

BOARD of APPEALS
Public Hearing
July 9, 2015
7:30 p.m., The Annex

MEMBERS PRESENT: Richard O'Leary
James Murphy
Brian Ivanhoe, Chairman

MEMBERS ABSENT: Cynthia McKean
Lisa Douglas

OTHERS PRESENT: Gerald Reilly, Counselor
Janice Will, Recording Secretary
Members of the Public

Chairman Brian Ivanhoe called the July 9, 2015 Town of North Salem Zoning Board of Appeals meeting to order.

The next meeting date was set for August 13, 2015 (*Mr. O'Leary not available*).

The minutes of the June 11, 2015 meeting were unanimously approved.

PUBLIC HEARING:

BA15-14 Gotham Enterprizes LLC (741 Titicus Road) – **Special Permit** – To amend existing special permit BA14-19, for the keeping of up to 20 horses for personal use and including living quarters for 4 grooms (previously amended by BA14-26 and BA14-35), to include 9 additional horses (29 total) and reflect changes to previously-approved plans for additions, renovations and other improvements, per Article XIII, Section 250-72.

Don Rossi, attorney for the applicant, was present. He stated that the merger of 741 Titicus Road with 749 and 751 is done, but the merger of 13 acres to be acquired from 39 Hilltop Drive is not complete. Mr. Rossi reminded the Board that the last time he was before them, his client was seeking an amendment to allow temporary housing of horses on another property while the main barn is being built; it has since been decided to keep the horses somewhere else.

Mr. Rossi displayed a site plan and said the revised plans are for the following:

- Run-in sheds currently under construction reconfigured with 4 stalls each (on the former 749 and 751 lots).
- Stall added to the main barn (was to be an equipment stall).
- 5 stalls included in the new hay/storage barn (to left of main barn).

- 14 ft. additions on each wing of the main barn.
- Optional layout/larger footprint for grooms' storage/apartment building (between main barn and indoor ring) to accommodate a covered treadmill, 3 apartments and use for storage.
- Proposed optional apartment building and adjacent equipment building (between indoor ring and Titicus Road) that would eliminate living quarters from the previously-approved grooms' storage/apartment building.

The Chairman asked what the apartment layout will be with the latest proposal.

Mr. Rossi said the new building will have 3 apartments plus storage, and there is one apartment in the indoor arena. Turning to a site plan, he indicated an area to the right of the run-in sheds and closer to the road.

Mr. O'Leary commented that the apartment building would be in the middle of what were 749 and 751 Titicus Road.

Mr. Rossi said it is to the right of those former lots/just to the left of the driveway. He said his clients would like the Board to approve the building as an option, and he showed the Chairman the parking configuration.

Mr. O'Leary said it seemed as though it would be essentially the same building as the previously-approved one but in a different location, and he asked if it meets setback requirements.

Mr. Rossi said it does/it will be 75 ft. from the road, and he indicated the parking area again. He added that the building will be tucked in and landscaped.

Mr. Murphy asked if the building will block the view of the parking area, and Mr. Rossi said it will.

The Chairman said it will add 2 buildings to the visual effect of the property, but the upward change in elevation also obscures the view of most of the buildings until one gets quite close/the view is brief then. Chairman Ivanhoe said he was trying to get an idea of how things will look. He commented that he did not see elevation drawings of the optional apartment building (*none provided*). The Chairman said he assumed the new apartment building will resemble the other new structures/will be attractive.

Mr. Rossi said the Chairman was correct, adding that his client does not want anything that will stick out/attract attention. He added that he thought the elevation drawings were not even done yet.

Mr. Reilly said it could be a condition in the resolution that the Building Inspector must be provided with elevation drawings.

Mr. Rossi stated that the structure will be consistent with the design of the other buildings/plans done by the same architect if the client goes ahead with the new building.

Chairman Ivanhoe said he would ask that the ZBA be provided with elevation drawings also. He added that he has no objection to the proposed location/it is actually better for the grooms to have the living quarters farther away from the barn. He stated that the Board would also require that any exterior lighting be dark-sky compliant.

Noting there were no further questions or comments, the Chairman closed the public hearing.

Mr. Reilly read a draft resolution including a condition that the optional apartment building shall be consistent in appearance with the other buildings on the property, and the Board must receive elevation drawings as well as the Building Inspector before a building permit is issued.

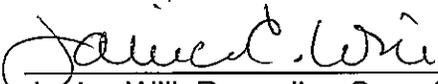
Motion by: James Murphy
Seconded by: Richard O'Leary

Mr. O'Leary: Aye
Mr. Murphy: Aye
Chairman: Aye

Special permit amendment granted, as requested, with specific conditions per discussion and agreement.

The meeting was adjourned at approximately 8 pm.

Respectfully submitted,



Janice Will, Recording Secretary