

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

March 4, 2022



**APPLICATION NAME & NUMBER**  
 1 Labriola Ct/Pleasant Grooming Amended Site  
 Plan - #2022-006

SBL  
 107.04-2-23

**MEETING DATE**  
 March 14, 2022

**PROPERTY ADDRESS/LOCATION**  
 1 Labriola Ct, Armonk

**BRIEF SUMMARY OF REQUEST**

**Proposed fenced 20' x 40' outdoor dog area associated with the Pleasant Grooming on-site use.**



**PENDING ACTION:**             Plan Review             Town Board Referral             Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RELIP Research, Electronic, and Light Industrial District	Existing Industrial Building	Industrial/Commercial development along Old Route 22	Outdoor fenced area	4.00 acres

**PROPERTY HISTORY**

2018 – Pleasant Grooming established on site  
 2012 – Dramatic Arts School established on site

**COMPATIBILITY with the COMPREHENSIVE PLAN**

The Comprehensive Plan does not address this proposal in a meaningful way.

**STAFF RECOMMENDATIONS**

1. The Applicant should be directed to address all staff and consultant's comments.
2. The project is compatible with the Comprehensive Plan.

Procedural Comments

Staff Notes

1. The application for site plan approval will need to be referred to the Westchester County Planning Board, pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 22.
2. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).
3. A Public Hearing for the proposed site plan will need to be scheduled.

General Comments

1. The Town Board amended the Town Code in October of 2021 to permit outdoor dog areas subject to the following conditions:
  - [1] The outdoor area must be enclosed by a fence made of solid opaque material at least four feet in height.
  - [2] Not more than 10 dogs shall be permitted in any one outdoor area.
  - [3] On-site staff shall be present at outdoor areas at all times that dogs are present in outdoor areas.
  - [4] A building permit shall be required to construct all outdoor areas.
2. The fence detail or plan note should indicate that the proposed vinyl fence shall not exceed six feet in height.

The site plan shall be revised to include a note stating that no more than 10 dogs shall be in the outdoor area at any one time.

The site plan shall be revised to include a note stating that on-site staff shall be present at the outdoor area at all times that dogs are present in the outdoor area.