



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: 7 Megan Lane, Armonk, New York 10504

Section III- DESCRIPTION OF WORK:

The project will involve the removal of an existing flagstone terrace and replace with a 14' x 26' in ground swimming pool and associated mechanical equipment. Two trees will need to be removed as a result of the construction. A pool drawdown/stormwater infiltration system is proposed to mitigate any increase in stormwater runoff as a result of new impervious surface. There will be approximately 2,820 sf of disturbance to regulated wetland buffer area.

Section III- CONTACT INFORMATION:

APPLICANT: Michael & Linda Rait

ADDRESS: 7 Megan Lane, Armonk, New York 10504

PHONE: _____ MOBILE: _____ EMAIL: mrait@brdesignassociates.com

PROPERTY OWNER: Michael & Linda Rait

ADDRESS: 7 Megan Lane, Armonk, New York 10504

PHONE: _____ MOBILE: _____ EMAIL: mrait@brdesignassociates.com

PROFESSIONAL: Peter J. Gregory, P.E., DTS Provident Design Engineering, LLP

ADDRESS: One North Broadway, White Plains, New York 10601

PHONE: 914-559-6745 MOBILE: 914-557-4449

EMAIL: pgregory@dtsprovident.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.03-1-23





**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:

Rait Residence Swimming Pool

Initial Submittal Revised Preliminary

Street Location:

7 Megan Lane

Zoning District: R-2A Property Acreage: 2.194 Tax Map Parcel ID: 102.03-1-23

Date: 12-31-21

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 (including floor plans and elevations)
- 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.

_____ 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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Rait Residence Swimming Pool Date: 12/31/21

Tax Map Designation or Proposed Lot No.: 102.03-1-23

Gross Lot Coverage

- | | | | |
|-----|---|-------------|------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | 2.194 acres | <u>95,605.02</u> |
| 2. | Maximum permitted gross land coverage (per Section 213-22.2C): $13,270 + (0.075)(8,450.64)$ | | <u>13,906.38</u> |
| 3. | BONUS maximum gross land cover (per Section 213-22.2C): Distance principal home is beyond minimum front yard setback <u>84.45</u> x 10 = | | <u>844.5</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | | <u>14,750.88</u> |
| 5. | Amount of lot area covered by principal building : <u>2782</u> existing + <u>-</u> proposed = | | <u>2,782</u> |
| 6. | Amount of lot area covered by accessory buildings : <u>-</u> existing + <u>-</u> proposed = | | <u>-</u> |
| 7. | Amount of lot area covered by decks : <u>646</u> existing + <u>-</u> proposed = | | <u>646</u> |
| 8. | Amount of lot area covered by porches : <u>-</u> existing + <u>-</u> proposed = | | <u>-</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways : <u>4880</u> existing + <u>-</u> proposed = | | <u>4,880</u> |
| 10. | Amount of lot area covered by terraces : <u>915</u> existing + <u>100</u> proposed = | | <u>1,015</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip : <u>35</u> existing + <u>424</u> proposed = | | <u>459</u> |
| 12. | Amount of lot area covered by all other structures : <u>662</u> existing + <u>-</u> proposed = | | <u>662</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | | <u>10,444</u> |

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.

Peter Gregory

Signature and Seal of Professional Preparing Worksheet

12-31-21

Date



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

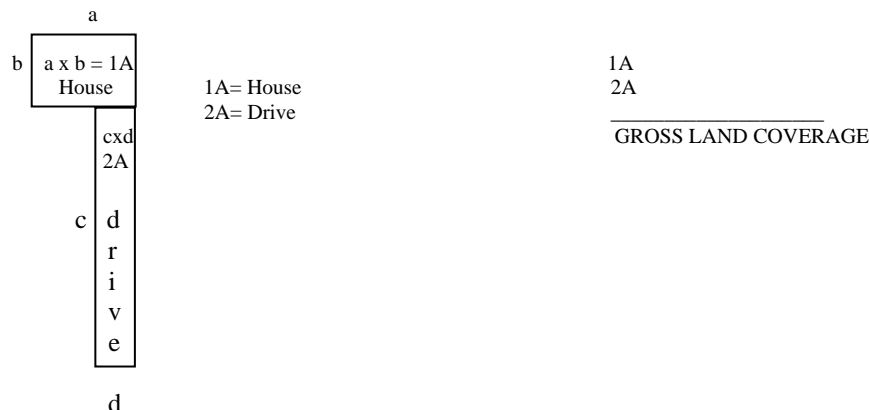
PLANNING DEPARTMENT
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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below

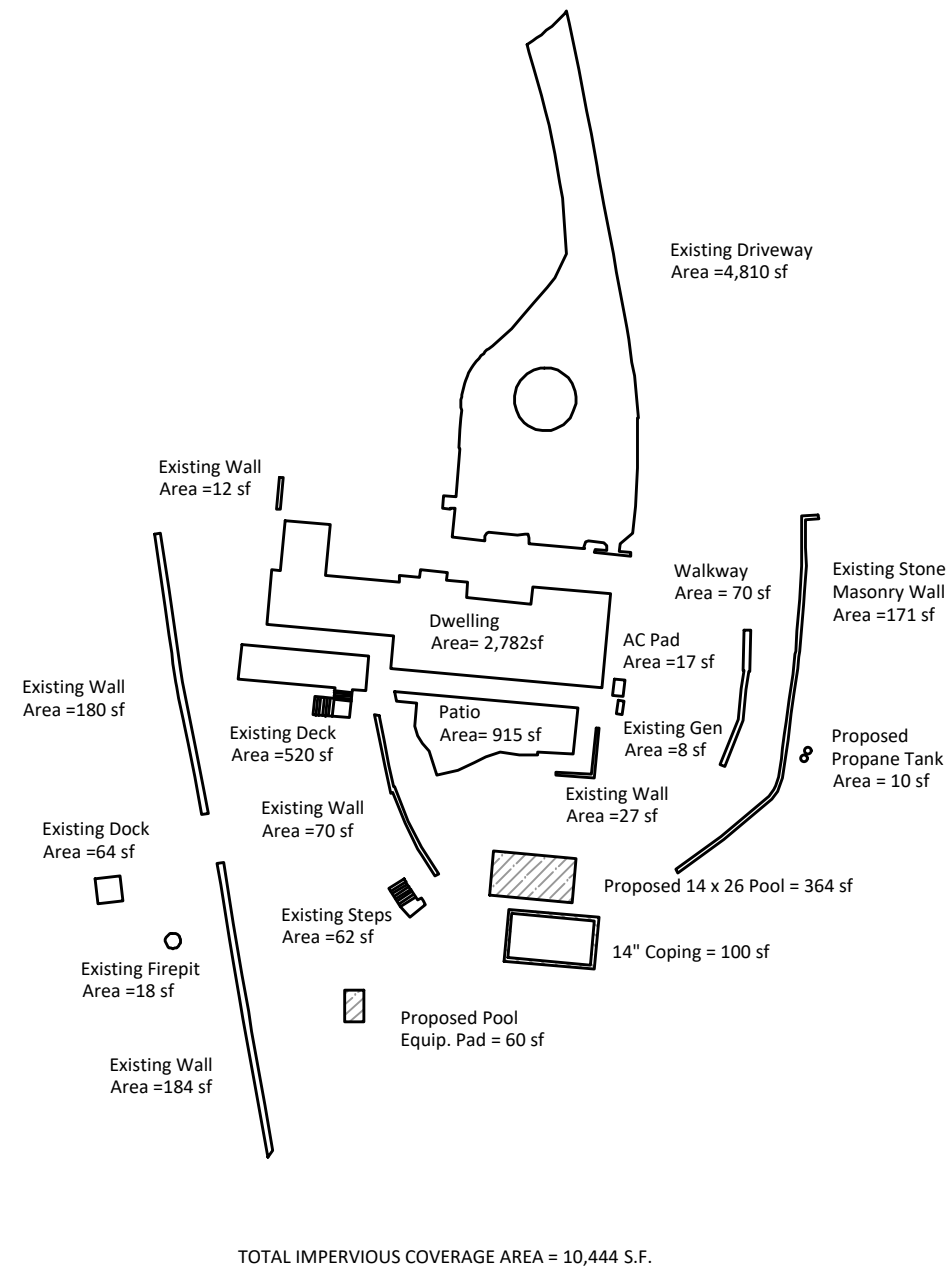


LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

| Lot Size | Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet) |
|-----------------------------------|--|
| Less than 5,000 square feet | 50% of the lot area |
| 5,000 to 9,999 square feet | 2,500 plus 30% of the lot area in excess of 5,000 square feet |
| 10,000 to 14,999 square feet | 4,000 plus 24% of the lot area in excess of 10,000 square feet |
| 15,000 square feet to 0.499 acres | 5,200 plus 18% of the lot area in excess of 15,000 square feet |
| 0.5 to 0.749 acres | 6,420 plus 15% of the lot area in excess of 0.5 acres |
| 0.75 to 0.999 acres | 8,050 plus 12% of the lot area in excess of 0.75 acres |
| 1.0 to 1.999 acres | 9,350 plus 9% of the lot area in excess of 1.0 acres |
| 2.0 acres or more | 13,270 plus 7.5% of the lot area in excess of 2.0 acres |

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



PROPOSED GROSS LAND COVERAGE

| | | |
|--|----------|---------------------|
| TOTAL LOT AREA | = | 95,605.02 SF |
| MAX PERMITTED GROSS LAND COVERAGE | = | 13,906.38 SF |
| BONUS MAX PERMITTED GROSS LAND COVERAGE | = | 844.50 SF |
| TOTAL MAX PERMITTED GROSS LAND COVERAGE | = | 14,750.88 SF |
| PRINCIPAL BUILDING | = | 2,782.00 SF |
| ACCESSORY BUILDINGS | = | 0.00 SF |
| DECKS | = | 646.00 SF |
| PORCH | = | 0.00 SF |
| DRIVEWAY, PARKING, WALKWAYS | = | 4,880.00 SF |
| TERRACES | = | 915.00 SF |
| MECHANICAL EQUIPMENT - AC, GENERATOR | = | 35.00 SF |
| ALL OTHER STRUCTURES - WALLS | = | 662.00 SF |
| PROPOSED POOL | = | 364.00 SF |
| PROPOSED COPING | = | 100.00 SF |
| PROPOSED POOL EQUIPMENT PAD | = | 60.00 SF |
| TOTAL GROSS LAND COVERAGE | = | 10,444.00 SF |

GRAPHICAL DEPICTION LAND COVERAGE
 Rait Residence Pool
 Town of North Castle
 Westchester County, New York

Scale: NTS
 December 2021

October 14, 2021

Wetland Delineation Report
7 Megan Lane
Armonk, New York

Introduction:

A wetland delineation was conducted at 7 Megan Lane on October 4, 2021 by Mary Jaehnig, soil scientist. The parcel is located to the southwest of the Megan Lane cul-de-sac and supports a single family dwelling and man made pond.

The topography descends to the west. The man made pond drains to the north and is within the watershed to the Mianus River. There are no New York State Department of Environmental Conservation (NYSDEC) regulated wetlands on site. The closest NYSDEC regulated wetland, K-29, is located approximately 0.07 miles to the northwest.

The edge of wetland was flagged in the field using chronologically labeled pink ribbon from number 1 to 35.

Soils and Vegetation:

Soil samples were obtained using a spade and auger. Features noted include color, texture and depth to hydric indicators. Soils were classified according to guidelines established by the USDA NRCS.

The upland soils on site include Chatfield-Charlton complex, very rocky and Udorthent.

Chatfield-Charlton complex, very rocky consists of the somewhat deep and well drained Chatfield loam and the deep and well drained Charlton loam in a landscape with stones and boulders and occasional bedrock outcrop. The depth to bedrock averages 20 to 40 inches below grade in Chatfield loam and is usually greater than 5 feet below grade in Charlton loam. The depth to the water table usually exceeds 6 feet below grade for both loams.

PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

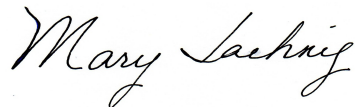
The Udorthent is fill that was used to construct the berm along the northern side of the pond. Some Udorthent was smoothed over portions of the eastern banks.

The upland woods support Norway maple, silver maple, sugar maple, ash, shagbark hickory and birch spp. The shrub layer includes winged euonymus, multiflora rose, wild grape vine, Japanese barberry and brambles. Groundcover includes Christmas fern, Virginia creeper and garlic mustard.

The wetland soil is Leicester loam, a deep, poorly drained soil formed in glacial till. The water table is located close to the surface from fall into spring.

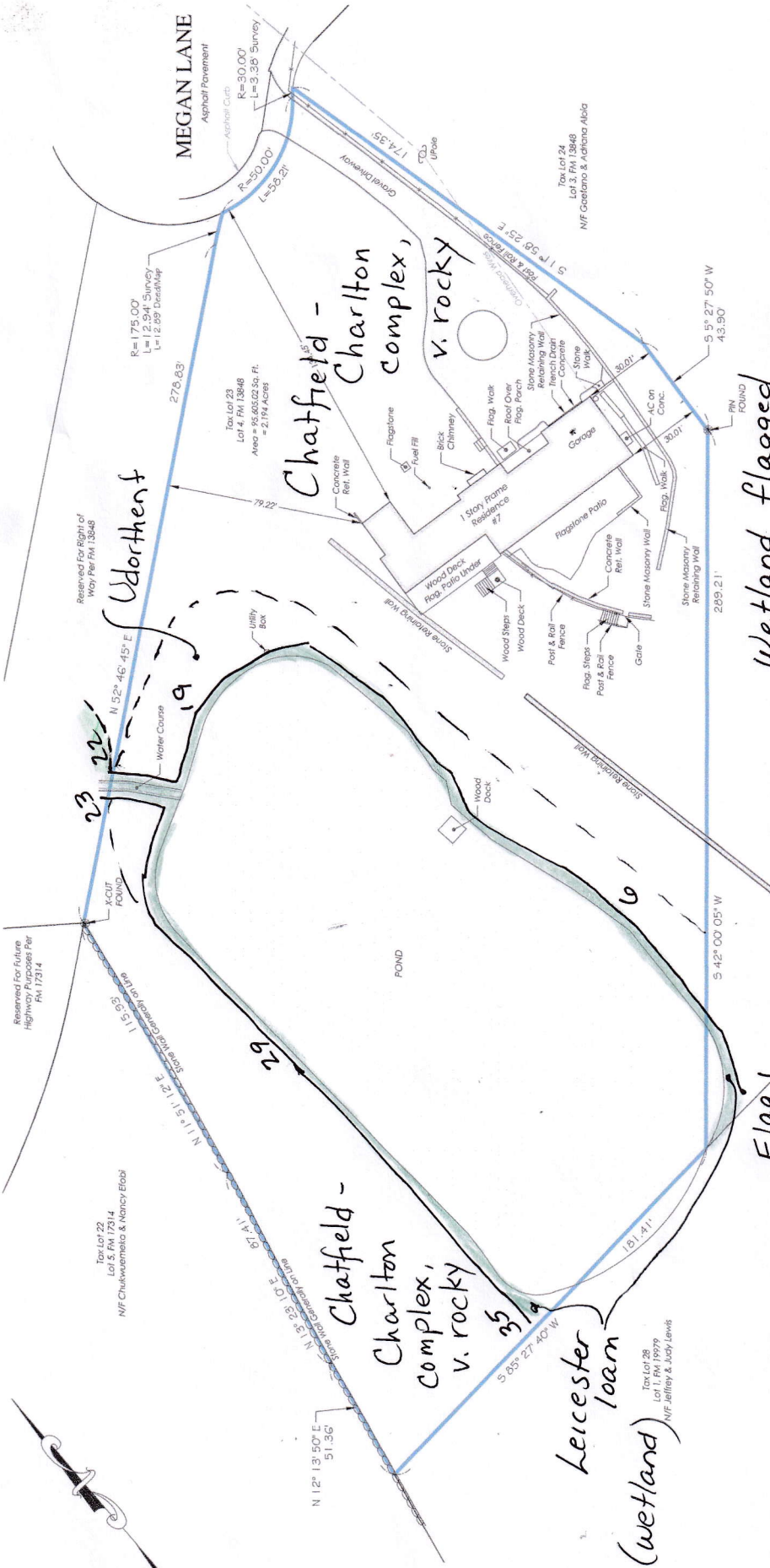
The wetlands supports shrub willow, red maple, red stem dogwood, sensitive fern, tussock sedge and tear thumb. Emergents are sparse and are located near the outflow.

Sincerely,



Mary Jaehnig
soil scientist

Pfizer Jaehnig Soils
17 Fairview Avenue
Ridgefield, CT 06877



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

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed herein. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey 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.

Premises hereon being Lot 4 as shown on a certain map entitled, "Subdivision of Property belonging to Patricia Marshall in the Town of North Castle, Westchester County, New York," said map filed in the Westchester County Clerk's Office, Division of Land Records on January 20, 1964 as map number 13848.

Surveyed in accordance with Deed Liber 11542, Page 79.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 102.03, Block 1, Lot 23.

Property Address:
7 Megan Lane
Armonk, NY 10504

**SURVEY OF PROPERTY
PREPARED FOR
7 MEGAN LANE
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK**

SCALE: 1" = 30'

GRAPHIC SCALE



**Wetland flagged
October 4, 2021
Mary Jaehniq
soil scientists
203 431 8113**

Mianus River watershed

**K-29 ≈ 0.07 miles
downstream
to NW**



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

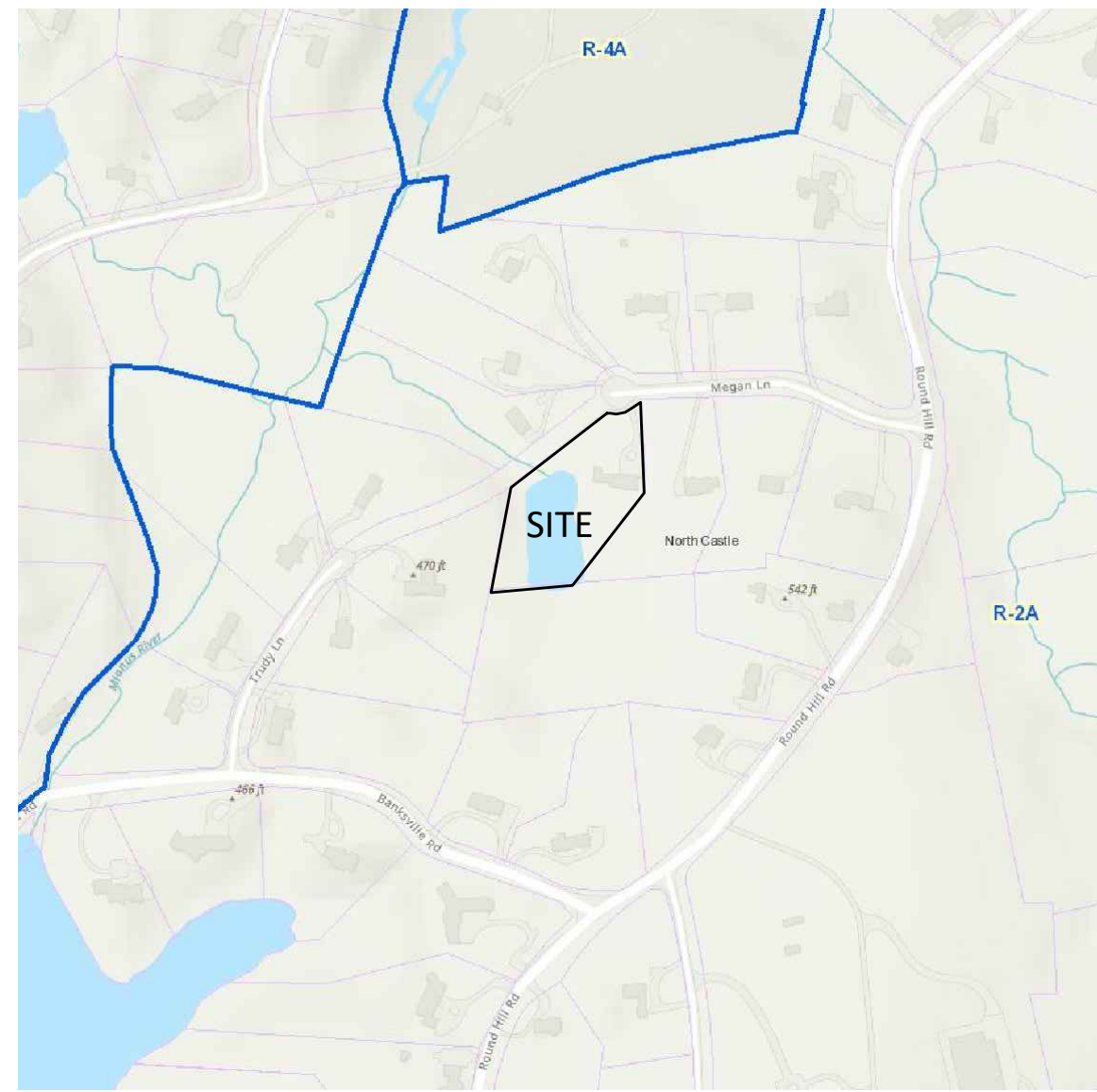


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OR VIOLATION OF APPLICABLE LAWS.

Surveyed: May 13, 2020
Map Prepared: May 14, 2020

By: *[Signature]*
Scott B. Gray, New York State Licensed Land Surveyor No. 056072

| | |
|-----------------|------------------|
| Project: 05-201 | Field Survey By: |
| Job: 20-142 | AN/PT |
| Drawn By: | Checked By: |
| CMP | SBG |



LOCATION MAP
NTS

GENERAL NOTES

1. THE CONSTRUCTION OF THE POOL, SPA, TERRACE AND STORMWATER MITIGATION WILL RESULT IN A TOTAL AREA OF DISTURBANCE OF 7,600 SF.
THE PROJECT WILL CREATE 2,820 SF OF DISTURBANCE TO REGULATED WETLAND BUFFER AREA.
2. THE PROJECT WILL RESULT IN THE CREATION OF 524 SF OF NEW IMPERVIOUS SURFACE.
3. THE CONSTRUCTION OF THE POOL AND STORMWATER MITIGATION SYSTEM WILL RESULT IN THE REMOVAL OF TWO (2) TREES.
4. ANY ROCK REMOVAL REQUIRING CHIPPING WILL REQUIRE A CHIPPING PERMIT TO BE OBTAINED FROM THE BUILDING DEPARTMENT.
5. CHIPPING OPERATION SHALL BE LIMITED TO THE HOURS OF 8:30 AM TO 4:00 PM, MONDAY THROUGH FRIDAY. ROCK CHIPPING IS PROHIBITED ON SATURDAYS, SUNDAYS AND ALL LEGAL HOLIDAYS.
6. ANY ROCK CHIPPING WILL REQUIRE DUST MITIGATION AND SHALL INCORPORATE THE BEST DUST CONTROL PRACTICES INCLUDING, BUT NOT LIMITED TO A WATER SPRAY SYSTEM (AIR SUPPRESSION OR SURFACE WETTING). CONTRACTOR SHALL CONTROL WATER RUNOFF AS A RESULT OF ANY WATER SPRAY PROGRAM.

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO STAKE CLEARING AND GRADING LINE AS LIMIT OF DISTURBANCE, INSTALL SILT FENCES ALONG LIMIT OF DISTURBANCE AND CORDON OFF SEPTIC SYSTEM AS INDICATED ON SITE PLAN.
2. CONSTRUCT ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE TO POOL AREA.
3. CONFIRM LOCATION OF EXISTING SEPTIC TANK AND TANK DISCHARGE LINE AND PROTECT LINE WITH STEEL PLATE.
4. STRIP TOPSOIL FROM POOL AREA AND STOCKPILE WHERE INDICATED. ALL TOPSOIL STORAGE SITES ARE TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION.
5. CONSTRUCT PROPOSED POOL.
 - A. FRAME AND EXCAVATE FOR POOL. ALL EXCAVATED MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STOCKPILED.
 - B. INSTALL FORM WORK, INSTALL GRAVEL BED, REINFORCING AND PLUMBING FOR POOL. SPRAY GUNITE FOR POOL.
 - C. INSTALL POOL EQUIPMENT PAD.
 - D. BACK FILL AREA SURROUNDING POOL.
 - E. ROUGH GRADE AWAY FROM POOL AREA.
 - F. INSTALL UTILITY CONNECTIONS; AND ELECTRIC FEED BETWEEN HOUSE AND POOL EQUIPMENT AREA.
 - G. INSTALL COPING, PLASTER POOL SURFACE.
 - H. FILL POOL WITH WATER.
6. INSTALL POOL DRAWDOWN MITIGATION SYSTEM
7. INSTALL POOL FENCING.
8. TOPSOIL, SEED, SOD OR HYDROSEED, MULCH AND RESTORE ALL DISTURBED AREAS. INSTALL LANDSCAPING.
9. REMOVE EROSION CONTROLS ONLY AFTER ALL AREAS HAVE BEEN THOROUGHLY STABILIZED.

PROJECT NOTES

1. PROJECT SITE ADDRESS:
7 MEGAN LANE
ARMONK, NEW YORK 10504
2. TOWN OF NORTH CASTLE TAX MAP INFORMATION:
SECTION 102.03 BLOCK 1 LOT 23
TOTAL AREA OF PARCEL = 2.194 ACRES (95,605.02 SF)
R-2A ZONING DISTRICT
3. WATERSHED BASIN:
LONG ISLAND SOUND - MIANUS RIVER BASIN

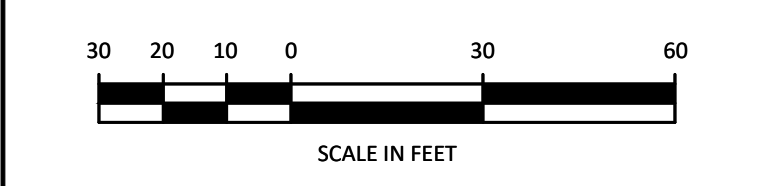


| | MINIMUM LOT SIZE | | | | MINIMUM YARDS | | | MAXIMUM BUILDING HEIGHT | | MAXIMUM BUILDING COVERAGE | MAXIMUM GROSS LAND COVERAGE |
|--------------|------------------|-----------------|--------------|--------------|---------------|-------------|-------------|-------------------------|---------------|--------------------------------------|-----------------------------|
| | AREA (acres) | FRONTAGE (feet) | WIDTH (feet) | DEPTH (feet) | FRONT (feet) | SIDE (feet) | REAR (feet) | STORIES | HEIGHT (feet) | 8% (7,645.65 square feet) | 14,750.88 (square feet) |
| R-2A | | | | | | | | | 30 | | |
| REQUIRED | 2.00 | 150 | 150 | 150 | 50 | 30 | 50 | - | 30 | | |
| 7 MEGAN LANE | 2.194 | 61.59 | 353.75 | 462.25 | 134.45 | 30.01 | 184.0 | - | - | 2.91% (Exist) (2,782.00 square feet) | 9,920.00 |
| | | | | | PROPOSED POOL | | | | | | 10,444.00 |



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE
- SILT FENCE/SEDIMENT BARRIER
- CONSTRUCTION FENCE
- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- TOPSOIL STOCKPILE
- PROPOSED DRAINAGE INLET (DI)
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- TEST PIT LOCATION & DESIGNATION
- PERCOLATION LOCATION & DESIGNATION
- PROPOSED DRAINAGE SWALE
- PROPOSED ELECTRIC LINE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE



Architect: TC Merritts Land Surveyors, PC
394 Bedford Road
Pleasantville, New York 10570
Tel: 914-769-8003

Owner: Michael Rait
7 Megan Lane
Armonk, New York 10504

DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
Under New York State Education Law Article 145 (Engineering), Section 7209 (2), it is a Violation of This Law For Any Person, Unless Acting Under the Direction of A Licensed Professional Engineer, To Alter This Document
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RAIT RESIDENCE POOL
7 Megan Lane
Town of North Castle
Westchester County, New York

TITLE: **SITE PLAN**

Approved by Town of North Castle Planning Board Resolution, Dated: _____

Christopher Carthy, Chairman, _____ Date

Engineering Plans Reviewed for Conformance to Resolution: _____

Joseph M. Cermele, PE
Kellard Sessions Consulting
Consulting Town Engineers _____ Date

Scale: 1" = 30'
Date: 12/31/2021
Drawn By: JM
Checked By: PJG
Project No.: 21-082
Sheet No.: 1 of 1
Dwg. No.: C-101

R:\PROJECTS\21121-082_Megan Lane_Armonk\AutoCAD\SPALC\01_Site_Plan.dwg