



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: ADD TO AND REPLACE EXISTING PADDOCK.
Street Location: 35 BEDFORD BANKSVILLE RD
Zoning District: R-2A Tax ID: 102.04-1-4 Application No.: 2021-0821
RPRC DECISION: RPRC - Requires Planning Board
Date: 09/09/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The site is a single family home with private stable special use permit granted in 2004. The special use permit requires that the site be used for the noncommercial use and enjoyment of residents and guests; no for-profit horse shows shall be permitted. No public lessons, no private lessons, except for guests of family members, or performances shall be permitted. It is not clear whether the property is being used under the required parameters. The Building Department should evaluate current conditions.
- The special use permit required that the Applicant schedule three inspections of the site with the Town Building Inspector each year (winter, spring, fall). If the Town Building Inspector finds any violations of the special permit or any other law or ordinance of the Town of North Castle during the inspection or at any other time, the Applicant shall immediately correct said violation and shall notify the Town Building Inspector of the correction or the special permit shall be revoked.
- Based upon a review of the Building Department file, it appears that the Applicant has failed to schedule the required inspections of the site with the Building Inspector. The Building Department should conduct the required inspection of the site.
- The Applicant has indicated that the existing paddock is proposed to be enlarged. The enlarged paddock is required to obtain site development approval by the Planning Board.
- It is not clear from the plans where the paddock is proposed to be enlarged and where the fence is to be replaced.
- A detail of all fencing should be provided.

- Proposed paddock areas are required to meet the following special setback requirements:

Special setback requirements. All buildings and grazing and exercising areas shall be set back from adjacent residential property boundaries at least twice the minimum distance required for residential buildings in said district, except that the Town Board may either increase or decrease this setback requirement because of relationships to neighboring properties, topography or the installation of buffer landscaping and/or fencing. In no case, however, shall the minimum setback from adjacent residential property boundaries be less than 100 feet. Permitted grazing and exercising areas. Horses must be fenced and shall not be permitted to graze, exercise or in any way intrude into any areas designated as controlled areas under Chapter 340, Wetlands and Watercourse Protection (paddock areas can't be in wetland or 100-foot regulated area).

At this time, you must submit an application to the Planning Board.

DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning