

September 21, 2010

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

**Present:** Chairperson Ann Marie Ciaramella  
Commissioner Raymond Nerenberg  
Commissioner Melba Caliano  
Commissioner Eric Fang  
Commissioner Tim Miller  
Commissioner Sandy Reyes-Guerra

**Absent** Commissioner Antonio Leo  
Bill Williams Building Inspector

**Also in Attendance:**

John Cavallaro Village Attorney  
Michael Seminara Code Enforcement Officer

Chairwoman Ciaramella announced the evening's agenda as follows:

**Item #1 Approval of minutes – July 20, 2010**  
**Item #2 70 Marbledale Rd. Return**  
**Item #3 138-140 Columbus Ave Adjourned**  
**Item #4 1 Midland Ave. Adjourned**  
**Item #5 85 Yonkers Ave. Adjourned**  
**Item #6 24 Oak Ave. Adjourned**

**Item #1 Approval of minutes –**

**Motion by Commissioner Nerenberg to approve the minutes from the Regular Meeting – July 20, 2010 was seconded by Commissioner Miller and carried by the Board with a vote 6-0.**

**Item #2 70 Marbledale Rd. Return**

Steven Accinelli, attorney for the applicants, Matthew and Vincent Sellecchia, indicated that this application was for an amended site plan. The Board granted approval in June 2010 and since that date, the applicant obtained consultants to review the plans. The recommendations given by the consultants along with additional research made by the applicant are as follows:

- 1- Revision to the interior layout - redesign the open floor plan to create multiple quadrants, which will divide the population into smaller groups.
- 2.- Increase the number of enclosures from 53 – 87 as there is a strong seasonality proponent. During the summer months of June – August, there is a peak in the occupancy rates.

3- Create an outdoor area. This area will be used for training purposes, it will be screened and supervised at all times.

Mr. Jonathon Walko, architect, stated that the exterior area will have 2.5 sides with a 6ft. fence with the remaining sides being the outside walls of the building. The 6ft. fence will have slats for additional privacy. The area surrounding the back yard is overgrown brush and wooded. There are no homes and no buildings. The property slopes up, approximately 36ft. vertical for 80ft. distance.

The additional interior area measures 500-600ft. The open floor plan will be sectioned off into training areas. The parking remains the same.

The access to the storage room will be from the inside of the facility. The waste will be stored inside until the truck comes.

The anticipated increase during peak times will possibly require 2 additional employees. The staff parking will remain at 4 spaces with 7 spaces for clients.

The clients will pull into the front area, an employee will meet them and take the dog. This transaction should only take approximately 5 minutes. There are many off street parking spaces to service the business if need be.

Commissioner Reyes-Guerra asked if the training rooms were filled to capacity, were there enough holding areas for all the dogs.

Mr. Accinelli stated that there were enough holding enclosures to handle all the dogs at one time.

Commissioner Fang noted that this facility was approved for training and education, not solely as a dog kennel. The conditions in the previous approval must all be met.

The conditions were reviewed with some additional changes. **(Written in bold)**

1. Number of dogs permitted will be limited to 53. **Increased to 87 dogs.**
2. Number of employees will be 4. **Increase to 6 during peak seasons.**
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. **Increased to 87.**
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 Monday – Saturday 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. **Sunday pick up only from 9:00am – 5:00pm, by appointment only.**
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. **The number 35 will be decreased to read less than 35.**  
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. **Less than 35.**  
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. **Change to 7 – 10 dogs.**  
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.

**#12 Added – The outdoor area will be available for the dogs from M-F 8:00am – 6:00pm, Sat. 9:00am – 5:00pm and Sun 9:00am – 5:00pm.**

Commissioner Caliano noted that sound travels up, so the applicant should be aware of the possibility that the dogs may be vocal outside. Hopefully all the vegetation will help buffer the noise.

Mr. Seminara, Code Enforcement Officer, stated that even though the applicant may have approval to use the outdoor area for the dogs, the Village of Tuckahoe has a noise ordinance. If the dogs are barking too loudly, the Building Dept. and the Police Dept. will enforce the law and issue summons.

Commissioner Fang noted that the intensity of the use increases during certain periods. If the 87 kennels are used for daily drop off, there is a much greater use and therefore, the traffic will increase. If the 87 kennels are used mostly for boarding, there will be less traffic.

## **No Public Comments**

**Commissioner Fang motioned to accept the application as presented tonight with the following conditions:**

1. Number of dogs permitted will be limited to 87.
2. Number of employees will be 4, possibly 6 during peak seasons.
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 87..
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 Monday – Saturday 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. Sunday pick up only from 9:00am – 5:00pm, by appointment only.
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 less than 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 less than 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 – 10 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.

12. The outdoor area will be available for the dogs from M-F 8:00am – 6:00pm, Sat. 9:00am – 5:00pm and Sun 9:00am – 5:00pm.

**Motion was seconded by Commissioner Nerenberg, and was carried by the Board with a vote of 5 - 0.**

**Chairwoman Ciaramella motioned to adopt a negative declaration pursuant to SEQR. The motion was seconded by Commissioner Nerenberg and carried by the Board with a vote of 5 – 0.**

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.