



**TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898**

**PLANNING DEPARTMENT
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To: Town of North Castle Planning Board

Date: July 15, 2021

Subject: **Zoning Text Amendment to the RELIP Zoning District – Pleasant Grooming**

The Applicant has submitted a petition to the Town Board to amend the provisions of the RELIP Zoning District to permit an outdoor dog pen associated with a Commercial Dog Care Facility:

The Town Board previously required that animals only be permitted outside for walks due to the concern that keeping animals outside for long periods of time would have a negative impact on businesses on the property, adjacent commercial properties as well as nearby residential properties located on Leatherman/Pheasant, Old Route 22, and Birdsall/Alder/Greenbriar.

The Town Board will need to determine whether the proposed amendment to permit an outdoor dog pen for a maximum of 10 dogs would be appropriate.

The following is an excerpt from the July 10, 2017 meeting the Applicant had with the Planning Board regarding operations of the Commercial Dog Care facility:

PLEASANT GROOMING [17-014]
1 Labriola Court
107.04-2-23
Zoning Text Amendment –Referral from Town Board
Leslie Maron, Esq. Maron & Mazzanti

Discussion Present for this application were the applicants Stu Zuckerman and Tyler Stuart and their attorney Les Maron.

Referral from Town Board regarding zoning text amendment to permit Pleasant Grooming to move to and operate at a new location in the RELIP Zoning District.

Mr. Maron presented his client's case regarding the relocation of their existing business in Armonk and how this new location was a great and isolated location for his client. He has reviewed staff's comments and did not have any real issues with those comments but asked to discuss the comment regarding the 50' separation between the entrance doors of this site and the Terminex business next door.

After discussions with the applicant and the board it was agreed that language would be updated to include customer access/entrance and 4 or 5 parking spaces would be North Castle Planning Board Minutes July 10, 2017 Page 6 of 6 designated for 10 minutes parking to load and unload the dogs at the customer entrance which would help prevent interaction with other tenants or their clients on site.

In response to comments made by the board members. The applicants and/or their attorney made the following comments. **Their offices will be sound proof and a maximum of 9-10 dogs will be boarded overnight at a time and there will be full time staff on site during all overnights. The dogs will not be in a pen outside, they will be kept inside except when taken outside on a leash for walk and the rear exit will be used when walking the dog.** These offices are located at the corner of the building and the exit is located close to the side yard where there is some grass. The applicant cleans up after the dog after each walk.

Mr. Carthy liked the idea that with this zoning text amendment an existing business will be able to grow remain in town.

Mr. Pollack agreed and also noted that there is adequate location for outside use for leashed dogs at this location and wanted to make sure the legislation is updated to include some wording to this effect. Mr. Kaufman will include wording similar to: shall provide adequate or support appropriate or provide sufficient access to outside use of leashed dogs.

After all questions were asked and answered, the board was ready to make a recommendation to the Town Board.

Mr. Pollack made a positive recommendation to the Town Board as amended with comments as noted above. Mr. Sauro second the motion and it was approved with four Ayes. Mr. Jensen was not present for the vote.

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