

Town of New Paltz Planning Board  
Final Minutes  
September 24, 2018

**Meeting Minutes**

August 27, 2018

September 13, 2018

**Public Comments**

**Public Hearing**

PB 18-171 New Paltz Canine Education Center, RT 32North

**Application Reviews**

PB 18-171 New Paltz Canine Education Center, RT 32North

**Administrative Discussion**

Call to order 7:00pm by Chair Adele Ruger.

Attendees: Lyle Nolan, Amy Cohen, Stana Weisburd, Adele Ruger, Matt DiDonna, Amanda Gotto

Not in Attendance: Tom Powers, Planning Board Attorney Richard Golden, Planning Board Engineer Rebecca Minas

**Meeting Minutes**

**Motion 1 by Stana Weisburd to approve the minutes from August 27, 2018**

**Motion 2 by Lyle Nolan. 5 votes in favor, 1 abstain (Amy Cohen). Minutes approved.**

**Motion 1 by Adele Ruger to approve the minutes from September 13, 2018**

**Motion 2 by Lyle Nolan. 5 votes in favor, 1 abstain (Amy Cohen). Minutes approved.**

**Public Comments**

Michael Zierler introduced himself as the Town Board's new appointee as the Rt. 299 Gateway Coordinator and his role as Coordinator will be to assist the Town Attorney and others with the gateway project. He also voiced his concerns as a citizen for the Trans Hudson project (which is before the Planning Board) in regard to the new fire station being built on Dubois and North Putt Corners as well the impact with the Police (on South Putt Corners), Rescue Squad (on North Putt Corners) and first responders on that part of the road that is already congested. He also added that the Empire State trail is becoming a reality and the trail will go around the proposed property, urging the PB to be sensitive about the trail.

Kitty Brown spoke about the questions still remaining from the public hearing process (for Trans Hudson/CVS) concerning key environmental issues such as traffic, water, wetlands pollution and tree protection. Kitty requested the current PB Attorney to review the transcripts of those public hearings. Kitty praised the ENCB on their comprehensive report with multiple recommendations to be considered, and urged the PB to ask the applicant to complete a tree inventory. Kitty concluded by asking the PB to not consider the application complete until a tree inventory has been submitted and the questions raised in the public hearings have been answered.

**Public Hearing**

PB 18-171 New Paltz Canine Education Center, Rt.32North

**Motion 1 by Adele Ruger to open the public hearing. Motion 2 by Amanda Gotto. All in favor. Approved.**

Kitty Brown commented that she lives on the road where the project is proposed, and felt it was wonderful that the day care was being replaced with the proposed (application), adding she is relieved to see people with dogs there instead of children because of road (Rt 32N) off of Rocky Hill Road. She highly praised Valerie, referring to her as the Dog Whisperer.

Chair Ruger stated they will close the public hearing once they've reviewed the application. Valerie Erwin approached the Board. Valerie stated that as a philanthropic use as a benefit corporation, she feels it will benefit New Paltz. Amanda Gotto asked if there was documentation to support her nonprofit? Valerie stated she is not nonprofit, and she did have documentation to support it. Amanda Gotto asked if there were any changes to the building other than the fence. Valerie stated flooring from carpet to vinyl flooring, repair some doors, and renovate the bathroom and kitchen, but not moving fixtures. She is only adding a fence. No changes to exterior of the building. Valerie added they may change some windows to more energy efficient. No trees to be taken down. Amanda Gotto asked if landscaping plans. Valerie stated the area along the front is the leach fields she can't plant. Along the neighbor side she left it open for that neighbor to determine if they want privacy fence or open fence. Amanda Gotto asked if "dog training" equipment would be outside. Valerie stated summertime plastic pools outside but put away each night, some agility equipment, some wooden table spools, but near the road side. She stated she has no plans to install permanent equipment. Amanda Gotto asked what are the hours of operation will be. Valerie stated that is the question she is still considering. She is hoping to have the kennels for the military deployed combat veterans for

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free boarding. She also has a relationship with Ulster County SPCA for dog training for special needs. Her goal is to have as few dogs there at night as possible, adding that the dogs are never outside unsupervised. Amanda Gotto asked if the work hours would be weekdays, weekends, night time. Valerie stated she may have class on Friday, Saturday and Sunday, or Saturday and Sunday. Possible training during the week. No more than 4-5 dogs mostly during the week. Weekends no more than 30. Amanda Gotto asked if she had parking for 30. Valerie stated she has maybe 27 with plans to repave. Amanda Gotto stated if there's more than 20 spots Valerie would have to consider an electric vehicle charging station. Lyle Nolan stated Valerie has changed the scope with more vehicles than previously discussed. Valerie stated that the parking was waived at the last meeting, Lyle Nolan stated nothing decided yet and it can be un-waived. Amanda Gotto stated that it was discussed not voted on yet at the last meeting.

Amanda Gotto asked if it was a residence and if anyone was going to be living there. Valerie stated that it looks like a home to acclimate the dogs to a home with a setup as a mockup of a home, adding people will be there during the day but no intentions for any type of residence. Amanda Gotto stated then dogs bordered there would be monitored, asking if people will be there during the daytime Monday thru Sunday all the time but Valerie stated she travels too much with obligations so the times would rotate and boarding times as well would change. Valerie stated she hopes to have dogs there one evening a week or one weekend day for those people with their dogs. Amanda Gotto asked if there will be other people there with Valerie to help. Valerie stated she hopes to train someone to help fill in, adding that 4-5 times a year she will be holding special events.

Amanda Gotto asked if she has signs or lighting plans. Valerie stated the existing sign will be changed out, more colorful than it is now but will be the same size. Valerie stated that she's planning lighting up for outdoor classes in the wintertime. Amanda noted that the site plan should show lighting changes. Valerie stated they are there now just turned off. Valerie stated that no event will cause parking problems. If more people are anticipated for an event, Valerie stated she would have people park in the village and bus them. Chair Ruger commented that Special Event permits will need to be considered. Valerie also noted that on the EAF Mapper the DEC identified Long-Eared Bats and was still waiting to hear from the DEC. She added she is more than happy to put up bat houses if needed.

Lyle Nolan asked what is a benefit corporation and if Valerie paid taxes? Valerie explained yes she pays taxes, and Lyle noted then it is a not a not for profit. Lyle asked if she has employees. Valerie stated one staff now. Lyle Nolan asked what will you do with animal waste. Valerie stated it will go in the garbage, bagged. Lyle asked what about noise, barking dogs, adding that the Board voted once before against keeping chickens because of the noise. Valerie stated that dogs will bark sometimes but has no plans on having a large number of dogs there. Valerie added that the dogs are never outside unattended.

Lyle Nolan noted that this is a business being allowed into a residual area, and being once a school, then daycare, it's still a business creeping into a residual area. He thinks it needs a variance or a special use permit to keep it from happening and not establishing precedence. Chair Ruger stated according to the PB Attorney it doesn't need a variance or special use permit, and the Building Inspector determined this is a Benefit Corporation, and the PB can't go around it, so we can put their concerns into conditions. Amanda Gotto stated what is a Benefit Corporation, and how do we know it's out of compliance. Amanda Gotto stated with the Building Inspector's determination, it can be appealed to the ZBA but how did she determine that since not knowing much about what a Benefit Corporation. Lyle Nolan said it doesn't feel right. The PB attorney must explain to them so they don't guess, and after discussion, the Board agreed to ask Stacy (Building Inspector) how her determination was made.

Chair Ruger stated that Ulster County Planning Board meets October 3<sup>rd</sup> with the referral from the ZBA (for the variance for the new fence height of 6 foot). October 9 is the next ZBA meeting when that referral report should be back from UCPB. Valerie Erwin stated that a chain link fence is easier to climb than a deer fence. There will be an airlock area where the dogs will be leashed before going out into the yard area, then unleashed back within the airlock area. Matt DiDonna asked Valerie if she had talked to the neighbors. Valerie stated she had but with them only asking for dog training.

Kitty Brown asked if she could add another comment. Kitty stated the residents on the road worried about the day care at the bottom of hill of Rocky Hill Road, which has blind spots, and people would park next to the day care center. Accessing Rt. 32 from Rocky Hill Road, it's a very steep road, no shoulder. Kitty added she feels that she completely trusts Valerie to tell her clients not to park on Rocky Hill Road and to limit clients to number of cars that will fit in the parking lot whenever she hosts an event. Kitty added she feels it is a small traffic impact. Valerie Erwin stated she'd agree on a condition for no parking on Rocky Hill Road and will not impact traffic onto Rt. 32.

**Motion 1 by Adele Ruger to close the public hearing.**  
**Motion 2 by Lyle Nolan. All in favor. Approved.**

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Other than owing the DEC memo about the long-eared bats, Matt DiDonna asked Valerie if she could give them the hours of operation. Amanda Gotto added if could add specifics that impact what happens on the site.

**Next Planning Board meeting is Thursday, October 11 at the Community Center.**

**Motion 1 by Chair Ruger to adjourn. Motion 2 by Lyle Nolan. Meeting Adjourned at 8:05pm.  
Minutes submitted by Patricia Atkins**