



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 14 Carey Drive

### Section III- DESCRIPTION OF WORK:

Proposed installation of a new pool and associated patios, walls and walkways.

### Section III- CONTACT INFORMATION:

APPLICANT: Louis Fusco Landscape Architects

ADDRESS: 26 Woodland Rd Pound Ridge NY 10576

PHONE: 914-764-9123

MOBILE: \_\_\_\_\_

EMAIL: pfusco@louisfusco.com

### PROPERTY OWNER:

Mark Persky

ADDRESS: 14 Carey Drive

PHONE: \_\_\_\_\_

MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PROFESSIONAL.: Louis Fusco

ADDRESS: 26 Woodland Rd Pound Ridge NY 10576

PHONE: 914-764-9123

MOBILE: \_\_\_\_\_

EMAIL: pfusco@louisfusco.com

### Section IV- PROPERTY INFORMATION:

Zone: R-2A

Tax ID (lot designation) 102.02-1-6



**Town of North Castle  
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan: Persky Residence

Initial Submittal  Revised Preliminary

Street Location: 14 Carey Drive

Zoning District: R-2A Property Acreage: 2.69 Tax Map Parcel ID: 102.02-1-6

Date: 11-10-2021

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

Items marked with a  are complete, items left blank  are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

**RPRC COMPLETENESS REVIEW FORM**

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

11-10-2021  
\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



**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](http://www.northcastleny.com)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Persky Residence Date: 10-12-2021

Tax Map Designation or Proposed Lot No.: 102.02-1-6

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 117,258.38 s.f.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 15,530.38 s.f.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
Distance principal home is beyond minimum front yard setback  
        <sup>103</sup> x 10 =          1,030 s.f.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 16,560.38 s.f.
5. Amount of lot area covered by **principal building**:  
2927.66 existing + 0 proposed = 2,927.66 s.f.
6. Amount of lot area covered by **accessory buildings**:  
0 existing + 0 proposed = 0 s.f.
7. Amount of lot area covered by **decks**:  
0 existing + 0 proposed = 0 s.f.
8. Amount of lot area covered by **porches**:  
0 existing + 0 proposed = 0 s.f.
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
6868.23 existing + 180.47 proposed = 7,048.7 s.f.
10. Amount of lot area covered by **terraces**:  
1092.00 existing + 1247.13 proposed = 2,339.13 s.f.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
61 existing + 964 proposed = 1,025 s.f.
12. Amount of lot area covered by **all other structures**:  
196.99 existing + 289.20 proposed = 486.19 s.f.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 13,826.68 s.f.

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

\_\_\_\_\_  
Signature and Seal of Professional Preparing Worksheet

11-10-2021  
Date



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
 17 Bedford Road  
 Armonk, New York 10504-1898

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Persky Residence Date: 11-10-2021

Tax Map Designation or Proposed Lot No.: 102.02-1-6

Floor Area **Not Applicable. No proposed work to existing residence.**

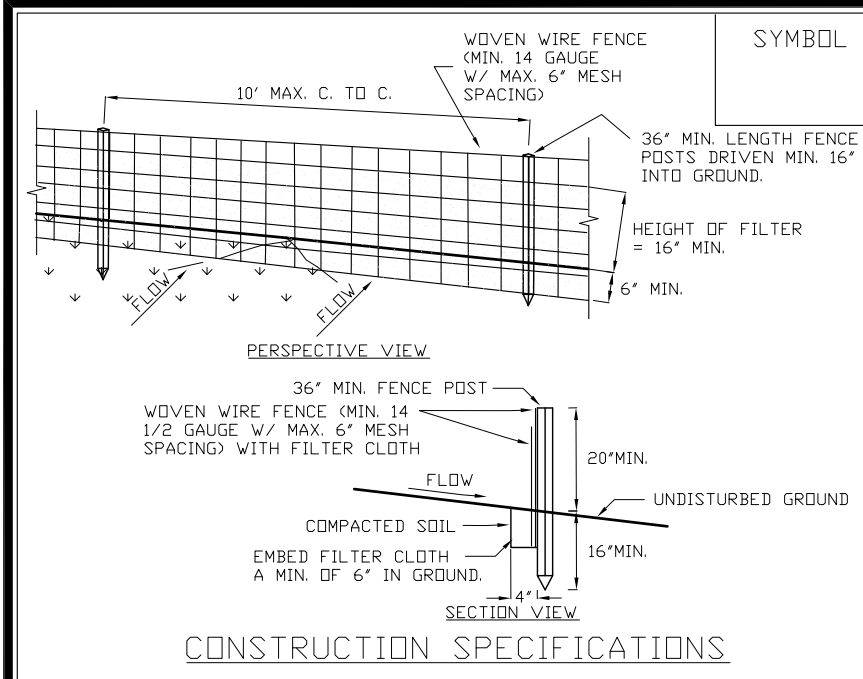
1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
2. **Maximum** permitted floor area (per Section 355-26.B(4)): \_\_\_\_\_
3. Amount of floor area contained within first floor:  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
4. Amount of floor area contained within second floor:  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
5. Amount of floor area contained within garage:  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
6. Amount of floor area contained within porches capable of being enclosed:  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
7. Amount of floor area contained within basement (if applicable – see definition):  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
8. Amount of floor area contained within attic (if applicable – see definition):  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
9. Amount of floor area contained within all accessory buildings:  
 - \_\_\_\_\_ existing + \_\_\_\_\_ proposed = \_\_\_\_\_
10. Proposed **floor area**: Total of Lines 3 – 9 = \_\_\_\_\_

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

\_\_\_\_\_  
 Signature and Seal of Professional Preparing Worksheet

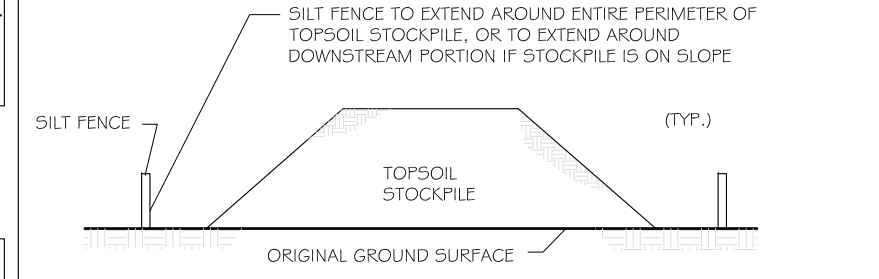
11-10-2021  
 Date





	EXISTING	TOTAL PROPOSED	TOTAL
HOUSE	2927.66	0.00	2927.66
DRIVEWAY	6209.07	0.00	6209.07
PATIO	1092.00	1247.13	2339.13
UTILITY CONCRETE PAD	61	40.00	101.00
WALKS	659.16	180.47	839.63
POOL	0	924.00	924.00
WALLS	196.99	289.20	486.19
<b>TOTAL</b>	<b>11145.88</b>	<b>2680.80</b>	<b>13826.68</b>

- NOTES:**
- Top soil and other approved non-suspension material stockpiles shall be located on unpaved, level, dry ground.
  - Maximum slope of stockpile shall be 1:2.
  - Stockpile shall be covered with tarp or temporary seeding and be surrounded by properly installed hay/straw/straw bale sediment barriers and/or silt fencing.
  - When unable to place stockpile on unpaved surfaces, contractor shall at the sole discretion of the engineer, place stockpile over top cover and/or contain as described above.
  - See specifications for installation of silt fence.
  - No stockpile of surplus material will be permitted.



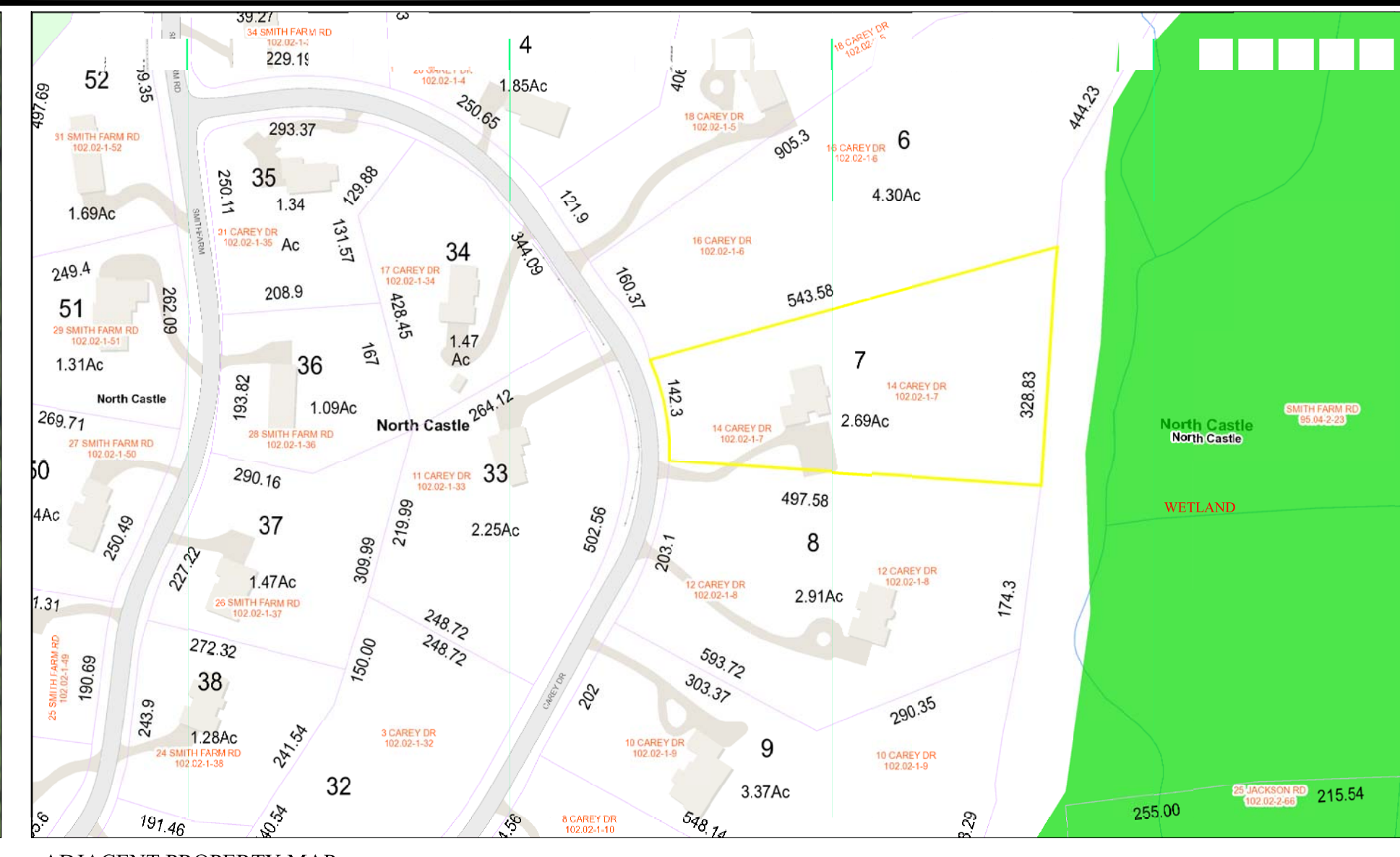
BUILDING COVERAGE			
	MAX. Permitted	Existing	Proposed
Principal BLDG. Coverage	8%	--	--
Accessory BLDG. Coverage	--	--	--
Total BLDG. Coverage	8%	--	--
BLDG. Height	30'	N/A	N/A

ZONE: R-2A Acre Lot Size: 2.69 Section: 102.02 Block: 1 Lot: 6

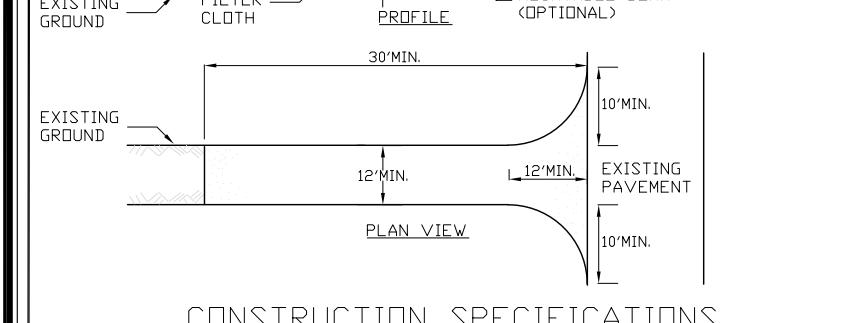
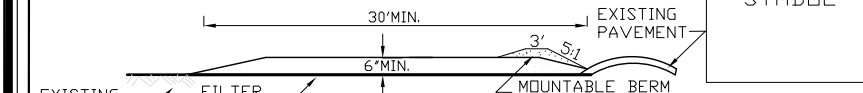
ZONING DATA BREAKDOWN			
	MIN. REQ.	Existing	Proposed
Lot Area, Gross	2 acres	117258.38 S.F.	--
Width	150'	153.0'	--
Front Yard	50'	153.0'	--
Side Yard	30'	21.5'	--
Rear Yard	50'	219.7'	--

STEEP SLOPE DEDUCTION			
Existing 25% Steep Slope Area	54,520 S.F.		
50% Deduction	27,260 S.F.		
Total Deducted Lot Area, Net	89,998.4 s.f.	2.066 acres	

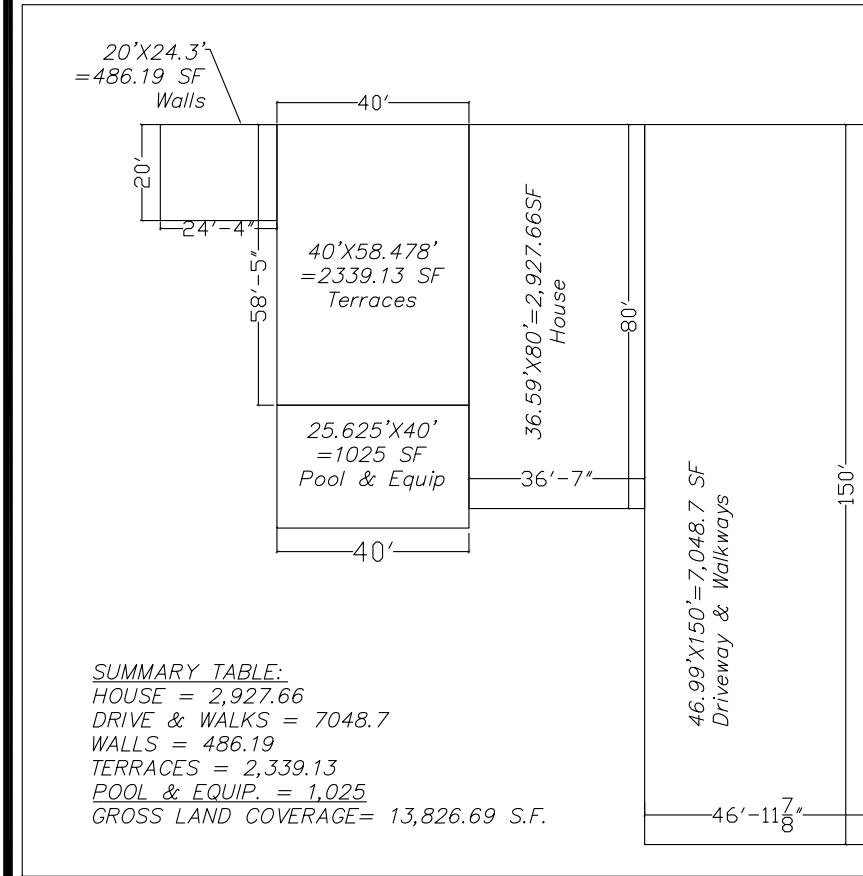
LOT COVERAGE CALCULATIONS			
	MAX. Permitted	Existing	Proposed/Total
Gross Land Coverage	14,515.88sf	11,145.88sf	13,786.68 s.f.



- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER & HIRAF 100X, STABILINKA T140X, OR APPROVED EQUIVALENT.
  - PRE-FABRICATED UNITS SHALL BE GEOTAF, ENVIRFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PROVIDED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



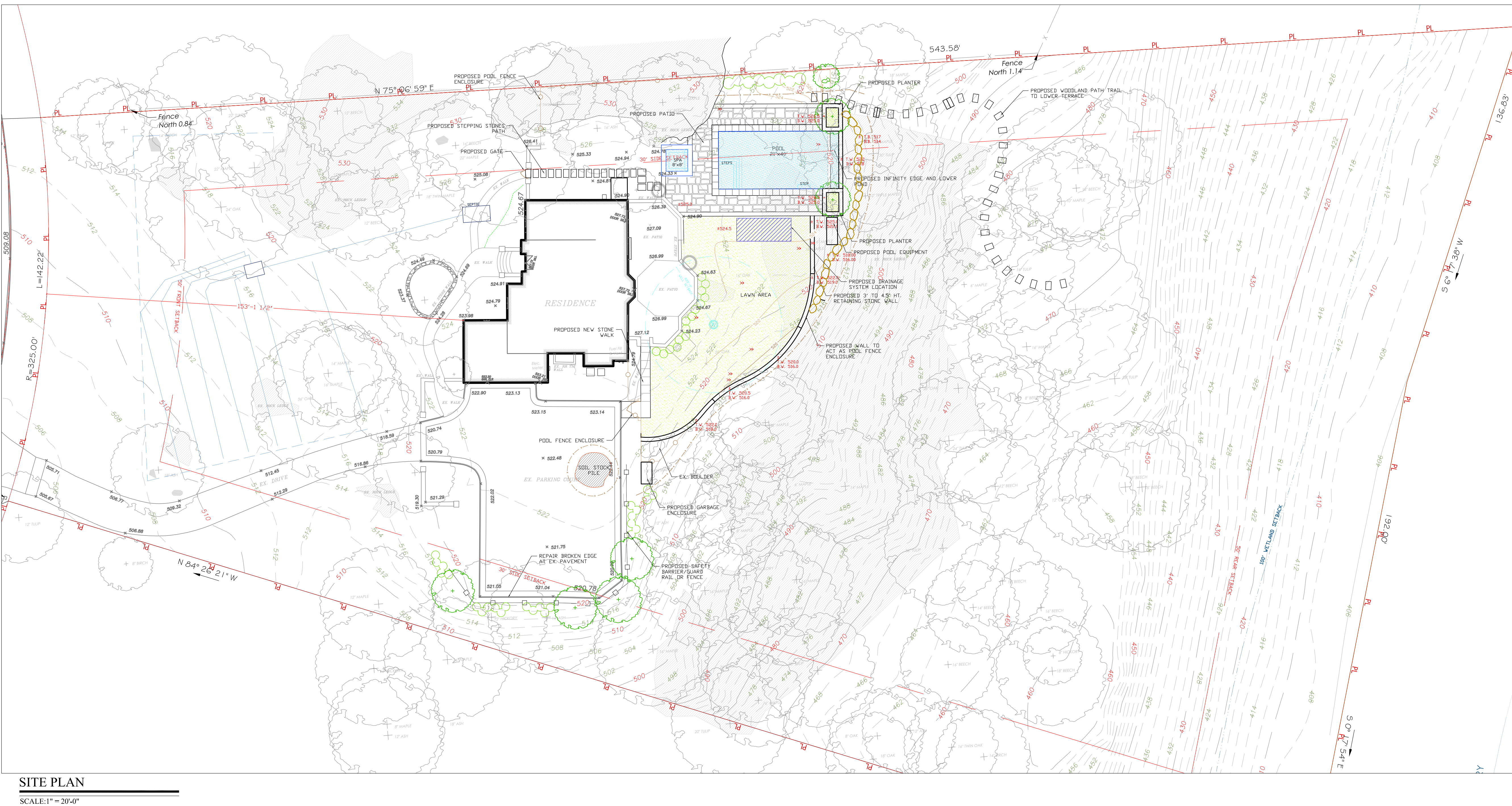
- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
  - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE FILTERED BEHIND THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL MUST BE REMOVED IMMEDIATELY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



**GROSS LAND COVERAGE SCHEMATIC**

SCALE: 1"=40'-0"

- STORMWATER POLLUTION PREVENTION PLAN NOTES:**
- TOTAL ESTIMATED AMOUNT OF CUT TO BE 20 CUBIC YARDS. ALL 20 CUBIC YARDS TO BE USED ONSITE FOR BACKFILL AND GRADING. NO ADDITIONAL FILL SHALL BE IMPORTED OR REMOVED FROM THE SITE.
  - WEEKLY INSPECTIONS TO BE MADE BY A TRAINED CONTRACTOR, AS DEFINED BY NYSDEC SPDES GP-0-20-001 APPENDIX "A", OF SILT FENCE & SOIL STOCK PILE AREA. ANY DAMAGED AREAS TO BE FIXED OR REPLACED.
  - DRAINAGE SYSTEMS TO BE INSPECTED & MAINTAINED ON A YEARLY BASIS. INSPECTION TO CONSIST OF DRAIN INLETS TO BE CLEAR OF DEBRIS & LEVEL SPREADER CONSTRUCTION.
  - CONTRACTOR TO HAVE ONSITE AS NEEDED DURING CONSTRUCTION A 8 YARD DUMPSTER FOR LITTER & DEBRIS. CONTRACTOR TO REMOVE ANY CONSTRUCTION DEBRIS ON A WEEKLY BASIS AND REMOVE ANY WASTE ON A DAILY BASIS.
  - ONLY MATERIAL TO BE STORED ONSITE ARE GRAVEL, SAND, CEMENT & ORGANIC MATERIAL (i.e. STONES & PLANTS).
  - CONTRACTORS SHALL SIGN AND DATE THE FOLLOWING CERTIFICATION STATEMENT BEFORE UNDERTAKING ANY LAND DEVELOPMENT ACTIVITY:  
"I HEREBY CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SWPPP AND AGREE TO IMPLEMENT ANY CORRECTIVE ACTIONS IDENTIFIED BY THE QUALIFIED INSPECTOR DURING A SITE INSPECTION. I ALSO UNDERSTAND THAT THE OWNER OR OPERATOR MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE MOST CURRENT VERSION OF THE NEW YORK STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM ("SPDES") GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. FURTHERMORE, I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, THAT I DO NOT BELIEVE TO BE TRUE, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."



**SITE PLAN**  
SCALE: 1"=20'-0"

- LEGEND:**
- CONSTRUCTION FENCE
  - EXISTING FENCE
  - PROPOSED FRENCH DRAIN
  - PROPOSED DRAIN LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - TREE PROTECTION
  - TREE REMOVAL

- CONSTRUCTION SEQUENCE**
- PROVIDE SILTATION FENCING AROUND ALL PROPOSED DISTURBANCE AREAS AS INDICATED ON PLANS.
  - PROVIDE SILTATION FENCING AROUND STOCKPILE LOCATION.
  - INSTALLATION OF CONSTRUCTION ACCESS ROAD.
  - INSTALLATION OF PROPOSED POOL, RETAINING WALLS, STEPS, PATIO AND WALKWAYS.
  - INSTALL BURIED PROPANE TANK, ELECTRICAL AND GAS LINES FOR POOL REQUIREMENT.
  - INSTALLATION OF DRIVEWAY EXTENSION AND REMOVAL OF OLD DRIVEWAY.
  - FINAL GRADING AND REMOVE EXCESS FILL FROM SITE IF NEEDED.
  - REMOVAL OF DEBRIS.
  - REMOVE SILTATION FENCING ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED.

- NOTES:**
- PROPERTY SURVEY PREPARED BY TOPO FROM
  - EDGE OF WETLANDS TAKEN FROM WESTCHESTER COUNTY GIS, MAPPING WESTCHESTER COUNTY.
  - ALL EXISTING UTILITIES TO BE MARKED OUT BY PUBLIC OR PRIVATE SERVICE PRIOR TO START OF CONSTRUCTION.
  - CONSTRUCTION OF WALLS OVER 4 FT. SHALL BE CERTIFIED BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.
  - FINAL DRAINAGE SYSTEM LOCATION & SIZE TO BE DESIGNED BY ENGINEER. SOIL TESTING TO BE COORDINATED WITH TOWN CONSULTING ENGINEER.

STEEP SLOPE CALCULATION:  
TOTAL 25% DRIVE 54,520.0 SF  
50% OF STEEP SLOPE

**LOUIS FUSCO**  
landscape architects  
focus • form • function

26 Woodland Road  
Pound Ridge, NY 10576  
914 764 9123  
louisfusco.com

**PERSKY RESIDENCE**  
14 CAREY DRIVE  
NORTH CASTLE, NY

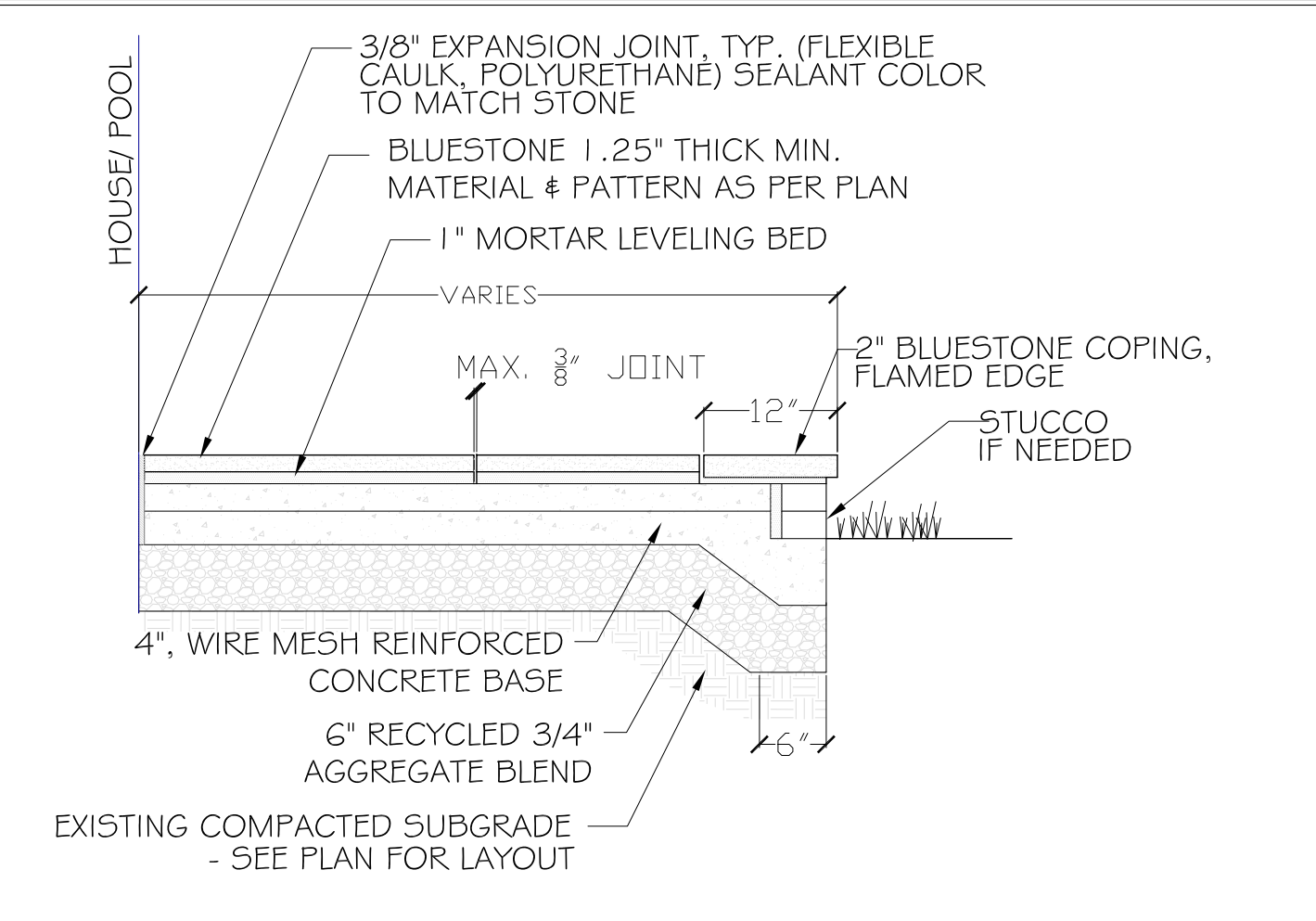
DATE: 11-11-2021 SCALE: 1"=20'-0"

**SITE PLAN**  
RPRC PERMIT PLAN

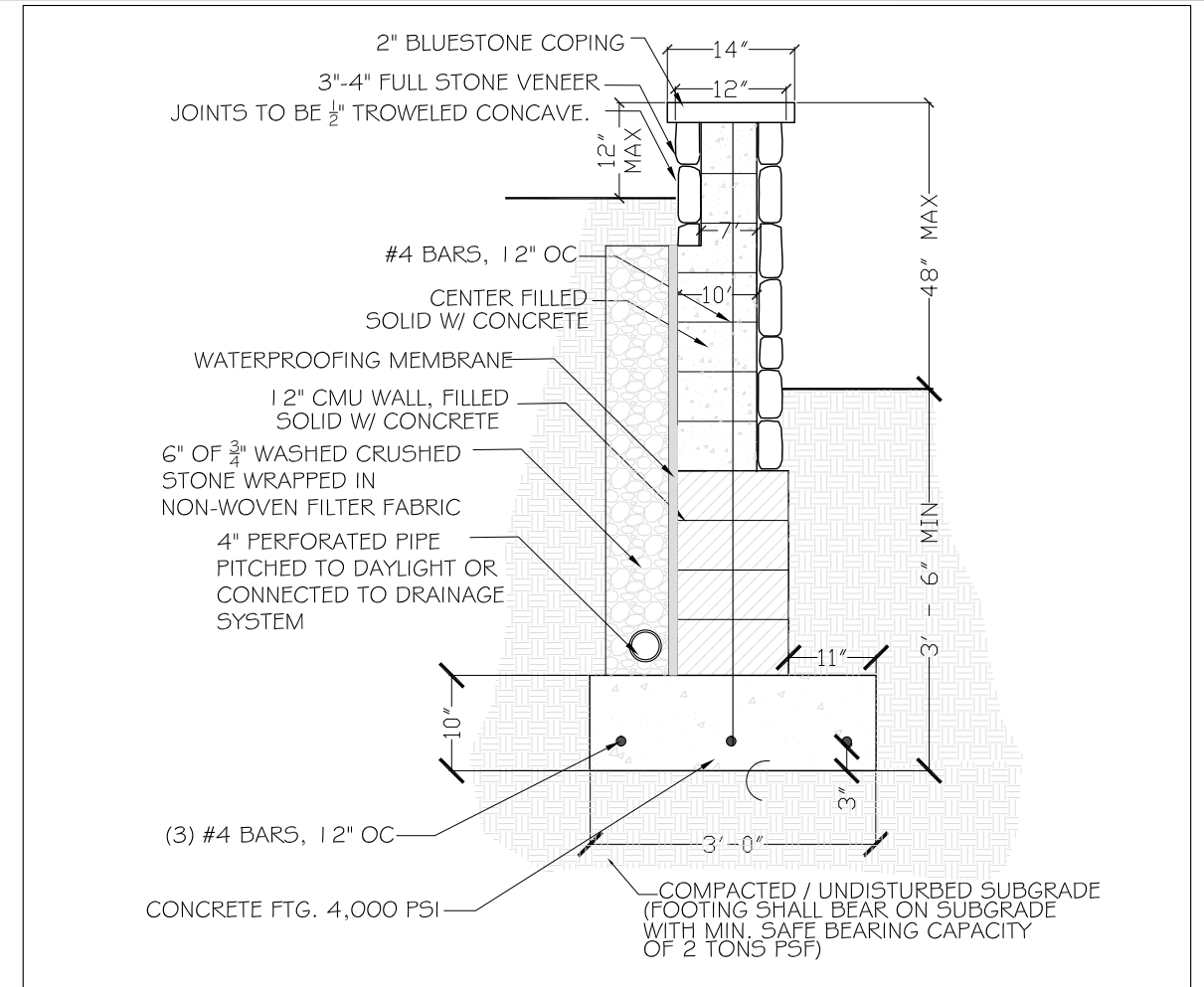
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STAMP: [Signature]

Drawing number RPRC-1

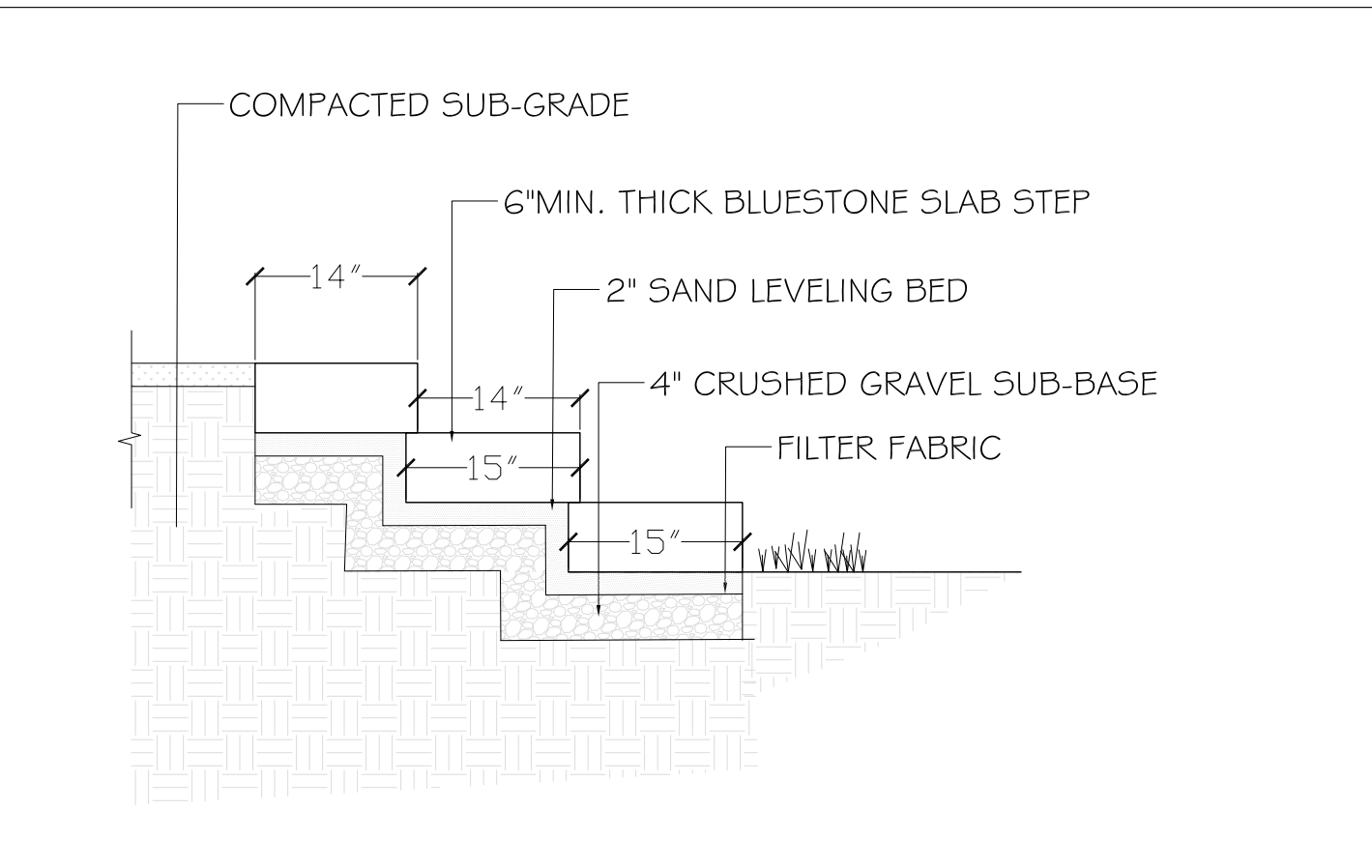




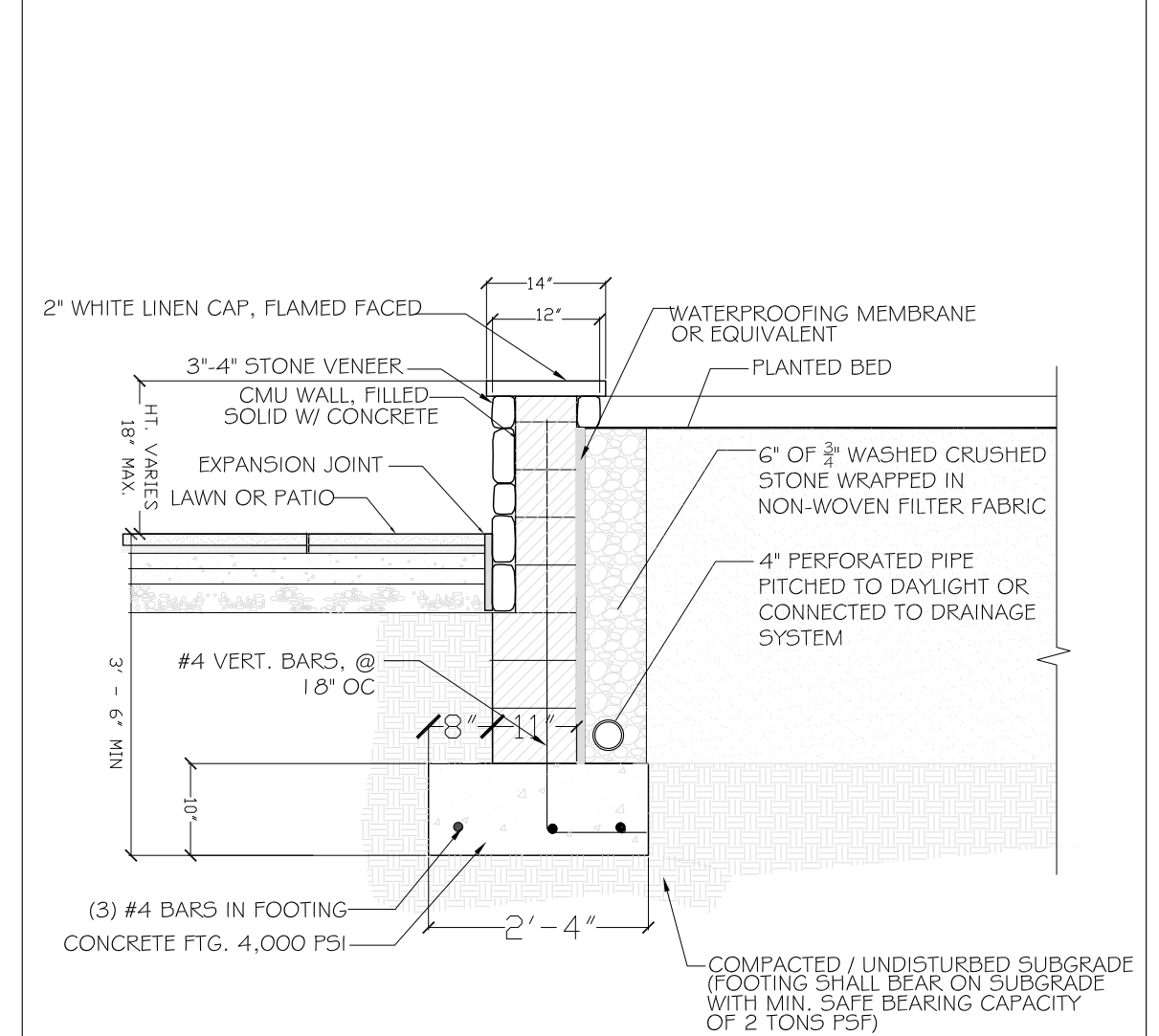
**PATIO**  
SCALE: 3/4" = 1'-0"  
**1**  
D-1



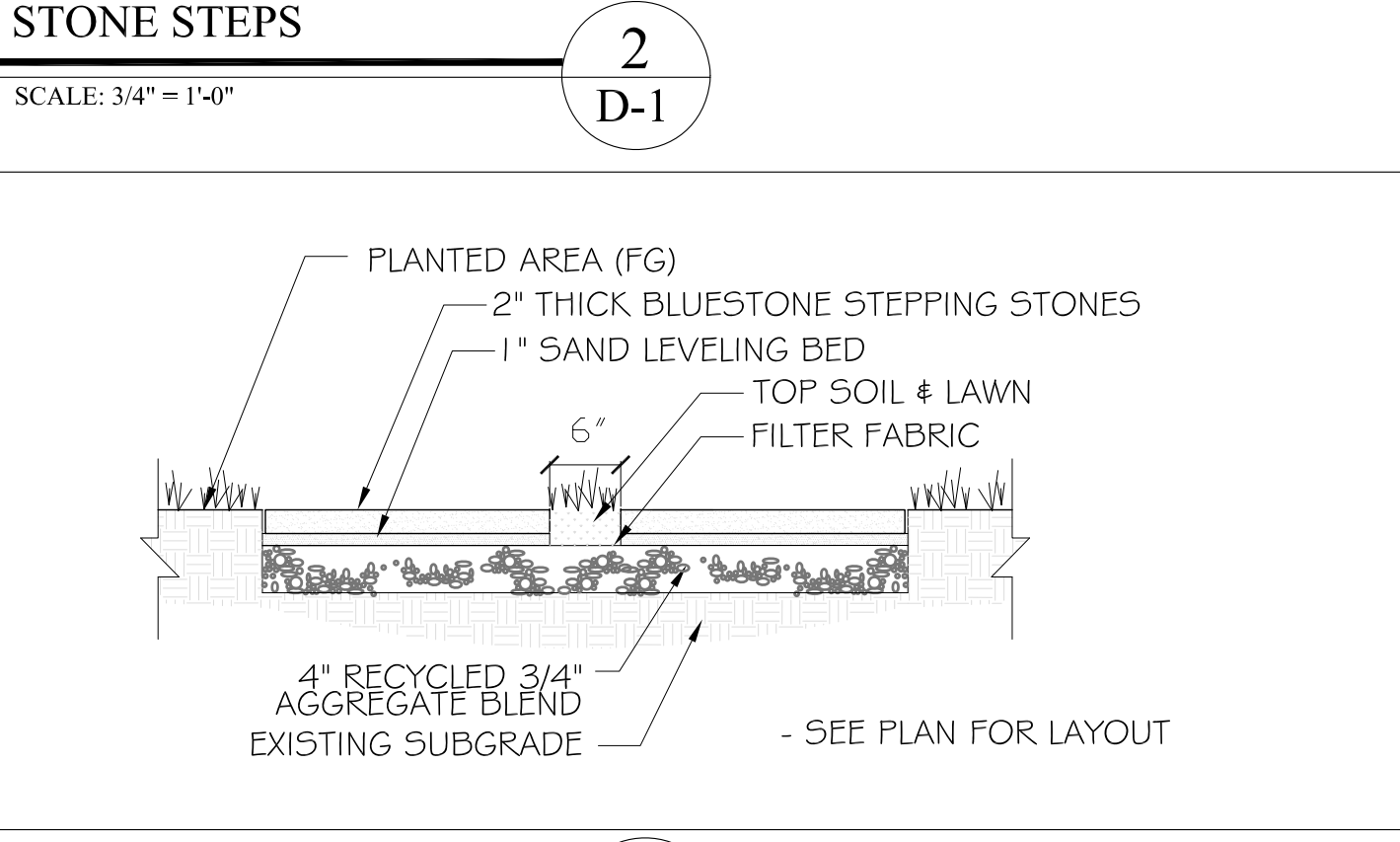
**RETAINING WALL**  
SCALE: 1/2" = 1'-0"  
**5**  
D-1



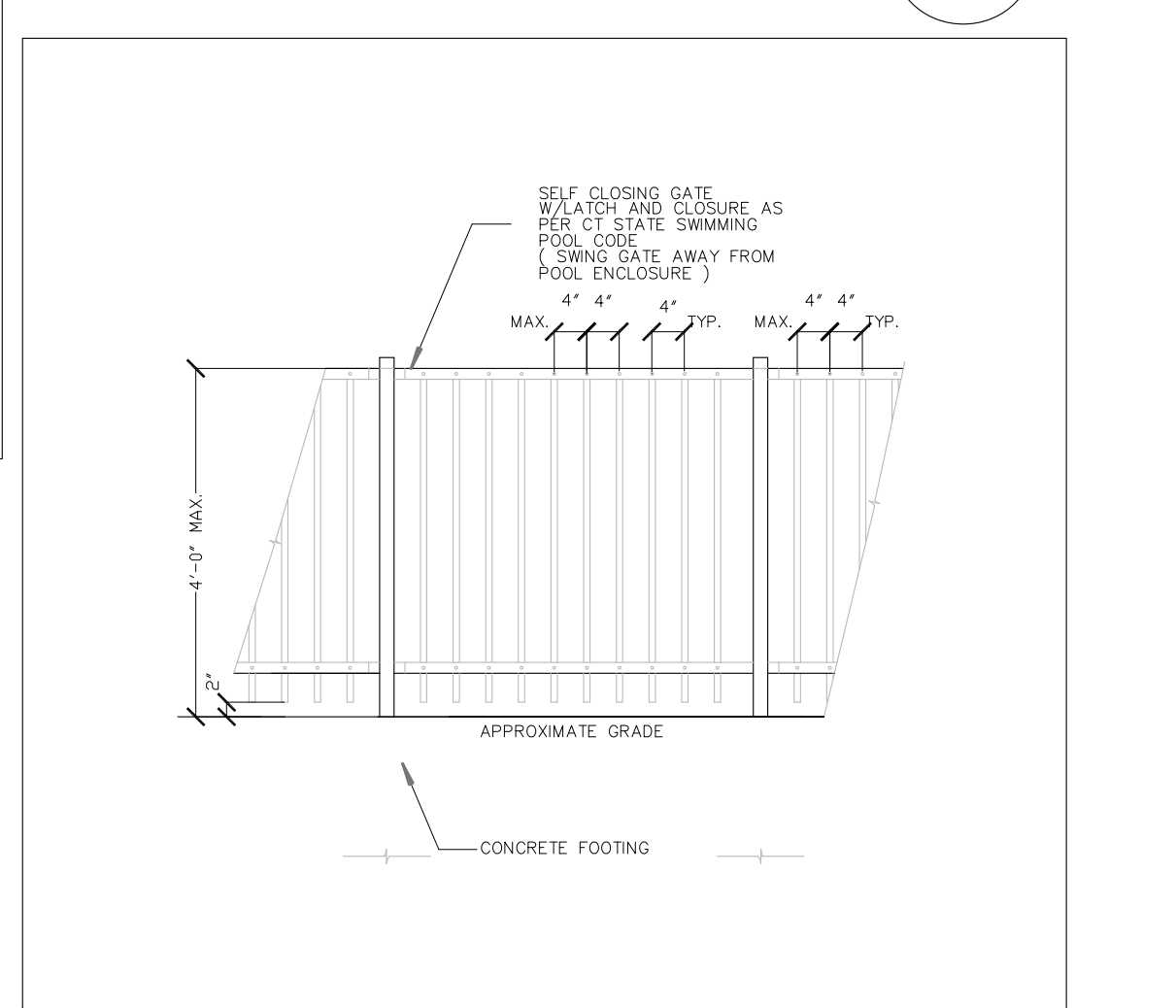
**STONE STEPS**  
SCALE: 3/4" = 1'-0"  
**2**  
D-1



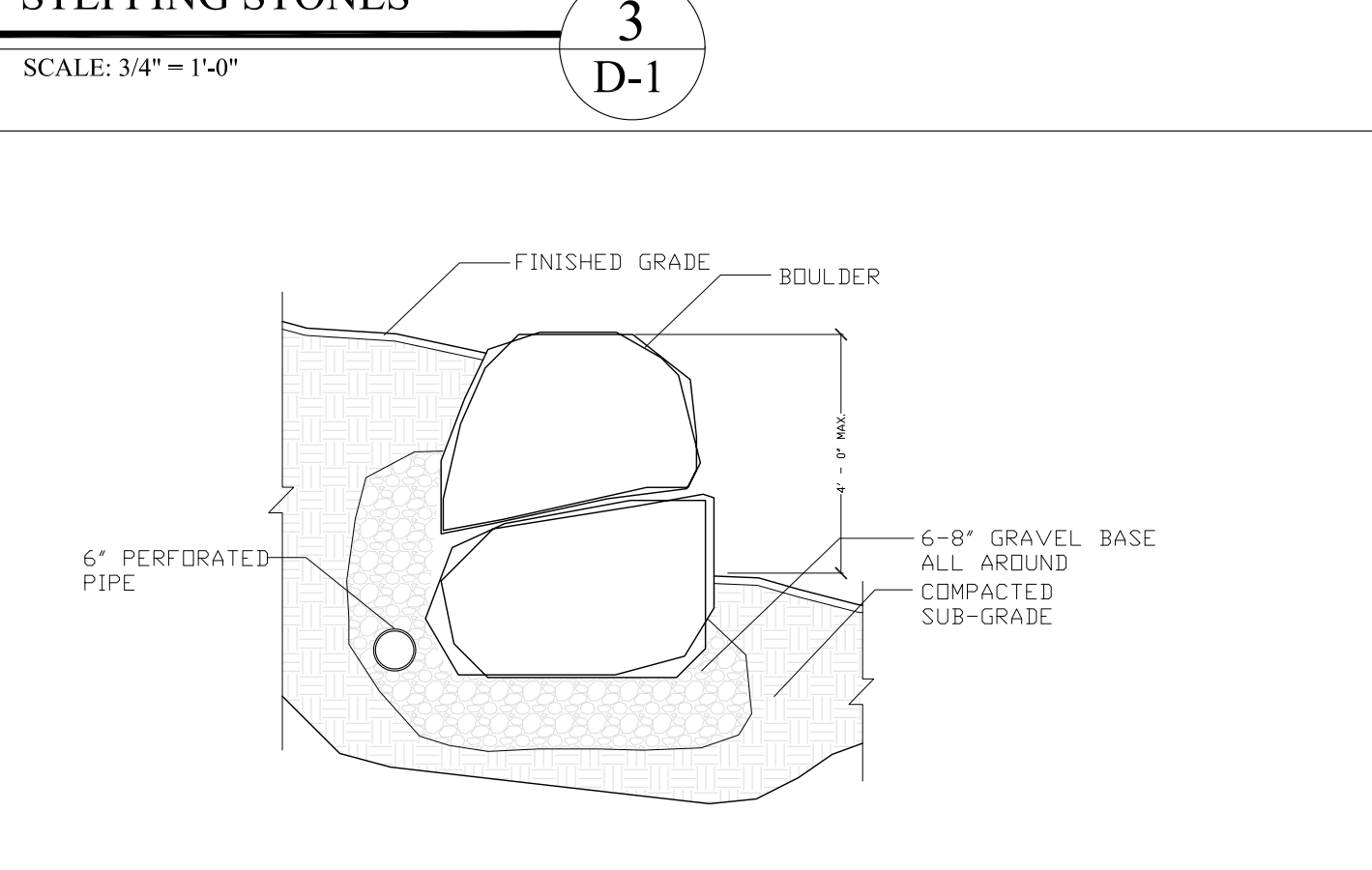
**PLANTER WALL**  
SCALE: 1/2" = 1'-0"  
**6**  
D-1



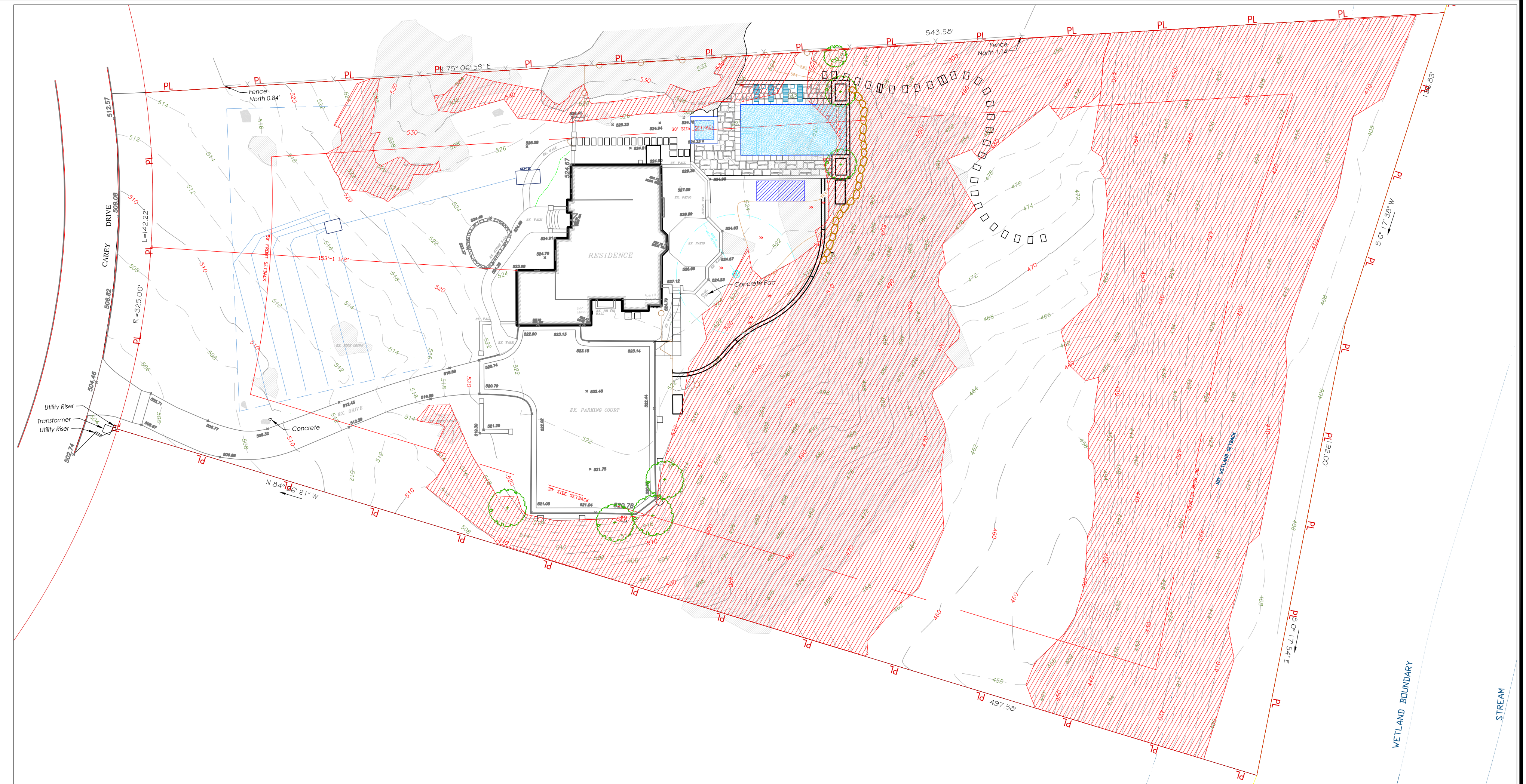
**STEPPING STONES**  
SCALE: 3/4" = 1'-0"  
**3**  
D-1



**POOL FENCE & ENCLOSURE DETAIL**  
SCALE: 3/4" = 1'-0"  
**7**  
D-1



**BOULDER WALL DETAIL**  
SCALE: 1/2" = 1'-0"  
**4**  
D-1



**SITE PLAN STEEP SLOPE**  
SCALE: 1" = 30'-0"  
STEEP SLOPE CALCULATION:  
TOTAL 25% STEEP 54,520.0 SF

**LEGEND:**

- EXISTING FENCE
- PROPOSED FRENCH DRAIN
- PROPOSED DRAIN LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TREE PROTECTION
- TREE REMOVAL

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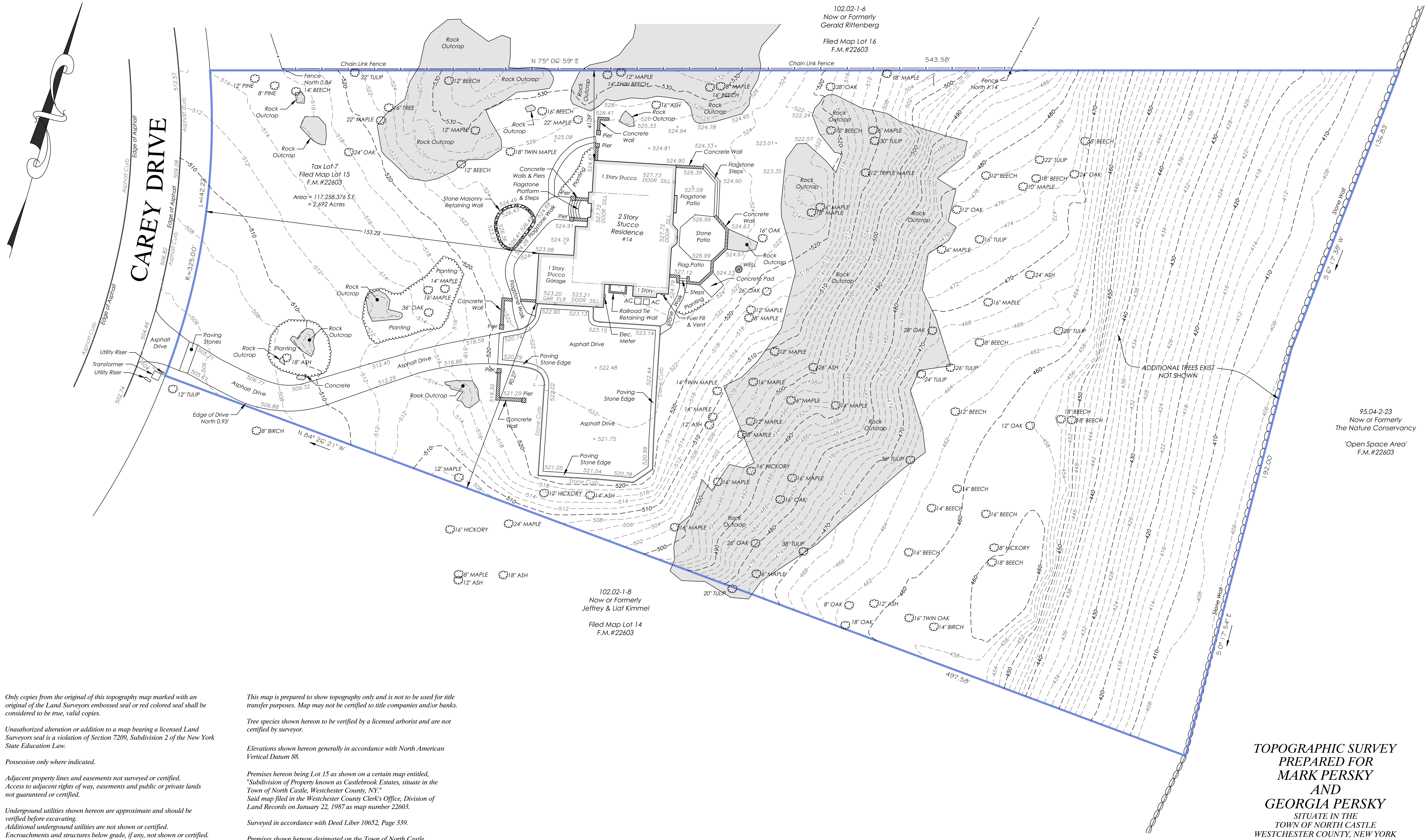
**PERSKY RESIDENCE**  
14 CAREY DRIVE  
NORTH CASTLE, NY

DATE: 11-11-2021  
SCALE: AS NOTED

**CONSTRUCTION DETAILS**

REVISION: STAMP:  
Drawing number  
D-1





102.02-1-6  
Now or Formerly  
Gerald Rittenberg  
Filed Map Lot 16  
F.M.#22603

102.02-1-8  
Now or Formerly  
Jeffrey & Lia Kimmel  
Filed Map Lot 14  
F.M.#22603

95.04-2-23  
Now or Formerly  
The Nature Conservancy  
'Open Space Area'  
F.M.#22603

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

Unauthorized alteration or addition to a 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.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

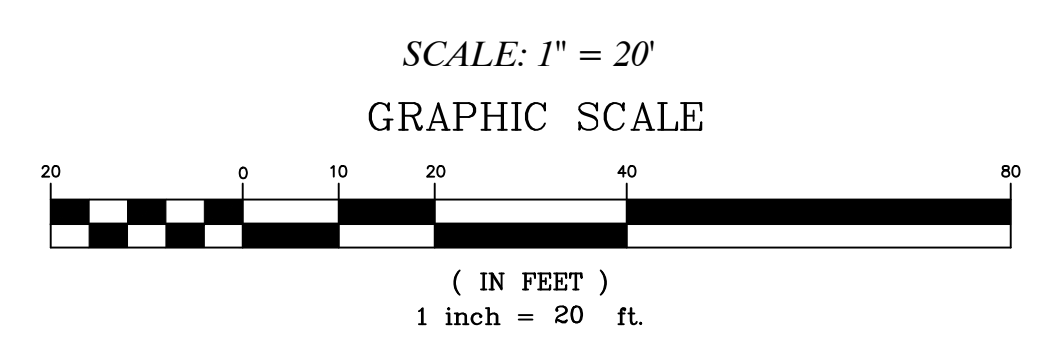
Premises hereon being Lot 15 as shown on a certain map entitled, "Subdivision of Property known as Castlebrook Estates, situate in the Town of North Castle, Westchester County, NY." Said map filed in the Westchester County Clerk's Office, Division of Land Records on January 22, 1987 as map number 22603.

Surveyed in accordance with Deed Liber 10652, Page 339.

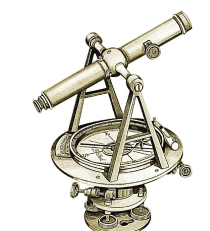
Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 102.02, Block 1, Lot 7.

Property Address: 14 Carey Drive  
Bedford, NY 10506

**TOPOGRAPHIC SURVEY  
PREPARED FOR  
MARK PERSKY  
AND  
GEORGIA PERSKY**  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK



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ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
IS A VIOLATION OF APPLICABLE LAWS.



**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899



Surveyed: July 10, 2021  
Map Prepared: July 14, 2021  
By: *Daniel T. Merritts*  
New York State Licensed Land Surveyor No. 050604

Project: 86-008.15	Field Survey By: CRJE
Drawn By: DA	Checked By: DM