

MARON & MAZZANTI
ATTORNEYS AT LAW
5 WESTCHESTER AVENUE
POUND RIDGE, NEW YORK 10576
TEL: (914) 645-0780
FAX: (914) 764-8211

Reply to (when marked)
1 NORTH BROADWAY SUITE 412
WHITE PLAINS, NY 10601
FAX: (914) 993-0251

June 21, 2021

Michael J. Schiliro, Supervisor
Members of the Town Board
Town of North Castle
Town Hall
15 Bedford Road
Armonk, NY 10504

RE: Pleasant Grooming of Armonk, Inc.
Proposed Outdoor Area / Amendment to Zoning Code

Dear Supervisor Schiliro & Members of the Town Board:

We are the attorneys for Pleasant Grooming of Armonk, Inc. This letter is a preliminary petition to amend the Zoning Code to permit Pleasant Grooming to install and operate a small outdoor area at its present location at 1 Labriola Court in Armonk.

Pleasant Grooming has operated its business in Armonk for over 24 years. They moved to their present location after successfully petitioning the Town Board in 2017 for an amendment to the Zoning Code which permitted and set guidelines for Commercial Dog Care Facilities in the RPIP Zoning District. They have invested over \$225,000 in their facility, presently have a 13 person staff and operate in a healthy, safe manner.

Pleasant Grooming currently serves a over 3,020 clients, of which approximately 1,300 live in Armonk/North Castle. Pleasant Grooming serves a vital community service and need, as over 40% of their clients live in Armonk/North Castle.

It has become clear that the continued successful operation of the faculty requires that an outdoor area be constructed to enhance the health and wellbeing of dogs during their visits to Pleasant Grooming. The outdoor area will be supervised by staff at all times and enclosed by attractive, solid fencing. A custom base system will be installed.

Michael J. Schiliro, Supervisor
Members of the Town Board
June 21, 2021
Page 2

A preliminary plan showing the design and location of the proposed outdoor area is attached. Also attached is a proposed amendment to the Zoning Code to permit Commercial Dog Care Facilities to have outdoor areas.

We look forward to making a short presentation and answering any questions that you may have at your next scheduled meeting so that the matter may be referred to the Planning Board for a report and recommendation.

Very truly yours,



LESLIE B. MARON

lbm.lhl

cc: Adam R. Kaufman, Director of Planning
Tyler Zuckeman, Pleasant Grooming

**A LOCAL LAW TO PERMIT OUTDOOR AREAS
AT A COMMERCIAL DOG CARE FACILITY**

Section 1. Section 355-30(E)(4)(a) of the Zoning Code is hereby amended and a new Section 355-30(E)(4)(j) of the Zoning Code is hereby added as follows (*new provisions to be added are underlined*):

(4) Commercial Dog Care Facilities shall be subject to the following standards and conditions:

(a) Work spaces, runs, pens or other facilities shall be located within a completely enclosed, soundproof building, and such Commercial Dog Care Facility shall be operated in such a manner as to produce no objectionable noise, odors or other nuisances beyond the boundaries of the site on which it is located, **provided, however, that outdoor areas may be located, installed and operated as permitted by Section (j) hereof.**

(b) A Commercial Dog Care Facility located in a multi-tenanted building shall have a separate main entrance for drop off and pick up of dogs. To help keep the dogs separate from other tenants and the general public, such separate main entrance shall be located at least 30 feet from any entrance used by other tenants in the building, shall have direct access to the exterior of the building and shall not be located in a hallway or entranceway that is shared with other tenants of the building. In addition to the main entrance, there shall be a side or rear entrance for use by the staff of the Commercial Dog Care Facility to take the dogs outside for exercise or walking.

(c) All animal fecal material from dogs occupying or being cared for at a Commercial Dog Care Facility shall be removed from the building, grounds and roadways and placed in plastic bags or containers and disposed of properly.

(d) All Commercial Dog Care Facilities shall be connected to public water and sewer.

(e) Not more than 20% of the floor area of the Commercial Dog Care Facility may be devoted to the retail display and sale of dog related products.

(f) No veterinary or medical services or care shall be provided at a Commercial Dog Care Facility.

(g) All Commercial Dog Care Facilities shall submit documentation to the Building Department of having obtained a Westchester County Department of Health Animal Facilities Permit.

(h) On-site staff shall be provided during all times that dogs are present at the Commercial Dog Care Facility.

(i) All Commercial Dog Care Facilities shall provide appropriate access to a safe outdoor dog walking area or areas.

(j) Outdoor areas may be located, installed and operated subject to the following conditions:

- (i) An outdoor area shall be enclosed by a fence made of solid opaque material at least four (4) feet in height.**
- (ii) Not more than 10 dogs shall be permitted in any one outdoor area.**
- (iii) On-site staff shall be present at an outdoor area at all times that dogs are present in such outdoor area.**
- (iv) A building permit shall be required to construct all outdoor areas.**

Section 2. Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York or other applicable rules or regulations, the requirements of this Local Law shall prevail.

Section 3. Severability.

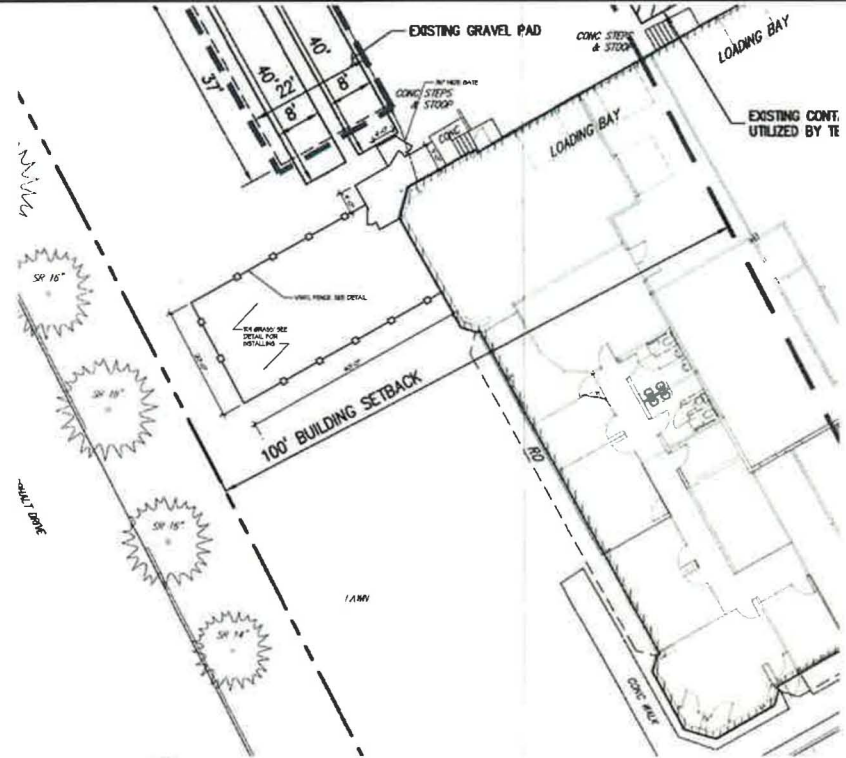
The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

Section 4. Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.



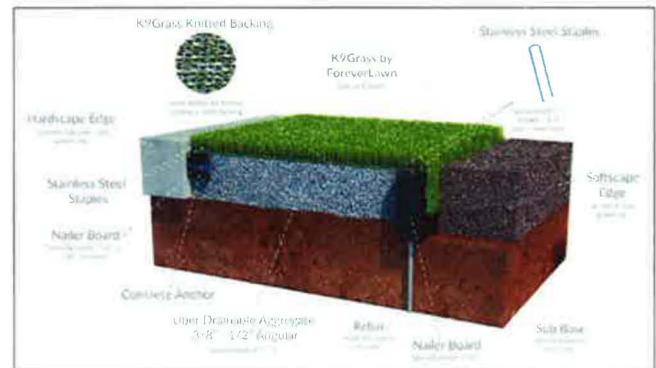
1 OVERALL SITE PLAN
SCALE: 1/8"



2 PARTIAL SITE PLAN
SCALE: 1/4"



3 FENCE DETAIL
SCALE: NTS



4 K9 GRASS INSTALL DETAIL
SCALE: NTS

ALL DRAWINGS & WRITTEN MAT'L APPEARING HEREIN CONSTITUTE DESIGN & CONSTRUCTION WORK OF THE ARCHITECT & MAY NOT BE REPRODUCED, COPIED OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. THEREFORE, ALL SUCH REUSE ARE FOR THE EXPRESS USE OF THE JOB CALLED OUT IN THE TITLE BLOCK & MAY NOT BE REPRODUCED FOR THE USE OF OTHER JOBS.

DO NOT SCALE DIMS. USE DIMS DIMENSIONS ONLY IF NOT SHOWN. VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE SITE. PLEASE NOTIFY ARCHITECT OF ANY DISCREPANCIES.

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 2206(2) OF THE NEW YORK STATE EDUCATION LAW.

THE ARCHITECT MAKES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILING TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEIR CONTRACTOR OR FOR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S SURVEY WITH RESPECT TO ANY ERRORS, OMISSIONS, INDETERMINATE, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

1:00L PEP/AVI 06-10-20
REVISION DATE



Joseph R. Crocco architects
new york connecticut new jersey massachusetts
4 manhasset avenue, suite 5
armonk, new york 10804
(914) 273-2774 fax (914) 273-2776

PROPOSED ALTERATION FOR: PLEASANT GROOMING
LABRIOLA CT ARMONK, NY

Org Name: SITE PLAN

Project No: 10014 Sheet Number: S-1
Date: AUG 17 2020