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MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, March 26, 2015

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Chairman Scott Saso, Lawrence Hammond, Carl DiLorenzo, Dave Plavchak, Brad Scott, Fred Pizzuto, Peter Brooks, William Ogden, Fred Riley, David Barton; Building Department Director

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Extended Public Hearings

Wang, James, 14 Roy Ln, Special Use Permit, SBL#95.12-3-72, in R1/2 zone.
The applicant would like a special use permit to legalize an accessory apartment in his home. The apartment will be approximately 641sf.

Mr. Wang was present for the meeting.
Darcy Smith, interpreter for Mr. Wang, was present for the meeting.
Scott: In light of the public hearing that we had last month we did some additional checking and gathering of information of what was presented to us by the public. Some of the public’s comments were supported through what was found at the Town of Lloyd Police Dept. We did find that there were about 28 calls in 2014. The public were all very eloquent in pleading that and bringing that to our attention, so we thank you for that. At this point although the public had their say, we did extend it. Mr. Wang has asked for a chance to be able to respond to some of those comments. This is not meant to be a back and forth dialogue. Mr. Wang is facing you so he can see who is talking, he is hearing impaired. Your comments should still come to the Board and his comments, even though they are going that way, they are still coming to the Board through the interpreter. This may take some time but we want to make sure he has the opportunity to understand and for Darcy, the interpreter, to keep up with all of the things that are being said.
Mr. Wang: So do you want me to make my responses? How should we proceed?
Scott: Starting with the responses would be good and then we will give the public the chance to bring up any new information that they may want to add.
Mr. Wang: I was here last month as you know and we did not have a sign language interpreter, a professional interpreter, here for me at that point. I was thankful that I was able to receive minutes from that meeting so I do have a sense of what happened then. I would like to respond to the concerns that were voiced last month. Generally speaking I think people are concerned about tenants but what I want to start with is the idea of who the tenants are and why we are doing this. I think that the idea of credit checks were discussed and I am not

going to get to that first, I do have strict rules for the tenants that they sign. For example, they have to be quiet, they need to be respectful and all of that is included in their agreement with me. And of course as the landlord I give them a couple of chances and if they don't abide by my rules then they are out. And I was not aware of all of the calls to the police, this is the first I am hearing of it. As a deaf landlord of course I have no idea if the volume is really problematic with the tenants and I am more than happy to be rid of them if that is the case. And I would much prefer to be told right away if there are problems. I know that we have senior citizens, we have children, we have people with disabilities, and I wouldn't want anyone to be put at risk in our neighborhood. Don't feel like you have to leave me out of this loop, I would really like to be a part of the community and if you see, especially if you hear something, obviously that I don't, that you are concerned about, that I have not heard certainly let me know. Last summer I did have one tenant who let me know that I was having issues with the second tenant and that tenant was evicted. I am telling you that because I am very willing to follow up on that. My other concern is that I have received an email from a neighbor about concerns, complaints and so forth, my suggestion at this point is to share with me or email me as soon as you have concerns. I really do want our neighborhood to be safe for everyone. I am more than happy to respond to those concerns and if I don't hear about it until much later and only the police hears about it, then I have no way of really working with it. I haven't heard from the police in response to these concerns so I feel like I have been a little left out of the loop. I do want to be a part of an asset in the community.

Dave P: Mr. Wang do you live with the tenants?

Mr. Wang: Yes.

Dave P: I am not questioning your character, if there are 29 calls that we know of, and I understand that there may be more than that, with you living there the whole time to not know about this sounds a little startling to me.

Mr. Wang: I need help in terms of knowing what the issues were, I am a little surprised frankly, I had no idea.

Scott: That is just from the town police, we do not have any records from the state police. We do not have the sheriff's calls or anybody else.

Mr. Wang: Well again, even if there were a million complaints, I feel like I am completely in the blue here because no one actually told me about it. I am more than happy to follow up on it.

Fred P: Maybe the public should know that we have not had a chance yet to IE the sheriff's department and the state police because the 911 call goes into the central distribution and I was made aware that there were over 45 calls and the Town of Lloyd Police responded to 28 calls. Carl and I are tracking down the other information to put into the file.

Mr. Wang: And that number again was?

Fred: 45.

Mr. Wang: Do you have the records?

Fred P: Not yet. We will.

Mr. Wang: I would like to see them.

Fred P: Absolutely.

Mr. Wang: Does the record include names?

Scott: We do not have the actual cases here; they just gave us a list of what the disturbances were. They are police records that could possibly be FOILED there.

Mr. Wang: So I have a right to ask for those?

Scott: Yes. It is all part of the record. Is there anything else you would like to say Mr. Wang?

Mr. Wang: I did start to talk about this, I know there were concerns about background checks, I know that people have seen my listings but I am not going to ask for a response from the public because I know we are not going back and forth with questions. I know there were concerns about background checks. I never

actually said that background checks are not necessary I do expect tenants to show some sort of proof. I ask them to sign a contract but I don't have the funds to afford formal background checks. (Inaudible)

Scott: Would it be possible to get a copy of the agreement?

Mr. Wang: I can bring one in.

Dave P: It should be one that has been signed previously.

Mr. Wang: Will do.

Pause as Mr. Wang looks through his notes.

Mr. Wang: Again I want to make sure that everyone knows that I really value everyone's safety in the neighborhood. Anything that is of concern I would be very happy to have a neighbor come to the house and let me know rather than calling the police. I would welcome that kind of feedback. This includes women and people with disabilities and children and senior citizens, the whole entire neighborhood. I think there was a concern about snow plowing and snow piling up and actually winding up in the neighbor's yard. I had hired a company, a professional company, to do plowing and I guess a neighbor wrote a note and left it in my mailbox in terms of being concerned of how the snow had piled up. I stopped working with that company since they had not done it properly so I really wanted to address those issues. I had done the plowing on my own after that. I thought I was doing the right thing hiring a professional company but it did not turn out that way so I put the responsibility on myself once I got your note. I think that is really my point, if you give me a note or drop me an email I am happy to respond. If I had never gotten that note, as an example, I would never have known there was a concern. I am really happy to respond. There was a neighbor across the street, I think it was in 2008, also an IBMer, had let me know a car noise had been bothering them at night, so basically that was another example of how we shared concerns within the community. If I had not been told I would not have known. Again I am happy to address the issues. The other concern that I did want to address was the boarders or the tenants, if they wanted to have guests, they would need to ask. In general it was not encouraged certainly not something I would accept for a boarder to have somebody staying with them for a long term situation, even multiple days. So I had asked the police to be involved because I did not want guests staying overnight beyond the number of people we had as tenants. So I told my boarder at that point if they ever wanted to have guest again they would have to ask permission and that really the house was set up to have two boarders and not boarders plus guests. Not something I am interested in I want a quiet restful household.

Scott: At this time I would like to ask the public if there are any additional comments they would like to add.

Peter: I'd like to remind everyone that we did hear what you had to say last time.

John Petreshock of 13 Roy Ln: I live right across the street from Mr. Wang. He said earlier that he was not aware of the police being at his house. I live right across the street and have visibility to a lot of times that the police were there, he was there. I could see him coming right out of his front door, looking, he was aware many times the police have been there. One other thing he contradicted himself, he said he was not aware the police was there but he just said he had the police involved with his tenant, he just contradicted himself. This has nothing to do with disabilities or finance, there are 35 children that live on that street, the concern is the safety of the children. All summer last year I did not have my children playing in the street over my concerns for their safety and it is not the type of neighborhood I would live in. It is not the reason I moved into this neighborhood and I am just against this.

Debbie Volaris of 16 Roy Lane: I live right next door to Jim (Mr. Wang). I just want Jim to know that I encourage him to look at those police reports because I feel like he thinks we were calling the police and that is not the case. We would show up at our houses and three times a week there would be police outside the house and we did not know why. So it was not that we were calling because of the disturbances and not trying to let Jim know, it was brought to us. So I encourage him (Mr. Wang) to look at those to see why the police were there because they were not there because we called, they were there for other reasons—whatever business those tenants had.

Mr. Wang: I am wondering how the police actually wound up at the house, I am assuming that maybe if you did not call it was maybe another neighbor; I am not really sure how it started. I would love to be told if people have concerns. The other comment was again the police did come and at that point I was already in the process of working with the court. At that point I think I had problems with a female tenant, I could not have her evicted so there was quite a bit of involvement with the police. That definitely helped and took care of that. I had to wait for a court eviction process that is why that dragged on.

John Petreshock of 13 Roy Ln: I did call the police once.

Dave P: I don't want to speculate but looking at this list it looks like a lot of the calls seemed to happen with the tenants. I do hope Mr. Wang will get the reports and read them. Because it sounds like it came internally from tenants calling about another tenant.

Brad: I would like to know if there was more than the one evicction that was mentioned.

Mr. Wang: There were two evictions.

Mr. Wang: I have had about seven years without any problems in terms of tenants and it was just last year that I wound up having to evict people.

Scott: A special use permit is allowed for an accessory apartment and we have guidelines that the Board has to follow. Under 100-40(C)(3) One of the rules that we have to ask ourselves is:

Operations in connection with any special use will not be more objectionable to nearby properties by reasons of traffic, noise, fumes, vibration or flashing of lights. That would be the operations of any permitted use not required as a special use permit.

The Board has concerns with the public health, safety and welfare of the neighbors with the number of police calls that we have on record. And the Board is concerned that the applicant is living there and claims that he does not know that the police were at his house a minimum of 28 times.

The Board discussed keeping the public hearing open to go over the newly submitted information and any new police reports that are submitted.

A **Motion** was made to extend the public hearing by Lawrence Hammond, seconded by William Ogden. All ayes.

We will revisit this next month on April 23, 2015.

Mr. Wang: I am planning on visiting my family in China. I was wondering if we could wait until July.

Scott: We will leave it open until you come back.

New Public Hearings

Sorbello, Sal, 612 N Chodikee Lake Rd, Special Use Permit SBL# 79.4-2-11, in R1 zone.

The applicant would like a special use permit to legalize his 575 s.f. accessory apartment.

Mr. Sal Sorbello was present for the meeting.

Mr. Lou DuBois, the applicant's representative, was present for the meeting.

The Board had no additional comments.

Scott read the public hearing notice as follows:

TO THE EDITOR OF THE OFFICIAL NEWSPAPER:

New Paltz Times

Email: dale@ulsterpublishing.com

THE FOLLOWING LEGAL NOTICE IS TO BE PUBLISHED:

WEEK OF: March 19, 2015

FORWARD PROOF OF PUBLICATION AND ALL BILLS TO:
TOWN CLERK, TOWN OF LLOYD
TOM SHAY SQUARE, 12 Church Street
Highland, New York 12528

LEGAL NOTICE
TOWN OF LLOYD PLANNING BOARD
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Town of Lloyd Planning Board, Ulster County, State of New York, on the application of Sal Sorbello for property at 612 N Chodikee Lake Rd. (SBL: 79.4-2-11), Highland NY, 12528, proposing a special use permit for an accessory apartment. The public hearing will take place at the Town of Lloyd Town Hall on Thursday, March 26, 2015, at 7:00PM, or as soon thereafter as may be heard.

Date: March 13, 2015

Any questions, call (845) 691-2735, Monday through Friday, 8:30am – 4:30pm, or email us at prober@townoflloyd.com

A **Motion** was made to open the public hearing by Dave Plavchak, seconded by William Ogden. All ayes. There were no public comments.

A Motion was made to close the public hearing by Lawrence Hammond, seconded by Fred Pizzuto. All ayes. Scott read the resolution of approval. (See attached)

A **Motion** was made to accept the resolution of approval by William Ogden, seconded by Dave Plavchak. All ayes.

Set Public Hearing

The Cake Artist Cafe, 199 Route 299, Siteplan, SBL87.11-1-26.200, in GB zone.

The applicant would like site plan approval to expand her current home-based business into a Cafe and Catering Company. Proposed is a ground level business that offers handicap accessibility from the front entrance. The Cafe will seat up to 19 patrons. There are 11 parking spaces in the front of the building where diners can park with 11 additional spaces in the rear of the building. Hours are from 7:00am until 3:00pm. It will also open by appointment. The Cake Artist Cafe will have retail, wholesale, and service-based revenue. Gina Vaccarino, the applicant, was present for the meeting.

Lou DuBois, the applicant's representative, was present for the meeting.

After the last meeting the Board asked the applicant and Owner of the property to submit more detail on the signage plan.

Ms. Vaccarino: We have taken the idea of the roof sign off of the table. I have some pictures of the existing façade. Lou Olson met with the Building Dept. and discussed the signage. My sign will be modified by extending it up still remaining within the 50sf allowable.

Dave B: I did talk with Lou and he does have a site plan for the sign down by the highway, that is already an approved location. Lou has agreed to dress up the signs and have them match out by the road.

Lou D: We had a meeting and decided we need to put the emphasis on the monument sign because the building is set so far back off of the road.

The Board had no additional concerns.

The Board reviewed the short environmental assessment form and the board issued a negative declaration. A **Motion** was made to accept this resolution of negative declaration and set public hearing by Lawrence Hammond, seconded by Carl DiLorenzo. All ayes. (see attached)

New Public Hearings

Tarpley, Robert, 343 Orchard Rd, Special Use Permit SBL#95.2-7-10.100, in A zone.

The applicant is looking to relocate to this location and bring along their four dogs. They currently are a small kennel operation where they breed and train German Shepherds.

Mr. Tarpley was present for the meeting.

Dave P: I missed the last meeting I believe he wants to breed and board, how often will you be boarding?

Scott: No boarding, breed and train.

Mr. Tarpley: Sometimes we will babysit the dogs that we breed, but nothing routine. Just maybe if someone says 'hey we are going away for the weekend can you watch my dog'.

There were no additional Board comments.

Scott read the public hearing notice as follows:

TO THE EDITOR OF THE OFFICIAL NEWSPAPER:

New Paltz Times

Email: dale@ulsterpublishing.com

THE FOLLOWING LEGAL NOTICE IS TO BE PUBLISHED:

WEEK OF: March 19, 2015

FORWARD PROOF OF PUBLICATION AND ALL BILLS TO:

TOWN CLERK, TOWN OF LLOYD
TOM SHAY SQUARE, 12 Church Street
Highland, New York 12528

LEGAL NOTICE TOWN OF LLOYD PLANNING BOARD NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Town of Lloyd Planning Board, Ulster County, State of New York, on the application of Robert S. Tarpley for property at 343 Orchard Rd. (SBL: 95.2-7-10.100), Highland NY, 12528, proposing a special use permit for a kennel.

The public hearing will take place at the Town of Lloyd Town Hall on Thursday, March 26, 2015, at 7:00PM, or as soon thereafter as may be heard.

Date: March 13, 2015

Any questions, call (845) 691-2735, Monday through Friday, 8:30am – 4:30pm, or email us at prober@townoflloyd.com

A **Motion** was made to open the public hearing by Fred Pizzuto, seconded by William Ogden. All ayes.

Scott informed the public of the level setting guidelines on holding public hearings.

He informed the room that Mr. Tarpley is not a current resident but looking to relocate into the Town with his four dogs.

Scott: Mr. Tarpley has three German Shepherds and a Shiatsu. In the Town of Lloyd if you have more than two dogs than you are technically operating as a kennel and you need to have a special use permit for your home. He is here to do this the right way before he buys the house. He does breed German Shepherds, they are sought after high end dogs, that he definitely not selling at the puppy store.

Virginia Currie 2 Lisa Dr.: I have spoken to all of the homeowners on Lisa Dr. and am representing them as well as Billy Galm, for the property to the right of where the kennel is proposed. First of all I have been here 45 years and this community has been residential. This particular little spot is agricultural and is dropped in a community of residential properties, which is the way it is. So at that point I am sure the family plans on doing the right thing and follow all of the rules. This really is not a farming community; it is not an agricultural community, so we have concerns.

1) If there are three or eight dogs I sit across from him less than 50 yards at my pool and hear barking. I have recently retired; I do not want to hear barking.

2) My second concern is I have my grandchildren come over every weekend. I don't want to worry about the dogs making it across to my yard and biting one of my children.

3) My third concern is that we have been a residential community for years; John Quinn had built a beautiful community next to us. We feel like our assets are going to be reduced as far as the value of our homes. Do we want a big kennel across the street? No.

Each person that I have spoken to have representatives here tonight, Ms. Weinstat could not make it, everyone does not want a kennel here. God bless you for wanting to do this but please pick a property where there is an agricultural area, the farmers will love you, we are not going to love you.

William Galm adjoining property owner,: I have a letter (distributed to the Board) of what could happen to the property if this does get approved.

Scott read his letter as submitted on file:

Dear Mr. Galm,

Regarding the above referenced application please be advised that the proposed kennel will have a negative, detrimental impact on the marketability and value of the adjacent property identified as SBL# 95.2-7-11. Residential uses are not enhanced by the noise and fear of escaped animals from a kennel. Jonathan C. Hoyt, Attorney at Law, Certified General Real Estate Appraiser, Realtor.

Mr. Galm: I am not opposed to the applicant coming in and asking for four dogs but to breed dogs, train dogs and then sell dogs, that is where I have an issue and we feel this will affect our property values.

Frances Schwall of 4 Lisa Dr.: Will the dogs be chipped if they run away?

Mr. Tarpley: They will all be chipped and registered with the Town.

Mrs. Schwall: Noise is a concern of mine as well. I have a pool and I sit by the pool, I don't want to hear dogs barking all day and all night.

Joe Schwall of 4 Lisa Dr.: What about the dog crap?

Scott: We have actually addressed that with the applicant at previous meetings and he has an arrangement with..

Mr. Tarpley: The quote I submitted was from Royal and they said as long as it was bagged it can go into their waste and taken away.

Mr. Schwall: How long?

Mr. Tarpley: No more than seven days the most.

Mr. Schwall: That is a lot of crap. In the summer we are sitting out by the pool and the wind blows the opposite way we are going to get a whiff of that. Not only that you said that you will be boarding dogs every once in a while when people go away.

Mr. Tarpley: The boarding is such a rare thing. I do not want to say no and then once a year we watch someone else's dog and everyone says oh you said you would never do this.

Scott: I understand your concerns but this is something we have addressed and the applicant has gotten back to us that this is a service he will be doing. If it gets to be an issue you will have to have it emptied more often.

Mr. Tarpley: If it were to become an issue we could set up for multiple pickups.

Scott: We reviewed a previous application who had much larger dogs in a residential area and they made a claim that they fed the dogs a special diet and they don't have a lot of waste.

Mr. Tarpley: It is like anything else what you put in your dogs is going to come out. So by standards what comes out of our dogs is definitely less than going to Sam's Club and buying bags of food. We specially order our food, it is shipped to us plus we supplement with oil, so it is significantly smaller.

Scott: How often do you have litters of puppies that you do for sale? How often will you exceed the number that you have?

Mr. Tarpley: Once a year.

Scott: Once a year you will have a litter and that is when you will meet your maximum of 8 dogs that we have given.

Mr. Tarpley: We do have the couple now, we do the breeding so when they will have a litter of puppies, which will be considered adult at 6 mos. of age, my dogs are gone at 8 weeks. I have pre orders coming in. The first thing we will do is go out to the police agencies and such to see who is in need of a dog. Whatever is left will get sold to the public.

Scott: What about the concern about the dogs escaping? Do you have any plans for fencing or anything, it is a busy road.

Mr. Tarpley: My first concern is that my dog does not get hit by a car, so he is not coming across the street. And anybody once we move in you are welcome to come over, my dogs are amazing with kids. That is our first goal is to get the dogs good with kids, because if the dog can withstand a kid riding you and pulling your ears than you are pretty much gold you can do anything. They are definitely good with kids, we have never had a problem with them running away, and they are trained like you cannot believe I wish I could show you. We will be keeping the dogs in the back of the property not near the road. Talking about the noise the dogs do not stay outside at night, they live in the house with us. We do have a *kennel* now, this is a Town word, and do this now in a different residential area, and we just want more space to play with our dogs. We have a 12'x24' garage that we will be bringing with us that has cages that come off the back of it. The dogs will bark but they will not be sitting outside yapping all day. We do have shock collars and bark collars for them if they start getting a little noisy; if they see deer wandering they may bark at them. We have the ability to bring them inside; we have the ability to put the collars on them. It does not even shock them anymore because they know they have the collar on so they are like we better stop.

Bill: How much is a fully trained dog worth?

Mr. Tarpley: A fully trained dog could go for over \$10,000.00 dollars. Our puppies go for \$2,000.00 dollars. Again these are sought after dogs. Our dogs are from imported shipped in lines they are not cheap. To get an adult dog over here is \$6,000.00 to \$7,000.00 dollars, so it is something that we put considerable time and effort into in research. We give our dogs jobs, if they get bored they will chew on the carpet.

Mr. Galm: I have not seen the site plan yet but the questions have to be answered of where the kennels will be located on the property, how the dogs will be located there, will the planning board be involved in the number of dogs allowed, where is the parking for the visitors, what screening will be provided for the parking and the kennel, will there be any additional fences? One of the concerns I have is when I was 3yrs old my mother took us to someone's house and their neighbors dog, which was never going to hurt anyone, never going to bite anyone, I got a bite of 109 stitches it is a concern. No dog is ever going to bite you but dogs bite people it happens. Once this gets into our neighborhood it will devalue our property, it is a concern. If he wants a

kennel with four dogs fine but to do training, usually with training you need to use voice commands or whistles or something to get the dogs attention. On these 6 acres, it will affect the neighborhood. What signs will be displayed on this property, what lighting will be used at night if there is an emergency, will there be sirens and bells. Another area, I am a real estate broker I have my license when we list a property we have to use a 1500ft. area. Anything in that 1500ft. we have to do a property disclosure; ie: is there a railroad track, is there a fire department with a siren, a kennel would be one of them that I would have to list which will impact us (you have that letter). If this plan is approved we feel that a stipulation be put in that the applicant or the planning board pay to have a New York State certified appraiser to show how much this special use permit will devalue the properties in this residential community. (This is also in a letter on file)

Copies of this letter were made for the Board.

Carl: We allow a kennel in the Ag. Zone but I think the use of training dogs may go into a different category altogether as far as allowed uses, we should research that.

Mr. Tarpley: Everybody trains dogs differently. My dogs wear a collar, there is a button you beep them, they come back or do whatever you want them to do at the time. Talking to them is no different than sitting around a campfire and having a conversation. I think we are getting stuck on the word kennel, which is what the Town calls it because the Municipality has to set a limit of impact so people don't come in with 10 dogs and it gets crazy. The city I live in now, Middletown, which is way more residential than the areas we are looking at now, the limit, is four and I have .6 acres. This is not a boarding kennel; we are not opening a 50 run ASPCA in the backyard. I know this is a residential area and there are people that live there, we absolutely respect that but it is the agricultural part that we were looking at and people knew when they moved into this area that things like this could happen. If I wanted to grow corn there and run big machines that is a use for that. We are always going to work with everybody if they find issues.

Scott: There is a plan that shows where the shed will be with some fencing that will be put in. The shed will be facing the road with the dogs behind the shed so you will not see the dogs from the road.

Mr. Galm: I cannot speak for all of us here, I did not know about the 2 dog law, I commend the Town for having that.

Virginia Currie: You are doing a wonderful job of taking care of our Town, this is a public hearing and 20 families say they do not want something, what is the purpose of a public hearing if 20 families say they do not want this and the special use permit is approved from a checklist.

Scott: The public hearing that was before you, we heard the public and because they brought new information to us that we did not know was happening in the area. We held that open and are still doing research it has not been approved. We have not approved this either. We are hearing from you as the public. A lot of your concerns we already discussed and put the applicant through two months of grilling and prepared him for what was going to happen. We have done a kennel before. I think it is a shame we call it a kennel. I could ask the room how many people have dogs, more than one or two, and do you have a license for your dog. I admit I don't. He is doing things the right way. We do not want to make decision on emotions we need to go by the facts. This is an allowed use in the Ag. Zone. That is one of the first things we go by.

Mrs. Currie: That is the first problem there should not be Ag. Zone in a residential area.

Dave P: That is a different problem.

Scott: That is nothing that we can change because it is an existing zone and the fact of the matter is someone could put a farm in and then you have to deal with everything that would be associated with a farm.

Ms. Currie: The point is would you want 8 dogs barking as you are sitting at your pool after retiring after 40 yrs. of work?

Scott: I understand that, point well taken.

Richard Perry of Lisa Dr.: Can the Board ask the applicant to ask his current neighbors if they have any complaints about his business.

Scott: We can certainly ask him.

Mr. Tarpley: We submitted some comments and feedback from one site around us.

Scott: There are comments in the file and there were no red flags, otherwise we would have addressed them earlier.

Mr. Galm: Who submitted it?

Scott: The applicant did.

General discussion:

Home businesses are allowed. Mr. Tarpley is not interested in putting up a sign even though signs are permitted with home businesses.

Brad: Because there is a concern around noise and training, you may ask will there be noise beyond what there would be from children playing or otherwise people playing with their dogs across the street.

Mr. Tarpley: Absolutely not, sometimes we will let all four of them out to run around together but that is towards the back of the property. If we have someone else's dog there with us, we will let a puppy run around with its mother, the puppy may yelp a little but there could be two dogs making more noise than the four dogs I have now.

Brad: While training is that where you are yelling commands?

Mr. Tarpley: Speaking to them. When we are really training they are on a 30 ft. leash max. We may let them chase off a deer to blow off some steam but they do not bark as they are doing it. Our dogs speak on command. You teach a dog to bark on command so you can teach them to be quiet on command.

We did form an LLC through the state; we have also had the Dept. of Agriculture and Markets out, they reviewed our set up and gave us a wonderful inspection and they also gave us a breeding license to go with that. Just so you know to get that is a pretty strenuous process, it is really for pet stores, no one does this just to do it, I just really wanted that piece of paper. We also have veterinary certified stuff to go forward and do a lot of this stuff. We have gone so far above what we needed to do, again, I could have blown smoke and just said I am moving my four dogs I am a nice guy and brought all of this stuff up afterwards.

Ray Sears of 293 Orchard Rd.: I was good friends with the people who owned that house originally and they had the same type dogs. They had a kennel faced right towards the road and no one ever knew they were there because they are a quiet type dog.

Mr. Galm: If something like this gets approved how does that work as far as devaluing our property? This will affect all of us.

Scott: Yes you brought that up and it is something we will have to research.

The Board discussed closing the public hearing having 62 days to make research and make a decision.

A **Motion** to close the public hearing was made by Dave Plavchak, seconded by William Ogden. All ayes.

The Board will not act on the resolution they will review the comments and address them at the next workshop April 19, 2015 and have a decision for the meeting on April 23, 2015.

Set Public Hearing

Scenic Hudson - Garrity, 161 Vineyard Ave, Subdivision SBL#87.4-5-8, in R1/2 and R1 zone.

This is an application to separate a 2 acre lot with existing house, barn and outbuildings from the remaining 240.3 acre vacant tract. This vacant land will be maintained as vacant land under a land conservancy with public access.

Peter Brooks recused himself because his wife is on the Board of the Historical Society.

William Eggers of Medenbach & Eggers Civil Engineering & Land Surveying PC, the applicant's representative, was present for the meeting.

Mr. Eggers: We were going to straighten out the lot line by the barn but have a little contingency clause, we do not know for sure exactly where the driveway is there now because the last time I saw it there were two feet of snow on it. So the maps are subject to a minor change there as far as exactly how much of an offset there is there, same concept to keep the line on this side of the existing driveway on the larger piece. And we will be having access over the existing driveway to access into the house parcel.

The Board reviewed the short environmental assessment form.

Part II of environmental form (the Planning Board's part) was missing.

For the record: The Board had no environmental concerns on traffic, fish, fauna, bikes, energy, water, sewer, or critical CEA.

A **Motion** was made to accept this resolution of negative declaration and set public hearing by William Ogden, seconded by Fred Pizzuto. All ayes. (See attached)

Scenic Hudson - Olson, Illinois Mt, Lot Line Revision, SBL#87.4-5-23.100, 87.4-1-13.111, 87.4-5-4.111, 87.4-5-4.120, 87.4-5-5, 87.4-5-6, 87.4-5-7, and 87.4-5-8, in R1/2 zone.

The proposed involves Scenic Hudson acquiring a portion of the lands of Olson (Approx. 52.44 acres) to be merged with the adjoining lands of Scenic Hudson. The proposed parcel to be acquired from Mr. Olson is detached from the parcel's existing road frontage on Pancake Hollow Rd. In order to facilitate a connection to road frontage the proposal involves merging several adjacent parcels of land owned by Scenic Hudson and ultimately deriving access to Vineyard Avenue (Rt. 44/55) through SBL 87.4-5-8.

This was discussed at the workshop meeting.

David Dippel of Dippel Land Surveyors, the applicant's representative, was present for the meeting.

Mr Dippel: I do not have any new maps from the previous maps from the new submission; I understand that I will be revising this acreage to conform to whatever Mr. Eggers eventually comes up with when he tweaks the line down by the driveway of the Scenic Hudson-Garrity map. (Previous discussion)

Scott: Ok just to be consistent.

The Board had no additional concerns.

The Board reviewed the short environmental assessment form and the board issued a negative declaration.

A **Motion** was made to accept this resolution of negative declaration and set public hearing by William Ogden, seconded by Dave Plavchak. All ayes. (see attached)

Wettels, Heidi, 112 Station Rd, Special Use Permit SBL#86.4-1-12.110, in A zone.

The applicant would like to acquire a special use permit for a home occupation of a dental office. It would require a 2 car garage conversion into the dental office. The office would employ two people and see two patients at a time. Proposed parking would be for six cars, two of which are the owners'. Office hours would be Mon. thru Fri. 3:00pm to 9:00pm. The applicant would like a sign on Station Rd.

The Board anticipates an updated plan showing additional parking, hours of operation and sign details.

Heidi Wettels was present for the meeting.

Dr. Wettels submitted a draft of a sign that will hang by her entrance along with some photos of trees lighting her driveway entrance. Also submitted was a parking plan for her driveway with a spot for snow.

Peter: This is a shared driveway here?

Dr. Wettels: Yes, about 20 ft. of it. The other driveway goes to an existing house behind me.

Peter: The issue could be that those people are likely to complain about it.

Dr. Wettels: No, they are constantly helping out.

The Board reviewed the short environmental assessment form and the board issued a negative declaration. A **Motion** was made to accept this resolution of negative declaration and set public hearing by Dave Plavchak, seconded by Lawrence Hammond. All ayes. (see attached)

Old Business

Rozzi, Stephen & Margaret, 90 Pancake Hollow Rd, Special Use Permit, SBL#95.1-1-20.110, in A zone.
The applicant would like a special use permit to add a 656sf accessory apartment into his home.
The applicant was not present and the Board is in anticipation of new plans.

Darmochwal - VJA Realty, 3725 Route 9W, Siteplan, SBL#95.2-2-12.100, in LB zone.
The proposed new business will be a service oriented comfort footwear retail store. The retail area will occupy approximately 600sf and there are no proposed structural changes.
The applicant was not present and the Board is in anticipation of new plans.

Administrative Business

Minutes to Approve

A **Motion** to approve the minutes from the February 19, 2015 Planning Board Workshop was made by Lawrence Hammond, seconded by William Ogden. All ayes except Dave Plavchak and Carl DiLorenzo abstained.

A **Motion** to approve the minutes from the February 26, 2015 Planning Board Meeting was made by William Ogden, seconded by Lawrence Hammond. All ayes except Dave Plavchak and Carl DiLorenzo abstained.

A **Motion** to adjourn was made by William Ogden, seconded by Dave Plavchak. All ayes. 8:46pm