

**John and Leslie Needham**  
**20 Mianus River Road**

July 13, 2023

Mr. Christopher Carthy, Chair  
Town of North Castle Planning Board  
17 Bedford Road  
Armonk, NY 10504

**RE: 20 Mianus River Road Pool Field Change**

Honorable Chairman and Members of the Planning Board:

The purpose of this letter is to respectfully request your approval of a field change that has been made to the new pool we are installing that is presently under construction on our 6.87 acre property at 20 Mianus River Road (Designation: 96.3-1-22, Zone: R-4A). This pool is part of the project approved by the Planning Board on April 18, 2022. For reference, the project also includes a renovation of the main home and the installation of a pool cabana.

In the course of excavating, it was determined that many benefits could be achieved by reducing the size of the pool and changing its orientation by 90 degrees. This modest adjustment allows us to reduce impact on the site working entirely within the approved area of disturbance. Here are the details:

**Summary of Field Change:**

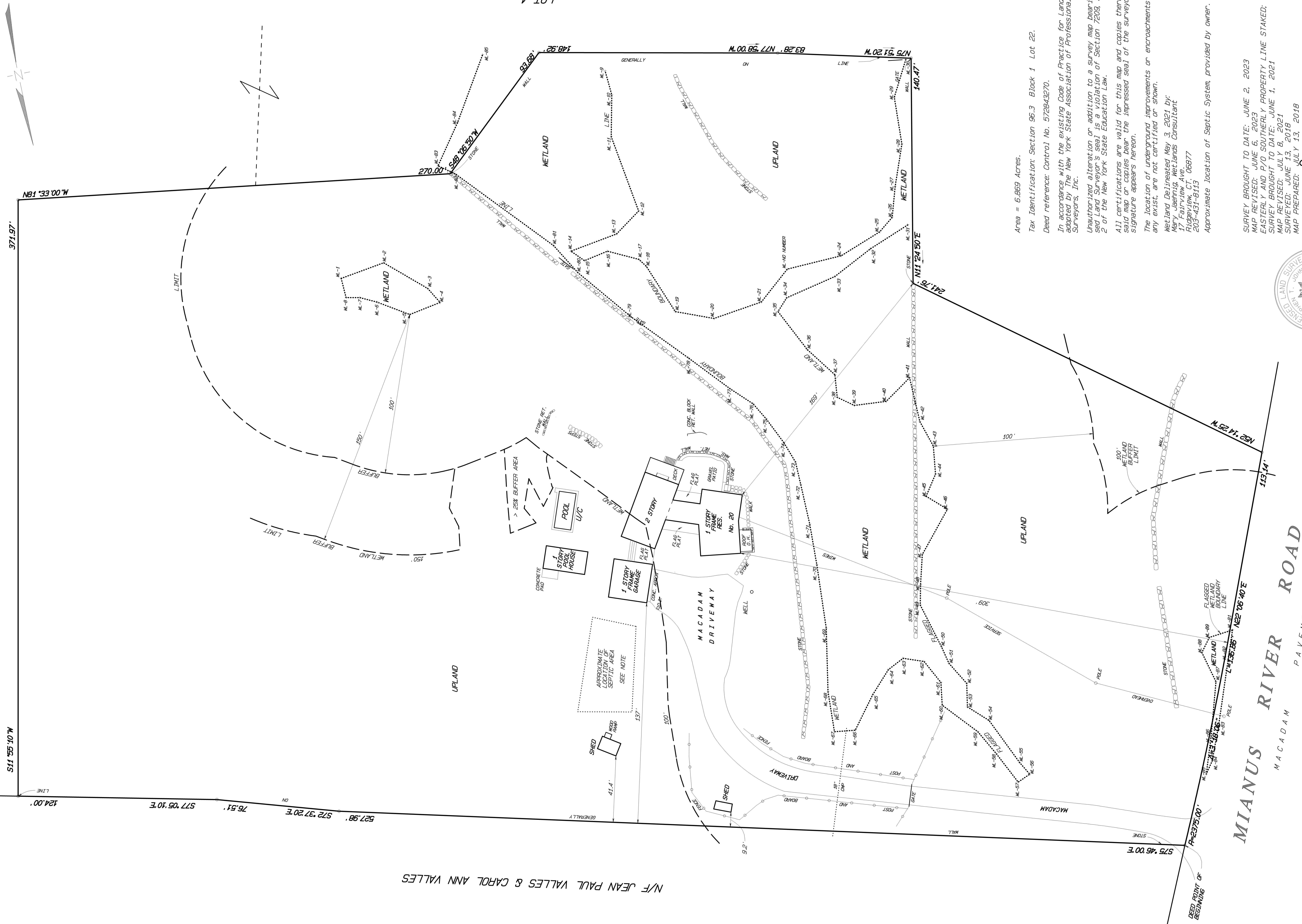
- **Smaller pool.** The approved pool was 12"x 24' (288 sq. ft.). The revised pool is 10'6" x 22' (231 sq. ft.). In other words, the pool is about 20% smaller than was approved.
- **Less rock chipping.** The reduced pool size and orientation allowed us to reduce the amount of rock chipping that was needed (we discovered much rock ledge in the approved pool area).
- **Less hardscape.** The revised orientation slims the profile of the pool area since the pool now runs perpendicular to the cabana, allowing us to reduce the hard (bluestone) surfaces and replace those surfaces with more ground cover and vegetation to create a more natural setting.
- **All within approved area of disturbance.** The orientation and size change on the pool has been accomplished entirely within the approved area of disturbance. None of the changes affect the wetlands or wetlands buffers.
- **Not visible to neighbors or neighborhood.** Please note that this home sits at the end of a very long driveway, with the pool in the back yard behind the house and garage. The pool is not visible from the road, nor is it visible to the neighbors. In other words, the field change results in no adverse effects on the neighbors or neighborhood.

Attached are documents depicting the proposed change including the plan entitled "Site Plan Showing Pool and Fence Changes," dated July 12, 2023, prepared by Platt Dana Architects; the "Construction Plan C-102" dated January 10, 2022 and revised June 1, 2023, prepared by DTS Provident Design Engineering LLP; and in the Site Survey updated June 2, 2023, from H. Stanley Johnson & Co. Thank you for your consideration.

Sincerely,  
John and Leslie Needham

CONSERVATION EASEMENT

F. M. No. 26893



N/F JEAN PAUL VALLES & CAROL ANN VALLES

LOT 1  
SUBDIVISION OF PROPERTY PREPARED FOR  
WILLIAM G. FOLKE, JR. AND WENDY R. FOLKE, ETC.  
FILED NOVEMBER 21, 2001 AS MAP NO. 26893

Area = 6.869 Acres.  
Tax Identification: Section 96.3 Block 1 Lot 22.  
Deed Reference: Control No. 572843270.

In accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

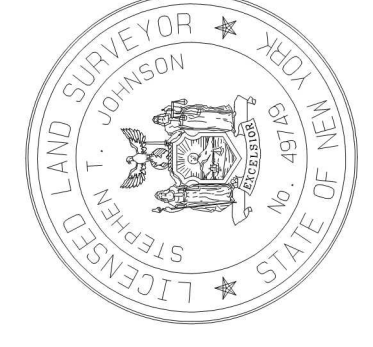
All certifications are valid for this map and copies thereof only, if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

Metland Delineated May 3, 2021 by:  
Mary Johnson, Wetlands Consultant  
Ridgely, CT 06877  
203-431-6113

Approximate location of Septic System, provided by owner.

SURVEY BROUGHT TO DATE: JUNE 2, 2023  
MAP REVISED: JUNE 6, 2023  
EASTERLY AND P/O SOUTHERLY PROPERTY LINE STAKED: NOVEMBER 9, 2022  
SURVEY BROUGHT TO DATE: JUNE 1, 2021  
MAP REVISED: JULY 8, 2021  
SURVEYED: JUNE 13, 2018  
MAP PREPARED: JULY 13, 2018



BY:   
NEW YORK STATE LICENSED LAND SURVEYOR NO. 49749  
STEPHEN T. JOHNSON, P.L.S.

**SURVEY OF PROPERTY  
PREPARED FOR  
20 MIANUS LLC**

SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

H. STANLEY JOHNSON AND COMPANY  
LAND SURVEYORS, P.C.  
42 SMITH AVENUE P.O. BOX 93  
MT. KISCO, N.Y. 10549  
TEL. 914-241-3872  
FAX. 914-241-0438

PREPARED BY: SMS, JAA CHECKED BY: STJ

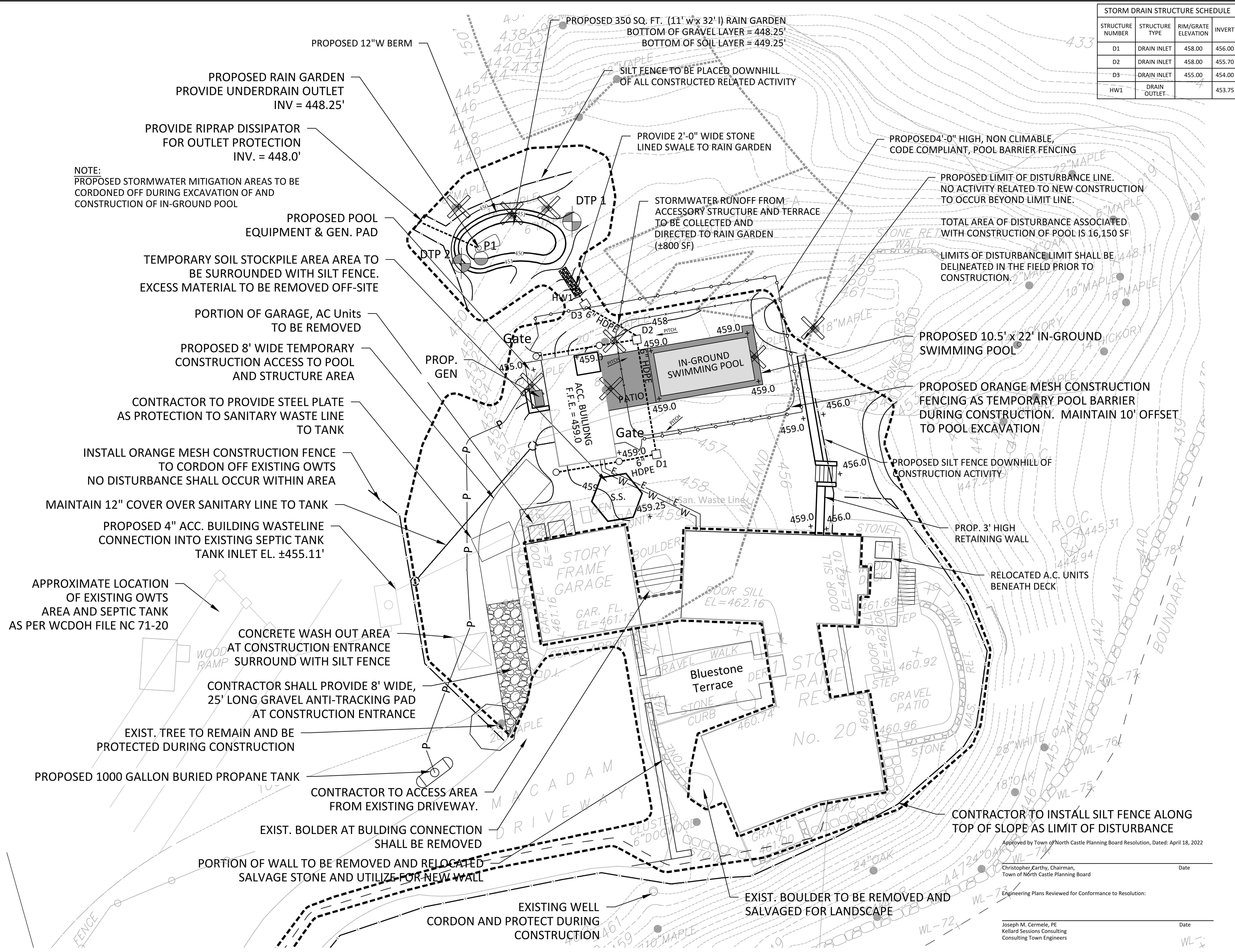
JOB NO. F18-043.03

REF. No. F98-098



STORM DRAIN STRUCTURE SCHEDULE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM/GRATE ELEVATION	INVERT
D1	DRAIN INLET	458.00	456.00
D2	DRAIN INLET	458.00	455.70
D3	DRAIN INLET	455.00	454.00
HW1	DRAIN OUTLET		453.75

NO.	REVISION	DATE
1	POOL AND TERRACE	02/26/2022
2	ISSUED FOR ARB	03/01/2022
3	ISSUED TO WCDOH REVIEW	03/14/2022
4	ISSUED TO PLANNING BOARD	04/04/2022
5	WCDOH REVIEW SANITARY	07/25/2022
6	TOWN ENGINEER REVIEW	09/07/2022
7	RESOLUTION	10/20/2022
8	POOL & PATIO FIELD CHANGE	06/14/2023



NOTE:  
PROPOSED STORMWATER MITIGATION AREAS TO BE  
CORDONED OFF DURING EXCAVATION OF AND  
CONSTRUCTION OF IN-GROUND POOL

PROPOSED RAIN GARDEN  
PROVIDE UNDERDRAIN OUTLET  
INV = 448.25'

PROVIDE RIPRAP DISSIPATOR  
FOR OUTLET PROTECTION  
INV. = 448.0'

PROPOSED POOL  
EQUIPMENT & GEN. PAD

TEMPORARY SOIL STOCKPILE AREA TO  
BE SURROUNDED WITH SILT FENCE.  
EXCESS MATERIAL TO BE REMOVED OFF-SITE

PORTION OF GARAGE, AC Units  
TO BE REMOVED

PROPOSED 8' WIDE TEMPORARY  
CONSTRUCTION ACCESS TO POOL  
AND STRUCTURE AREA

CONTRACTOR TO PROVIDE STEEL PLATE  
AS PROTECTION TO SANITARY WASTE LINE  
TO TANK

INSTALL ORANGE MESH CONSTRUCTION FENCE  
TO CORDON OFF EXISTING OWTS  
NO DISTURBANCE SHALL OCCUR WITHIN AREA

MAINTAIN 12" COVER OVER SANITARY LINE TO TANK

PROPOSED 4" ACC. BUILDING WASTELINE  
CONNECTION INTO EXISTING SEPTIC TANK  
TANK INLET EL. ±455.11'

APPROXIMATE LOCATION  
OF EXISTING OWTS  
AREA AND SEPTIC TANK  
AS PER WCDOH FILE NC 71-20

CONCRETE WASH OUT AREA  
AT CONSTRUCTION ENTRANCE  
SURROUND WITH SILT FENCE

CONTRACTOR SHALL PROVIDE 8' WIDE,  
25' LONG GRAVEL ANTI-TRACKING PAD  
AT CONSTRUCTION ENTRANCE

EXIST. TREE TO REMAIN AND BE  
PROTECTED DURING CONSTRUCTION

PROPOSED 1000 GALLON BURIED PROPANE TANK

CONTRACTOR TO ACCESS AREA  
FROM EXISTING DRIVEWAY.

EXIST. BOLDER AT BUILDING CONNECTION  
SHALL BE REMOVED

PORTION OF WALL TO BE REMOVED AND RELOCATED  
SALVAGE STONE AND UTILIZE FOR NEW WALL

EXISTING WELL  
CORDON AND PROTECT DURING  
CONSTRUCTION

EXIST. BOLDER TO BE REMOVED AND  
SALVAGED FOR LANDSCAPE

PROPOSED 350 SQ. FT. (11' W x 32' L) RAIN GARDEN  
BOTTOM OF GRAVEL LAYER = 448.25'  
BOTTOM OF SOIL LAYER = 449.25'

SILT FENCE TO BE PLACED DOWNHILL  
OF ALL CONSTRUCTED RELATED ACTIVITY

PROVIDE 2'-0" WIDE STONE  
LINED SWALE TO RAIN GARDEN

STORMWATER RUNOFF FROM  
ACCESSORY STRUCTURE AND TERRACE  
TO BE COLLECTED AND  
DIRECTED TO RAIN GARDEN  
(±800 SF)

PROPOSED 4'-0" HIGH, NON CLIMBABLE,  
CODE COMPLIANT, POOL BARRIER FENCING

PROPOSED LIMIT OF DISTURBANCE LINE.  
NO ACTIVITY RELATED TO NEW CONSTRUCTION  
TO OCCUR BEYOND LIMIT LINE.

TOTAL AREA OF DISTURBANCE ASSOCIATED  
WITH CONSTRUCTION OF POOL IS 16,150 SF

LIMITS OF DISTURBANCE LIMIT SHALL BE  
DELINEATED IN THE FIELD PRIOR TO  
CONSTRUCTION.

PROPOSED 10.5' x 22' IN-GROUND  
SWIMMING POOL

PROPOSED ORANGE MESH CONSTRUCTION  
FENCING AS TEMPORARY POOL BARRIER  
DURING CONSTRUCTION. MAINTAIN 10' OFFSET  
TO POOL EXCAVATION

PROPOSED SILT FENCE DOWNHILL OF  
CONSTRUCTION ACTIVITY

PROP. 3' HIGH  
RETAINING WALL

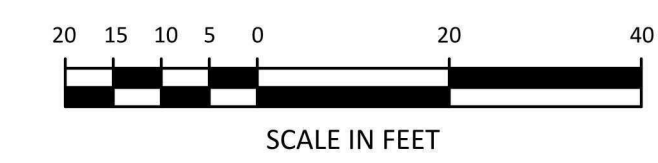
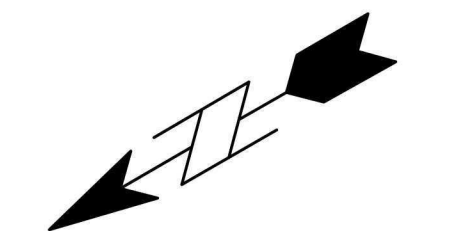
RELOCATED A.C. UNITS  
BENEATH DECK

CONTRACTOR TO INSTALL SILT FENCE ALONG  
TOP OF SLOPE AS LIMIT OF DISTURBANCE

Approved by Town of North Castle Planning Board Resolution, Dated: April 18, 2022

Christopher Earthy, Chairman,  
Town of North Castle Planning Board

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



Architect  
Platt Dana Architects  
80 Fifth Avenue, 1105  
New York, New York 10011  
Tel: (646) 336-6270

Surveyor  
H. Stanley Johnson Land Surveyors, P.C.  
42 Smith Avenue, P.O. Box 93  
Mount Kisco, New York 10549  
Tel: (914) 241-3872  
Fax: (914) 241-0438

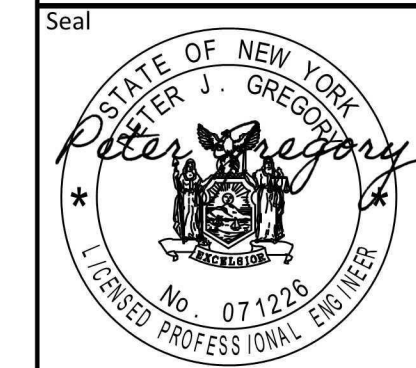
Owner  
20 Mianus River Road, LLC  
c/o. Needham  
14 Mianus River Road  
Bedford, New York 10506  
Tel: 917-664-7967

**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  
© DTS Provident Design Engineering, LLP

NEEDHAM RESIDENCE  
RENOVATION & POOL  
20 Mianus River Road  
Bedford, New York 10506

TITLE:  
CONSTRUCTION PLAN

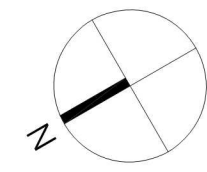
Scale: 1" = 20'  
Date: 01/10/2022  
Drawn By:  
Checked By: PJG  
Project No.: 0884  
Sheet No.: 2 of 4  
Dwg. No.: C-102



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Site Plan



NO.	DATE	DESCRIPTION
01	06/31/2022	PERMIT SET: MAIN HOUSE
02	07/12/2023	REVISED PERMIT SET: MAIN HOUSE

**plattdana**  
architects

80 fifth avenue, eleventh floor, new york, ny 10011 tel: 646 336 6270 web: www.plattdana.com



**Needham Residence**  
20 Mianus River Road  
Bedford, NY 10506

**SITE PLAN SHOWING POOL AND FENCE CHANGES**