

November 19, 2019
TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL
Regular Meeting – 7:30pm

Present: Chairperson Antonio Leo
Commissioner Raymond Nerenberg
Commissioner David Barra
Commissioner Ladislao Castellanos
Commissioner A. J. Forgione – Ad Hoc

Absent: Commissioner Ann Marie Ciaramella

Also in Attendance:
Gary Gjertsen Village Attorney
Mike Seminara Assistant Building Inspector

Chairman Leo announced the evening’s agenda as follows:

Item #1	Approval of Minutes	October 15, 2019
Item #2	145 Main St.	Site Plan
Item #3	8 Marbledale Rd.	Site Plan
Item #4	21 Columbus Ave.	Adjourned
Item #5	1 Scarsdale Rd.	Adjourned

Item #1 Approval of Minutes October 15, 2019

Chairman Leo motioned to approve the minutes from October 15, 2019 meeting, seconded by Commissioner Nerenberg and upon roll call was carried with a vote of 5 – 0.

Item #2 145 Main St.**Site Plan**

Leonard Brandes, architect representing Megan Coryat, stated that this application is for Instinct Dog Behavior and Training facility.

Ms. Coryat noted that this facility would provide both dog training and boarding. There will be a dog behaviorist on the site and the plan is to share the clients and information.

There are currently 75 veterinarian behaviorists in the country; two are present at this meeting.

The plan is to hire local residents. There will be free monthly seminars for residents as well as free puppy classes.

Ms. Coryat noted that traffic was a big concern. The facility was rented out to PTI, an engineering/packaging company that had 36 employees. This proposed dog training facility will have 6 employees - 2 trainers, 1 receptionist and 3 canine care staff. The pastor of the Shiloh Baptist Church has offered 6 parking spaces for the 6 employees.

The drop off for the dogs will be spread out intentionally so as the dogs do not all show up at the same time. The clients will use an app to schedule online so there are no duplicate bookings. Clients are in constant contact to schedule pick up and drop offs. The clients will park in the lot right on Main St. There is room for four vehicles to park including one handicap parking space.

Day school, which meets twice a week, will consist of approximately 10 dogs being dropped off between 7:00am and 10:00 am and picked up between 5:30pm and 7:30 pm.

Community workshops, 10 – 20 people, will be scheduled on evenings and weekends, which are open to the public, no dogs.

Canine Good Citizen program is for 5 dogs, which is scheduled for weekends and evenings.

There will be 68 kennels in the facility. These kennels will be located in the lower level of the building. There will be a strict itinerary for the dogs.
Four visits to the potty yard, training hours, and group play.

Ms. Coryat, noted that the East Harlem facility has 40 kennels and at their maximum level, there are 6 pickups and drop offs per day.

As for trash removal, Ms. Coryat stated that she will rent a one yard container which will be picked up once per week. The Instinct Dog Behavior and Training Company has regulations that the waste is picked up immediately and the area is disinfected. There will also be an air scrubbing system.

Commissioner Leo requested that the waste be picked up more than once per week with potentially 68 dogs' waste. There are neighbors and a playground nearby.

Ms. Coryat noted that there might be 30 out of the 60 dogs that board. Ten dogs may be enrolled in the day school, which runs for 4 weeks. Twenty dogs may be boarding for a short-term stay.

Commissioner Leo voiced his concern regarding the parking situation. The Shiloh Baptist Church has to apply for a parking lot permit. The Orange Theory is across the street. The need for parking in that area is a huge issue.

Mr. Brandes noted that this facility is more of a training facility than a boarding facility. The previous tenant had 35 employees. This applicant is reducing the number of employees and vehicles.

The kennels will be kept in the lower level, so any barking will be stifled. The upper level will house the rooms for the trainers to work with one to two dogs at a time.

The facility will be properly ventilated. The basement will have exhaust fans. The plan is to close off the existing docking station with a fence so the dogs can have some outside play area.

Mike Seminara, Assistant Building Inspector, asked if the facility would have a sprinkler system.

Mr. Brandes noted that the facility had the three floors occupied in the past and was not sure if a sprinkler system was installed.

Commissioner Leo asked about the ventilation system.

Mr. Brandes noted that the filters would all need to be recycled and the ventilation system will be maintained by the owner.

Mr. Brandes stated that their business hours would be from 7:00am to 8:00pm with training classes being held from 10:00am to 8:00pm.

One canine staff member will remain on the premises through the night. There will be an employee on the premises 24 hours, 7 days a week.

Commissioner Castellanos asked what type of dogs would be trained at the facility.

Ms. Coryat noted that all types of family dogs.

Commissioner Castellanos asked if any dogs escaped a kennel and ran loose.

Ms. Coryat stated that safety measures are taken to insure that dogs do not get loose. Each dog would have two types of leashes so if one fails, there is a backup. No, she has not had an experience where a dog ran loose.

Chairman Leo stated that the Shiloh Baptist Churn must apply for a parking lot permit.

Chairman Leo motioned to open the public hearing, seconded by Commissioner Nerenberg and carried unanimously.

Public Comments

Oliver Stauffer local resident and owner of 145 Main St. noted that the previous tenant had 35 employees. The employees found parking on the street and leased spaces from Mr. Raffiani across the street. The PTI facility had Fed Ex and UPS trucks delivering packages on a daily basis, which sometime included pallet shipments and forklifts. This tenant would be more suitable for this building.

Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Barra and carried unanimously by the Board.

Item #3 8 Marbledale Rd. Site Plan

Lizzie Holloway, representing Station-Glo of New England, Inc., requested permission to place an image on two existing canopies at the Mobile Station. The canopies would be 2/3 blue and 1/3 white with proposed LED strip lighting. The proposed light bar will be blue. The lighting would be hidden and just light the area under the lower part of the canopy. The application is to place a logo onto the two canopies on the building.

Mike Seminara, Assistant Building Inspector, noted that he would need to get clarification from Bill Williams regarding the LED lighting. He noted that the application might need to present before the Sign and Awning Board. Mr. Seminara will get back to the Ms. Holloway tomorrow.

Chairman Leo motioned to open the public hearing, seconded by Commissioner Barra and carried unanimously.

No Public Comments

Chairman Leo motioned to keep the public hearing open, seconded by Commissioner Nerenberg and carried unanimously.

Item #4	21 Columbus Ave.	Adjourned
Item #5	1 Scarsdale Rd.	Adjourned

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.