

The minutes of the Zoning Board of Appeals Meeting held on Thursday, January 12<sup>th</sup>, 2017, beginning at 7:30 PM.

## PLEDGE OF ALLEGIANCE

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

Edwin Rivera: Chairman Rivera opened the meeting with an application regarding the property located at 38 Middle Street.

Edward D'Amore, 38 Middle Street: Mr. D'Amore informed the Board that the architect for this project was not available to appear before the Board that night, but will be with him at any future meetings. His proposal is to construct a 2 family dwelling on this property.

Ruben Berrios: The Building Inspector gave a brief synopsis of the proposal, stating that this was a very small lot which Mr. D'Amore is looking to merge with the adjacent lot to construct a 2 family home. He informed the Board that merging the 2 lots to make 1 new large lot will require 2 zoning variances as this is currently zoned as an R2 district. He explained that there will only be 1 multi-family building on the merged lot. Mr. Berrios also mentioned that he will be forwarding the plans to the Village Engineer for review.

Edward D'Amore: Mr. D'Amore then reviewed the Site Plan with the Board, pointing out pertinent information for the Board to get a better understanding of the proposal. He advised the Board that there will only be 1 building on the merged property, which will be a newly constructed 2½ story apartment building. He informed the Board that each apartment will have 3 bedrooms and each family will be allotted 2 parking spaces, mentioning that the other houses on the street have no off-street parking facilities, so he feels it will be a good addition to the neighborhood.

Edwin Rivera: Chairman Rivera wanted to know how it will fit into the neighborhood in comparison to the others houses in the area.

Ruben Berrios: The Building Inspector informed the Board that it will be a little bigger than the other houses in the neighborhood. He also informed Mr. D'Amore that he will have to appear before the Architectural Review Board (ARB) who will also have to review the plans.

Edward D'Amore: Mr. D'Amore indicated that the front of the house will be brick to match several of the other houses in the area, and that a couple of the houses are bigger and house 5 families.

Edwin Rivera: Chairman Rivera scheduled a Public Hearing to be held at the February 16<sup>th</sup> meeting, reminding Mr. D'Amore that he also has to schedule a time to meet with the ARB whose interest will be the façade of the building.

Chairman Rivera then announced the next item on the agenda to be the Doggie Day Care facility.

Kevin Lynch, 145 West Main Street, Stony Point, NY: Mr. Lynch advised the Board that his plan is to open a "Come, Sit, Stay Pet Day Care" facility at 234 Route 9W in the Village (the former Westbrook Old Mill Inn Bar). He informed the Board that he has looked into several different ideas for the property, but decided on this idea because there is no other place in the County that offers anything close to what he has in mind, explaining that this is not going to be anything like a regular kennel, but more of "doggie hotel" where the dogs will have all the benefits of their home life and much more. He believes this is something that will work in this area, especially in current times where a dog is an actual part of the family, and taken care of in that manner. 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. They will receive belly rubs every night and the owners can even watch their dog(s) on their phones through a system that will be set up. He also mentioned that this building has been an eyesore to the Village for the past decade and they have already changed the appearance to fit in with the surrounding neighborhood.

Edwin Rivera: Chairman Rivera inquired about parking for the facility.

Kevin Lynch: Mr. Lynch informed the Board that there are 9 parking spots in front of the building, which he pointed out on the Site Plan.

Deyanira Martinez: Ms. Martinez inquired if the facility will be open 24 hours.

Kevin Lynch: Mr. Lynch responded that they would like to keep the facility open until 10:00 PM (16 hours), offering day care Monday through Friday and boarding on weekends, holidays or as needed. He mentioned again that there has been an enormous shift in the way people tend to and treat their dogs, who are now considered to be an actual member of the family. He introduced the future manager of the facility, who he informed the Board is a dog trainer.

Richard Santiago: Mr. Santiago inquired how many dogs the facility will hold at any one time.

Kevin Lynch: Mr. Lynch responded that there will be no more than 26 dogs at any one time. He informed the Board that the structure of the building will remain the same, with 50% of the building, which is allowed by the Village Zoning Law, can be utilized for boarding the dogs, however, they will actually be utilizing 41%. He also mentioned that they will be providing grooming and training for the dogs.

Deyanira Martinez: Ms. Martinez inquired how many employees they would be hiring.

Kevin Lynch: Mr. Lynch responded that there will be 4 people working at any 1 time, including a manager, front desk personnel and 2 others. He then reviewed the site plan with the Board showing specifics of the plan, which rooms will be used for what use. He also mentioned that he has taken care of all the items that were set forth at the previous meeting.

Richard Santiago: Mr. Santiago asked how many dogs can fit in the outside area in a given time frame.

Kevin Lynch: Mr. Lynch responded that there is 1/3 of an acre outside fenced in with a 6 foot vinyl privacy fence therefore many dogs are able to be outside at any given time. He explained that the area will be divided into 3 sections in

order to separate the bigger dogs from the small dogs. He also mentioned that if there are 2 or more dogs from the same family that they stay in the room together and perform activities together. He has met with some of the neighbors and they seem happy with this project because they are doing something good with the building. He also informed the members of the Zoning Board that he has addressed all issues with the Planning Board.

Dennis Michaels, Esq., Village Attorney: Counselor Michaels informed Mr. Lynch that the Village Board recently adopted a new local law with regard to animal facilities and that Site Plan approval from the Planning Board would be required.

Edwin Rivera: Chairman Rivera then entertained a motion to approve a Special Permit for the Sit, Stay & Play Pet Day Care facility.

RESOLUTION #1-2017

Motion by: Jose Hilario

Seconded by: Deyanira Martinez

Motion Carries: All

Edwin Rivera: Chairman Rivera then introduced the next item on the agenda; 173 Broadway, North Brook Realty LLC.

Bill Press, 4 Municipal Plaza, Spring Valley, NY: Mr. Press was there representing the owner of this property.

Ruben Berrios: The Building Inspector informed the Board that this is simply an INFORMAL introduction to what the owner wants to do with the building at this location. He then mentioned that it will be 4 apartments with an addition to the 2<sup>nd</sup> floor in the back of the building for enlarged bedrooms.

Bill Press: Mr. Press pointed out to the Board that this is an existing 4 family, non-conforming use property, which has now been completely gutted and which the owner would like to restore to a 4 family property. He presented pictures to the Board and pointed out specifics about the owner intentions for the building, which has a fire escape on the 3<sup>rd</sup> floor leading to the 2<sup>nd</sup> and 1<sup>st</sup> floors of the building, which will be maintained.

Deyanire Martinez: Ms. Martinez inquired if they will be adding an additional bedroom to the 2<sup>nd</sup> floor.

Bill Press: Mr. Press responded that the owners plan is simply to increase the size of the bedrooms, not add any additional bedrooms.

Deyanire Martinez: Ms. Martinez inquired about parking spots for the tenants.

Bill Press: Mr. Press responded none, that they would have to utilize Village Parking, as do most of the buildings in that area.

Ruben Berrios: The Building Inspector asked how the building sits in relation to the next building and if it will affect windows or anything else on the adjacent building. He also informed the Board that on one side of the building they share a common wall, and he would therefore like to have this taken care of as soon as possible because if there were a fire there it would go into the adjoining building.

Bill Press: Mr. Press informed the Board that it does not come anywhere near the other building.

Edwin Rivera: Chairman Rivera inquired if the Board members would be able to go look at the building before scheduling a Public Hearing.

Dennis Michaels, Esq.: Counselor Michaels informed the Board that they could set a Public Hearing at this meeting and then schedule a site visit.

Edwin Rivera: Chairman Rivera then scheduled a site visit for Thursday, February 9<sup>th</sup> at 4:00 PM, with the Public Hearing to be held that same night.

Ruben Berrios: The Building Inspector suggested that the Board members meet behind the building on Pratt Street.

Edwin Rivera: Chairman Rivera entertained a motion to approve the minutes from the December meeting.

RESOLUTION #2-2017

Motion by: Jose Hilario

Seconded by: Jose Guareno

Motion Carries: All

The Board members then welcomed Richard Santiago to the Zoning Board.

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

RESOLUTION #3-2017

Motion by: Deyanira Martinez

Seconded by: Richard Santiago

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift, Senior Steno Clerk  
February 28, 2017

Date filed with the Village Building Department:

Date filed with the Village Clerk: