

The minutes of the Zoning Board of Appeals Meeting held on Tuesday, February 28, 2017, beginning at 7:30 PM.

PLEDGE OF ALLEGIANCE

<u>ROLL CALL</u>	Edwin Rivera, Chairman	- Excused
	Jose Guareno	- Excused
	Deyanira Martinez	- Present
	Richard Santiago	- Present
	Jose Hilario	- Present
	Dennis Michaels, Village Atty.	- Present
	Ruben Berrios, Bldg. Inspector	- Present

Deyanira Martinez: Ms. Martinez opened the meeting with the Public Hearing, Doggie Day Care Facility - Come Sit Stay LLLC, on 234 Route 9W

Kevin Lynch: Kevin Lynch owner of Come Sit Stay LLC on 234 Route 9W gave a brief description of the business. It's a Dog Hotel, called Come Sit Stay Boutique Hotel and Daycare Center. This is going to be something great, it will bring people to the town. The concept dogs do not sleep in crates and dogs do not go the bathroom in runs. Dogs go out in the backyard, run and have fun. He explained that this is not going to be anything like a regular kennel, but more of "doggie hotel" where the dogs will have the benefits of their home life and much more. In the lobby, they are going to sale retail items such as collars, leashes, sweaters, bows, ribbon and etc. They will have a daycare which will be the two rooms where the people come to drop off their dogs when they go to work. They will have boarding at night. They only occupied forty-six percent of the space. They will offer grooming, pet photography, a pet consular. The concept behind this is that you're on vacation why not have your dog go away as well. Some of the requirements the Village had asked was to install a plastic scooper area so when customers drop off their dogs they have them accessible. Mr. Lynch has purchased the scoopers but has not installed them as of yet. The scoopers are required to be one hundred feet from the nearest residential zone property. Mr. Lynch believes the nearest edge is one hundred and six feet so they are low within that range. Parking is not an issue. People will be dropping off their dog and then leaving so there is plenty of parking. There will twelve employees, four full-time and eight part-time. Business will operate twenty four hours, seven days a week and high demand being in the summer and on holidays. On Saturday hours of operation will be until 5:00 PM and Sundays until 3:00 PM. He pointed out that there should not be a noise issue with barking dogs during the day or at night because each dog will have their own air conditioned and heated furnished room with a TV. Windows are not open so dogs cannot jump out of windows and run away. Come Sit Stay will be real good for the village, it will bring in people who normally do not come to the area. They looked at other alternatives for this building but realistically we do not need another store, florist, and/or nail salon. This is a unique idea. He stated they are going to get a lot of free press. With opening been anticipated soon, he has been contacted by News 12, River Town Magazine is going to do a spread on them, and the Journal New is interested in talking about them because it is something new. Mr. Lynch stated it may not be the perfect solution or perfect location but there never really is. He really thinks this is the best use of the property now. Once this is up and running, he thinks this is something they will replicate and take to other towns.

Dennis Michaels, Esq., Village Attorney: Counselor Michaels informed board of the new special permit law Pet Day Care Services that was adopt a few

months ago by the Village Board. The new special permit law lays out all the requirements that are necessary for a Pet Day Care Service. He asked Mr. Lynch if he needs any variances from any of the eleven requirements under the special permit law.

Kevin Lynch: Mr. Lynch said they have met every requirement.

Jose Hilario- Mr. Hilario inquired about the twelve employee working and only four being there at one time.

Kevin Lynch: Mr. Lynch responded that there will be four employees working at any one time, including a manager, front desk employee and two other employees. Four out of the twelve employees will be full time and the rest of the employee will be part time. He is hoping the demand is what he thinks it will be and could add more employees. He explained they are looking to hold no more than thirty dogs. Two employees are needed at all times to breakup dog fights.

Jose Hilario: Mr. Hilario inquired about parking for the facility.

Kevin Lynch: Mr. Lynch informed the Board that there is plenty of parking, for once enough parking.

Richard Santiago: Mr. Santiago inquired about safe guards in place so dogs do not get loose?

Kevin Lynch: Mr. Lynch informed the Board that there will be redundancy doors, whenever dogs have access to an exit there will be two doors. Dogs will be under constant surveillances at all times. He also explained one of the requirements was to put in concrete piers when doing landscaping on the fencing so the dogs cannot jump and knock the fence down. He stated this has been done. He also will be putting in steal tynes underneath the landscaping to prevent dogs from digging underneath and getting out. It was a real concern since they are on 9W. Anywhere there is a egress for the dogs to get out, there is a double door or double gate. He said this seems to be the standard that works the best.

Deyanira Martinez: Ms. Martinez entertained a motion to open the Public Hearing.

Motion by: Jose Hilario
Seconded by: Richard Santiago
Motion Carries:

Dennis Michaels, Esq., Village Attorney: Counselor Michaels stated for the record show nobody in attendance only applicant, board members, Ruben Berrios, Erica Alejandro and himself.

Deyanira Martinez: Ms Martinez entertained a motion to close the Public Hearing

RESOLUTION #4-2017

Motion by: Jose Hilario
Seconded by: Richard Santiago
Motion Carries: All

Dennis Michaels, Esq., Village Attorney: Counselor Michaels stated that applicant states he intends to comply with all eleven requirements of the section 245-17.1 of the Village Zoning Code based upon that Board finds it appropriate to grant the special permit. Mr. Lynch is not seeking any variance from the eleven requirements of 245.17.1 of the Village Zoning Code and he intends to comply with eleven items and make those conditions of the approvals.

Ruben Berrios: The Building Inspector stated he ensures everything is in compliance before he issues a Certificate of Occupancy.

Deyanira Martinez: Mr. Martinez entertained a motion to approve the special permit for Come Sit Stay LCC adopting Counselor Michaels suggestions.

RESOLUTION #5-2017

Motion by: Jose Hilario
Seconded by: Richard Santiago
Motion Carries: All

ROLL CALL VOTE:	Deyanira Martinez	-	Yes
	Richard Santiago	-	Yes
	Jose Hilario	-	Yes

Deyanira Martinez: Ms. Martinez entertained a motion to approve the minutes from the January 12th meeting.

RESOLUTION #6-2017

Motion by: Jose Hilario
Seconded by: Richard Santiago
Motion Carries: All

With no further business to be conducted by the Zoning Board of Appeals, Deyanira Martinez entertained a motion to adjourn the meeting.

Motion by: Richard Santiago
Seconded by: Jose Hilario
Motion Carries: All

Respectfully submitted by,

Erica M. Alejandro, Clerk Typist
May 11th, 2017

Date filed with the Village Building Department:

Date filed with the Village Clerk: