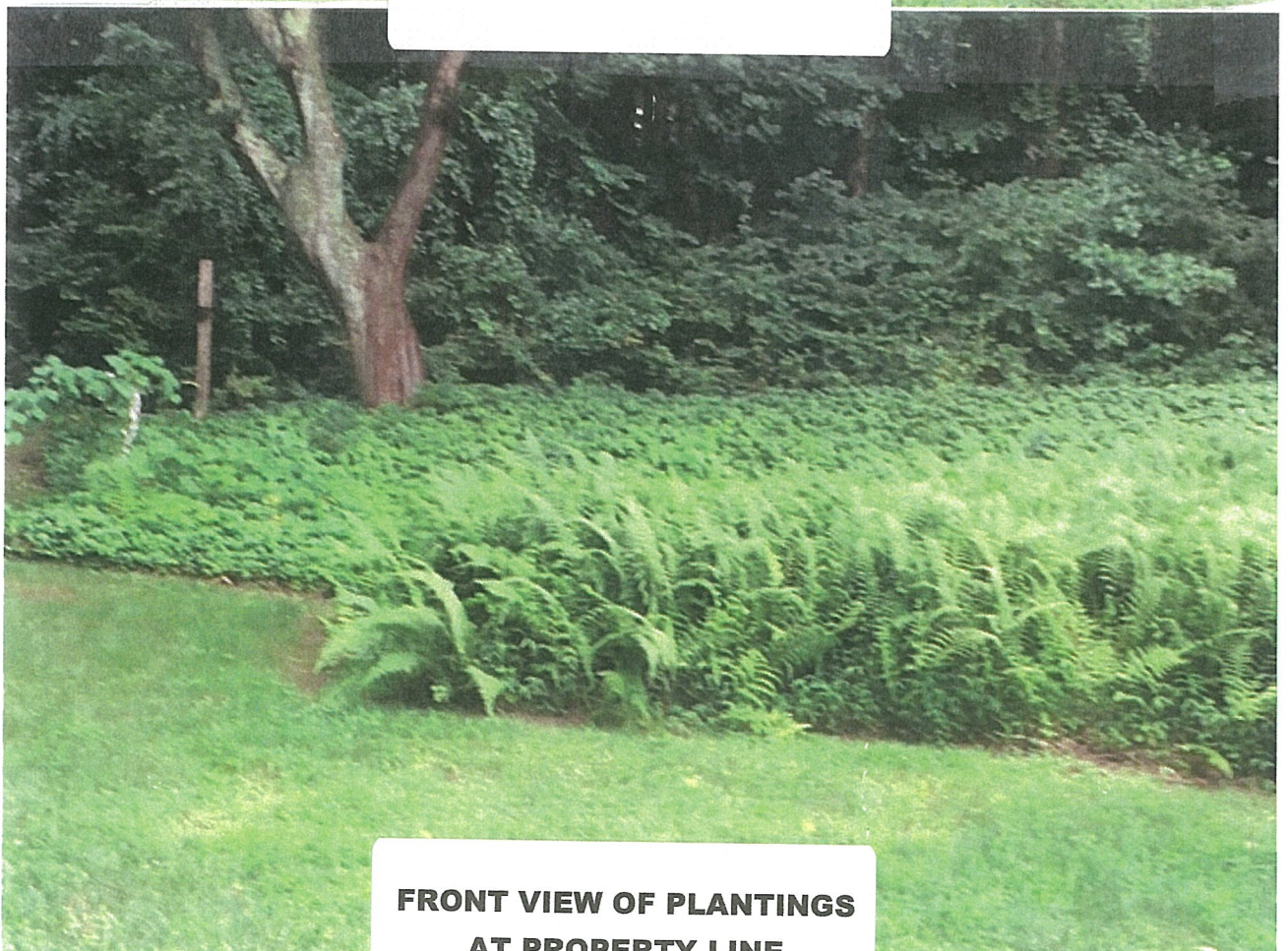


**VIEW OF SIDE LINE LOOKING  
NORTH**





**FRONT VIEW OF PLANTINGS  
AT PROPERTY LINE**

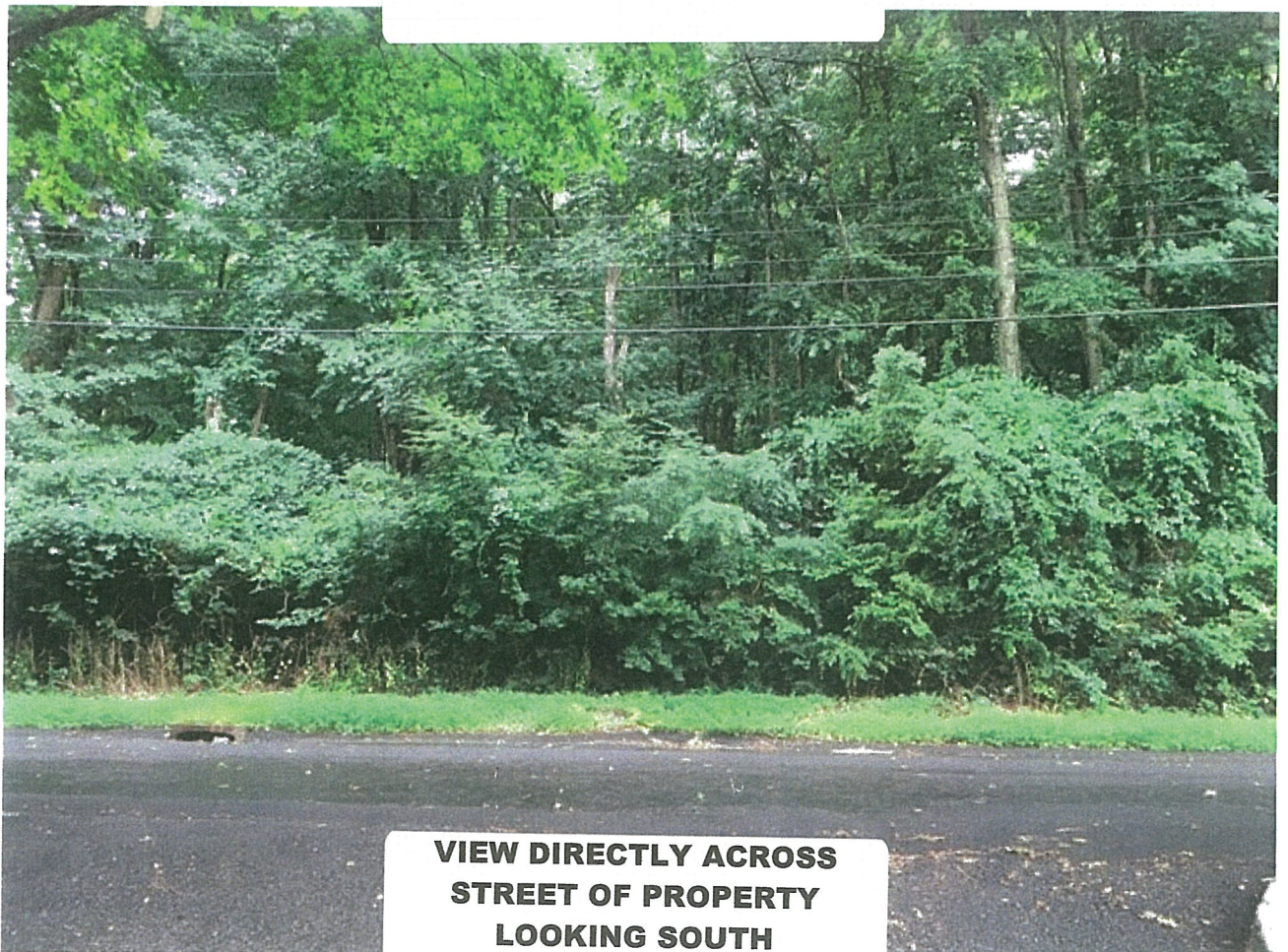


**FRONT VIEW OF PLANTINGS  
AT PROPERTY LINE**





**PLANTINGS AT  
ENTRANCEWAY LOOKING  
WEST**

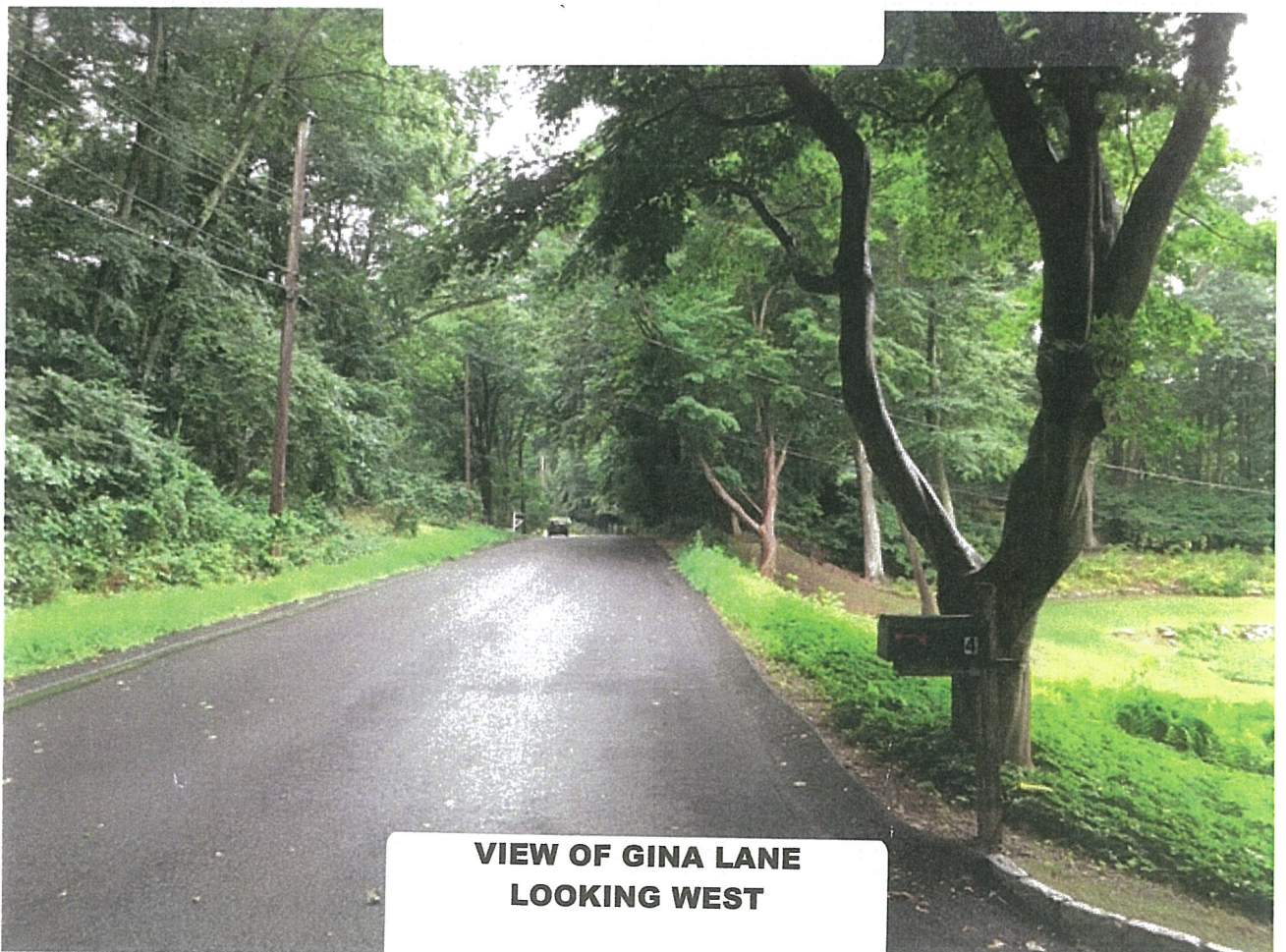


**VIEW DIRECTLY ACROSS  
STREET OF PROPERTY  
LOOKING SOUTH**





**VIEW OF GINA LANE  
LOOKING EAST**

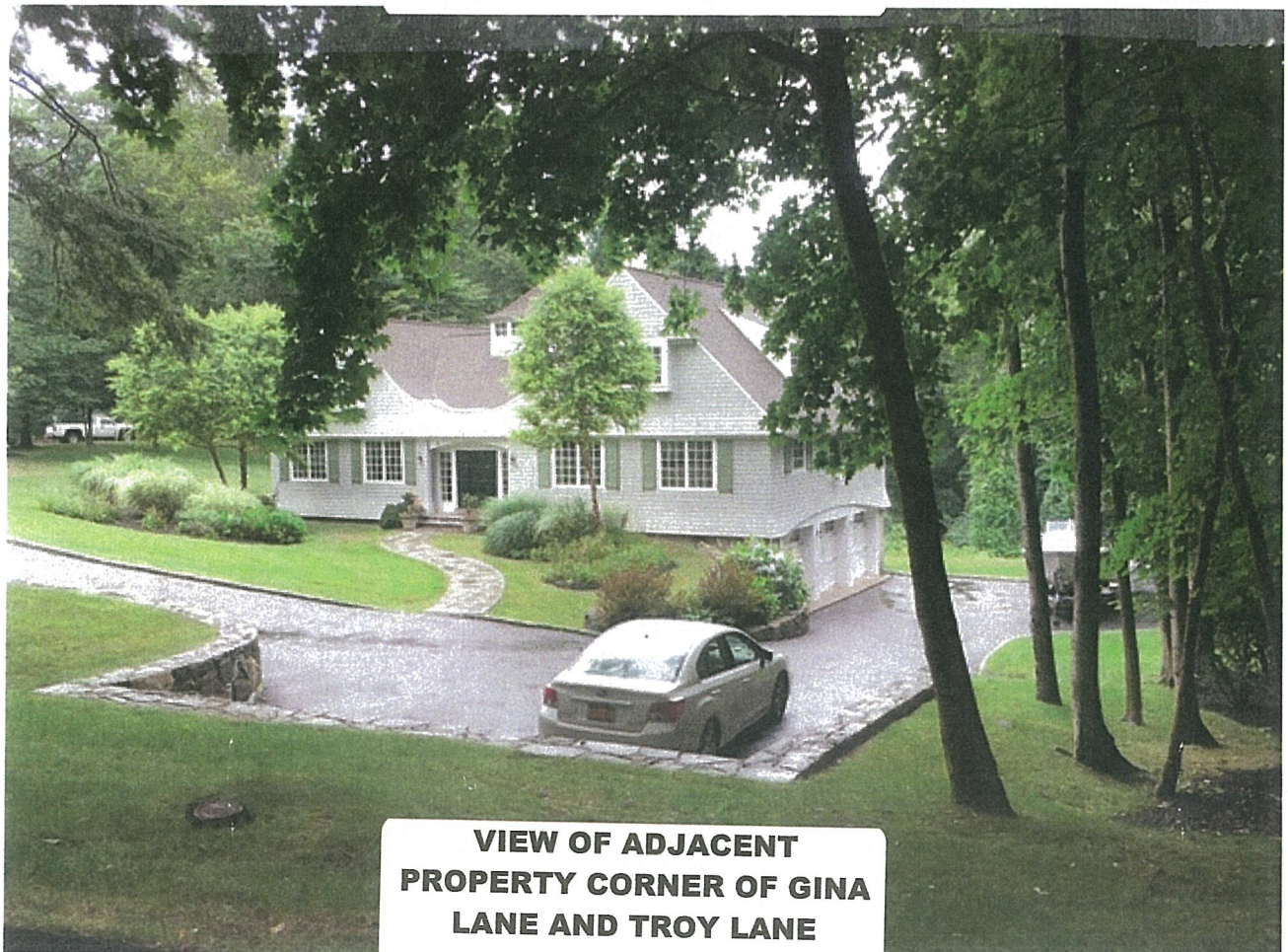


**VIEW OF GINA LANE  
LOOKING WEST**





**VIEW OF RESIDENCE  
LOCATED AT 2 GINA LANE**



**VIEW OF ADJACENT  
PROPERTY CORNER OF GINA  
LANE AND TROY LANE**



**VIEW OF RESIDENCE  
LOCATED AT 1 GINA LANE**

