

# THE ARBORS

King Street & Hutchinson River Parkway  
Village of Rye Brook, New York

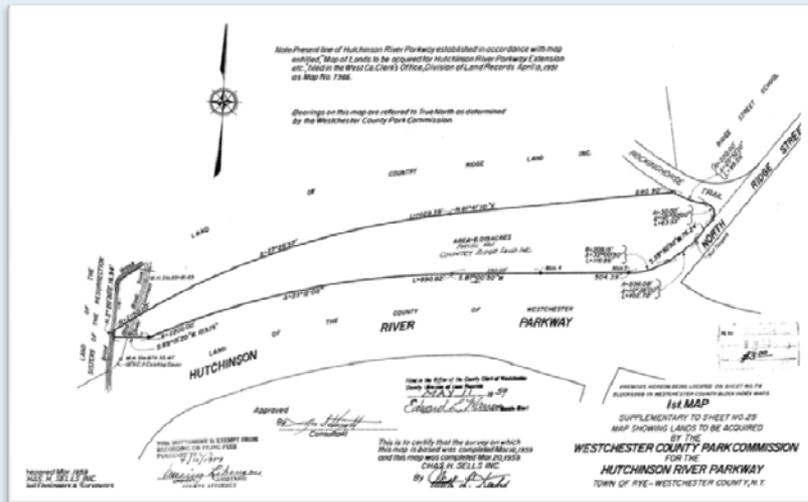




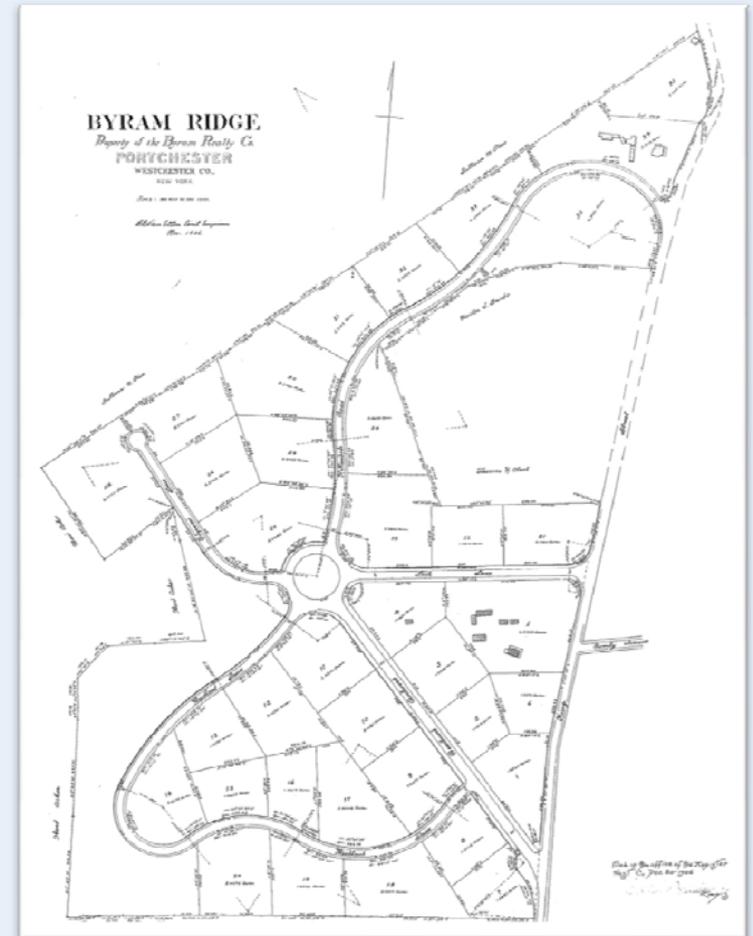


# RESEARCH & RECORD DRAWINGS

- JMC conducted a thorough investigation of State, Town, Village and County records during the course of the new survey preparation:
- Reviewed all adjacent property line deeds and recorded maps (filed maps)
- Reviewed takings for the Hutchinson River Parkway



Takings Map, 1959



Adjacent Property Subdivision Plat, 1906

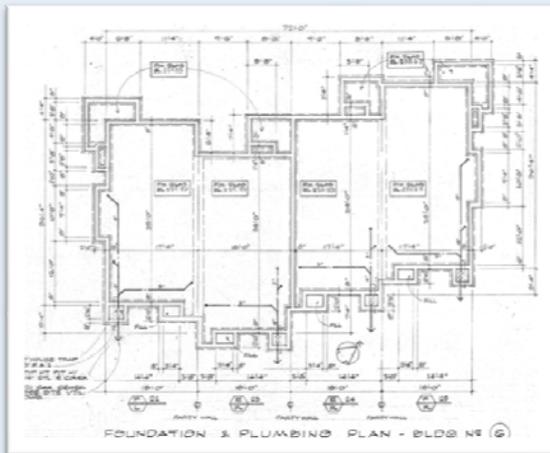


# RESEARCH & RECORD DRAWINGS

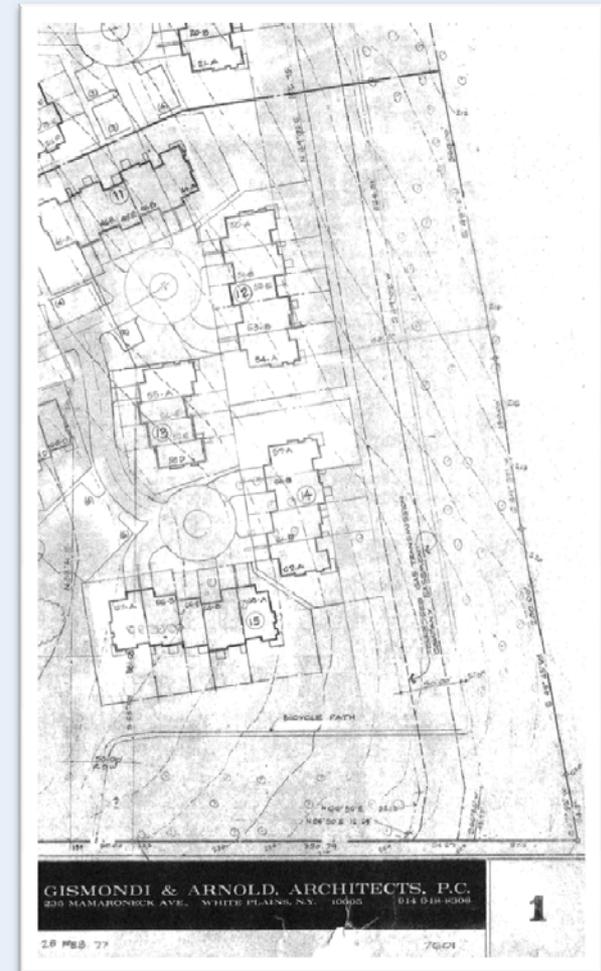
- Received, archived & reviewed all available Village record drawings



*Elevations, 1977*



*Foundation Plan, 1978*



*Site Plan, 1978*



# FIELD SURVEY

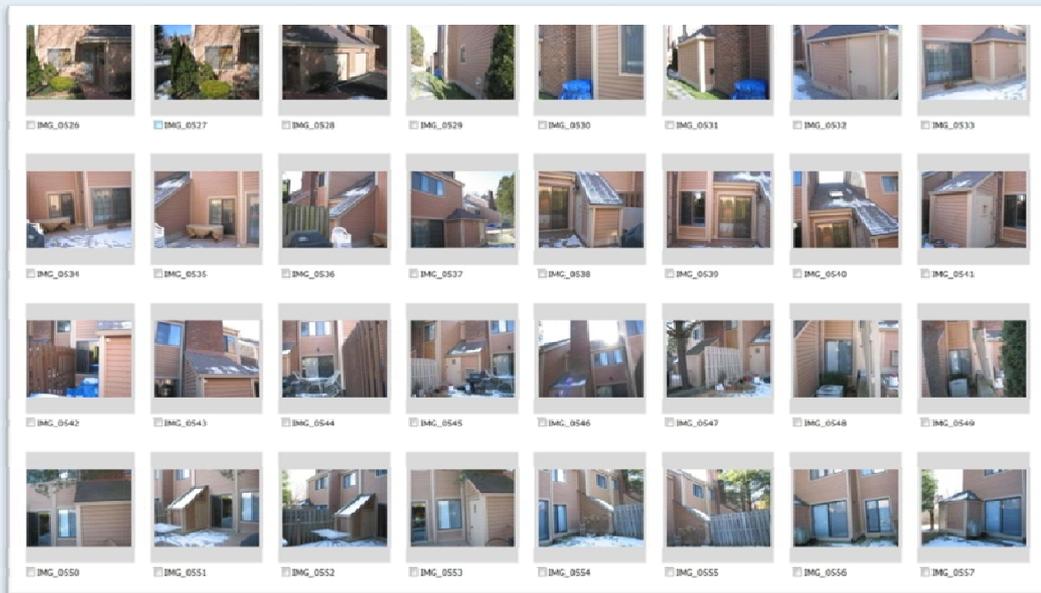
- Comprehensive **Property and Boundary** survey completed by JMC during winter/spring 2010.
- Field work performed over a period of six months.
- Buildings, structures, walks, roads, parking areas, decks, patios, fences and walls were all located.
- Utility Survey** located subsurface water mains and electric feeders. Verified location of sanitary sewer mains and recovered buried manholes. Located storm sewers & drainage structures. This would be required by WCDH for Amended Subdivision Filing.
- Recovered & located monumentation on Arbors property, adjacent subdivisions, adjacent properties & Hutchinson River Parkway.



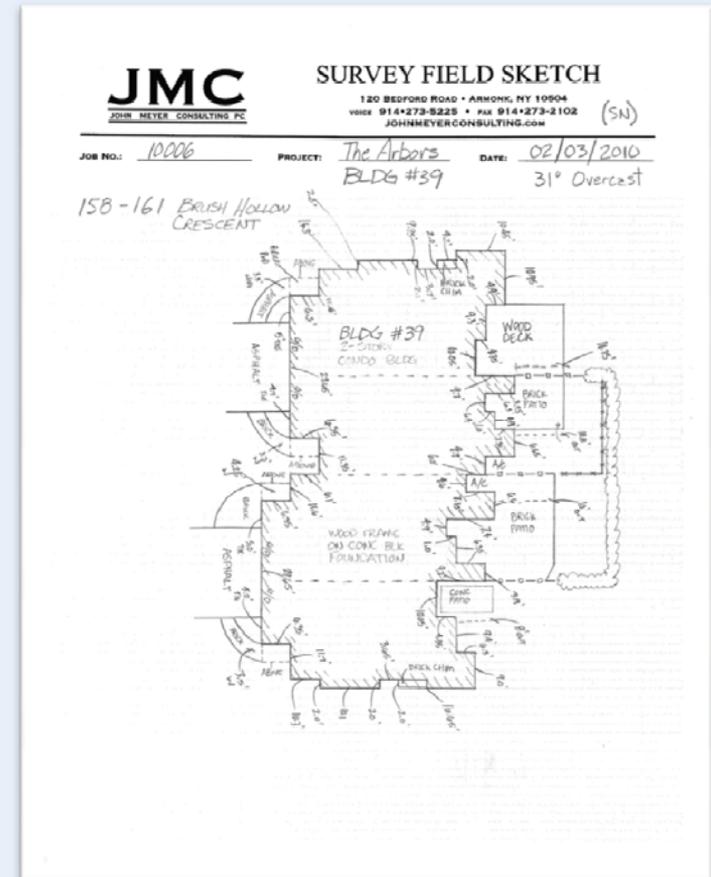


# FIELD SURVEY

- Detailed photo documentation of each building
- Detailed sketches of each building/unit



JMC Photo Archive, 2010



JMC Field Sketch, 2010



# FIELD SURVEY

- Assembled information for new Site Plan & Survey
- Calculated primary exterior HOA property boundary
- Calculated each interior property line & acreage
- Calculated all easements



JMC Drawing SU-6  
(Metes & Bounds)



JMC Drawing SU-2  
(Survey of Property)



# ARBORS DATABASE

- Compiled all information for each individual lot into a dynamic database
- Lot size per tax card, lot size per survey, encroachments, owners, contact info, Title Company, building permits & certificates of occupancy, pervious/impervious coverage, etc.

The Arbors > The Arbors Database

## The Arbors Database

New ▾ Actions ▾ Settings ▾

Type	Property Data	Building Number	Unit Number	Lot Size per Tax Card (SF)	Lot Size per Survey (SF)	Existing Impervious Coverage	Existing Pervious Coverage	Lot Area After Adjustment
<b>Building Number : 01 (4)</b>								
	130.61-1-92	01	1	4,028	4,071	1,797	2,274	4,071
	130.61-1-91	01	2	2,518	2,476	1,588	888	2,476
	130.61-1-90	01	3	2,495	2,476	1,725	751	2,476
	130.61-1-89	01	4	3,615	3,538	2,120	1,418	3,538
<b>Building Number : 02 (4)</b>								
	130.61-1-88	02	5	4,155	4,033	1,858	2,175	4,033
	130.61-1-87	02	6	2,702	2,686	1,749	937	2,686
	130.61-1-86	02	7	2,735	2,686	1,791	895	2,686
	130.61-1-85	02	8	4,104	4,080	2,102	1,978	4,080
<b>Building Number : 03 (3)</b>								
	130.61-1-153	03	9	1,943	1,980	833	1,147	1,980
	130.61-1-154	03	10	1,663	1,620	992	628	1,620
	130.61-1-155	03	11	2,252	2,231	1,037	1,194	2,231

# SURVEY ANALYSIS / FINDINGS

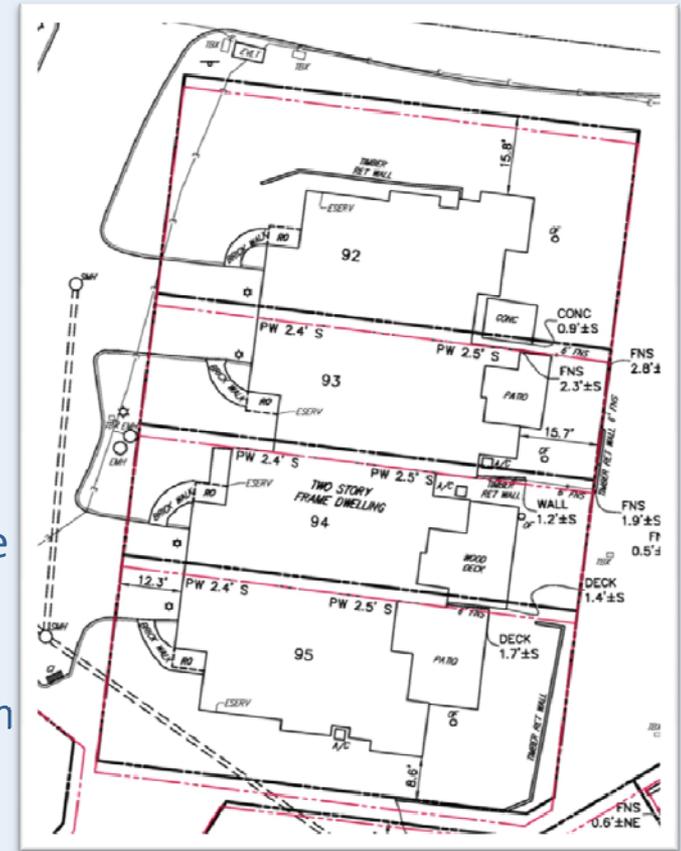


- Encroachments determined as follows:
  - Unit to unit (246 of 250 have encroachments)
  - Utility encroachments
  - Utility easement encroachments
  - Building encroachments onto HOA property
  - Maintenance building encroachment onto adjacent property
- Inconsistency between the southerly boundary of The Arbors & “Map of Byram Ridge” filed maps 2457 & 2931
- Discrepancies between property lines & fences/decks/patios
- Occupation of improvements (lawn, steps, walls) on 900 King Street
- Utility & pavement encroachment onto adjacent properties

# SURVEY ANALYSIS / REMEDIES



- Resubdivision
- Red-line Plans
  - Exploratory plans to depict remedy for encroachments
- Amended P.U.D. Application & Approval
- Amended Site Plan Approval to remove maintenance shed encroachments
- Amended Subdivision Plat preparation and filing with Land Records



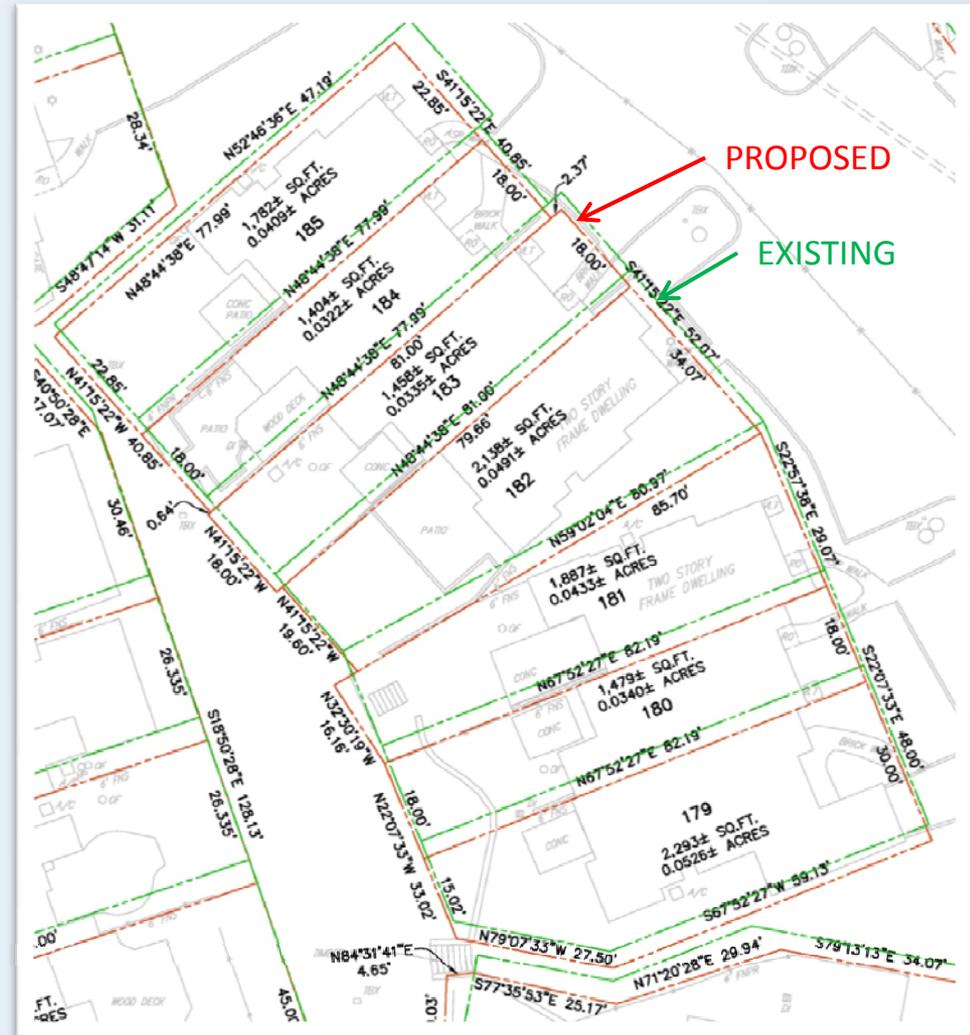
JMC Preliminary Red-line Plan

# SURVEY ANALYSIS / REMEDIES



## Considerations for Resubdivision:

- Keep lot lines coincident with party walls & maintain secondary improvements along these lines if possible
- Eliminate encroachments of driveways/parking areas where practicable
- Eliminate encroachments of HOA property/structures where practicable
- Maintain the original square footage of each lot where practicable



JMC Drawing FSP-7  
(Final Subdivision Plat)

# AMENDED P.U.D. APPLICATION/SITE PLAN APPROVAL



- Construction of new Maintenance shed
- Removal of existing shed
- Elimination of encroachment

