

APPROVED

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS

KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
MARK PORCELLI
VICTORIA CAUSA

TOWN OF CARMEL
PLANNING BOARD



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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY
AICP,CEP,PP,LEED AP
Town Planner

PLANNING BOARD MINUTES
June 10, 2021

PRESENT: CHAIRMAN, CRAIG PAEPRER, VICE CHAIRMAN, ANTHONY GIANNICO,
KIM KUGLER, RAYMOND COTE, ROBERT FRENKEL, MARK PORCELLI,
VICTORIA CAUSA

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>TYPE</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Hirsch, Stacy	66.13-1-7	Site Plan	1-2	Denied to the ZBA.
Swee, David & Debra	53.-2-79.1	Subdivision	2-3	Public Hearing Scheduled.
Minutes – 05/26/21			3	Approved.

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Rose Trombetta

HIRSCH, STACY – 311 DREWVILLE ROAD – TM – 66.13-1-7 – SITE PLAN

Mr. Carnazza read his memo which stated the applicant propose to move the existing reception area/office for the kennel into the house, add an indoor dog run, and convert the outdoor dog run to an indoor dog run. A use variance was granted for this property to allow the dog kennel to operate in the R-Residential zoning district. ***Very important***. How many crates will this facility have? I'm concerned about the amount of noise this use can generate in the residential zone. I do not see the specific answer to this question, just ranges for different rooms. Can you answer the question as to the maximum number of dogs you will be able to handle at this facility? When I add the maximum number in your ranges, I come up with 40 dogs.

Ms. Stacy Hirsch addressed the board and stated she doesn't have an exact number. With regards to the addition, I'm looking to build spaces for the dogs. Right now, we have them in rooms. She said as long as the dogs get along in the room, we could have between five to ten dogs. Currently, we have four rooms of dogs. She said we generally have between 5 to 15 dogs and on the holidays the numbers go up.

Chairman Paeprer stated you may help if you gave us a higher number to lock it in. The more dogs, the more waste, the more noise, etc.

Ms. Hirsch agreed with the Chairman.

Mr. Carnazza continued and stated how is the dog waste handled for up to 40 dogs? If somebody has a horse or horses, the town zoning code requires a plan for waste removal. We should probably discuss this for a Kennel of this size. When the kennel(s) are cleaned and/or disinfected, where does the waste water go?

Ms. Hirsch stated the dogs do not go to the bathroom inside, they go outside in the yard.

Mr. Carnazza stated lot depth and lot width lines are now on the plat. Variances are required for two-way aisle width (confirmed), lot area, and lot width. In addition, the parking calculation needs to include the dwelling that is at the site. Four additional spaces are required for the house as per the schedule of district regulations.

Mr. Franzetti read his memo which stated the project encompasses construction of an 11 ft x 57 ft indoor dog run, enclosing tow (2) existing outdoor dog runs, and the addition of 15 ft x 30 ft office space. The overall disturbance for the project as submitted is 1,400 sq-ft which is under the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations. However, the applicant should provide details and location of erosion and sediment controls for the proposed work.

This Department reviewed the documentation provided and offers the following comments:

1. The following referrals would appear to be warranted:
Carmel Fire Department

Applicant has noted comment and forwarded plans to the Carmel Fire Department.

All engineering comments have been addressed.

Mr. Cleary stated Mr. Carnazza articulated the issues. We have to address impacts associated with what they are proposing, so understanding the worst case condition relates to issues, such as noise and solid waste disposal. It is necessary to have a high-end number, so we could frame the approval resolution appropriately.

Vice Chairman Giannico asked will you have individual kennels or runners for dogs that are not so socially adjusted.

Ms. Hirsch replied yes. The addition will go around the perimeter individual runs, so we could put the dogs in there. It would all be inside with their own space. Yes, we do have dogs that do not get along with other dogs, so we put them in their own room. We have a couple of kennels that are indoors which are big cages and we'll put those dogs in there.

Chairman Paeprer asked how many dogs do you have right now?

Ms. Hirsch replied six dogs. We also train dogs and we usually have about six to eight dogs for training purposes. The training consists of three weeks.

Mr. Cote asked Mr. Cleary if the waste disposal is handled differently from regular home waste disposal.

Mr. Cleary stated I don't think it's a zoning issue, it may be a health department issue. We could look into that.

Mr. Franzetti said it can't be composted.

Mr. Frenkel asked about the sound attenuation.

Ms. Hirsch stated currently we keep the barking down to a minimum. I could have two dogs that bark a lot and I could have 20 that are very quiet. The dogs are pretty much indoors for play time and this will allow me a bigger indoor space also. When they go outside, we keep them in small groups. Also, with the addition, I intend to sound proof all those walls.

Chairman Paeprer stated I think we could move this application forward to the ZBA and asked for a motion.

Mr. Cote moved to deny the application to the ZBA. The motion was seconded by Mrs. Kugler with all in favor.

SWEE, DAVID & DEBRA – 30 HITCHCOCK HILL ROAD – TM – 53.-2-79.1 – 2 LOT SUBDIVISION

Mr. Carnazza read his memo which stated the zoning table is now provided. According to the Engineer, there are no wetlands on the property. Lot depth and width lines are now provided for both lots. I reviewed the Building Department files and Assessor's records for the property and there is no second dwelling unit on this lot.

Mr. Franzetti stated all engineering comments have been addressed.

Mr. Cleary stated all site planning issues have been addressed.

Chairman Paeprer stated the issue at the last meeting was the possibility of two houses on the property. He asked Mr. Cleary what happens if 20 years from now the property is sold, since the second lot is sub-dividable?

Mr. Cleary stated they would have to come back to the board and go through the process of subdividing.

Mr. Cleary stated the next step is to move this to a public hearing.

Vice Chairman Giannico moved to schedule a public hearing. The motion was seconded by Mr. Cote.

Mr. Jack Karell asked if the public hearing could be waived.

Chairman Paeprer stated he prefers not to waive the public hearing, especially in a residential area. He said we could have the public hearing and the next meeting and if everything goes well we could draft a resolution.

MINUTES – 05/26/21

Vice Chairman Giannico moved to accept the minutes of May 26, 2021. The motion was seconded by Mr. Cote with all in favor.

Mr. Cote moved to adjourn the meeting at 7:18 p.m. with all in favor.

Respectfully submitted,

Rose Trombetta