

July 8, 2022

Mr. Adam Kaufman, AICP  
Director of Planning  
Chair Residential Project Review Committee  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

RE: Swift Residence Swimming Pool Planning Board Review  
18 Quaker Meeting House Road, Armonk  
Town of North Castle  
Section 101.03, Block 3, Lot 28

Dear Mr. Kaufman:

Attached please find updated plans and additional information requested in response to the comments expressed in the Town's Consultant Engineer Review Memorandum dated June 23, 2022. A written response to each comment has been prepared and are provided below to assist you in your review:

- 1. Filed Map #26434 – Leisure Farm Subdivision included a Clearing/Grading Limit which defined an area beyond which no clearing of trees, grading or alteration of contours or soil, filling or dumping or construction is permitted within Planning Board Approval. The Clearing/Grading Limit is depicted on the proposed Site Plan. The Planning Board will need to evaluate the proposed request to modify the limitation to accommodate the proposed pool and terrace. The applicant does not provide the actual area of the proposed modification, although it appears to be approximately 4,000 sf.*

**Response:** The proposed plan will require the Clearing/Grading Limit line be modified to include the additional disturbance associated with the construction of the proposed pool, terrace, pool equipment and stormwater mitigation system. The plan has been updated to indicate the actual area of the proposed modification. A note indicating that the actual area is 4,050 sf has been added to the plan.

2. *The applicant should provide the required pool winterization drawdown volume and confirm that the drawdown can be mitigated through the proposed infiltration system. Furthermore, the applicant should provide and label the connection between the pool equipment and infiltrator system.*

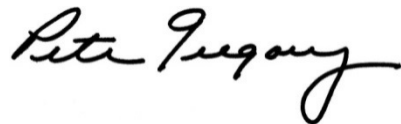
**Response:** The required pool winterization drawdown volume has been provided on the plan. The six (6) inch pool drawdown volume is 240 cf. The runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event is 511 cf. The Stormwater mitigation system effectively discards 498 cf of runoff volume. The system is adequately sized for the pool drawdown volume.

In addition, the graphical back up data for the Gross Land Coverage and a copy of the associated worksheet is attached for your use.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

**DTS Provident Design Engineering, LLP**

A handwritten signature in black ink that reads "Peter J. Gregory". The signature is written in a cursive, flowing style.

Peter J. Gregory, PE  
Senior Associate



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: 18 Quaker Meeting House Road - Pool Date: June 1, 2022

Tax Map Designation or Proposed Lot No.: 101.03 - 3 - 28

### Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>43,708</u>
2.	<b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)): $9,350 + (0.09)(148)$	<u>9,363</u>
3.	<b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)): Distance principal home is beyond minimum front yard setback <u>24.67</u> x 10 = <u>246.7</u>	<u>246</u>
4.	<b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3	<u>9,609</u>
5.	Amount of lot area covered by <b>principal building</b> : <u>3,517</u> existing + _____ proposed =	<u>3,517</u>
6.	Amount of lot area covered by <b>accessory buildings</b> : _____ existing + _____ proposed =	<u>0</u>
7.	Amount of lot area covered by <b>decks</b> : <u>392</u> existing + _____ proposed =	<u>392</u>
8.	Amount of lot area covered by <b>porches</b> : _____ existing + _____ proposed =	<u>0</u>
9.	Amount of lot area covered by <b>driveway, parking areas and walkways</b> : <u>3,242</u> existing + _____ proposed =	<u>3,242</u>
10.	Amount of lot area covered by <b>terraces</b> : _____ existing + <u>509</u> proposed =	<u>509</u>
11.	Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> : <u>29</u> existing + <u>520</u> proposed =	<u>549</u>
12.	Amount of lot area covered by <b>all other structures</b> : <u>437</u> existing + _____ proposed =	<u>437</u>
13.	Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =	<u>8,646</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*

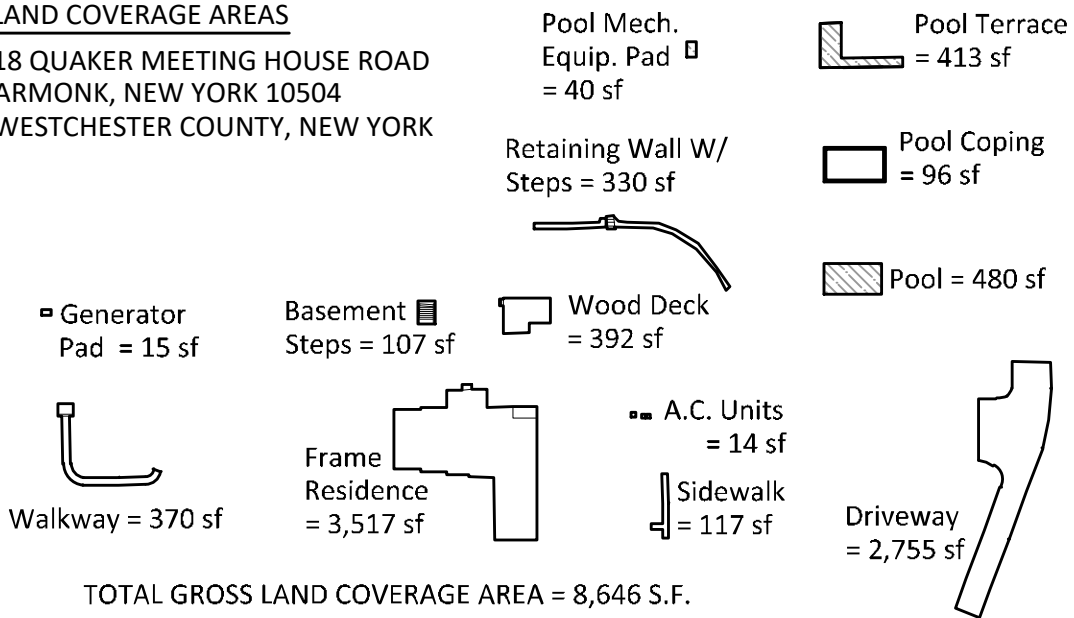
Signature and Seal of Professional Preparing Worksheet

6-1-22

Date

LAND COVERAGE AREAS

18 QUAKER MEETING HOUSE ROAD  
ARMONK, NEW YORK 10504  
WESTCHESTER COUNTY, NEW YORK

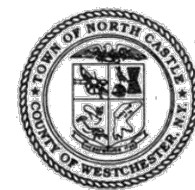


TOTAL GROSS LAND COVERAGE AREA = 8,646 S.F.

CONSTRUCTION OF POOL, COPING, TERRACE, AND EQUIPMENT PAD WILL  
RESULT IN A NET INCREASE OF 1,029 SF OF NEW IMPERVIOUS SURFACE

GRAPHICAL DEPICTION OF LAND COVERAGE

N.T.S.



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: CHARLES & NANCY SWIFT Date: 5/23/2022  
Tax Map Designation or Proposed Lot No.: 101.03 - 3 - 28

Gross Lot Coverage	
1. Total lot area (Net Lot Area for Lots Created After 12/13/06):	43,708
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): 9,350 + 13 =	9,363
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
Distance principal home is beyond minimum front yard setback 24.67' x 10 =	246
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	9,609
5. Amount of lot area covered by principal building: 3,527 existing + 0 proposed =	3,517
6. Amount of lot area covered by accessory buildings: 0 existing + 0 proposed =	0
7. Amount of lot area covered by decks: 392 existing + 0 proposed =	392
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: 3,242 existing + 0 proposed =	3,242
10. Amount of lot area covered by terraces: 0 existing + 509 proposed =	509
11. Amount of lot area covered by tennis court, pool and mechanical equip: 29 existing + 520 proposed =	549
12. Amount of lot area covered by all other structures: 437 existing + 0 proposed =	437
13. Proposed gross land coverage: Total of Lines 5 - 12 =	8,646

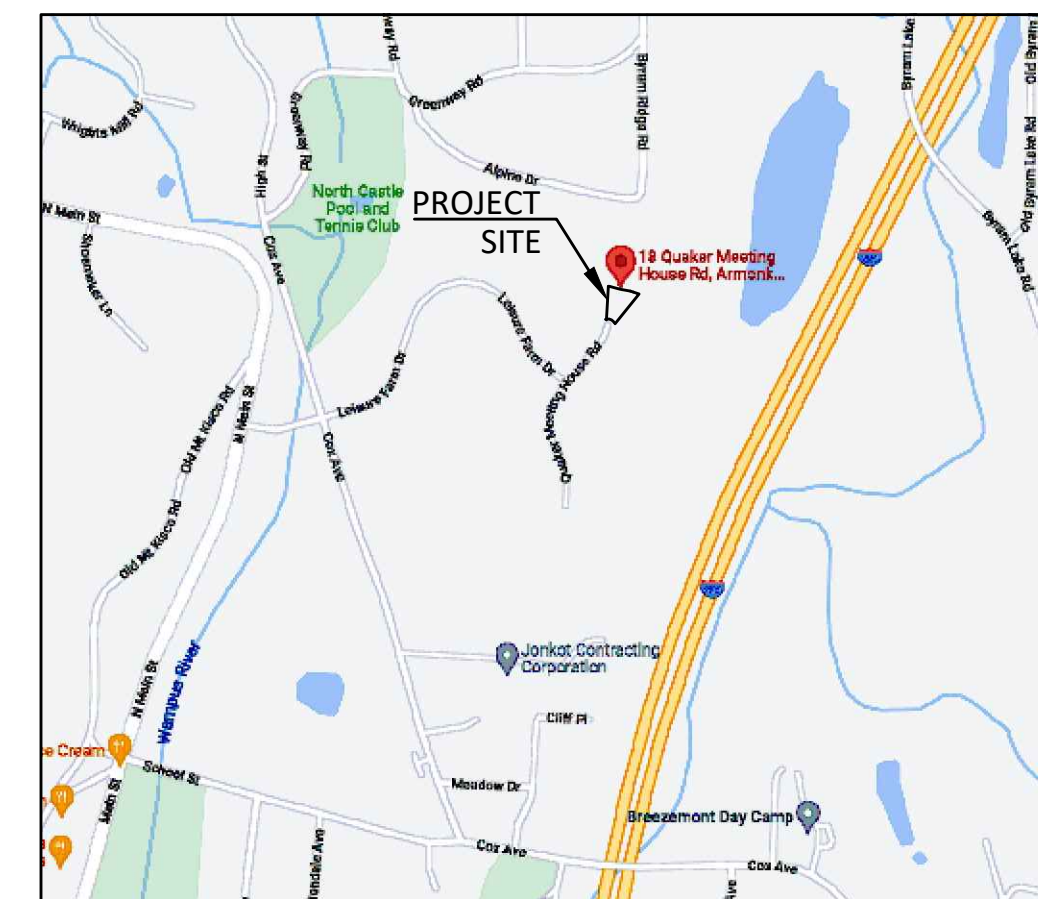
If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet Date

CONSTRUCTION SEQUENCE

- 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.
- CONSTRUCT ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE TO POOL AREA.
- EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION OF POOL AND PATIO AREA.
- EXISTING UNDERGROUND UTILITIES AND EXISTING WELLS SHALL BE PROTECTED DURING CONSTRUCTION.
- STRIP TOPSOIL FROM POOL AREA AND STOCKPILE WHERE INDICATED. ALL TOPSOIL STORAGE SITES ARE TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION.
- CONSTRUCT PROPOSED POOL.
  - FRAME AND EXCAVATE FOR POOL. ALL EXCAVATED MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STOCKPILED.
  - INSTALL FORM WORK, INSTALL GRAVEL BED, REINFORCING AND PLUMBING FOR POOL. SPRAY GUNITE FOR POOL.
  - INSTALL POOL EQUIPMENT PAD.
  - BACK FILL AREA SURROUNDING POOL.
  - ROUGH GRADE AWAY FROM POOL AREA.
  - INSTALL UTILITY CONNECTIONS, AND ELECTRIC FEED BETWEEN HOUSE AND POOL EQUIPMENT AREA.
  - INSTALL COPING, PLASTER POOL SURFACE.
  - FILL POOL WITH WATER.
- INSTALL POOL DRAINAGE MITIGATION SYSTEM. SYSTEM TO REMAIN OFF LINE UNTIL WORK IS COMPLETE AND SITE IS STABLE.
- INSTALL LANDSCAPE SCREENING WHERE INDICATED ON PLAN.
- INSTALL POOL FENCING AND GATES.
- TOPSOIL, SEED, SOD OR HYDROSEED, MULCH AND RESTORE ALL DISTURBED AREAS. INSTALL ADDITIONAL LANDSCAPING.
- REMOVE EROSION CONTROLS ONLY AFTER ALL AREAS HAVE BEEN THOROUGHLY STABILIZED.

ZONE: ONE FAMILY RESIDENCE DISTRICT ZONE 'R-1A'			
	PERMITTED /REQUIRED	LOT 25	
		EXISTING RESIDENCE	PROPOSED SWIMMING POOL
MINIMUM LOT AREA:	1 AC	1,003 AC (43,708 SF)	
FRONT YARD SETBACK	50 FT.	74.67 FT.	> 50 FT
SIDE YARD SETBACK	25 FT.	26.87 FT.	89.55 FT
REAR YARD SETBACK	40 FT.	98.88 FT.	43.33 FT
MAXIMUM HEIGHT	30 FT.	< 30 FT.	< 30 FT.
MAXIMUM BUILDING COVERAGE	12 %	8.9 %	



LOCATION MAP  
N.T.S.

GENERAL POOL CONSTRUCTION NOTES:

POOL PLANS ARE DESIGNED BY USING THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

- THE PROPOSED IN-GROUND POOL, SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI / APSP / ICCS.
- ENTIRE POOL SHALL BE SURROUNDED BY A PERMANENT POOL BARRIER AND IT SHALL BE INSTALLED AS PER ALL APPLICABLE REQUIREMENTS LISTED IN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- ALL GATES ARE TO BE SELF CLOSING, SWING AWAY FROM POOL AND HAVE A LOCKING MECHANISM SUCH AS A MAGNA LATCH AT LEAST 40" ABOVE GRADE LEVEL.
- POOL SHALL PROVIDE A SAFETY VACUUM RELEASE SYSTEM THAT CONFORMS TO ASME A112.19.17 PER SECTION R326. SUCTION COVERS ON DRAIN OUTLETS SHALL CONFORM TO ANSI / ASME 112.19.8M OR ALTERNATIVES PER R326.6.2

LAND COVERAGE AREAS

- 18 QUAKER MEETING HOUSE ROAD ARMONK, NEW YORK 10504 WESTCHESTER COUNTY, NEW YORK
- Pool Mech. Equip. Pad = 40 sf
- Retaining Wall W/ Steps = 330 sf
- Generator Pad = 15 sf
- Basement Steps = 107 sf
- Wood Deck = 392 sf
- Walkway = 370 sf
- Frame Residence = 3,517 sf
- A.C. Units = 14 sf
- Sidewalk = 117 sf
- Driveway = 2,755 sf
- Pool = 480 sf
- Pool Coping = 96 sf
- Pool Terrace = 413 sf

TOTAL GROSS LAND COVERAGE AREA = 8,646 S.F.

CONSTRUCTION OF POOL, COPING, TERRACE, AND EQUIPMENT PAD WILL RESULT IN A NET INCREASE OF 1,029 SF OF NEW IMPERVIOUS SURFACE

GRAPHICAL DEPICTION OF LAND COVERAGE  
N.T.S.

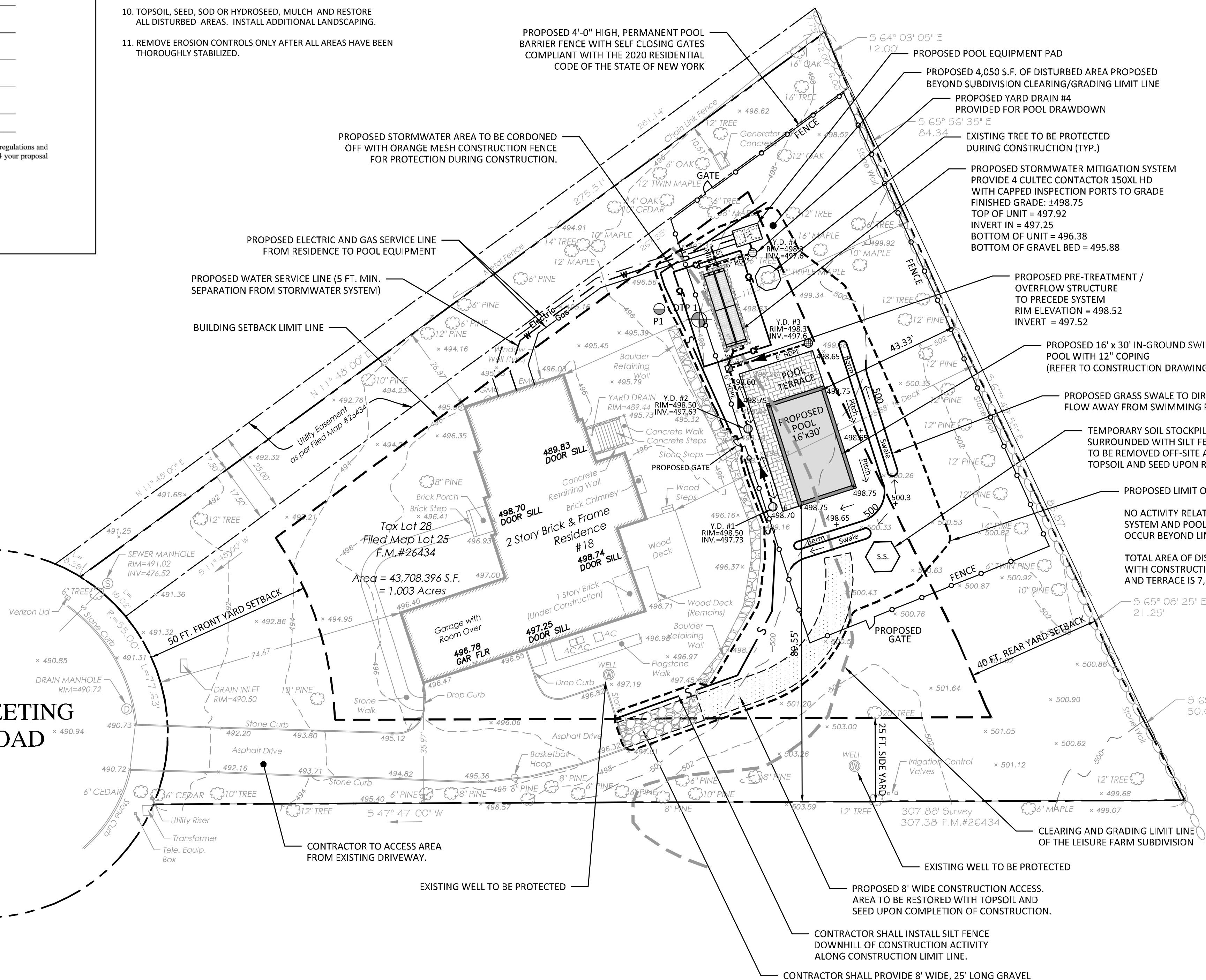
PROJECT NOTES:

- PROJECT ADDRESS:  
18 QUAKER MEETING HOUSE ROAD  
ARMONK, NY 10504  
(T) NORTH CASTLE
- TOWN OF NORTH CASTLE TAX MAP INFORMATION:  
SECTION: 101.03, BLOCK: 3, LOT: 28  
TOTAL AREA OF PARCEL = 43,708 S.F. (1.003 ACRES)  
RESIDENCE R-1A DISTRICT
- WATERSHED BASIN:  
INLAND LONG ISLAND SOUND - BYRAM RIVER BASIN
- SURVEY & TOPOGRAPHICAL INFORMATION  
OBTAINED FROM MAP PREPARED BY:  
TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, N.Y. 10570

GENERAL NOTES

- THE CONSTRUCTION OF THE POOL WILL CREATE A TOTAL AREA OF DISTURBANCE OF 7,100 SF.
- THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 1,029 SF OF NEW IMPERVIOUS SURFACE.
- NO TREES WILL NEED TO BE REMOVED AS A RESULT OF THE CONSTRUCTION OF THE POOL, PATIO AND STORMWATER SYSTEM.
- ANY ROCK REMOVAL REQUIRING CHIPPING WILL REQUIRE A CHIPPING PERMIT TO BE OBTAINED FROM THE BUILDING DEPARTMENT.
- 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.
- 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.

SPECIAL NOTE:  
THE STORMWATER MITIGATION SYSTEM HAS BEEN SIZED TO ACCOMMODATE THE 25-YEAR, 24 HOUR DESIGN STORM EVENT. THE VOLUME OF RUNOFF GENERATED FROM THE 25-YEAR STORM EVENT IS 511 CUBIC FEET WHICH IS LARGER THAN THE 6" POOL DRAINAGE VOLUME OF 240 CUBIC FEET.  
THE MITIGATION SYSTEM EFFECTIVELY DISCARDS 498 CUBIC FEET OF RUNOFF VOLUME. THE SYSTEM IS SUITABLE FOR POOL DRAINAGE.



DTP 1 SYMBOL FOR DEEP TEST HOLE 1

DEEP TEST HOLE RESULTS APRIL 12, 2022

DEEP TEST PIT 1

ELEV.	G.L.	LAWN
498.00	0"-6"	TOPSOIL
497.5	6"-16"	BROWN LOOSE FINE SANDY LOAM WITH SILT
496.67	16"-48"	MODERATELY COMPACTED SILTY LOAM
494.00	48"-86"	FINE TO MEDIUM SANDS

\*86" TOTAL DEPTH, NO GROUND WATER OR LEDGE

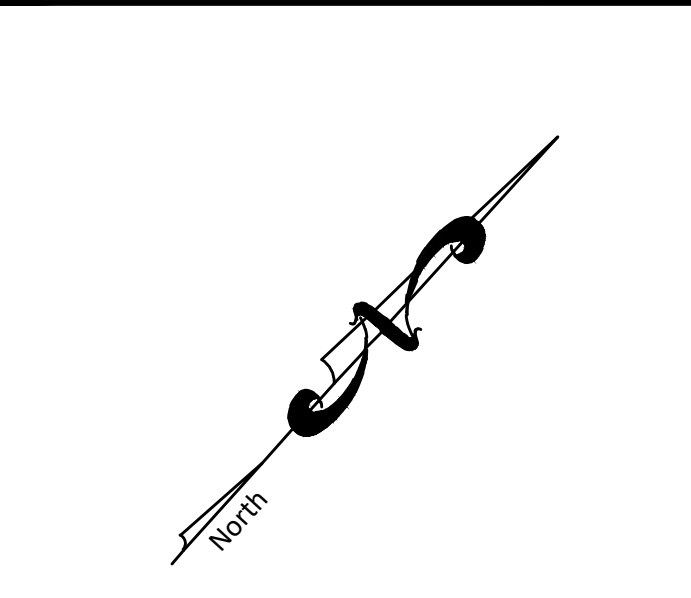
P1 SYMBOL FOR PERCOLATION TEST 1

PERCOLATION TEST 1 RESULTS APRIL 12, 2022

HOLE #	DROP MINUTE	DROP INCHES	SOIL RATE
1	26 min.	3 inches	6.9 in/hr
	32 min.	3 inches	5.6 in/hr
	33 min.	3 inches	5.5 in/hr

INFILTRATION TEST HOLES WERE EXCAVATED TO 42".  
TEST RUNS WERE CONDUCTED FROM 28" TO 31" DEPTHS

NO.	REVISION	DATE
1	PLANNING BOARD	07-07-22



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

Charles & Nancy Swift  
18 Quaker Meeting House Road  
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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SWIFT RESIDENCE POOL  
18 Quaker Meeting House Road  
Town of North Castle  
Westchester County, New York

TITLE: SITE PLAN

Scale: 1" = 20'  
Date: 6/01/2022  
Drawn By: KMM  
Checked By: PJG  
Project No.: 0908  
Sheet No.: 1 of 2  
Dwg. No.:

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

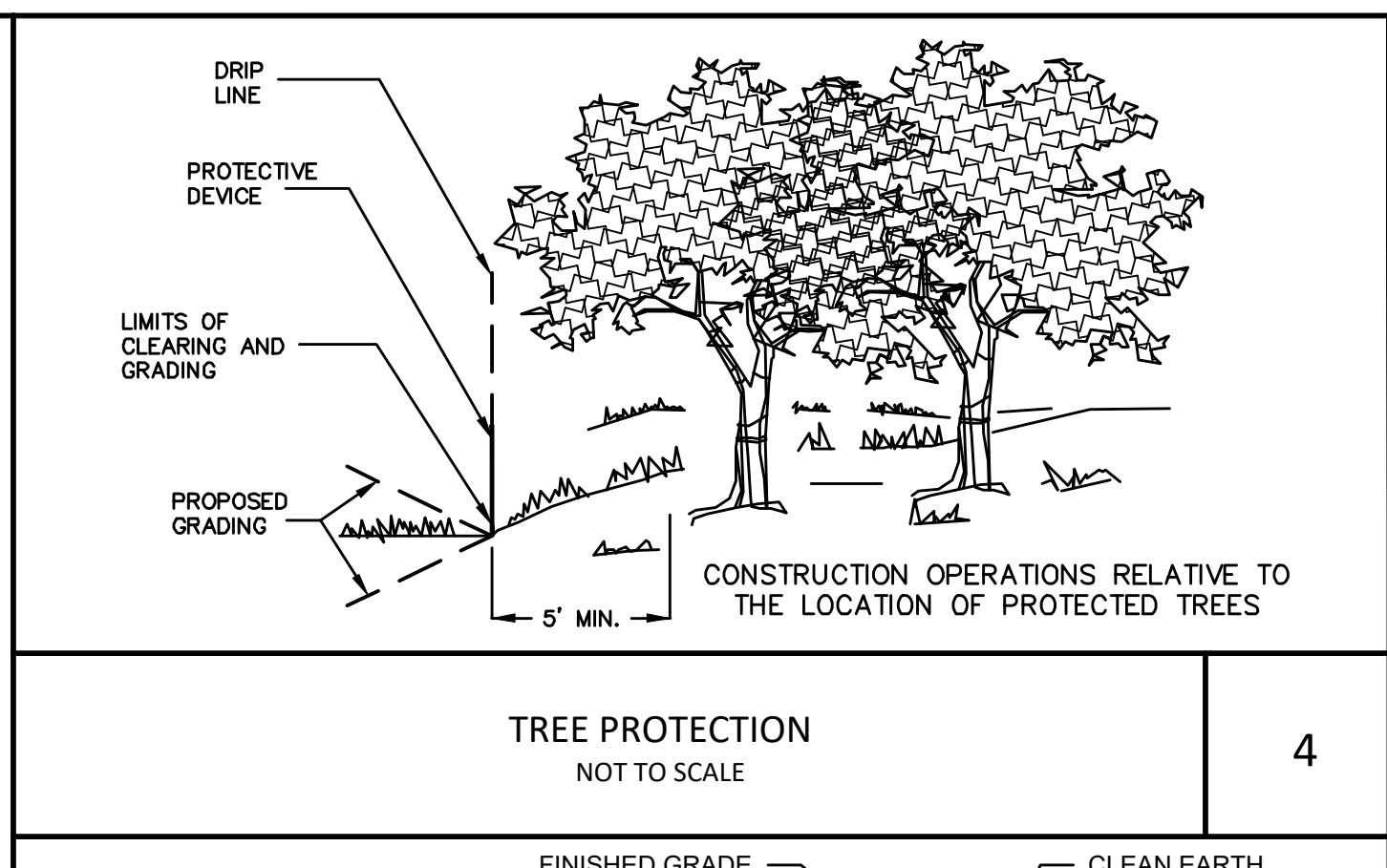
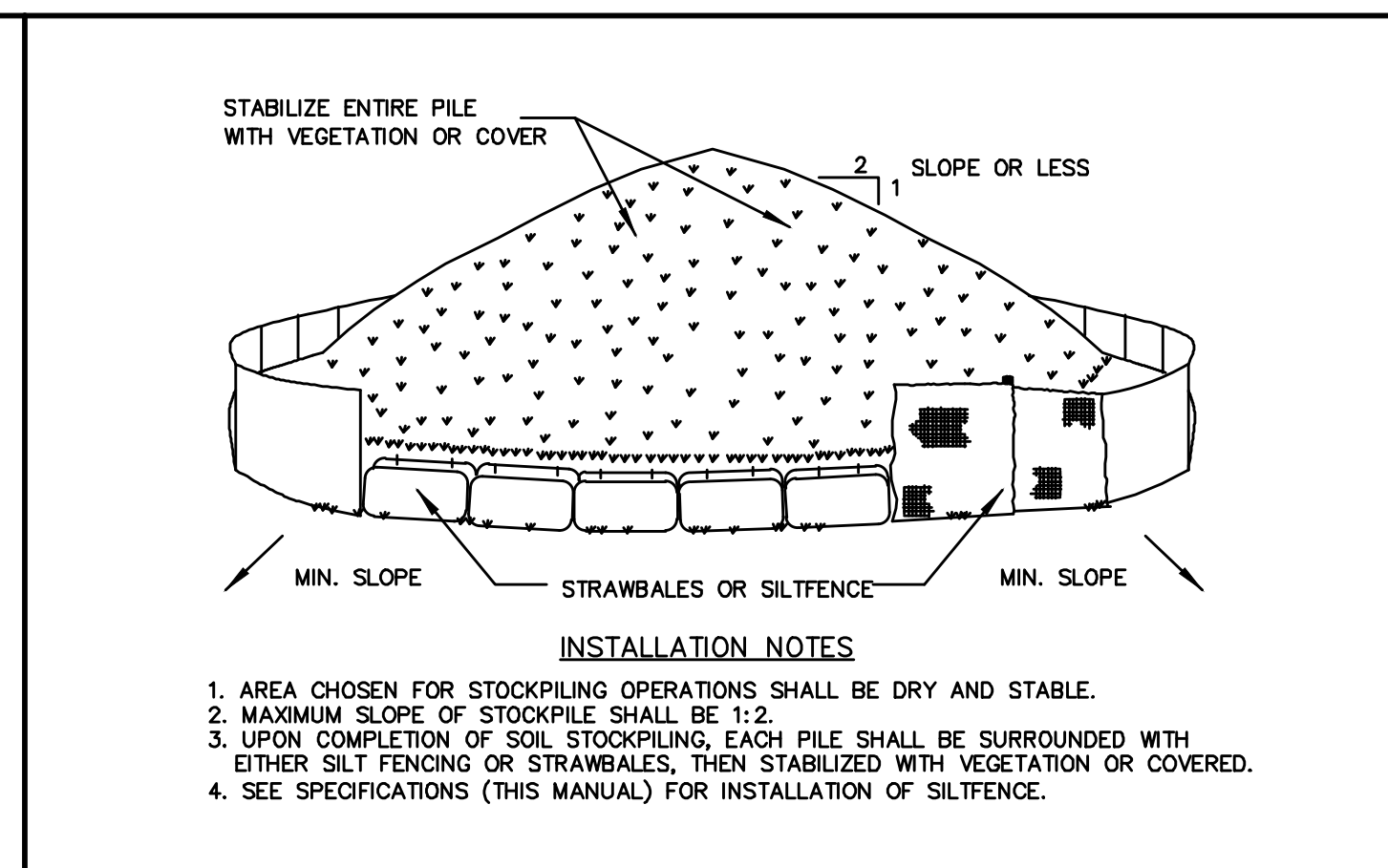
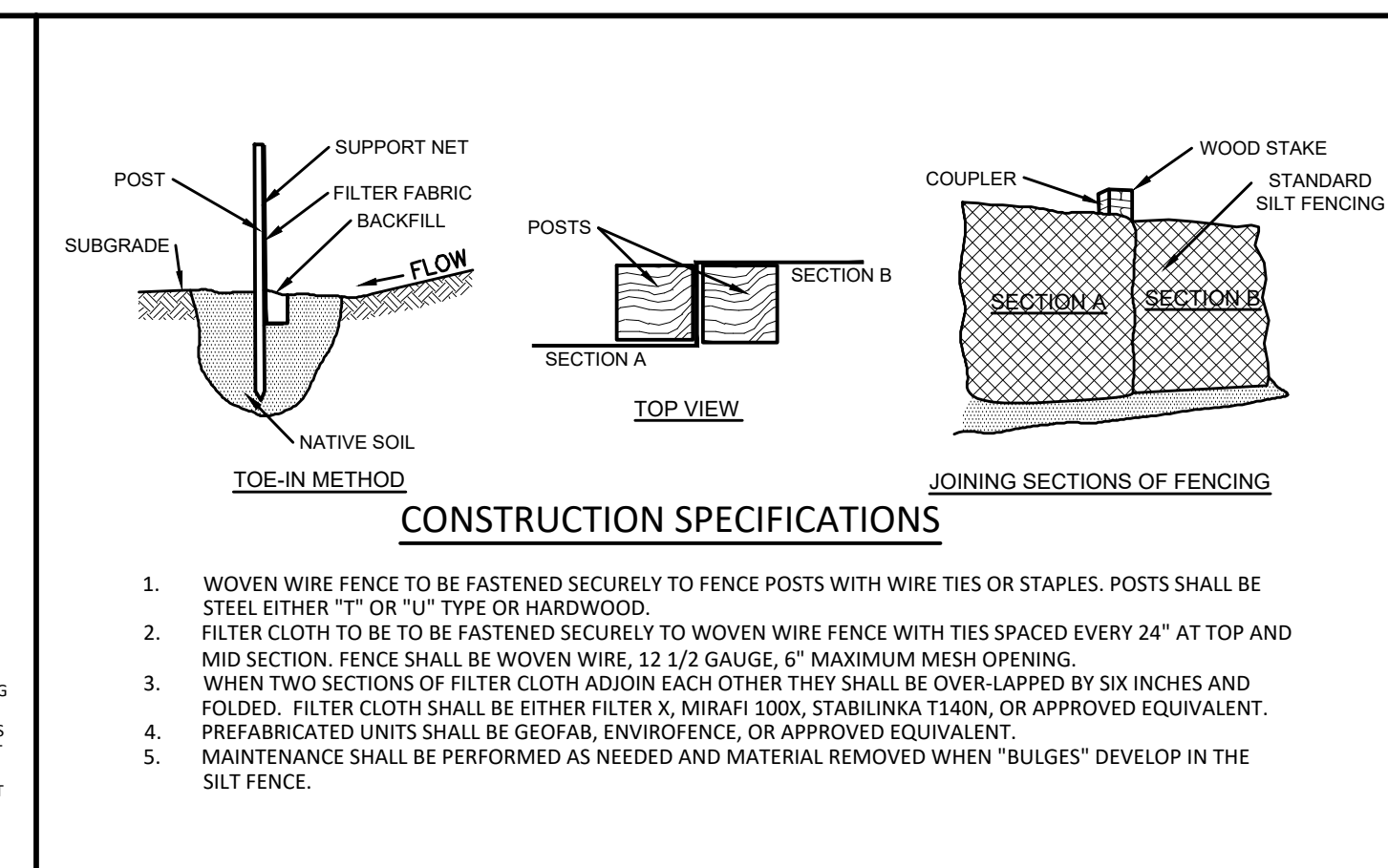
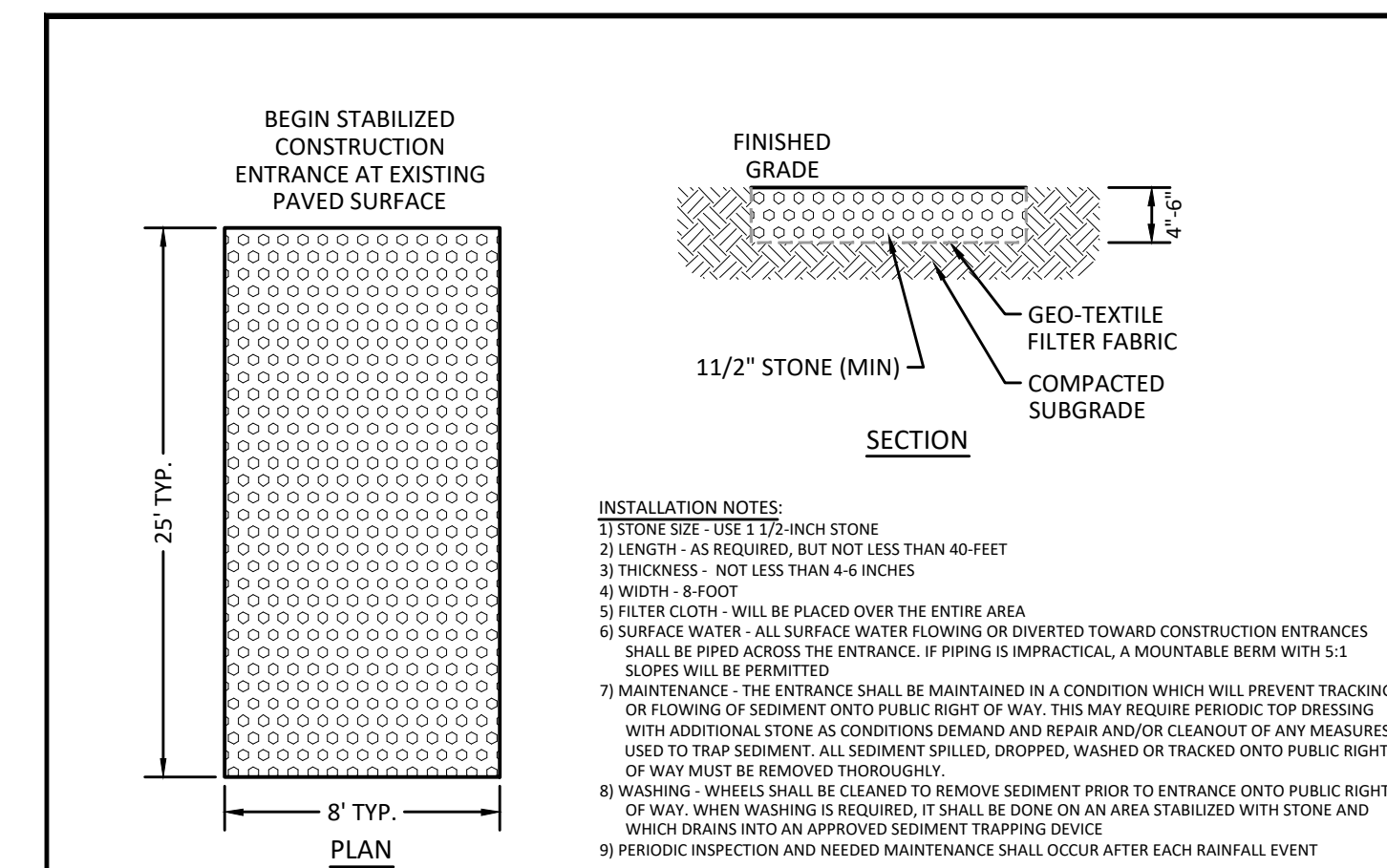
Christopher Carthy, Chairman, Date  
Town of North Castle Planning Board

Engineering Premises Reviewed for Conformance to Resolution: \_\_\_\_\_

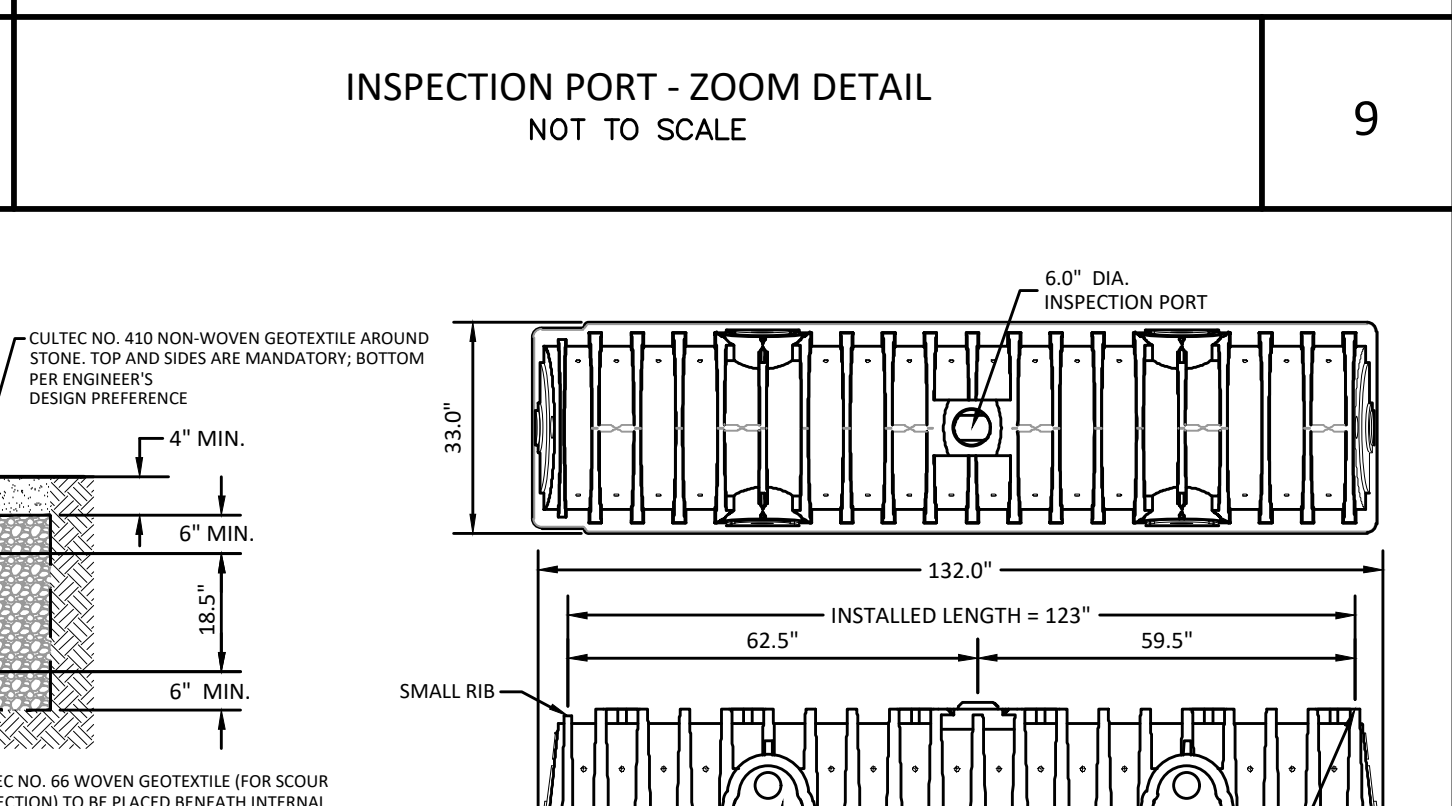
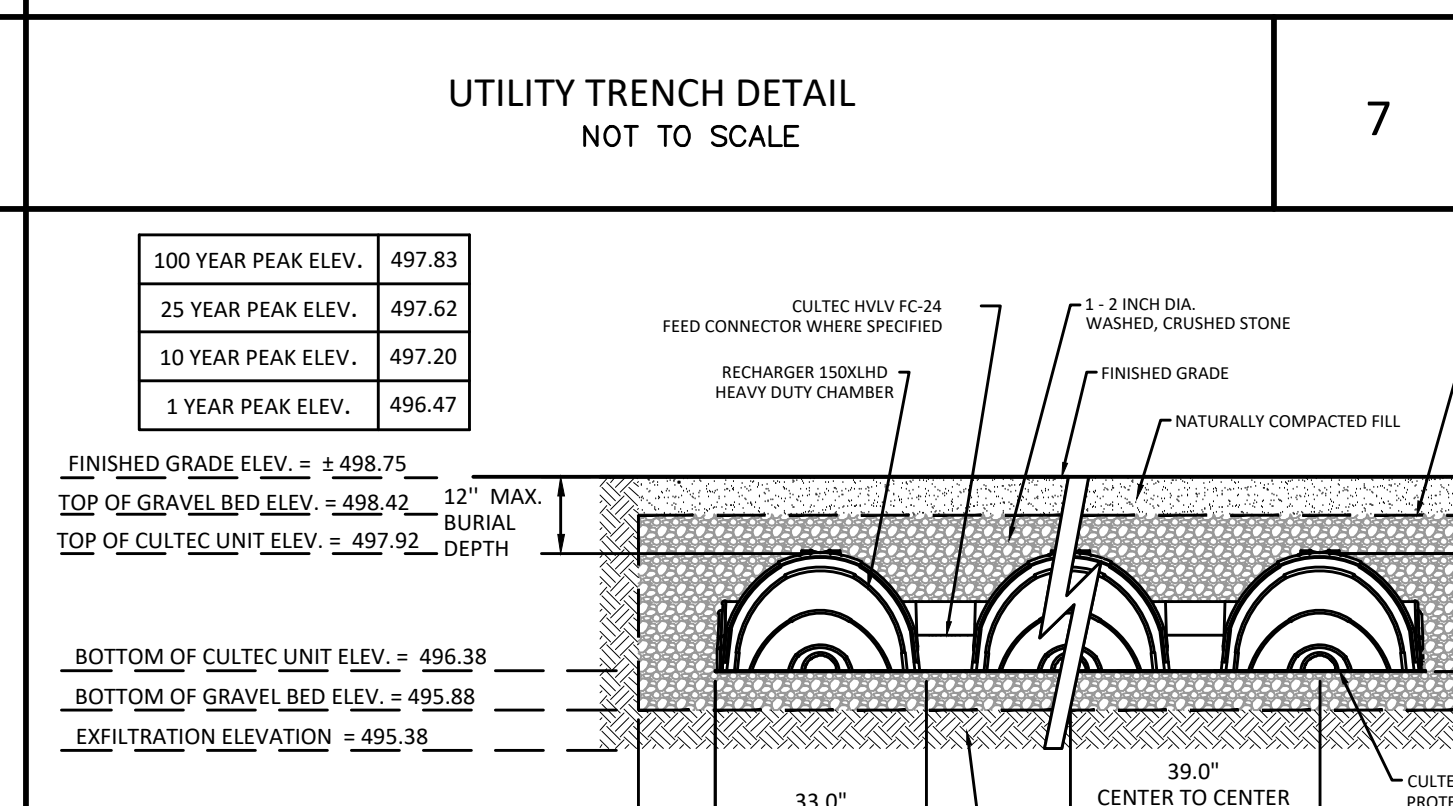
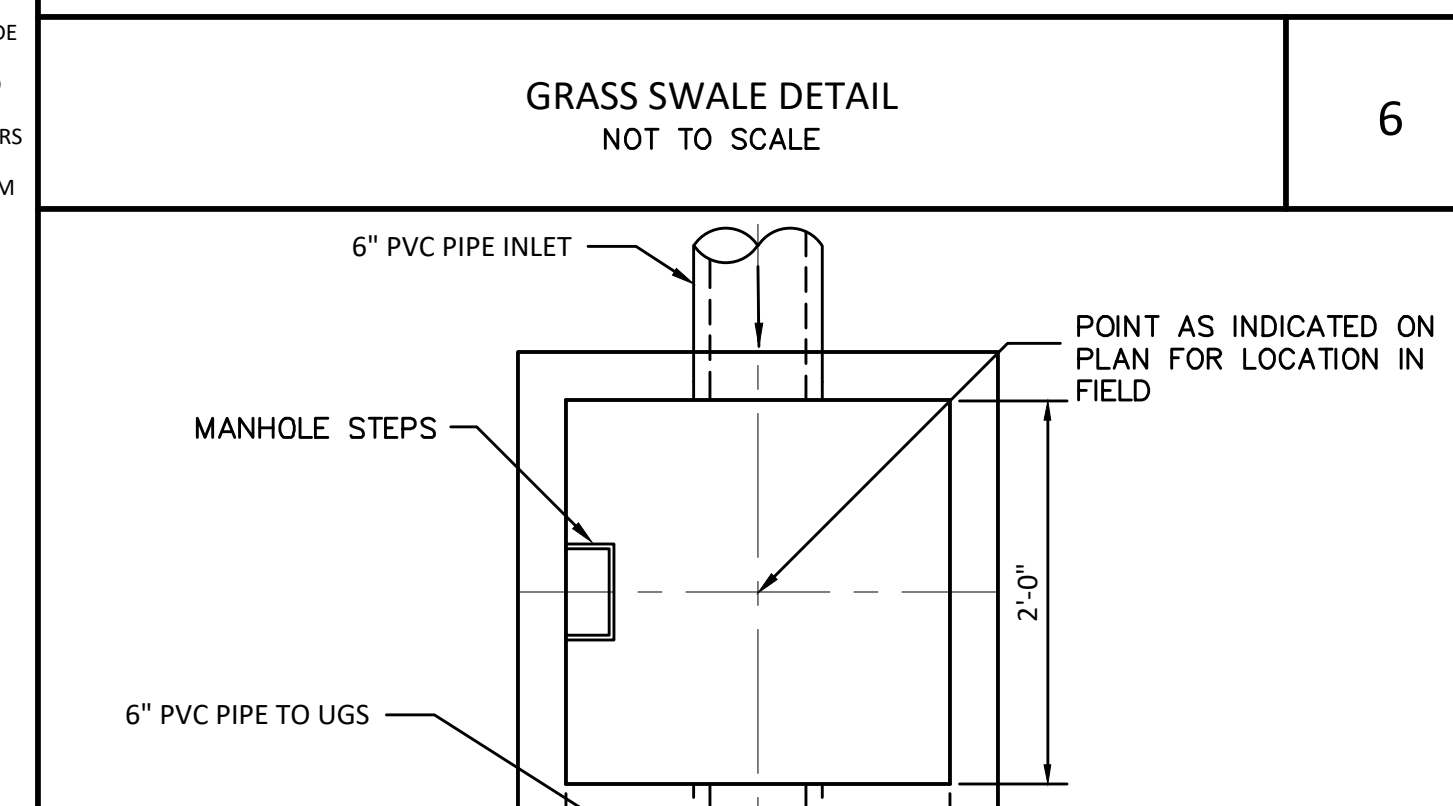
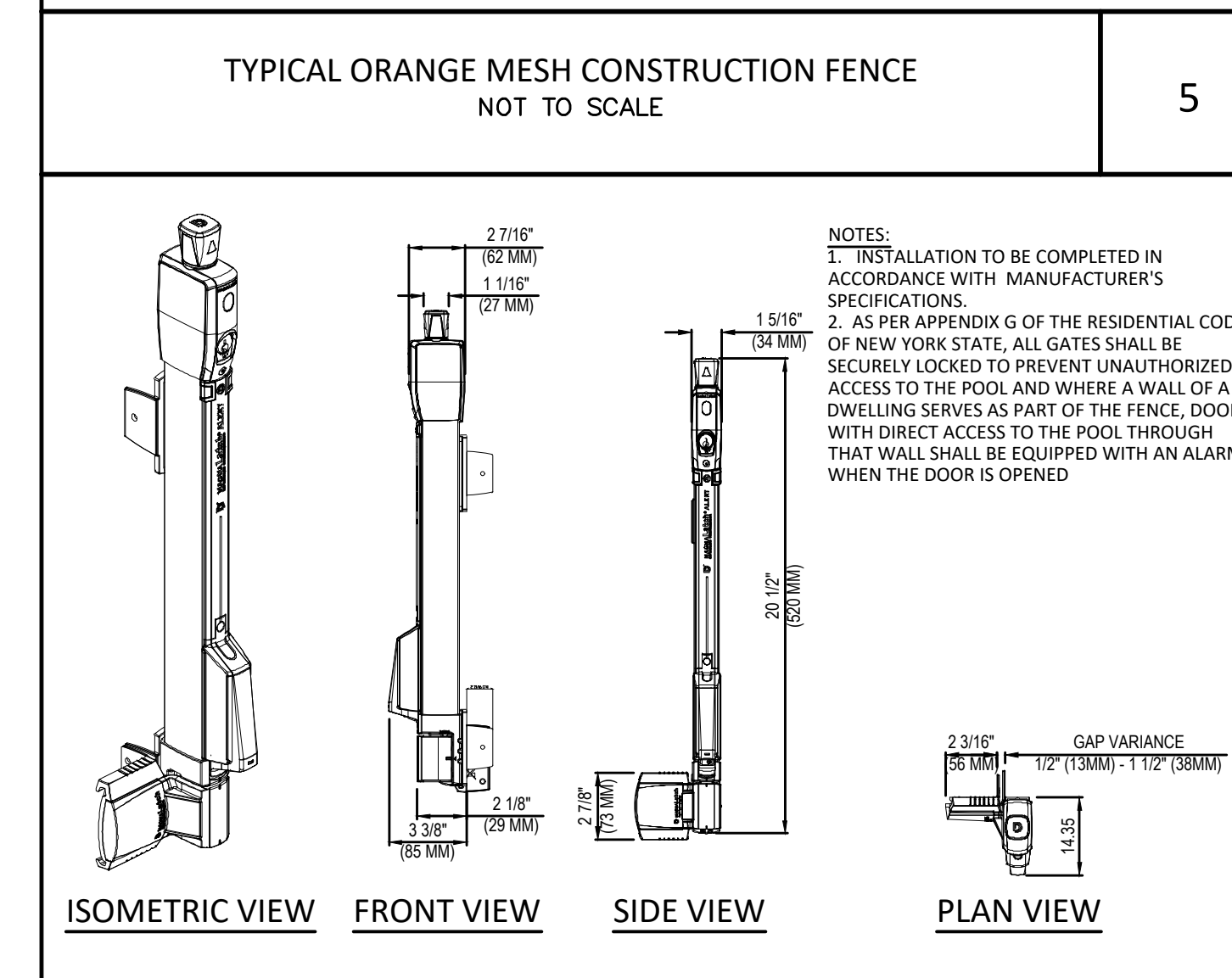
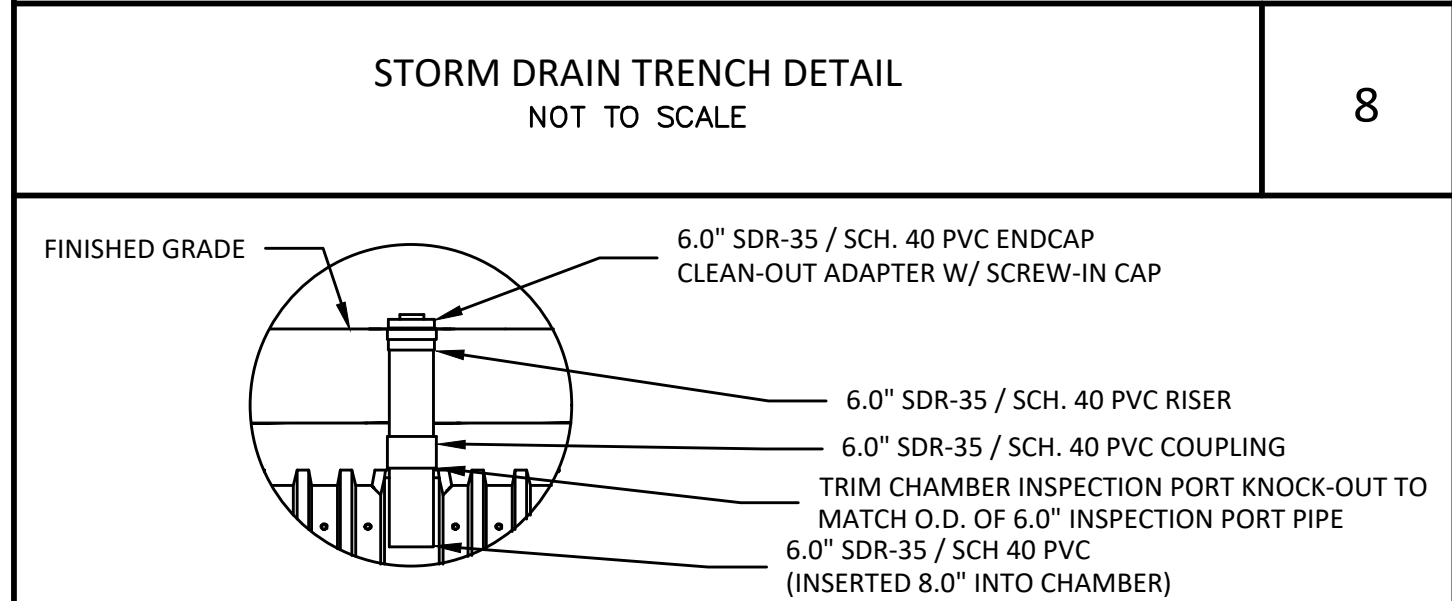
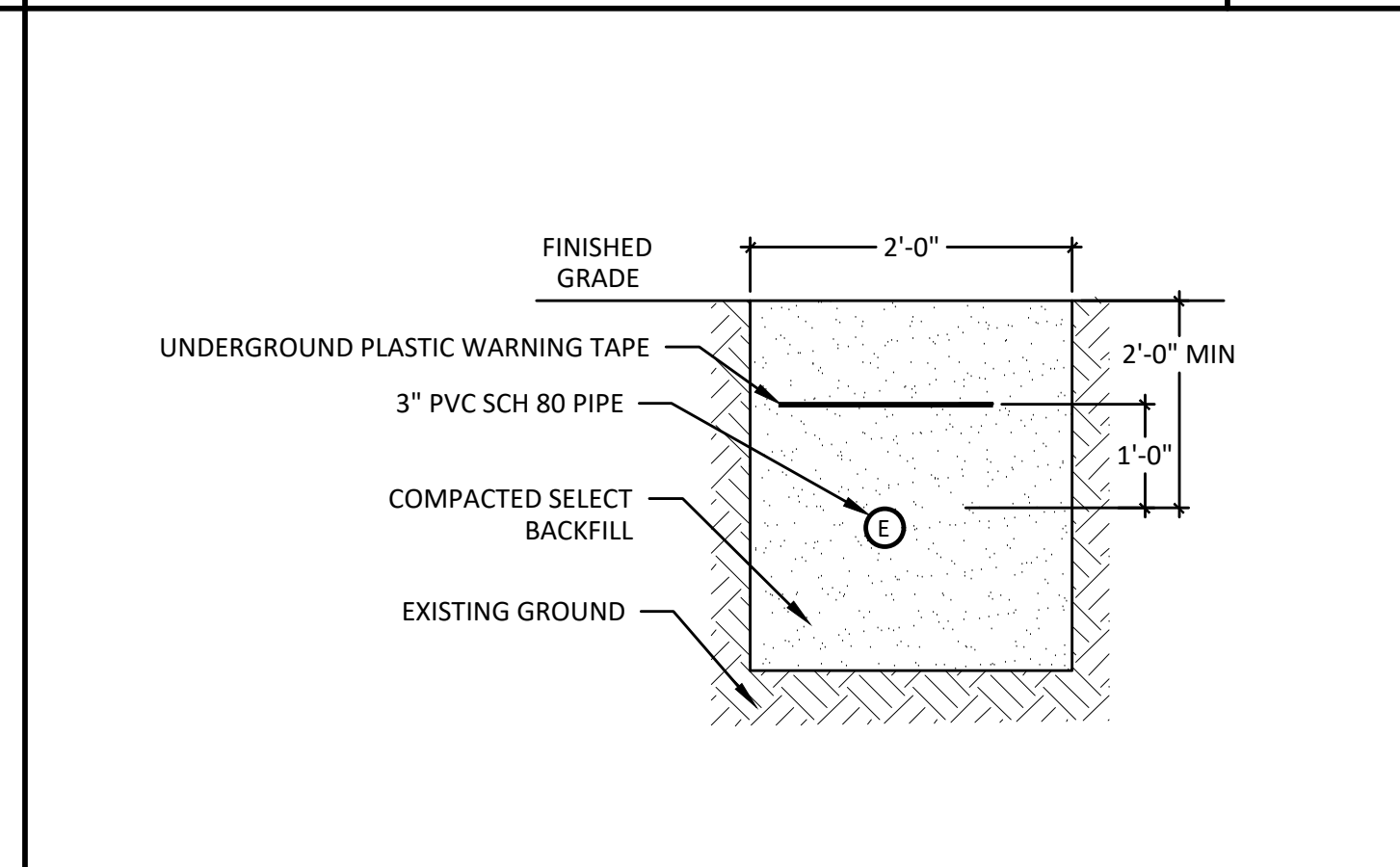
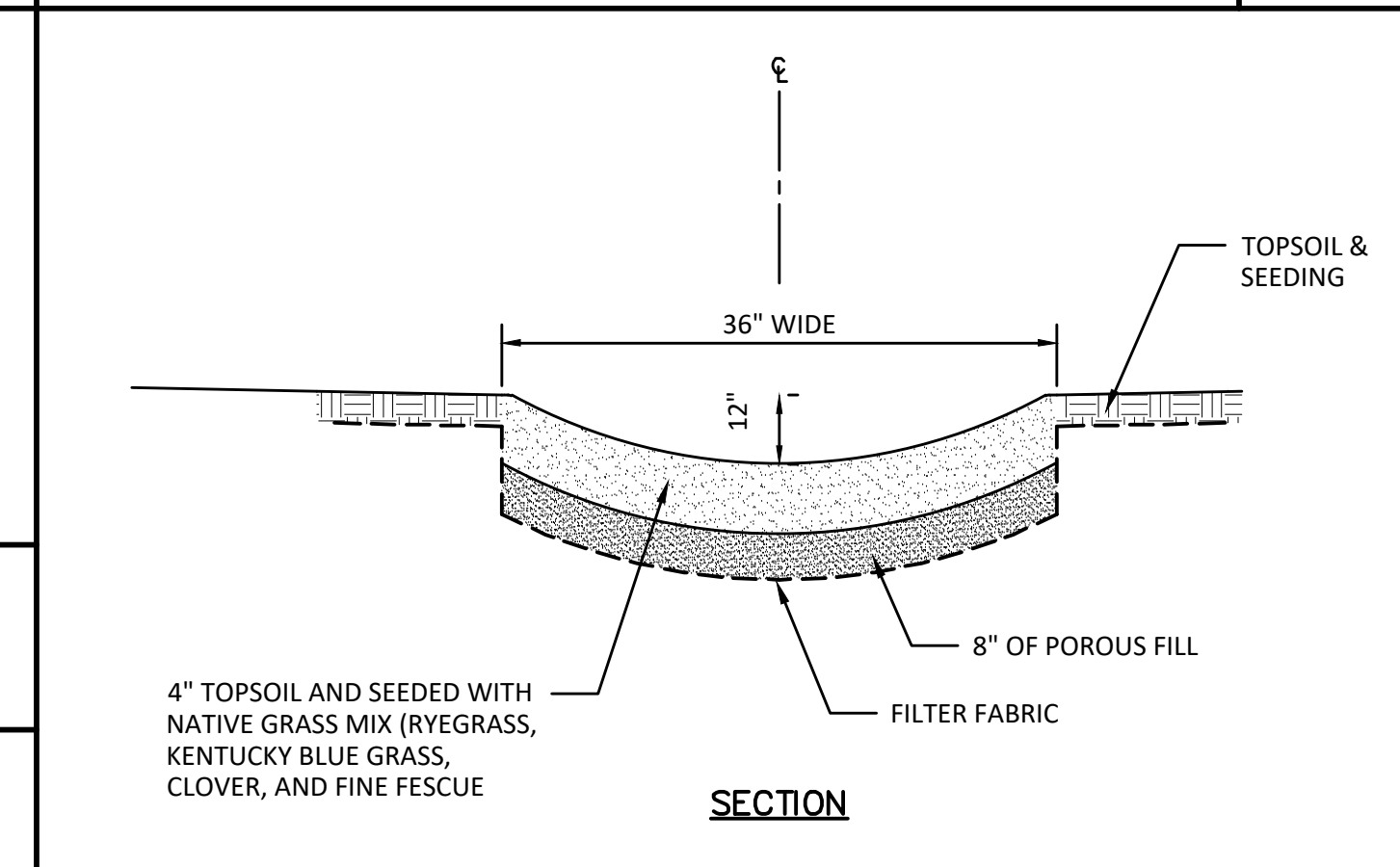
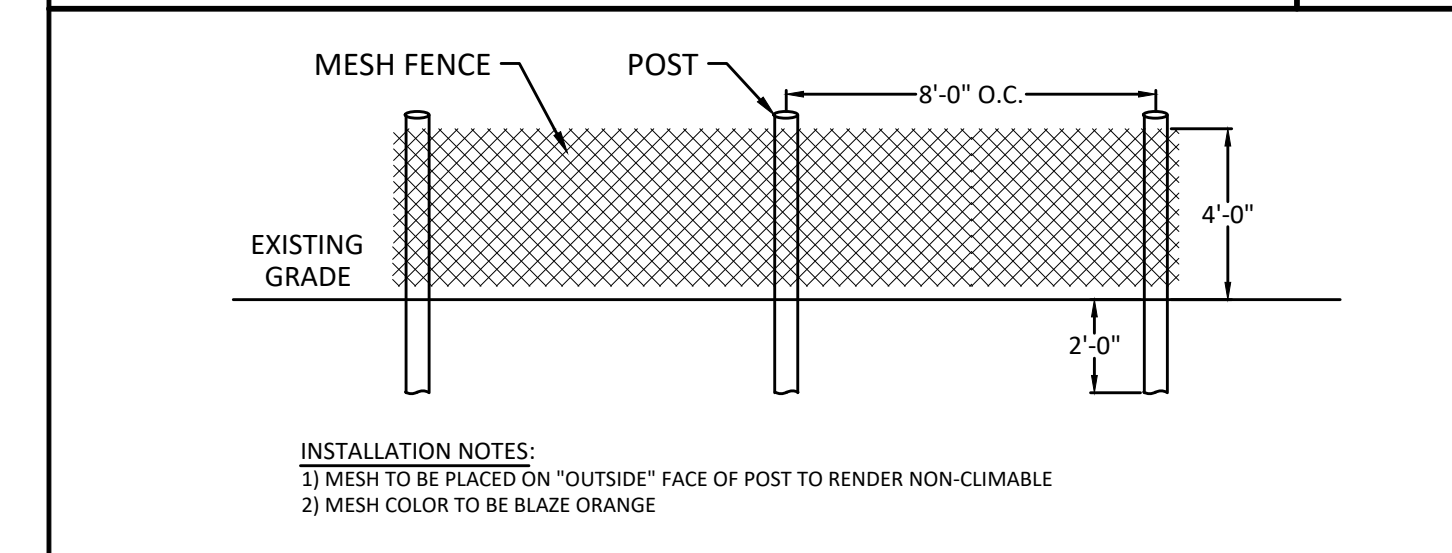
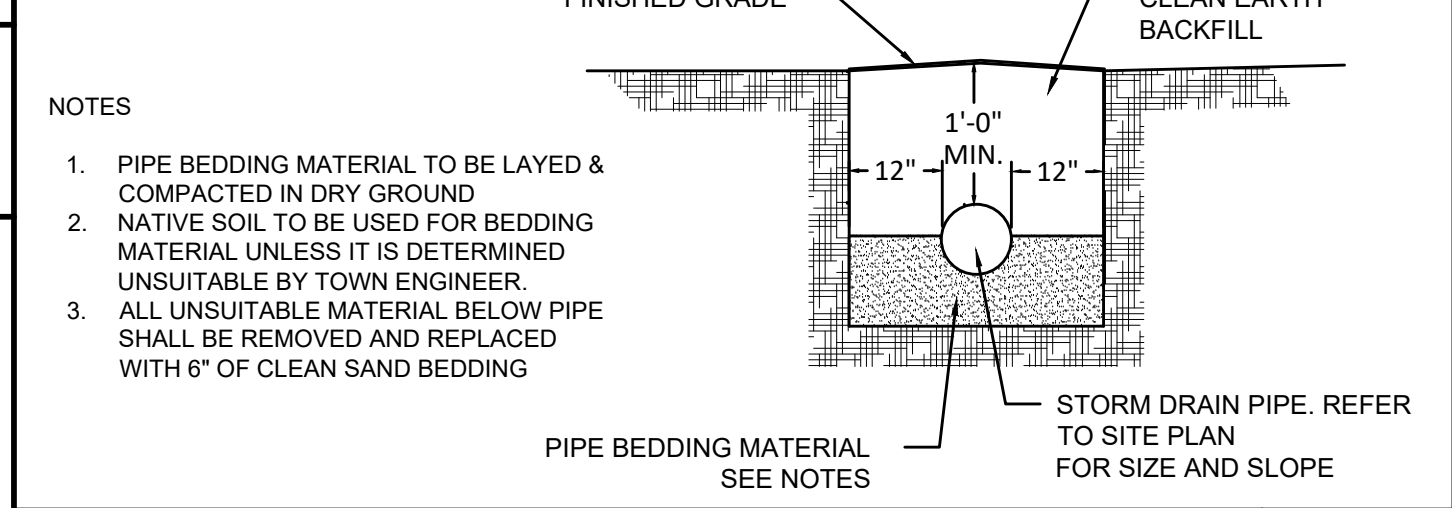
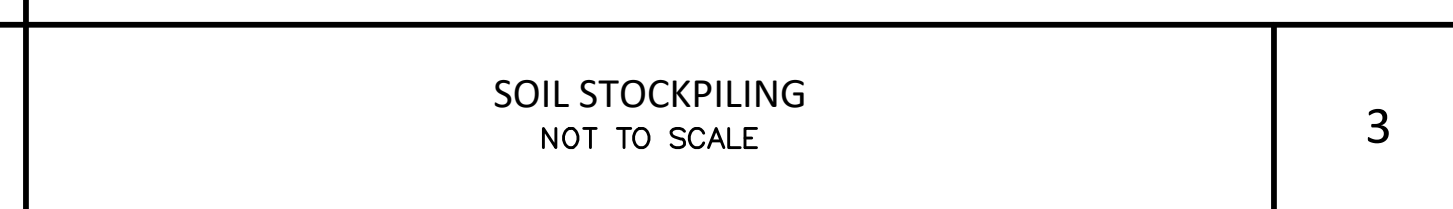
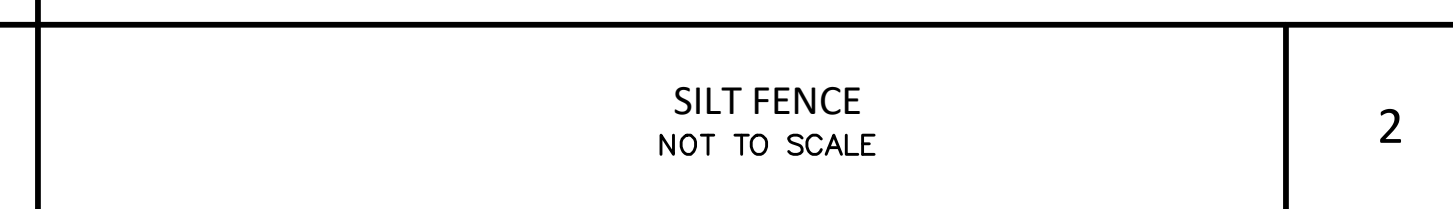
Joseph M. Cermelo, PE  
Kellard Sessions Consulting  
Consulting Town Engineers Date

FILED MAP REFERENCE:  
PREMISES BEING KNOWN AND DESIGNATED AS LOT 25 AS SHOWN ON A CERTAIN MAP ENTITLED "AMENDED MAP OF SUBDIVISION OF LEISURE FARM 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 OCTOBER 8, 1999 AS MAP NO. 26434.

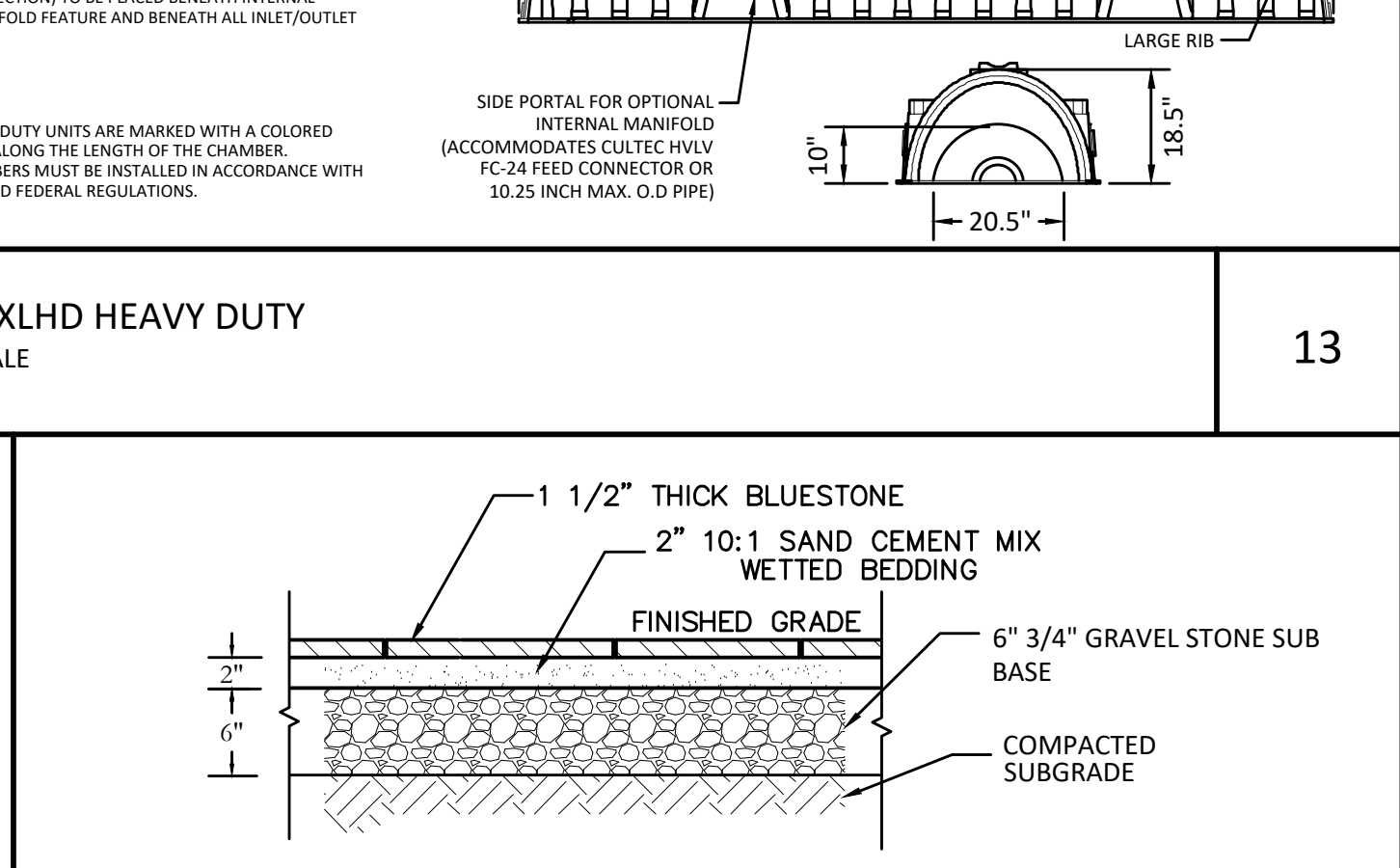
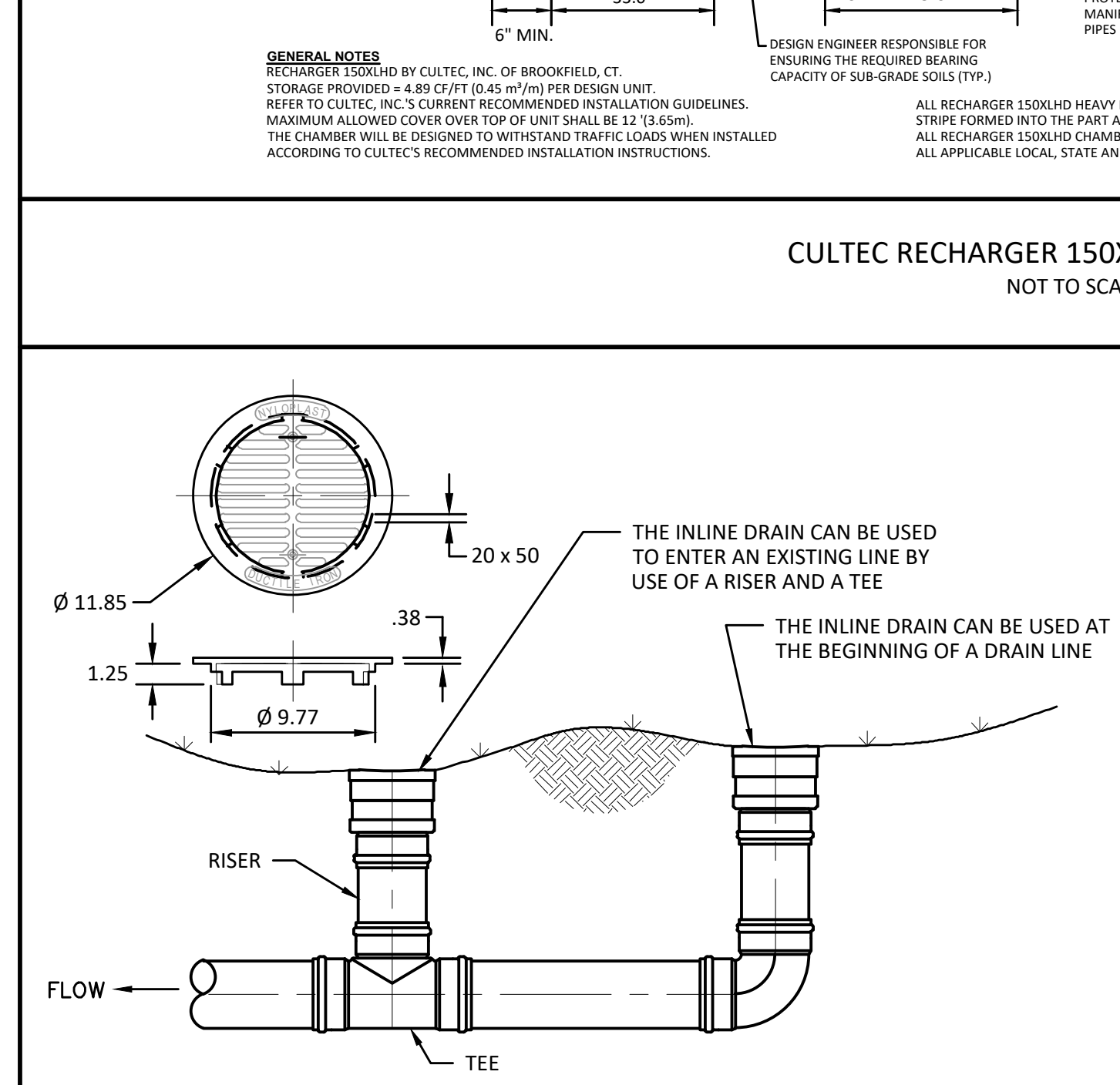
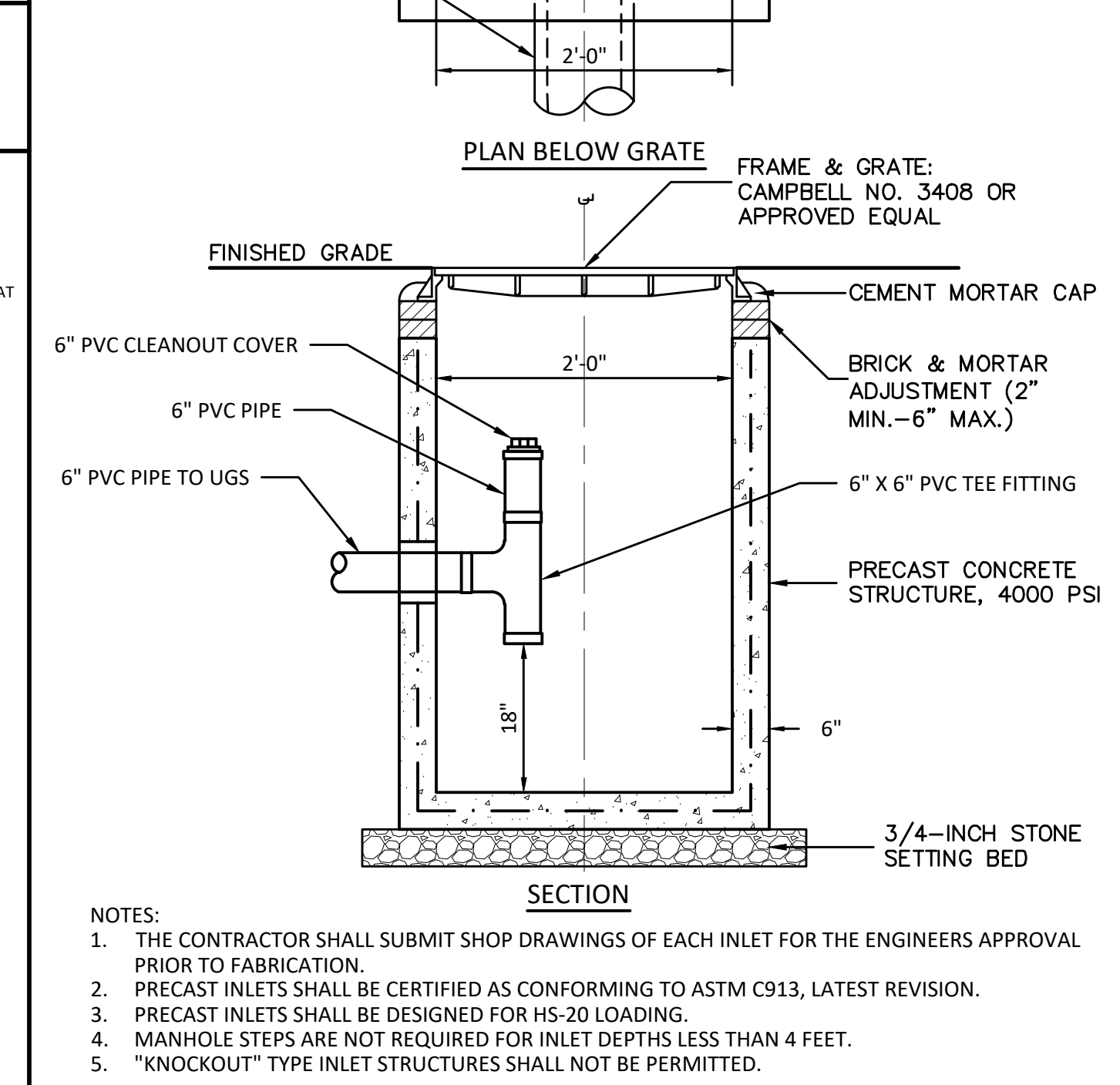
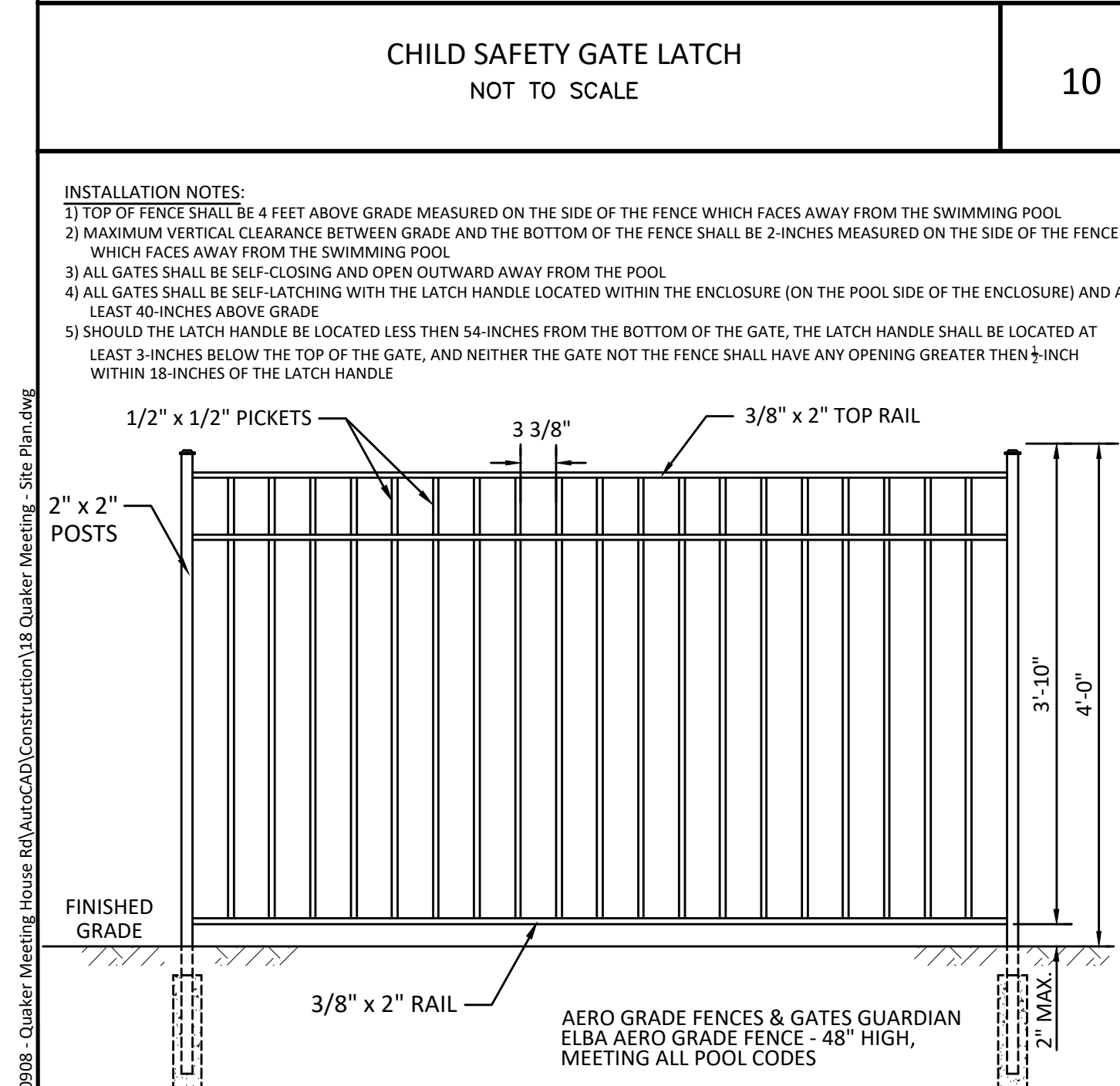
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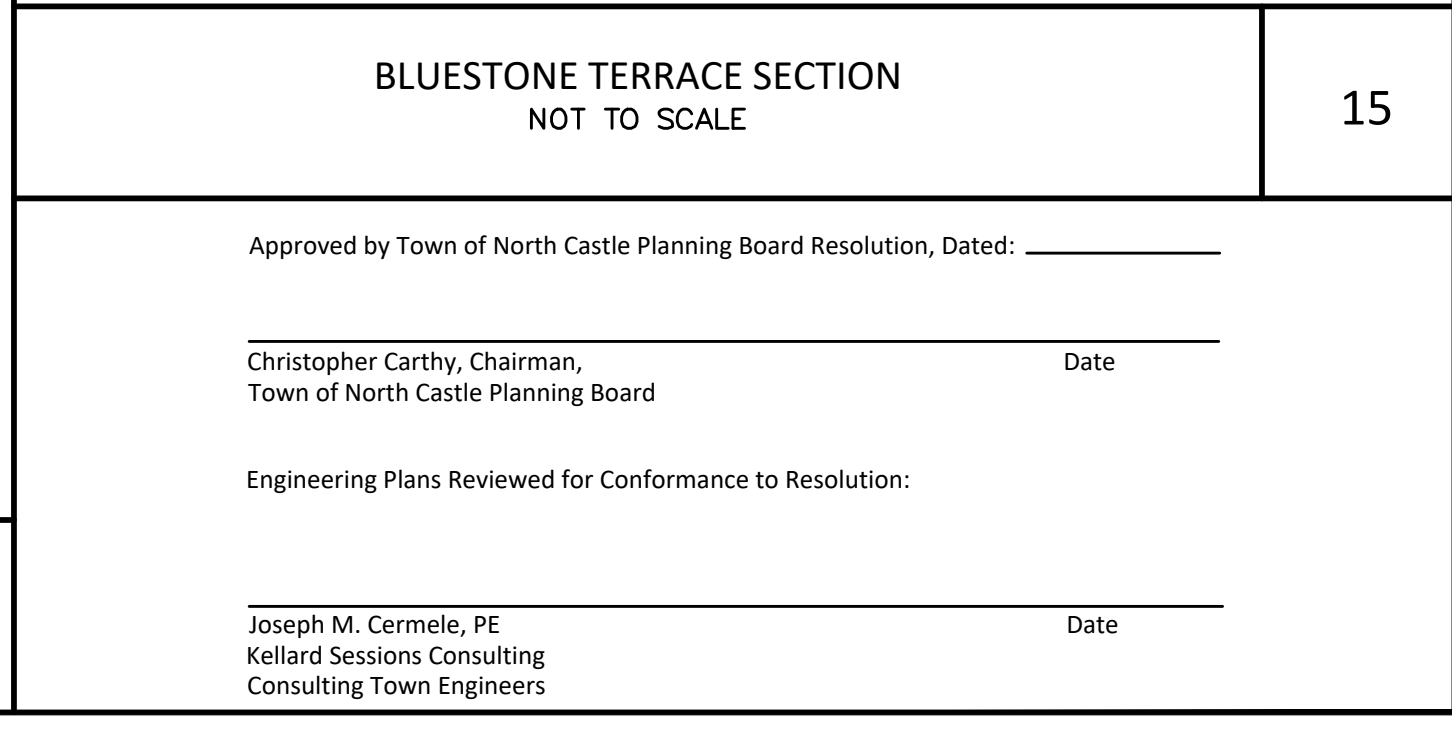
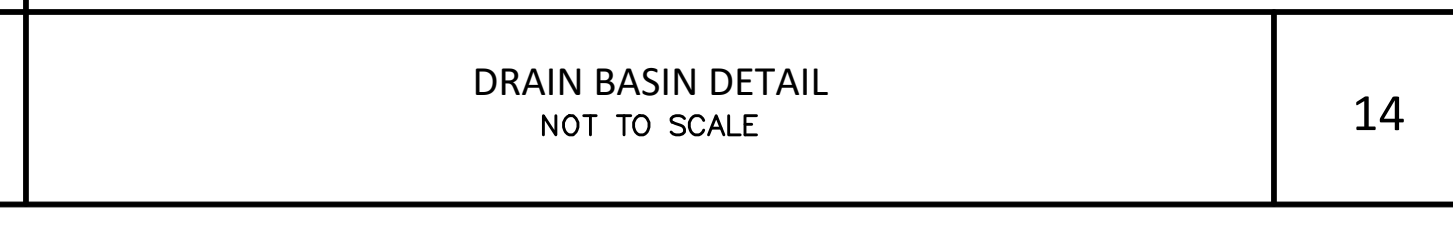
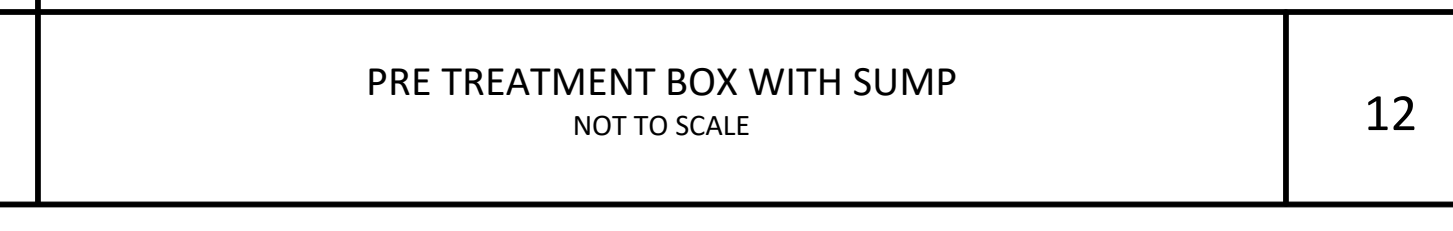
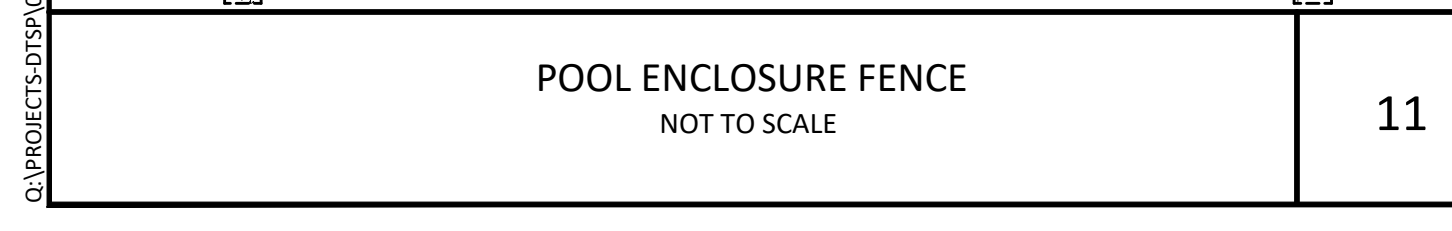
NO.	REVISION	DATE
1	PLANNING BOARD	07-07-22



100 YEAR PEAK ELEV.	497.83
25 YEAR PEAK ELEV.	497.62
10 YEAR PEAK ELEV.	497.20
1 YEAR PEAK ELEV.	496.47



TC Merritts Land Surveyors 394 Bedford Road Pleasantville, New York 10570 Tel: 914-769-8003
Charles & Nancy Swift 18 Quaker Meeting House Road 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 © DTS Provident Design Engineering, LLP	
SWIFT RESIDENCE POOL 18 Quaker Meeting House Road Town of North Castle Westchester County, New York	
TITLE: DETAIL SHEET	
Approved by Town of North Castle Planning Board Resolution, Dated: _____	
Christopher Carthy, Chairman, Town of North Castle Planning Board	Date _____
Engineering Plans Reviewed for Conformance to Resolution:	
Joseph M. Cermele, PE Kellard Sessions Consulting Consulting Town Engineers	Date _____
Scale: AS NOTED	Date: 6/01/2022
Drawn By: KMM	Checked By: PJG
Project No.: 0908	Sheet No.: 2 of 2
Dwg. No.:	D-101

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