



**TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
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**PLANNING BOARD
Christopher Carthy, Chair**

R E S O L U T I O N

Action: Field Change
Application Name: 20 Mianus River Road [2022-001]
Applicant: John and Leslie Needham
Owner: 20 Mianus LLC
Designation: 96.3-1-22
Zone: R-4A
Acreage: 6.87 acres
Location: 20 Mianus River Road
Date of Original Approval: April 18, 2022
Date of Field Change Approval: August 7, 2023

WHEREAS, the Applicant previously obtained site plan approval for the renovation and addition to the existing 1972 house, a new 500 square foot second story addition as well as a 12'x20' pool with cabana; and

WHEREAS, the applicant is appearing before the Planning Board for field changes pertaining to the orientation and size of the proposed pool as well as fence modifications; and

WHEREAS, specifically, given existing rock formations on the site, the Applicant has rotated the proposed pool and reduced the size of the proposed pool; and

WHEREA, all changes are within the previously approved area of disturbance; and

WHEREAS, the requested field changes are depicted on a plan labeled "DSK," entitled "Site Plan Showing Pool and Fence Changes" dated August 31, 2022, last revised July 12, 2023, prepared by plattdana Architects; and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed change; and

WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application;

NOW THEREFORE BE IT RESOLVED that, the requested field changes described above are hereby approved; and

BE IT FURTHER RESOLVED, that this resolution shall not, except as described herein, supersede any previous site plan approval issued by the Planning Board;