

June 15, 2010

**TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 7:30pm**

Present:

Chairperson	Ann Marie Ciaramella
Commissioner	Raymond Nerenberg
Commissioner	Melba Caliano
Commissioner	Eric Fang
Commissioner	Antonio Leo
Commissioner	Tim Miller
Commissioner	Sandy Reyes-Guerra

Also in Attendance:

Bill Williams	Building Inspector
John Cavallaro	Village Attorney

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1	Approval of minutes –	May 18, 2010
Item #2	6 Fisher Ave.	Return
Item #3	70 Marbledale Rd.	Site Plan
Item #4	1 Midland Ave.	Site Plan
Item #5	85 Yonkers Ave.	Site Plan

Item #1 Approval of minutes –

Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – May 18, 2010 was seconded by Commissioner Leo and carried by the Board with a vote 6-0, with Commissioner Fang abstaining due to his absence.

Item #2 6 Fisher Ave. Return

Mr. Robert Cappa, resubmitted renderings and color swatches of the colors chosen for the façade of the Century Drugs storefront.

Chairwoman Ciaramella noted that the Board asked the applicant to choose a color that is in the same family or that matches the color of the buildings on either side of the storefront. The applicant should return with a pallet of a couple of colors in the brown family.

Mr. Cappa noted that he tried to match the 'mustard' color found on the building down the road, which encompasses the shoemaker, and as the building across the road.

Commissioner Caliano asked if the applicant would consider returning the brick back to its original color.

Mr. Cappa noted that the process was too costly.

Chairwoman Ciaramella stated that the submitted colors were not suitable. She advised the applicant to keep the application open and return with a pallet of different colors from the brown family.

This application will be kept open.

Item #3 70 Marbledale Rd. Site Plan

James Venerusso, attorney for the applicants, Matthew and Vincent Sellecchia, indicated that this application is for a Dog Training Facility to be located in the Richard's Conditioning building, diagonally across from Westy's. The zone has recently been changed from industrial zone to commercial/business zone. The section of the building which the applicant intends to rent measures 6200sq. ft. It will get a complete interior renovation with state of the art ventilation system and sound proofing.

There will be 7 parking spaces in front of the building for drop off, and 4 additional parking spaces for employees.

Mr. Jonathon Walko, architect, stated that there will be three zones in the interior- public zone, training zone and kennel zone.

There will be new insulation around the perimeter of the building. A new mechanical system for the heat, air-conditioner and air filters will be installed. A waste removal container will be contained in a storage area and will be picked up by a private carting company. There is an existing loading dock for the refuse truck to use for scheduled periodic pick-ups. The waste will be brought out at the time of the scheduled pick-up and not before.

The interior will consist of a small reception area, restroom, and small grooming area. The middle section of the floor plan will be open space for the dogs to have free play and socialization. Small group training will also take place in this area. The back area will house 50 kennels.

The building does not offer any side or rear forms of egress, therefore two doors will be installed for exits. The front façade will be updated and doors and windows will be installed. There will not be any windows on the sides of the building for the noise control.

The noise will be controlled by techniques provided by the same firm that handled the Music Conservatory of Westchester. One student could play a trumpet in one room, while another is learning the piano in the next room. Sound absorbing panels along with 3.5in. stud walls with foam pumped in.

Matthew Sellecchia, a certified dog trainer, stated that there would be four types of training offered.

One-on-one with the dog and its owner, group training sessions with dog owners, drop off for day care, and drop off for training and boarding.

Vincent Sellecchia offered the following schedule:

Monday thru Saturday – 6:00am – 10:00am 35 dogs dropped off – 8 – 9 dogs per hour. Two handlers in the reception area to take dogs from their owners.

10:00am – 5:00pm 3 separate private training sessions possible each hour. Potential for up to 15 dogs dropped off or picked up over this 7 hour time period.

3:00pm – 7:00pm 35 dogs picked up (8-9 per hour) Two handlers available to bring dogs to their owners.

7:00pm – 8:00pm Group sessions will be held for dogs and their owners one to three evenings a week. Anticipate no more than 7 customers in each class.

The average stay for a dog in the kennel is approximately one week. The limit would be one month.

This would be a total training facility with an open floor plan. The dogs will run and play all day except for two periods throughout the day. These two, one-hour blocks are for the dog to rest and eat. Each dog will get approximately 2-3 hours of training a day while in the open area. The trainer will take 3 dogs at a time to train while in the open area. There will not be more than 50 dogs at the kennel at one time, as there are only 50 kennels. If private training is scheduled, the owner of that dog will be present, and the dog will be on a leash. There will be a screening process for each dog, as the kennel cannot accept any aggressive dogs.

Chairwoman Ciaramella asked if there were any facilities like this in the area for the members to visit.

Mr. Sellecchia stated that there were none that offered training throughout the day. Some 'cage free' facilities could be found throughout the country, but none with training.

Commissioner Miller asked if there was any occupancy code for a dog kennel, such as a per square foot per dog requirement.

Mr. Sellecchia noted that this facility offers more square feet per dog than any other kennel. White Plains and Harrison have approximately 200-250 dogs.

The training facility will be open to the public 6 days a week. Sundays will be only open for the dogs that are boarding, There will be an employee present at the facility 24 hours per day 7 days a week.

No Public Comments

Commissioner Nerenberg motioned to accept the application as presented tonight. Motion was seconded by Commissioner Fang.

Discussion: Bill Williams, Building Inspector, added that the applicant must return for architectural review for the proposed changes to the façade.

Commissioner Caliano asked about the facility being designated as a school.

John Cavallaro, Village Attorney, stated that this application was referred to the Planning Board for site plan review. It was determined by Mr. Williams, as Building Plan Examiner, that this was a school. If he had not determined the use, the application would have to be presented before the Zoning Board for a Special Use Permit. A school is a permitted principle use in a Commercial/Business district. Any change to the use of this application, physical or operational use, the applicant must return to the Planning Board.

Mr. James Venerusso added that if there were any state licenses requirements the applicant would obtain all before operations begin.

The following conditions were discussed to be included to the motion.

1. Number of dogs permitted will be limited to 53.
2. Number of employees will be 4.
3. All County and State licenses will be obtained by the applicant before the issuance of a Certificate of Occupancy.
4. Number of kennels will be limited to 50.
5. Any changes to the principle use, different from what the applicant presented tonight, the applicant must return to the Planning Board.
6. Number of days the facility is open to the public is 6 - Monday – Saturday. Sundays for dogs that are boarding only.
7. The hours of operation will be from 6:00am – 8:00pm with the understanding that dogs will be on the premises 24 hours a day 7 days a week for boarding.
8. The continuation of the evening training courses must be in operation as the principle use of the school. Training for the dogs and their owners must be continually offered and in operation.
9. Schedule -- Monday thru Saturday – 6:00am – 10:00am 35 dogs dropped off – 8 – 9 dogs per hour. Two handlers in the reception area to take dogs from their owners.
10:00am – 5:00pm 3 separate private training sessions possible each hour. Potential for up to 15 dogs dropped off or picked up over this 7 hour time period.
3:00pm – 7:00pm 35 dogs picked up (8-9 per hour) Two handlers available to bring dogs to their owners.
7:00pm – 8:00pm Group sessions will be held for dogs and their owners one to three evenings a week. Anticipate no more than 7 customers in each class.
10. Notification must be given to Bill Williams, Building Inspector, if there are any changes to the submitted schedule.
11. If use changes from training facility to kennel only, the applicant must return to the Planning Board for Site Plan approval.

Commissioner Nerenberg restated the motion to accept the application as presented tonight with all the above conditions as part of this approval. This motion was seconded by Commissioner Leo and upon roll call was carried with a vote of 7-0.

Chairwoman Ciaramella announced that Commissioner Kannel has moved back to his home state, Ohio. She thanked him for his service to the Board and to the community.

**Item #4 1 Midland Ave. Site Plan
Not present.**

**Item #5 85 Yonkers Ave. Site Plan
Not present.**

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.