

NATHANIEL J. HOLT, PE

dan@holtengineering.net

June 3, 2020

Town of North Castle
Planning Department
17 Bedford Road
Armonk, NY 10504

HAND CARRY

Attn: Christopher Carthy, Chairman

RE: Harris Pool
9 Sterling Road North

Dear Chairman Carthy and Members of the Planning Board:

The Board will recall that Mr. Harris is the owner of the property at 9 Sterling Road North and he has made an application to the Planning Board to construct an in-ground pool with a patio. Without minimizing anything that was discussed, the focus was the extend of wetlands/wetland buffers associated with the site and the condition of the existing septic system.

Under the current regulations the 2 acre property is severally constrained by the Zoning Ordinance (especially the Gross Land Coverage section) and the current Wetland Ordinance. For example:

1. Depending upon which wetland delineation is used (one delineation was conducted when the adjacent property - n/f Monaco - consisting of an increase in building footprint, in-ground swimming pool and grading. The other delineation is that which Beth Evans has determined to be the "new" wetland boundary. Using Ms. Evans' delineation approximately 60,850 square feet of the 87,120 square foot property is unusable without a wetland permit (nearly 70% of the total area).
2. Moreover, when the yard setbacks are factored in, the remaining land available for development is only 7,650 square feet.
3. The design and expense necessary to replace the existing septic system - which encumbers approximately 7,000 square feet of land - is perhaps the most constraining. When the septic system and wetland setbacks are considered the only area in the back yard that does not need a wetland permit is approximately 1,800 square feet in size - the dimensions of which cannot accommodate a bocce ball court.

While it is highly unlikely that this lot would be approved by subdivision under the current Ordinances and Health Department standards, the fact is that it was created based upon the laws that were in effect at the time. Over the past 50 years governing how building lots are created and more recently how they can be redeveloped. For example:

- In the 1960s if a town had a wetland ordinance the definition was not nearly restrictive as the current ones. In most cases the setbacks were 50 feet and the definition of a "wetland" were less restrictive.
- Similarly, in the 1960's the Department of Health only required an area equal to 50% of the system for expansion. It was fairly recent (within the last 30 years or so) where 100% of the system had to be placed in reserve.
- In addition, the application rates and flow rates associated with the design of a septic system have effectively doubled the size of a system.

- Then in the early 2000's the "McMansion" law was enacted - not just in North Castle but in many towns in Westchester. At first, the law was to focus on all of the new developments, but has since morphed into all properties and existing residences.

In closing, the Harris's have recently completed significant renovations to their residence which prior to that saw very little (if any) improvements since it was first constructed. Those improvements received Site Plan Approval from the RPRC. From what this office has been told, that while there was mention of the need for a wetland permit from the RPRC, no wetland permit was ever issued, however a building permit was. Attached is a copy of Sheet L-102 "Layout Plan" prepared by Yost Design in conjunction with the RPRC approval. Note the Limit of Disturbance Line and the area of proposed lawn.

Regardless, the attached Site Plans have provided a proposed Wetland Disturbance Limit Line. Naturally based upon further conversations, the line can be adjusted, removal of invasive species and a planting plan is anticipated based upon feedback from you and the Conservation Board.

To complete the proposed site improvements the Harris's will need the following:

- A Zoning Variance from the Zoning Board of Appeals for the increase in Gross Land Coverage
- Site Plan Approval from the Planning Board
- A Wetland Permit from the Planning Board, based upon comments from the Conservation Board

Before we make our application to the Zoning Board of Appeals, we would like to discuss the application with you in further detail and to address as many of your concerns as possible. Kindly place us on the next available agenda so that we can continue with this dialogue.

Very truly yours



Nathaniel J. Holt, P.E.

Encl

cc: H. Harris

GENERAL NOTES

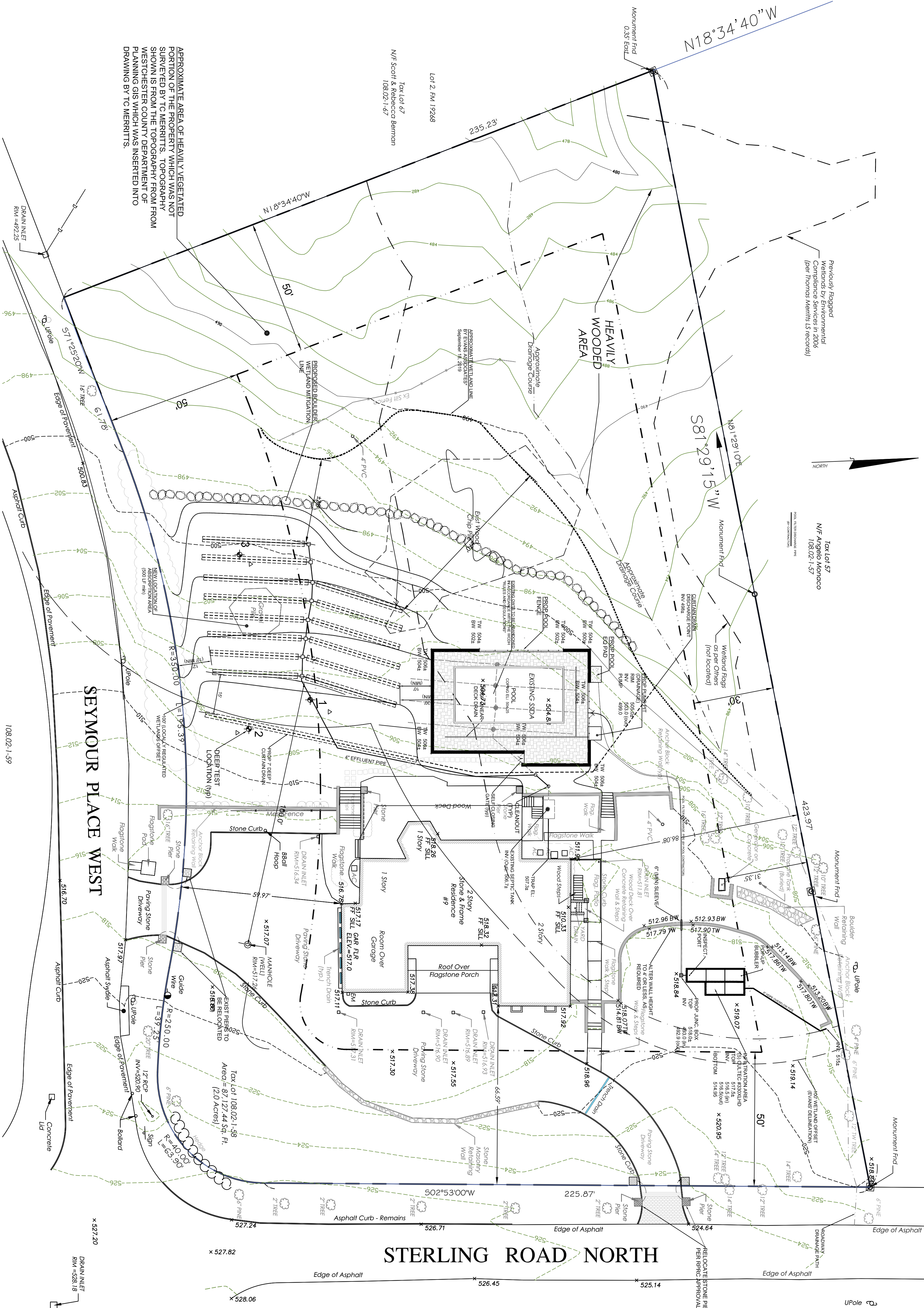
1. SITE TOPOGRAPHY FROM A SURVEY PREPARED BY STEPHEN HOPPE, LS DATED FEBRUARY 28, 2018. SURVEY UPDATED BY TC MERRITT'S ENTITLED TOPOGRAPHIC SURVEY PREPARED FOR HIGH AND VIOLETTA HARRIS DATED AUGUST 20, 2019.
2. EROSION CONTROL MUST BE PROPERLY INSTALLED, MAINTAINED AND INSPECTED THROUGHOUT THE WORK SITE.
3. PROPOSED EROSION CONTROL MEASURES MUST BE PROPERLY MAINTAINED SO THAT NO DEBRIS OR DIRT IS DEPOSITED ON THE STREET.
4. EXPOSED AREAS MUST BE STABILIZED AS SOON AS LAND ALTERATIONS ARE COMPLETED.
5. ANY UNDERGROUND PIPING OR STRUCTURES MUST BE INSPECTED PRIOR TO BACKFILLING.
6. 24 HOUR NOTICE IS REQUIRED FOR ANY INSPECTION.
7. PRIOR TO THE START OF ANY EXCAVATION OPERATIONS THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7982 OR 811.9. WETLANDS ASSOCIATED WITH PARCEL 108.02-1-57 FROM TC MERRITT'S RECORD SURVEY.
8. ADDITIONAL WETLAND INFORMATION BASED UPON A SITE WALK AND SKETCH PREPARED BY EVANS ASSOCIATES

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

APPLICATION NAME: HIGH HARRIS TAX MAP DESIGNATION: 108.02-1-58				
GROSS LOT COVERAGE				
	ORIGINAL	PERCENT ADJUSTED	CURRENT	PROPOSED
1. TOTAL LOT AREA	87,120 sf	87,120 sf	87,120 sf	87,120 sf
2. MAXIMUM PERMITTED GROSS LAND COVERAGE	13,270 sf	13,270 sf	13,270 sf	NA
3. BONUS MAXIMUM GROSS LAND COVERAGE	165 sf	165 sf	165 sf	165 sf
4. TOTAL MAXIMUM PERMITTED GROSS LAND COVERAGE	13,435 sf	13,435 sf	13,435 sf	13,435 sf
5. AMOUNT OF LOT AREA COVERED BY PRINCIPAL BUILDING	4,800 sf	4,800 sf	4,800 sf	4,800 sf
6. AMOUNT OF LOT AREA COVERED BY ACCESSORY BLDGS	0 sf	0 sf	0 sf	0 sf
7. AMOUNT OF LOT AREA COVERED BY DECKS	728 sf	1,041 sf	1,340 sf	1,340 sf
8. AMOUNT OF LOT AREA COVERED BY PORCHES	171 sf	312 sf	312 sf	312 sf
9. AMOUNT OF LOT AREA COVERED BY DRIVEWAY / PARKING	5,286 sf	7,113 sf	8,590 sf	8,590 sf
10. AMOUNT OF LOT AREA COVERED BY TERRACES/PATIOS	0 sf	278 sf	130 sf	1,430 sf
11. AMOUNT OF LOT AREA COVERED BY TENNIS COURT	0 sf	0 sf	0 sf	832 sf
12. AMOUNT OF LOT AREA COVERED BY ALL OTHER STRUCT.	0 sf	0 sf	0 sf	0 sf
13. PROPOSED GROSS LAND COVERAGE TOTAL of Lines 5-12	10,225 sf	12,804 sf	14,432 sf	16,564 sf

AREAS FROM GROSS LAND COVERAGE CALCULATIONS WORKSHEET, DATED MAY 10, 2018
PROPOSED AREAS SHOWN ON GROSS LAND COVERAGE CALCULATIONS WORKSHEET, DATED MAY 10, 2018
AREAS FROM "AS-BUILT" SURVEY PREPARED BY TC MERRITT'S DATED OCTOBER 3, 2019

APPROXIMATE AREA OF HEAVILY VEGETATED PORTION OF THE PROPERTY WHICH WAS NOT SURVEYED BY TC MERRITT'S. TOPOGRAPHY SHOWN IS FROM THE TOPOGRAPHY FROM FROM WESTCHESTER COUNTY DEPARTMENT OF PLANNING GIS WHICH WAS INSERTED INTO DRAWING BY TC MERRITT'S.



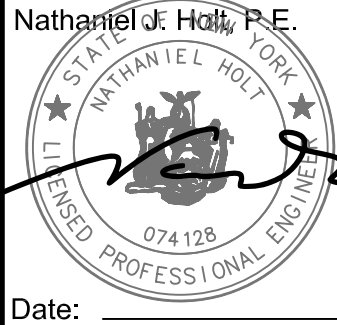
LEGEND

- EXISTING SPOT GRADE
- PROPERTY LINE
- DEEP TEST PIT
- TREE TO BE REMOVED
- EXIST CONTOUR
- PROP CONTOUR

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DUPLICATION IS A VIOLATION OF
APPLICABLE LAWS

NATHANIEL J. HOLT, P.E.

592 ROUTE 22
PAWLING, NEW YORK 12564
(914) 760-1800



5	May 25, 2020
4	Sept 6, 2020
3	April 6, 2020
2	March 13, 2020
1	Project Number: HAR-4

SHEET:

3 of 5

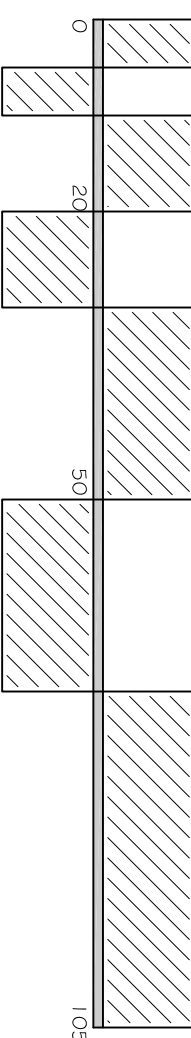
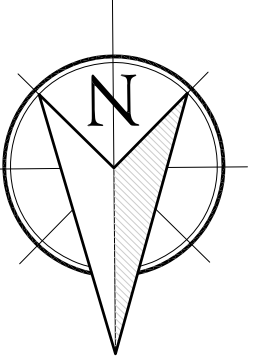
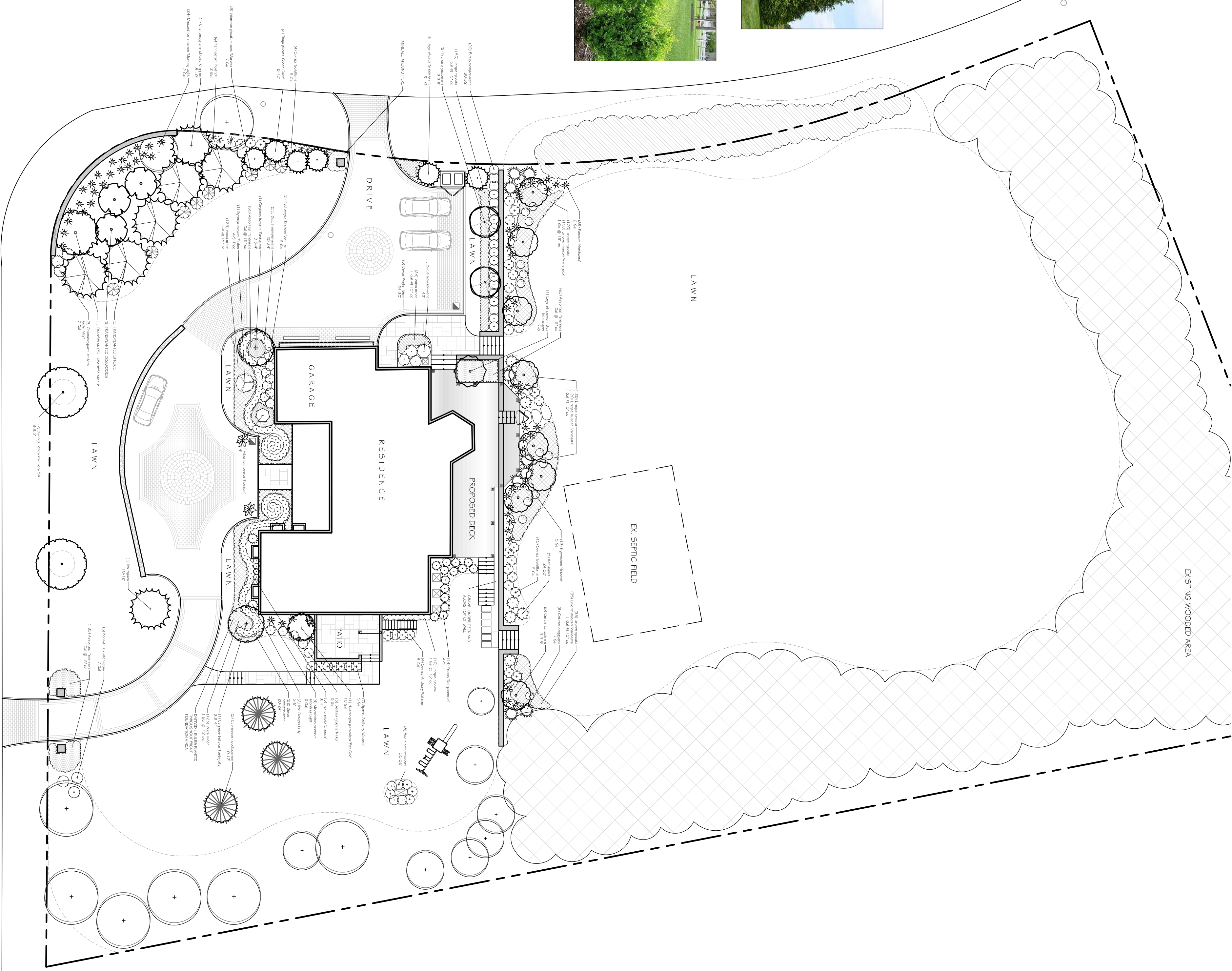
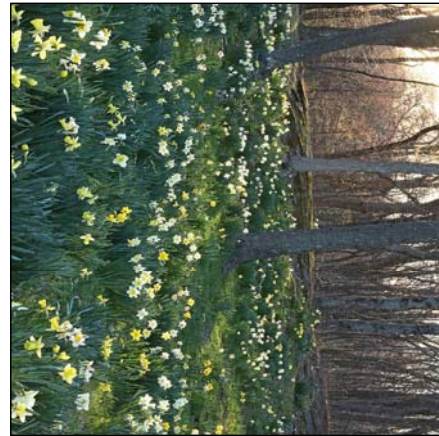
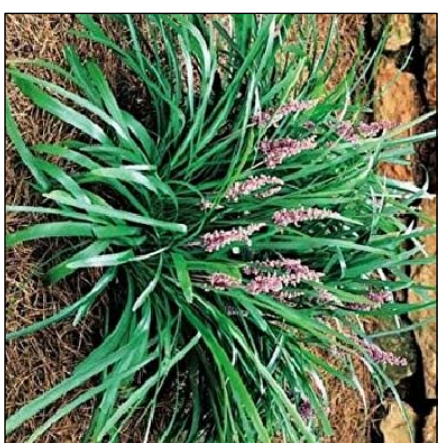
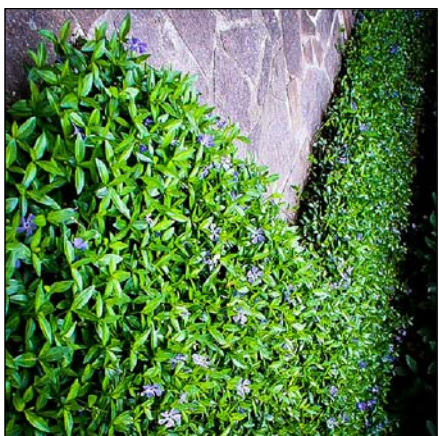
PROPOSED POOL
and
OWTS REMEDIATION PLAN

9 STERLING ROAD NORTH, ARMONK, NY

OWTS
CONSTRUCTION PLAN

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
2	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	3.5-4"	
1	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	3-3.5"	
1	Chamaecyparis debilis 'Crippsii'	Gold Thread Cypress	8-10"	
6	Cercis canadensis	Redbud	3-3.5"	
3	Cypripedium nobile	Asian Cedar	10-12"	
1	Lagerflora indica 'Muskogee'	Cape Myrtle	7-8"	Lavender flowers
1	Ilex opaca	American Holly	10-12"	
6	Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10"	
2	Prunus x yedoensis	Yoshino Cherry	3-3.5"	
SHRUBS				
3	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	24-30"	
26	Buxus sempervirens	American Boxwood	30-36"	
1	Buxus sempervirens	American Boxwood	42"	
102	Buxus sempervirens	American Boxwood	20-24"	
2	Chamaecyparis pilsneri 'Gold Mop'	Gold Mop Cypress	7 Gallon	
5	Deutzia gracilis 'Nikko'	Sleender Deutzia	5 Gallon	
3	Forsythia x intermedia	Endless Summer	7 Gallon	
9	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	5 Gallon	
1	Hydrangea paniculata 'Pee Gee'	Pee Gee Hydrangea	10 Gallon Tree	
13	Hypericum 'Hidcote'	St. John's Wort	5 Gallon	
5	Ilex glabra	Boxwood	24-30"	
5	Ilex crenata 'Szezei'	Boxwood	24-30"	
2	Ilex meserveae 'Dragon Lady'	Dragon Lady	5-6"	
1	Ilex meyeri 'Palmer'	Korean Lilac	4-5"	Tree
11	Syringa meyeri 'Palmer'	Anthony Waterer Spruce	5 Gallon	
23	Syringa 'Goldflame'	Goldflame Spruce	4-5"	
14	Prunus boreoceras 'Schickanensis'	Schickanensis	3-4"	
1	Viburnum opulus 'Roseum'	European Cranberrybush	3-4"	
9	Cotinus coggygria	Smokedish	7 Gallon	
6	Viburnum plicatum 'com. 'Mariesii'	Doublefile Viburnum	7 Gallon	
GRASSES				
26	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	2 Gallon	
35	Panicum virgatum 'Northwind'	Northwind Switchgrass	2 Gallon	
6	Fernisium 'Tortoise'	Tortoise Fountain Grass	2 Gallon	
PERENNIALS				
246	Assorted Perennials	TBD	1 Gallon	15' oc
GROUNDCOVER				
264	Vinca minor	Myrtle	1 Gallon	15' oc
421	Liriope spicata	Lilyturf	1 Gallon	15' oc
255	Liriope muscari 'Variegata'	Variegated Lilyturf	1 Gallon	15' oc
ANNUALS				
TBD	Seasonal Annuals	TBD	6 Pots	
BULBS				
TBD	Assorted Daffodils	TBD	Bulbs	Front foundation
TRANSPLANTS				
3	DOGWOODS			
1	JAPANESE MAPLE			
TBD	SHRUBS/SMALL TREES			
TBD	ORNAMENTAL GRASSES			



TO SCALE WHEN PLOTTED ON 24x36
PROGRESS SET NOT FOR CONSTRUCTION

YOST
DESIGN
LANDSCAPE
ARCHITECTURE
178 elizabeth st
pearl river, ny 10965
p 845.365.4595 | f 914.361.4473
yostdesign.com

SURVEYOR:

PLANTING
PLAN

SHEET NO.

L-701

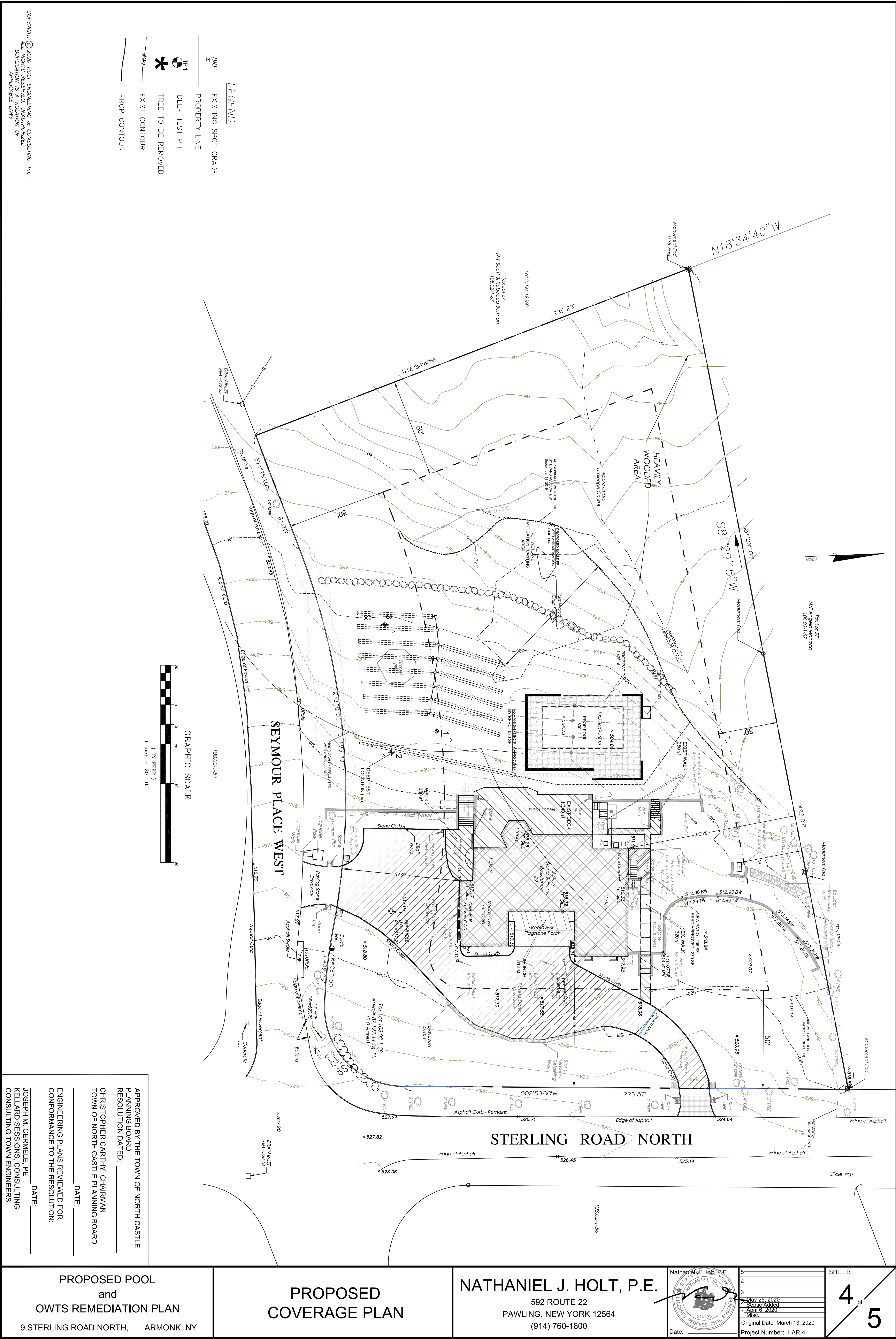
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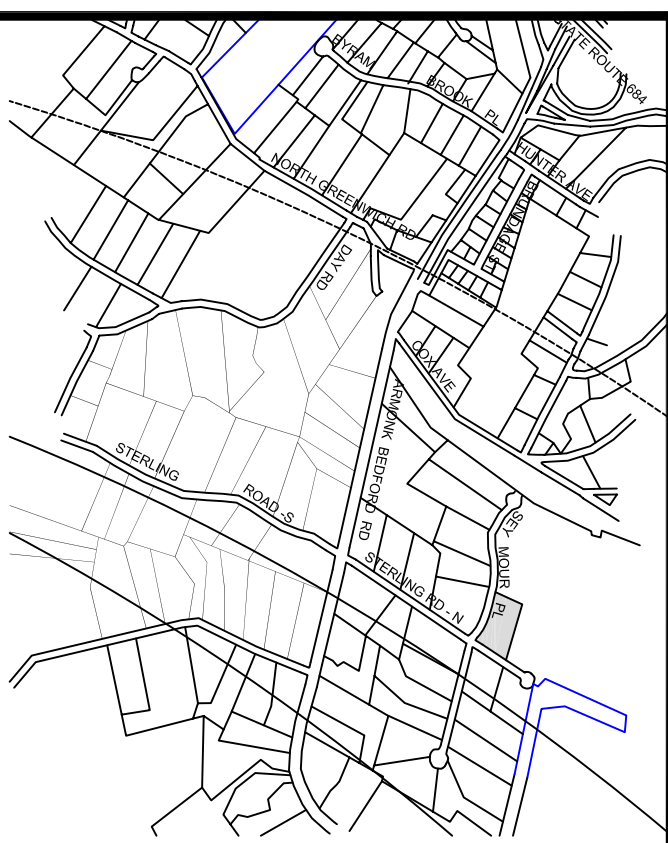


Drawn by: Your A&A Registered Landscape Architect

DATE: MAY 3, 2018
DRAWN BY: ZJS
JOB NO: 040518
SCALE: 1" = 20'
FILENAME: 2018_0614 Harris

REVISIONS:
6/14/2018





VICINITY MAP
1" = 2,000'

PROPERTY DATA

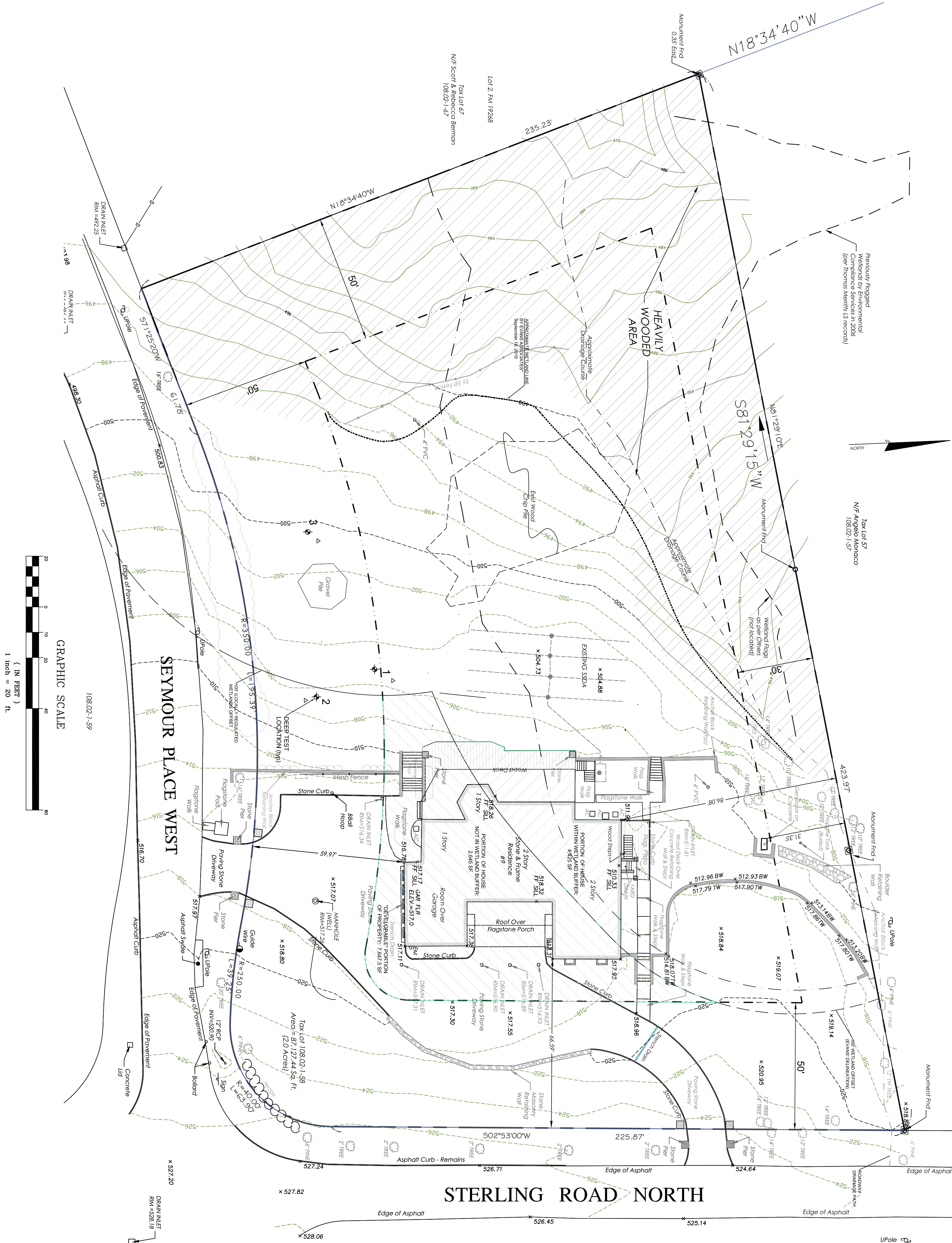
1. PROPERTY OWNER: HUGH HARRIS
9 STERLING ROAD N
ARMONK, NEW YORK 10504

2. TAX MAP DESIGNATION: 108.02-1-58

3. ZONING DISTRICT R-2A SINGLE FAMILY RESIDENTIAL 2 ACRE

GENERAL NOTES

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490 EXISTING SPOT GRADE
x

PROPERTY LINE

TP 1 DEEP TEST PIT

* TREE TO BE REMOVED

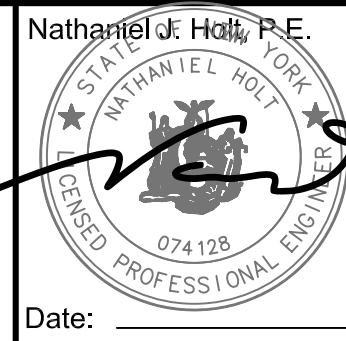
499 EXIST. CONTOUR

PROP. CONTOUR

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9 STERLING ROAD NORTH, ARMONK, NY

CONSTRAINTS MAP