



# 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: 22 Evergreen Row

### Section III- DESCRIPTION OF WORK:

*installation of inground gunite pool with spa, patios  
and step stones, outdoor kitchen and fire feature*

### Section III- CONTACT INFORMATION:

APPLICANT: Kyle DelVecchio / Tranquility Pools  
ADDRESS: 7 Argyle St Haskell NJ 07420  
PHONE: (973) 616-9600 MOBILE: (973) 202-9102 EMAIL: KyleD@Sceniclandscaping.com

### PROPERTY OWNER:

Herman  
ADDRESS: 22 Evergreen Row North Castle  
PHONE: \_\_\_\_\_ MOBILE: (516) 983-9998 EMAIL: Eric@Sotafloors.com

PROFESSIONAL: DJ Egarian and Associates  
ADDRESS: 271 Rt 46W Suite 6208 Fairfield NJ 07004  
PHONE: (973) 898-1401 MOBILE: (862) 702-3017  
EMAIL: JeffEgarian@DJEgarian.com

### Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101.02-2-41



**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: Herman Residence

Initial Submittal  Revised Preliminary

Street Location: 22 Evergreen Row

Zoning District: B-1A Property Acreage: 1.45 Tax Map Parcel ID: 101.02-2-41

Date: 8/12/2022

**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

<input type="checkbox"/>	9. Description of method of water supply and sewage disposal and location of such facilities
<input type="checkbox"/>	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
<input type="checkbox"/>	1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
<input type="checkbox"/>	2. 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.
<input type="checkbox"/>	3. 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>

_____	On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.
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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: Herman Residence Date: 8/12  
Tax Map Designation or Proposed Lot No.: 101.02-2-41

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 63,045 (1.45ac)
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):  
11,104
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):  
Distance principal home is beyond minimum front yard setback  
3 x 10 = 30 30
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 11,134
5. Amount of lot area covered by principal building:  
3429 existing + 0 proposed = 3429
6. Amount of lot area covered by accessory buildings:  
0 existing + 0 proposed = 0
7. Amount of lot area covered by decks:  
491 existing + 0 proposed = 491
8. Amount of lot area covered by porches:  
0 existing + 0 proposed = 0
9. Amount of lot area covered by driveway, parking areas and walkways:  
4018 existing + 0 proposed = 4018 (driveway + frontwalk)
10. Amount of lot area covered by terraces:  
157 existing + -90 proposed = 67 (rear patio + walkway)
11. Amount of lot area covered by tennis court, pool and mechanical equip:  
72 existing + 1051 proposed = 1051 (AC + pool + equip pads)
12. Amount of lot area covered by all other structures:  
0 existing + 1404 proposed = 1404 (pool patio + stepstones + fireplace)
13. Proposed gross land coverage: Total of Lines 5 – 12 = 10,652

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]  
Signature and Seal of Professional Preparing Worksheet

8-12-22  
Date





Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, New York GIS, USDA/FPAC/GEO, Map data ©2022 100 ft



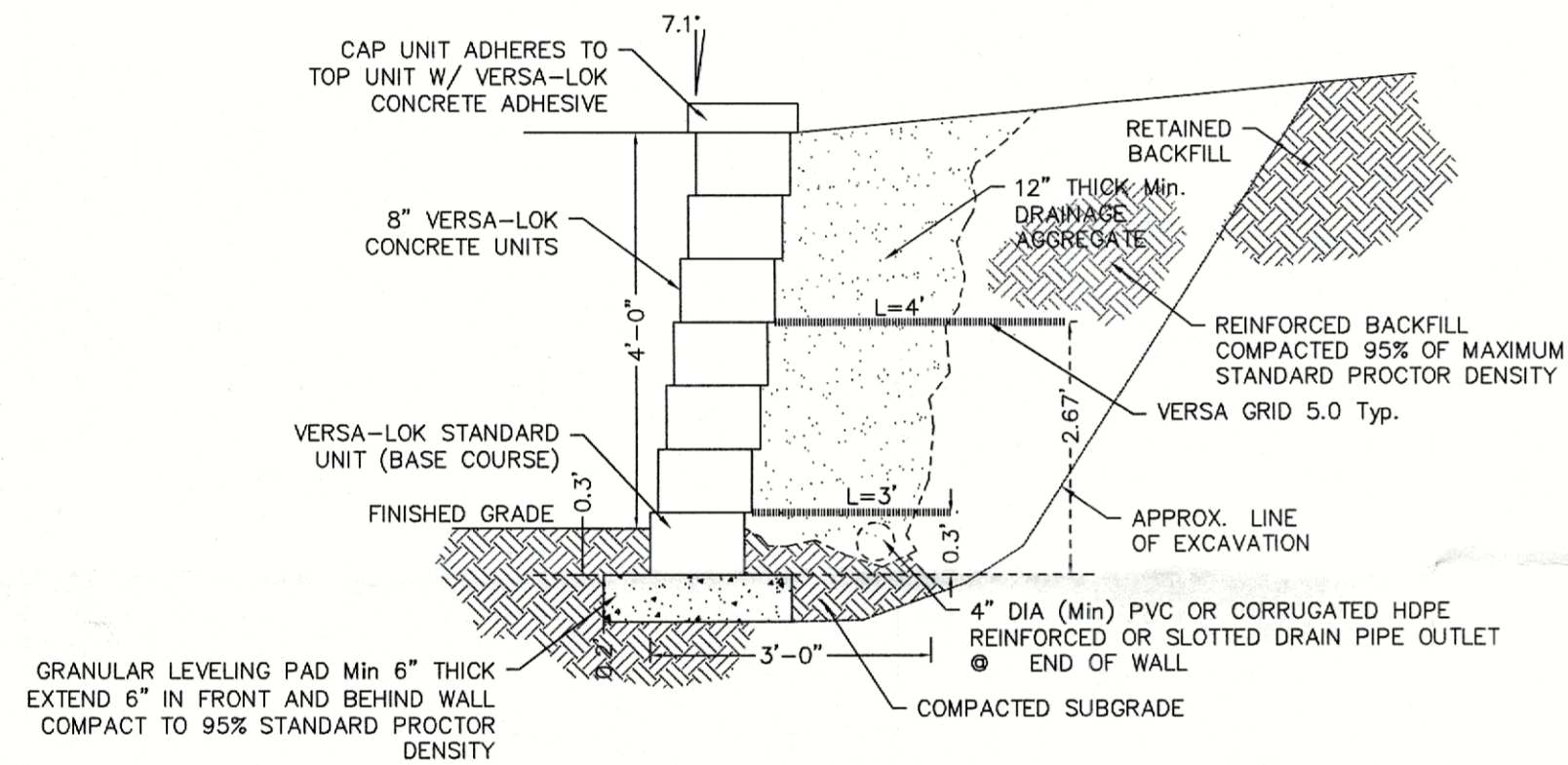
### 22 Evergreen Row

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share



ZONING DATA-POOL CONSTRUCTION			
Zone: R-1A			
Owner: Herman			
	REQUIRED	PROPOSED	Variance Req'd
Side Yard Setback	25'	25.5'	No
Rear Yard Setback	40'	168.4'	No
Setback from House	N/A	17.6'	No
BUILDING COVERAGE (%)	12%	5.4%	No

LOT COVERAGE				
Lot Area	Existing (sf)	Proposed (sf)	Variance	
House/Covered Porch	3,429	3,429		
Driveway	3,690	3,690		
Front Walk	328	328		
Rear Patio/Walks	157	67		
Rear Deck	491	491		
A/C & Gen. Pad	72	72		
Prop. Pool/Spa/Coping		947		
Prop. Pool Patio		1,248		
Prop. Step Stones		144		
Prop. Fireplace		12		
Equip Pads		32		
Building Coverage	3,429	3,429	No	
Impervious Coverage	8,167	10,460	No	
		13.0%	16.6%	No



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWINGS.

### 4.0FT. HIGH REINFORCED RETAINING WALL

N.T.S.

### CULTEC RECHARGER 330XLHD

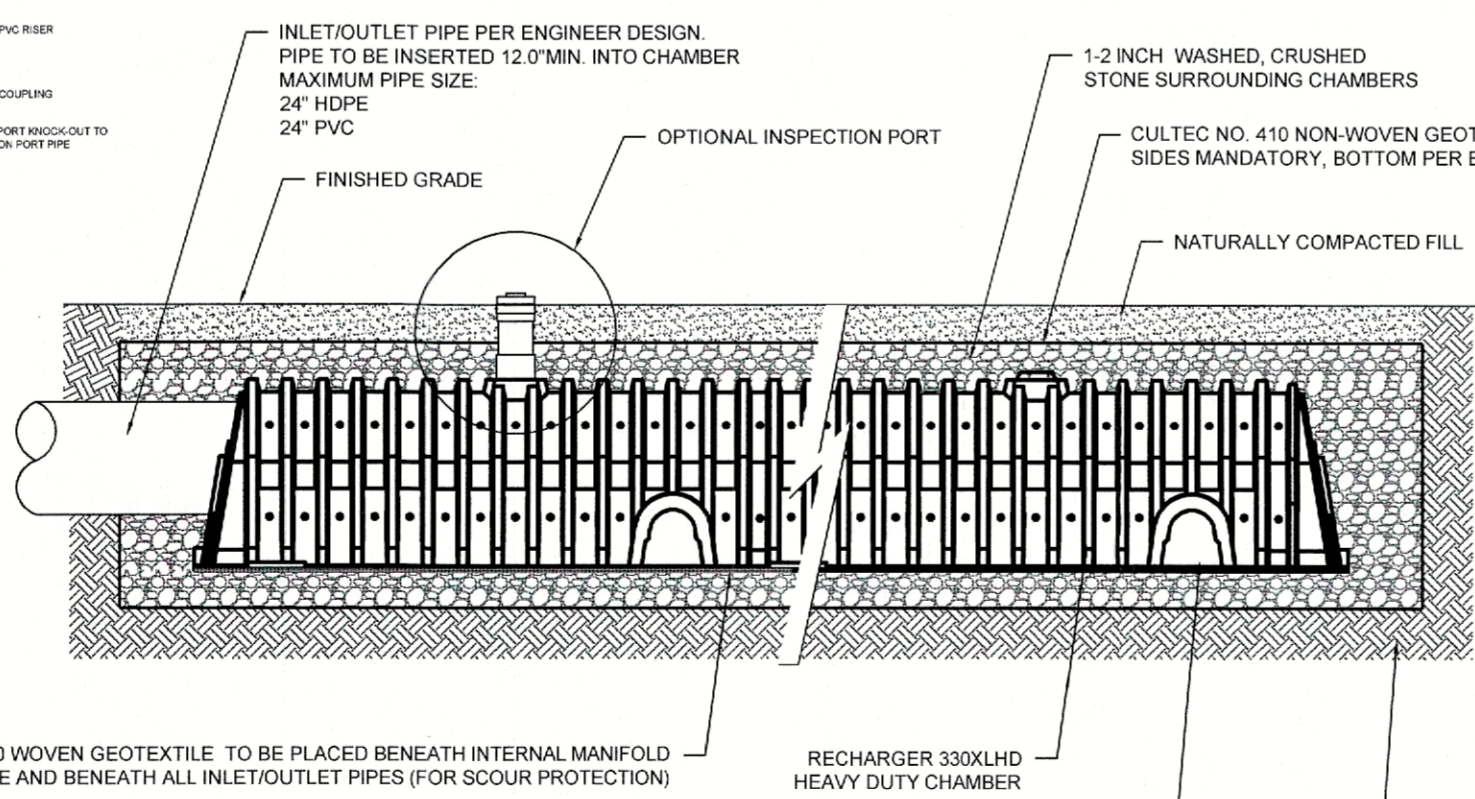
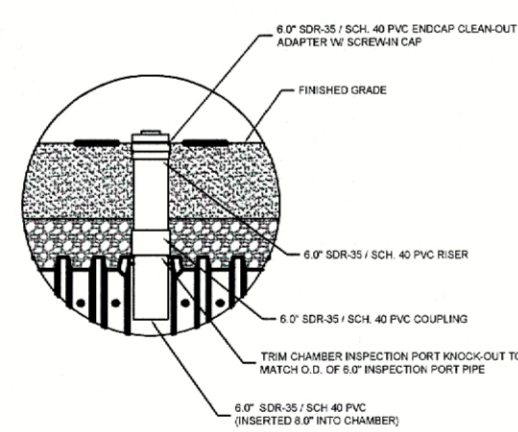
Stone Foundation Depth	6"	12"
Chamber and Stone Storage Per Chamber	79.26 cu.ft.	86.03 cu.ft.

#### DRAINAGE AREA TO TANK:

Proposed Pool & Patio=2,195 sf  
Criteria: 3" of rain over impervious surface  
2,195 x 0.25 = 549 cu.ft.

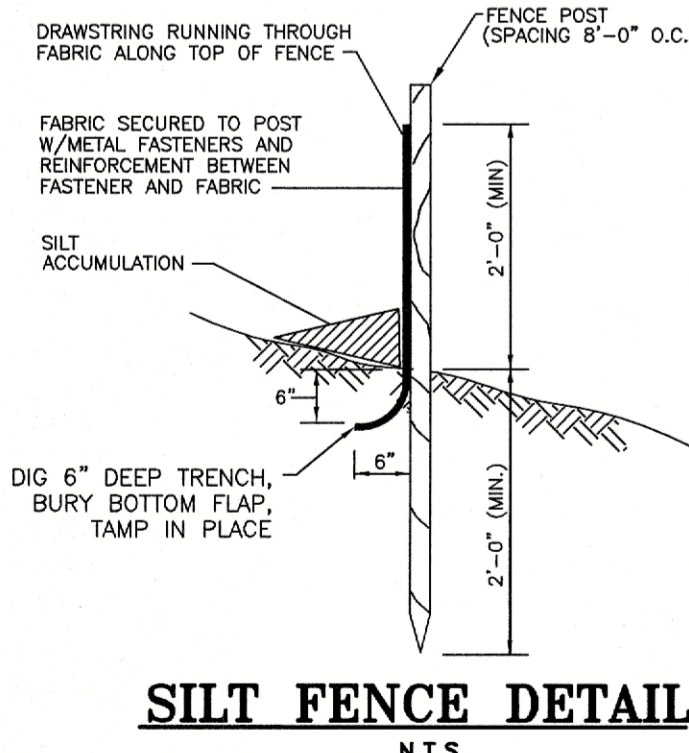
Cultec 330XLHD with 6" of stone = 79.3 cu.ft. of storage.

549/79.3 = 7.0 Chambers required.



### CULTEC RECHARGER 330XLHD STORMWATER CHAMBER DETAIL

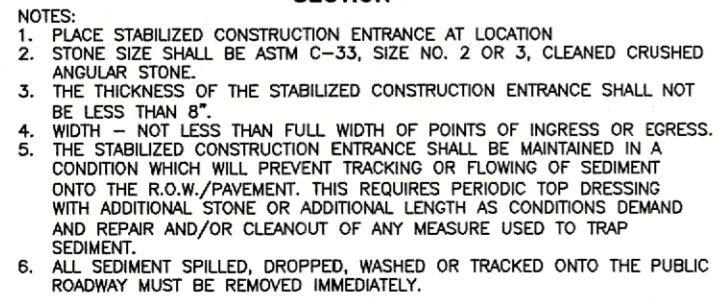
N.T.S.



### SILT FENCE DETAIL

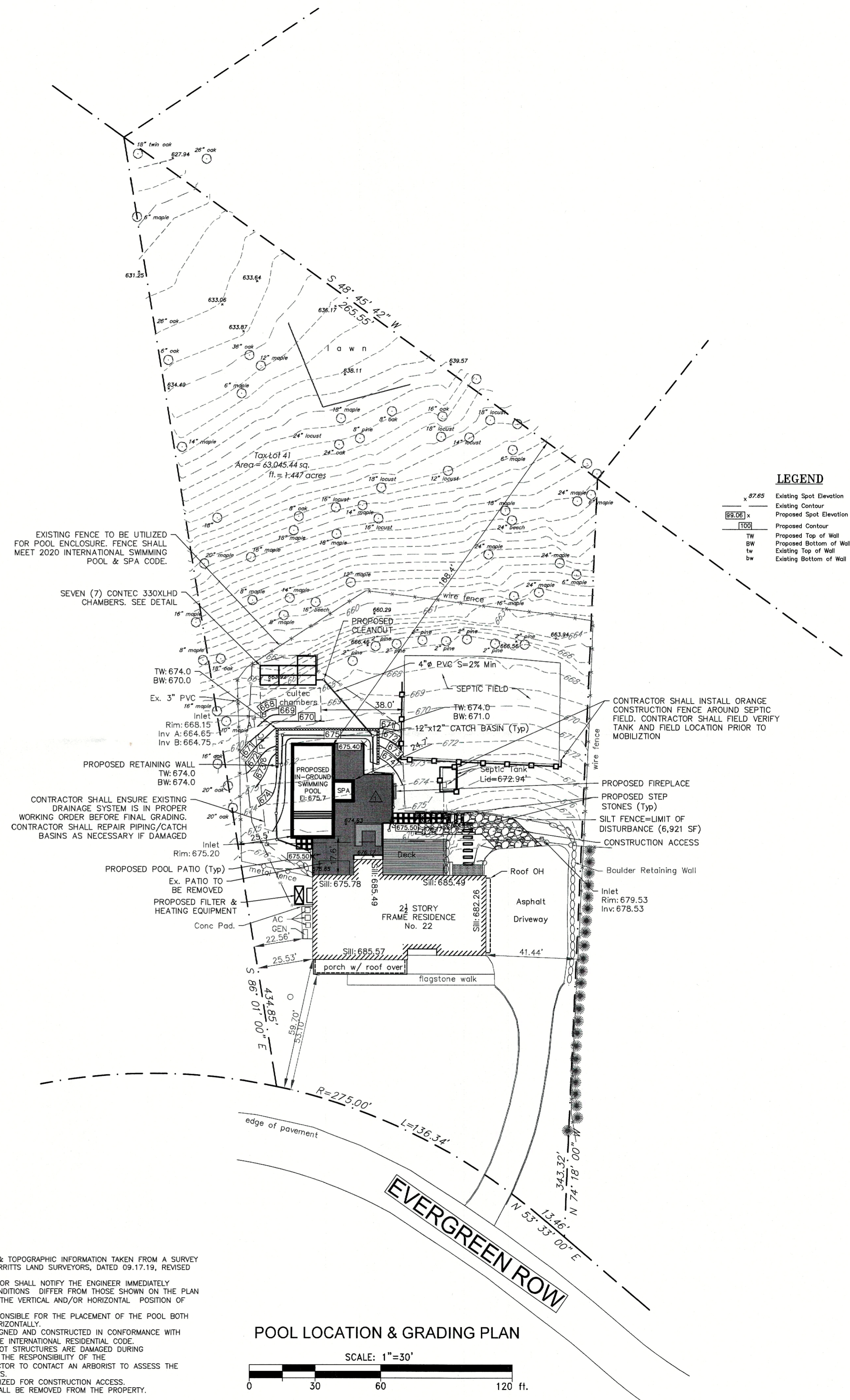
N.T.S.

- REQUIREMENTS FOR SILT FENCE:
- FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
  - A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 3 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
  - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, PROMETES, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH.



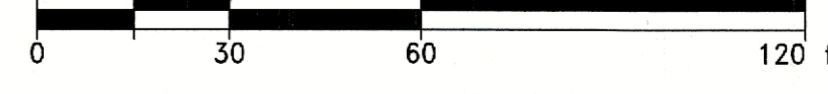
### TRACKING PAD DETAIL

N.T.S.



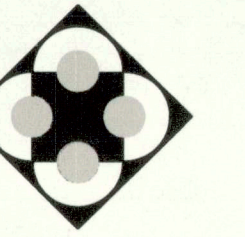
### POOL LOCATION & GRADING PLAN

SCALE: 1"=30'



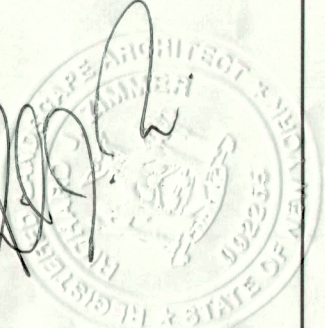
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.  THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF D.J. EGARIAN & ASSOCIATES, INC.  CERTIFICATE OF AUTHORIZATION: 0018358	REMOVED PROPOSED PAVILION; REMOVED PORTION OF STEP STONES; REVISED LOT COVERAGE TABLE.	09.22.22	DJE	DESIGNER: DJE DRAWN BY: DJE/JUS CHECK BY: DJE DATE: 08.10.22 SCALE: 1" = 30' PROJECT NO.: 22169			POOL LOCATION & GRADING PLAN FOR THE HERMAN RESIDENCE 22 EVERGREEN ROW NORTH CASTLE, NEW YORK	DRAWING NO: 1
	REVISION	DATE	APPROVED	SHEET 1 OF 1				



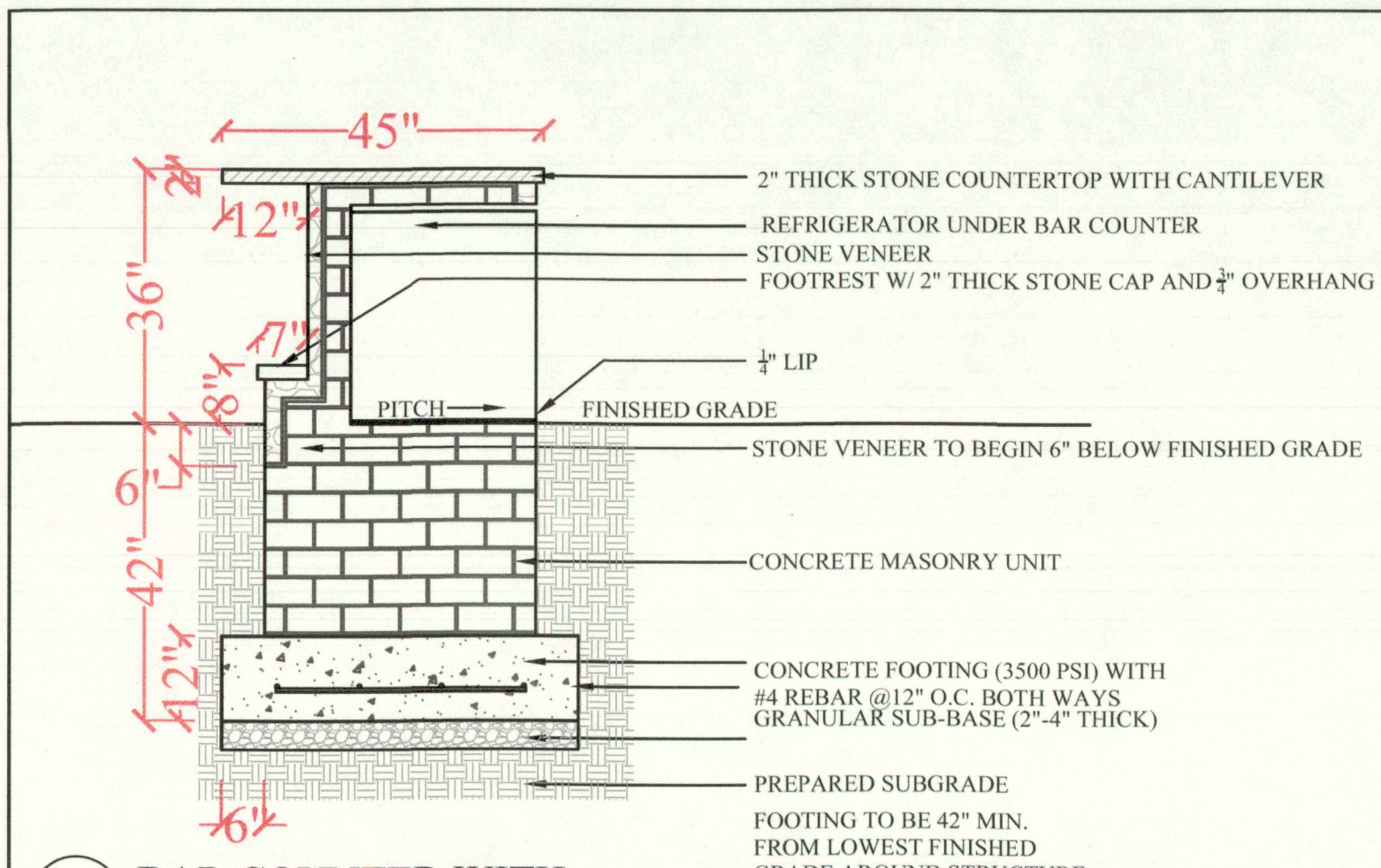


**TAPESTRY**  
LANDSCAPE  
ARCHITECTURE  
7 ARGYLE STREET  
HASKELL, NJ 07420  
973.616.6888 PH  
973.616.5288 FAX  
WWW.TAPESTRY.NJ.COM

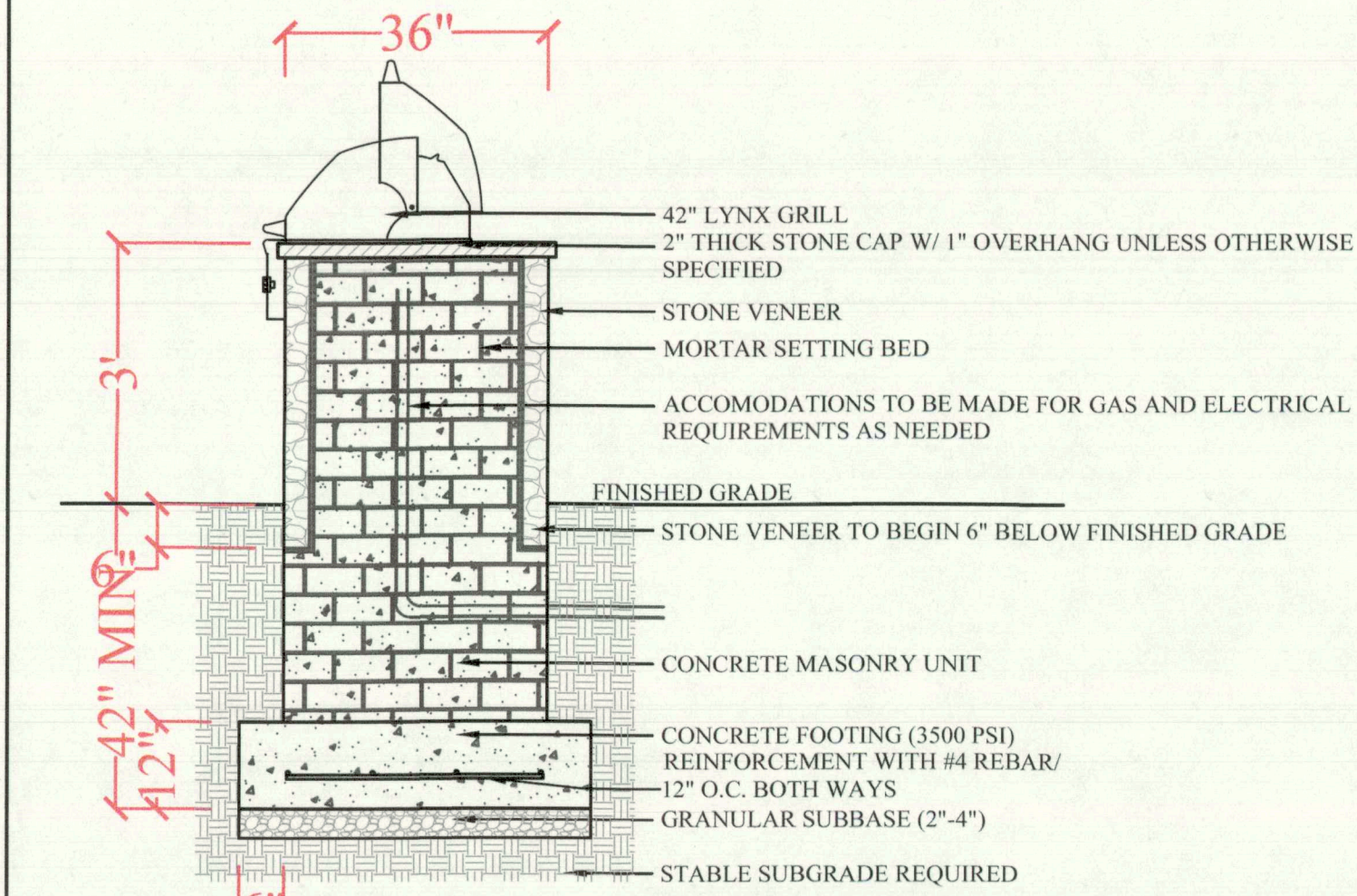
RICHARD J. ZIMMER, LANDSCAPE ARCHITECT  
NJLA NO. AS00824 NYRLA NO. 002265



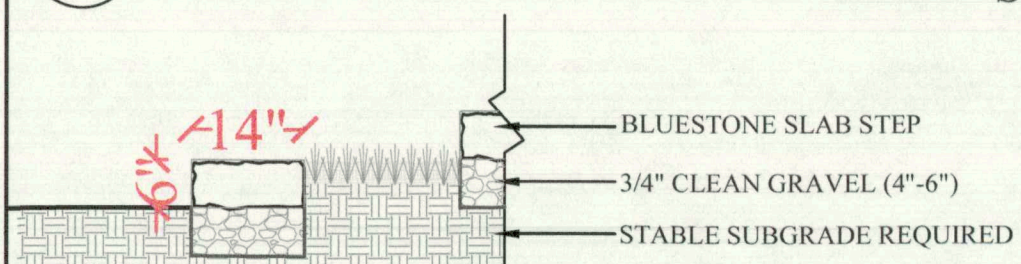
REVISIONS:



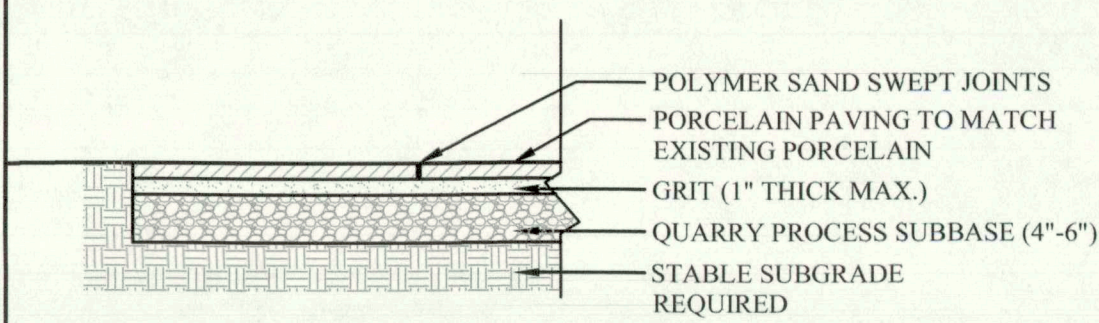
BAR COUNTER WITH REFRIGERATOR SCALE: 1"=2'-0"



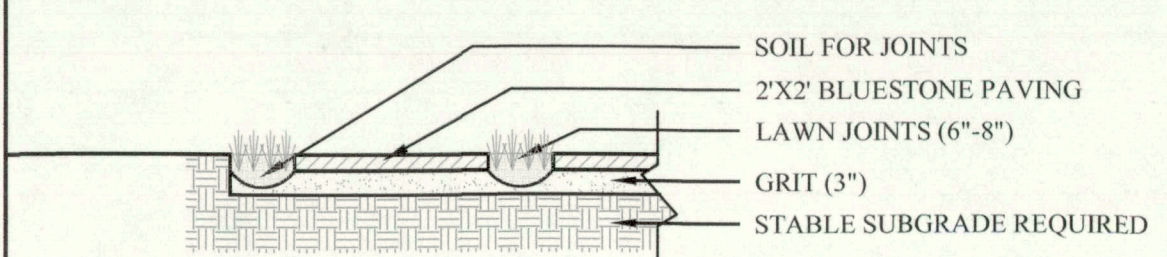
BARBEQUE COUNTER SCALE: 1"=2'-0"



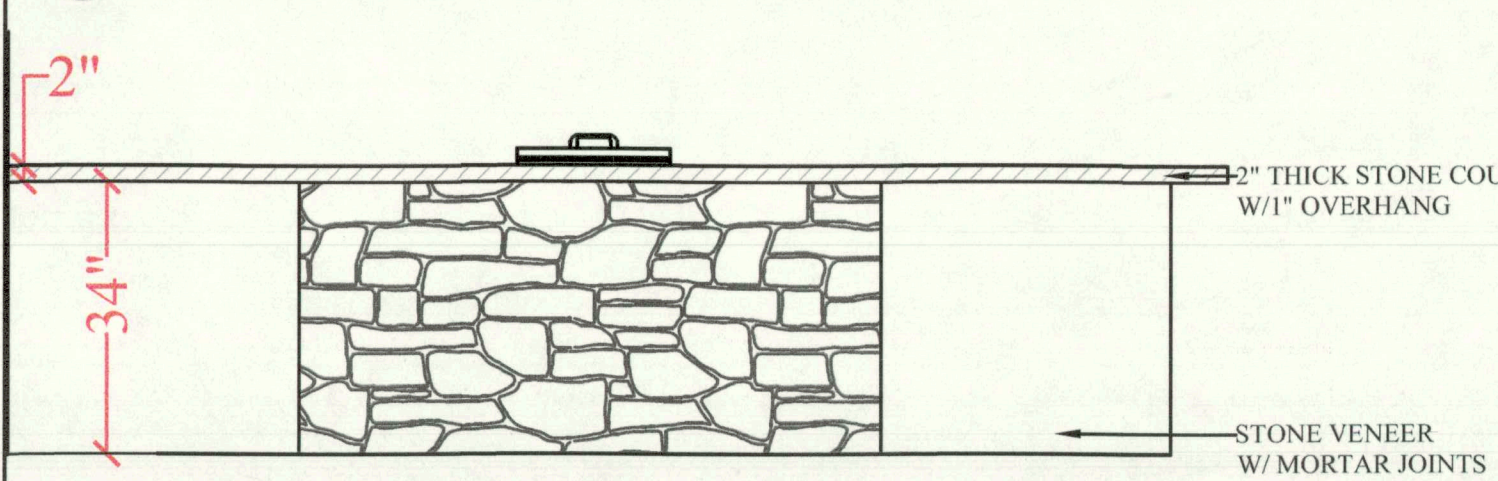
STONE SLAB LANDSCAPE STEPS SCALE: 1"=2'-0"



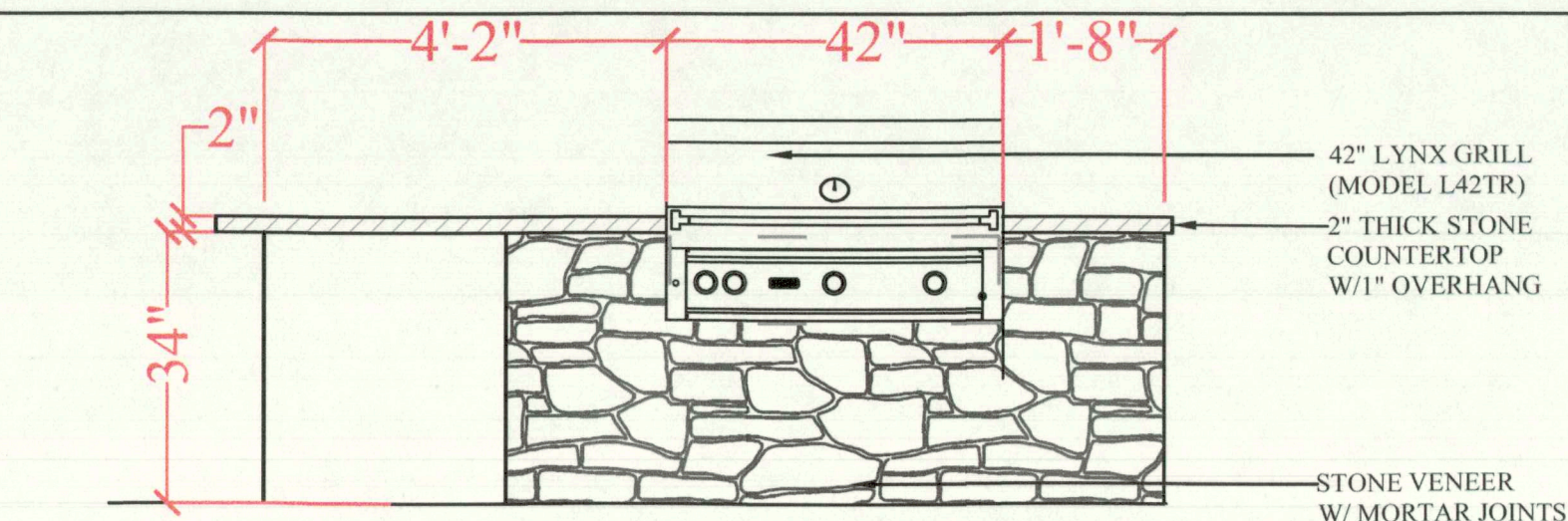
DRY-LAID PORCELAIN PATIO SCALE: 1"=2'-0"



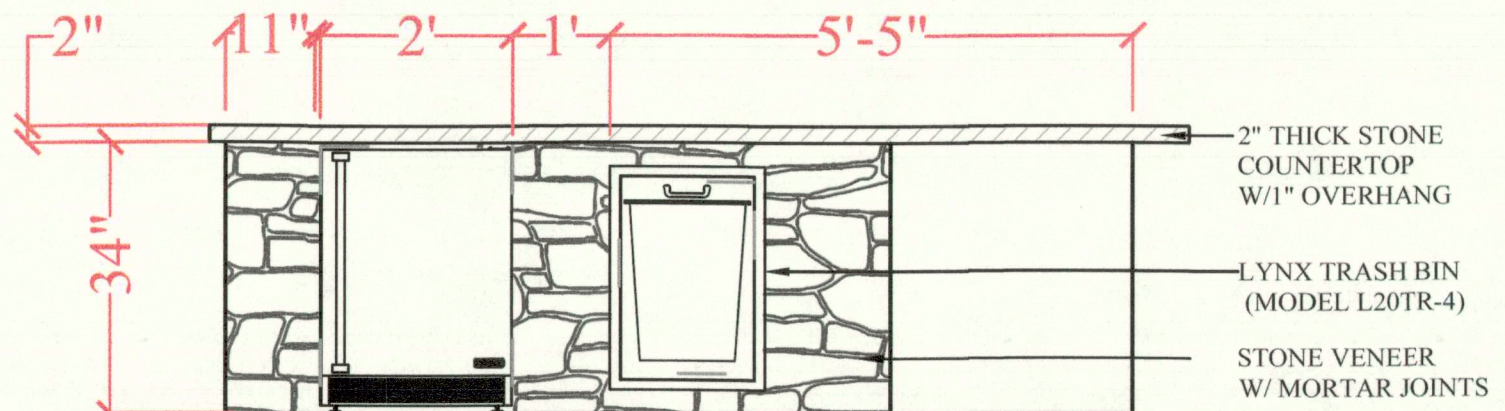
STEPPING STONES WITH LAWN JOINTS SCALE: 1"=2'-0"



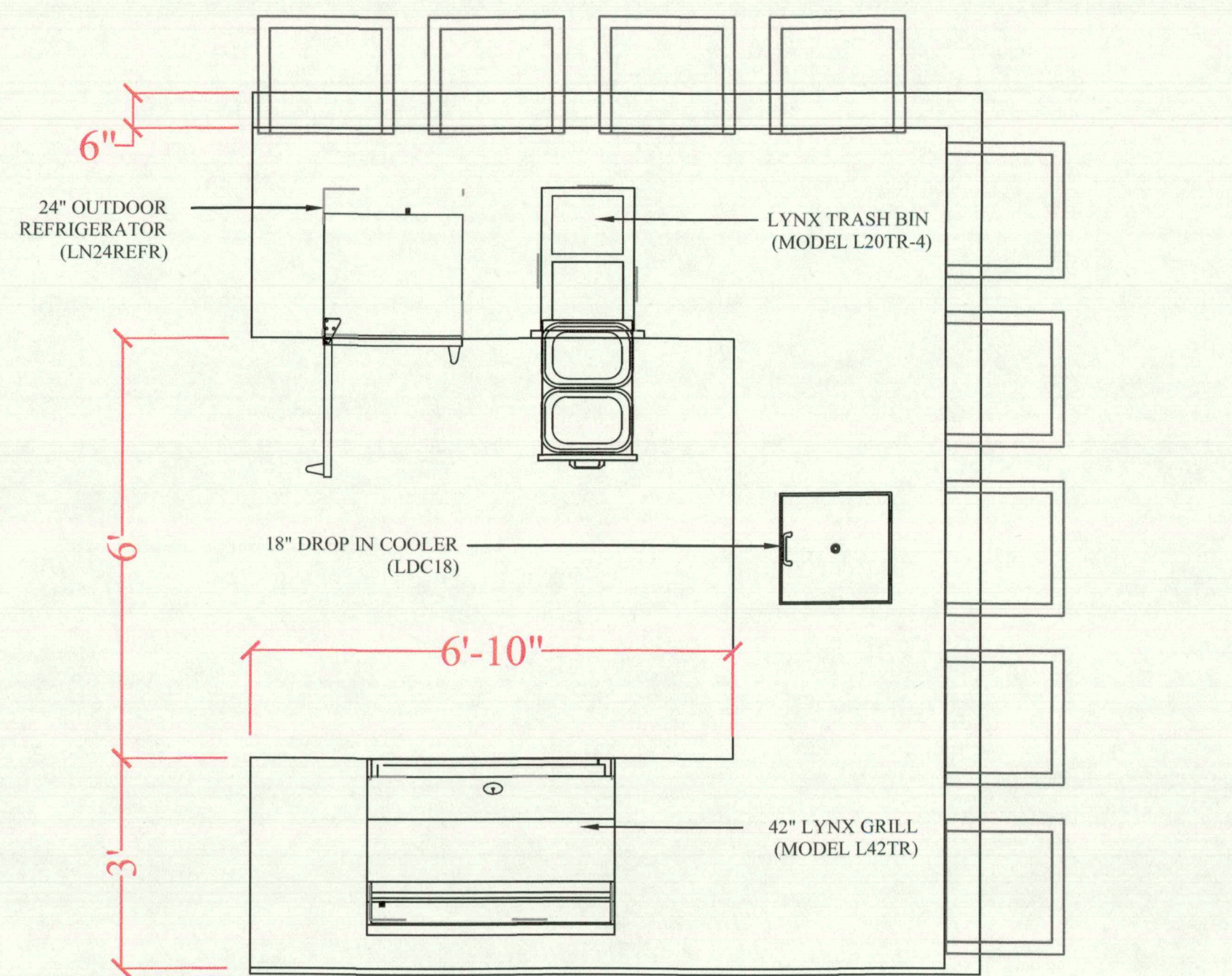
OUTDOOR KITCHEN ELEVATION SCALE: 1"=2'-0"



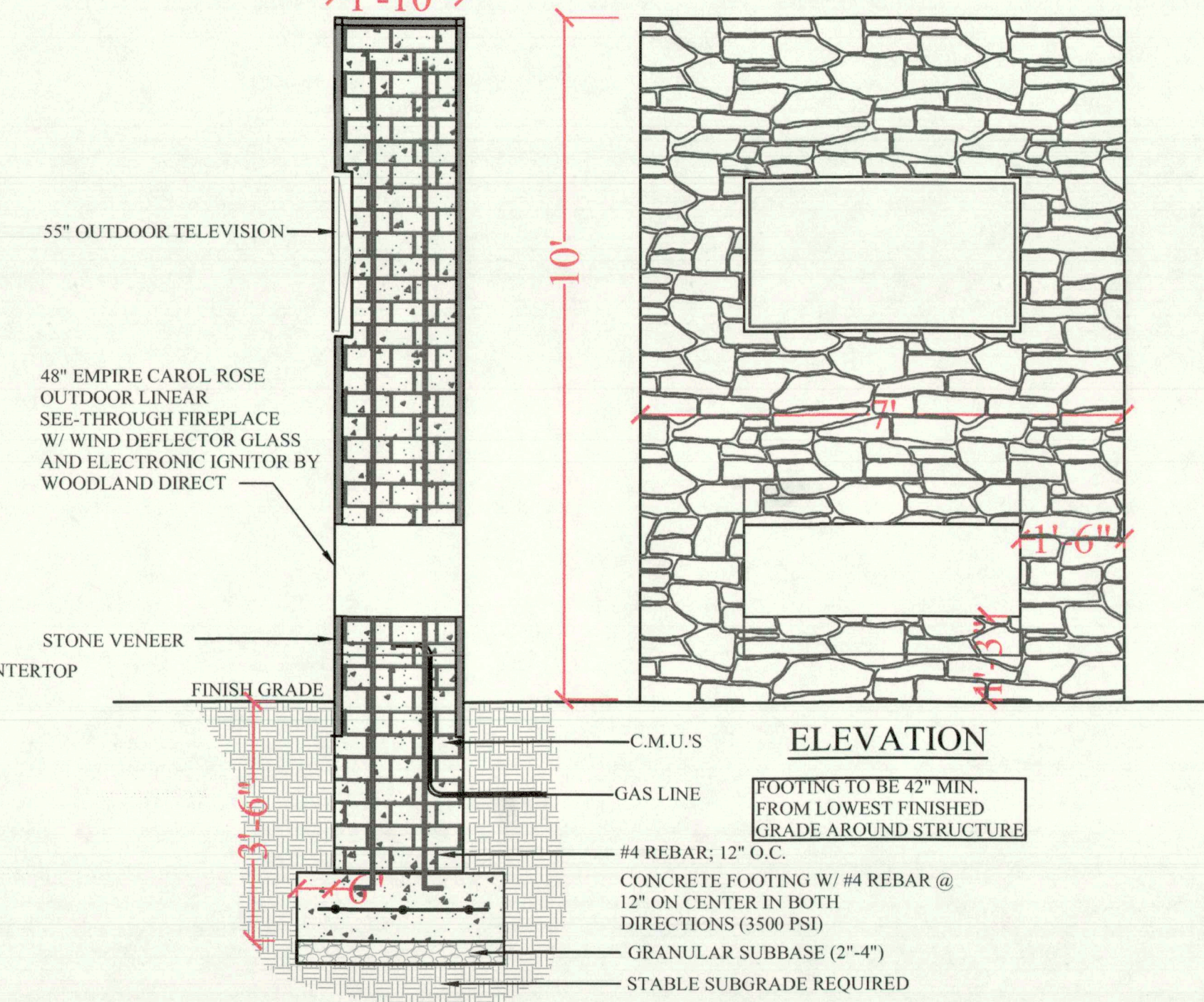
OUTDOOR KITCHEN ELEVATION SCALE: 1"=2'-0"



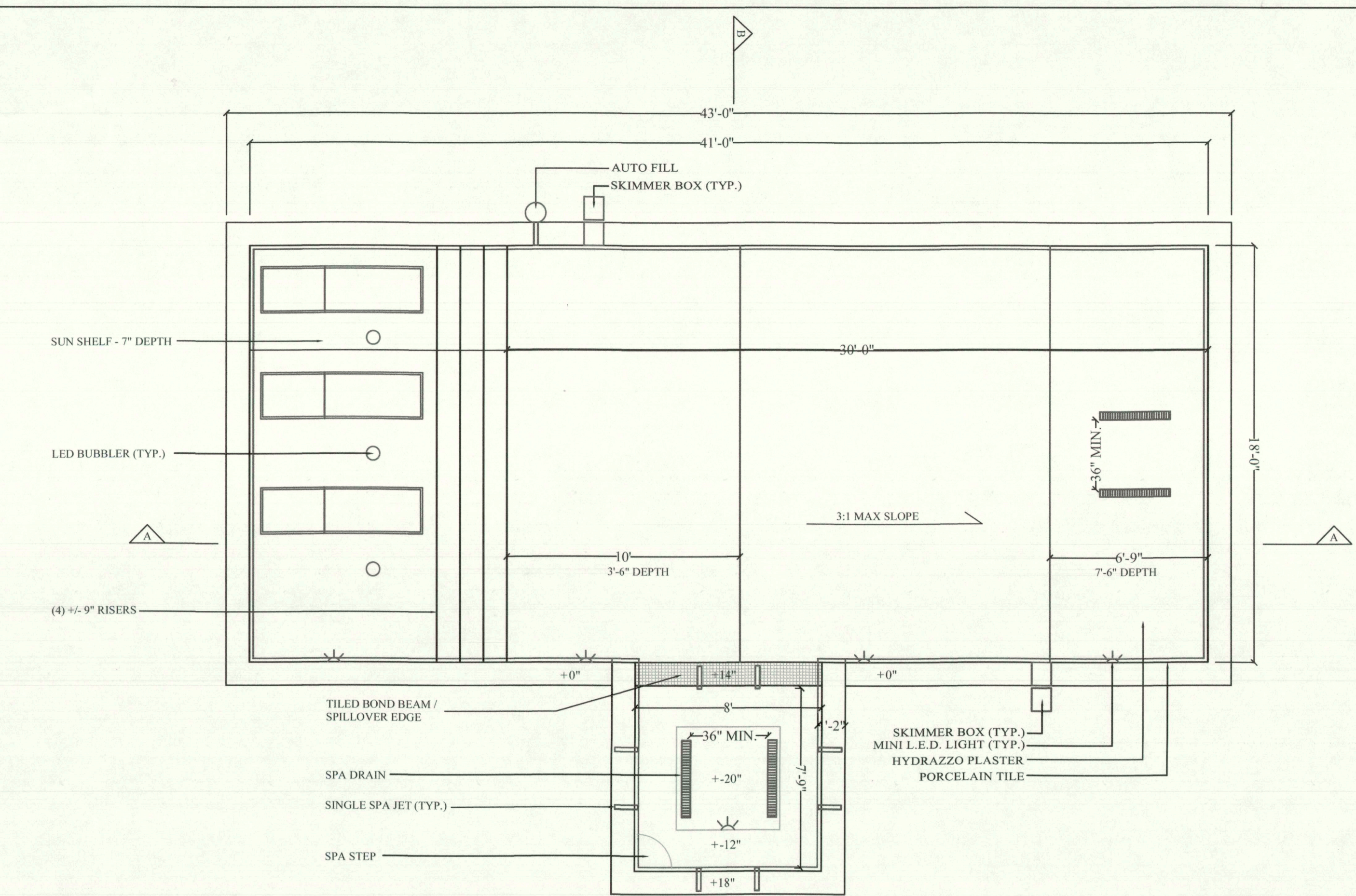
OUTDOOR KITCHEN ELEVATION SCALE: 1"=2'-0"



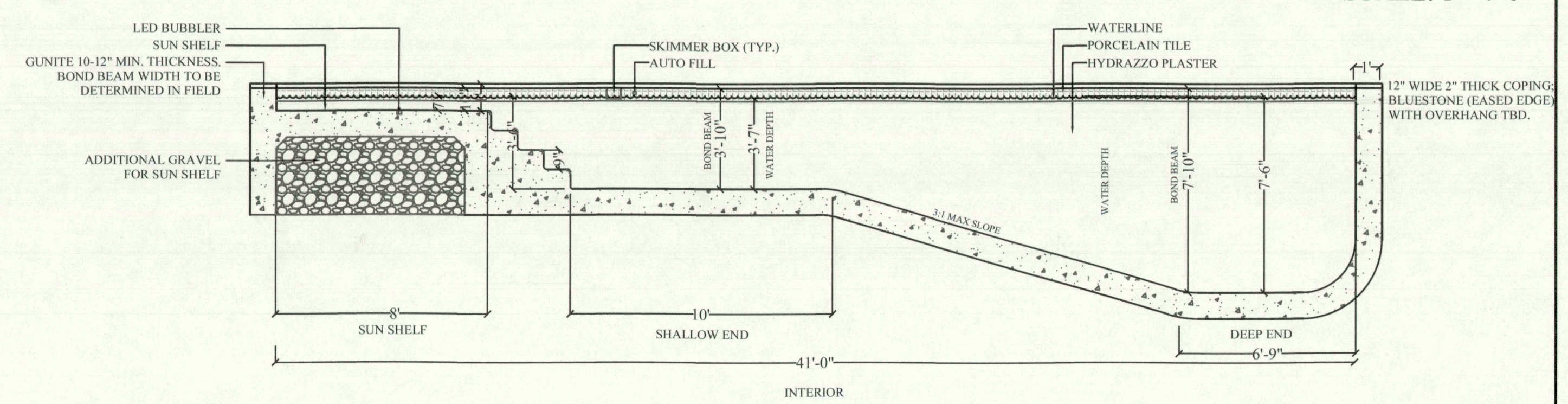
OUTDOOR KITCHEN PLAN SCALE: 1"=2'-0"



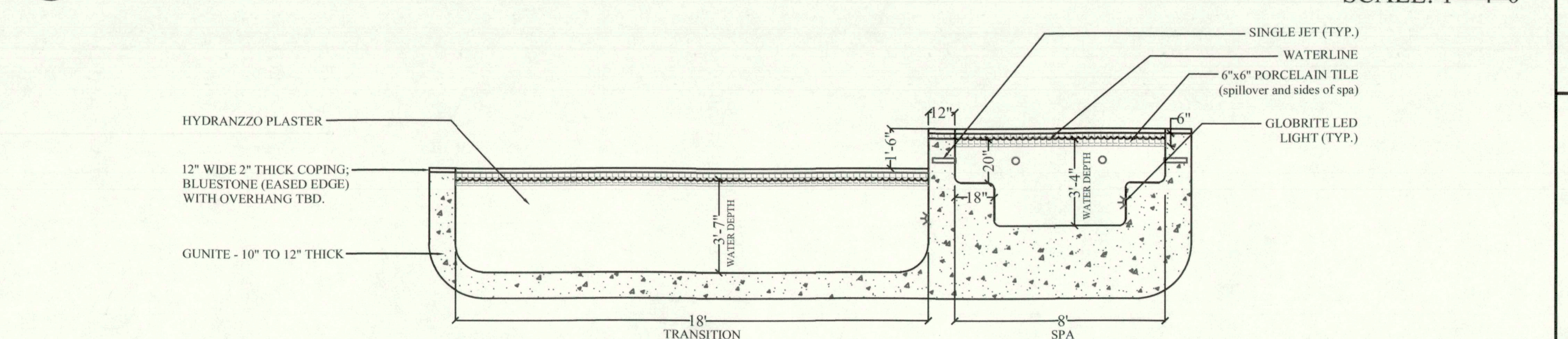
OUTDOOR FIREPLACE CROSS SECTION SCALE: 1"=2'-0"



POOL PLAN ENLARGEMENT SCALE: 1"=4'-0"



POOL PLAN CROSS SECTION A SCALE: 1"=4'-0"



POOL PLAN CROSS SECTION B SCALE: 1"=4'-0"

**NOTE:**  
THE 'POOL DETAIL' PLAN ARE FOR DESIGN PURPOSES ONLY  
SEE ENGINEERS PLAN FOR STRUCTURAL DETAILS

**POOL INFO:**  
POOL: 738 SF  
COPING: 12" WIDE 2" THICK BLUESTONE (EASED EDGE)  
PLASTER: HYDRAZZO FRENCH GRAY  
TILE: PORCELAIN

**THE HERMAN RESIDENCE**  
22 EVERGREEN ROW  
NORTH CASTLE, NY 10504

LOT: 41  
DRAWING: DETAILS  
SCALE: AS NOTED  
DATE: 4.05.2022  
DRAWN BY: ND  
REVIEWED BY:  
DRAWING NO.: 3 OF 3