

MEMORANDUM

TO: Bedford Town Board

FROM: Bedford Planning Board

DATE: January 24, 2018

SUBJECT: Zoning Regulations for Horse Properties

At its meeting on January 9, 2018, the Planning Board reviewed the memorandum dated December 14, 2017 from the Supervisor and the petition from Bedford Loves Horses regarding an amendment to the Town Zoning Law regulating horse properties.

The Planning Board recommends that the Town Board consider the following revisions to the Zoning Law:

1. Add a new definition for a “livestock barn.” The suggested definition is “a structure used to house horses and/or other livestock.”
2. Add a new Special Use Permit granted by the Planning Board to permit a half bath, washer dryer and/or wash stall to any livestock barn, as long as the following conditions are met:
 - a. The property and livestock barn conform to the dimensional requirements of the zoning district.
 - b. The proposal is approved by the Westchester County Department of Health.
 - c. The Special Use Permit will require renewal after five years or upon change of ownership of the property. The renewal of the Special Use Permit would require inspection by the Building Inspector.
3. The Planning Board also recommends that the Town Board consider the creation of a Special Use Permit that would allow a half-bath in any accessory building, in accordance with the same conditions. Washer dryers and wash stalls would only be allowed in livestock barns.