



TO: Supervisor Michael J. Schiliro and  
Honorable Members of the Town Board  
Town of North Castle  
Town Hall – 15 Bedford Road  
Armonk, New York 10504

RE: Application of Paradigm Treatment Centers to  
Operate A Substance Abuse Treatment Facility at  
14-16 Cole Drive, Armonk, NY

Date: November 23, 2016

### **PETITION**

To the Supervisor and Members of the Town Board of the Town of North Castle:

We, the undersigned residents of the Town oppose the for-profit commercial operation of a Substance Abuse Treatment Facility at the residentially zoned premises situated at 14-16 Cole Drive. The proposed use of such premises is prohibited by the Town's Zoning Ordinance and to our understanding not pre-empted by New York's Padavan Law. It is very apparent that this notice to the Town was intentionally given during the Thanksgiving and end of year holiday season to try to rush through a rubber stamp of no objection by our Town Leaders. We urge the Town to explore every legal basis for opposition to a use which is not in our opinion governed by the Padavan Law to the exclusion of our local zoning ordinance. Among the many grounds for objecting and affirmatively taking action to oppose and prevent this use and end-run of our zoning ordinance are, without limitation, the following:

1. Oversaturation in the Town;
2. The absence of established need in Westchester County for this use;
3. Substantial alteration of the character of the community;
4. Issues of public health, safety and welfare arising from oversaturation and substantial alteration of the character of the community including traffic volumes, traffic safety, fire services, police services, noise, and serious environmental issues arising from the absence of on-site public sewer and a pond which has a history of leeching;
5. Impairment of the value and marketability of neighborhood homes;
6. Absence of any indication that the proposed facility would have any "community" component but rather be purely a profit based turnstile "in" and "out" short stay facility marketed to out of County and likely out of state residents who can afford the very costly 30 day stay fees.

We implore our Town Board to leave no stone unturned in the protection of our residential zoning and not be intimidated by a highly questionable effort to use the Padavan Law as an all-consuming and all inclusive "basket" which we understand does not exclude all proposed use of residentially zoned property from zoning compliance, and, in particular, Paradigm's Substance Abuse Treatment Center.

Thank you for your consideration of our views. We look forward to the Town Board's unanimous vote to file an Objection to Paradigm's Notice within the 40 day deadline, or, to the Town Board's unanimous suggestion of an alternate, available commercially zoned site.

DATE	NAME/ADDRESS	SIGNATURE		TELEPHONE	EMAIL
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