



**TOWN OF PLATTEKILL**  
**PLANNING BOARD**  
 P.O BOX 45, MODENA, NY, 12548

*Minutes of: Tuesday, February 10<sup>th</sup>, 2026*

***SALUTE TO THE FLAG (7:00 P.M.)***

Chairman Ernie VanDeMark called the meeting to order and led those present in the Pledge of Allegiance

**ROLL CALL:** Nathaniel Baum, Richard Dmytry, Vice-Chair Darlene Eisenhardt,  
 Chairman Ernie VanDemark, Joseph LaFiandra, Eric Merritt

**ABSENT:** Richard Gorres

***NEW BUSINESS:***

**National Great Pyrenees Rescue Inc.**  
 75 Allhusen Road

**Proposed: Kennel Site-Plan**  
 SBL# 94.4-5-2.21

- Applicant Carol Richman and representative Andrew were present.
- Proposed establishment of a rescue kennel facility with a maximum capacity of 25 dogs, utilizing the existing house for administration and on-site management, and constructing a new kennel in the rear field area.
- Site plan includes secure fencing, vegetative buffering (cedar plantings), and limited outdoor use to mitigate noise and protect neighboring properties.
- Operation to be supervised on-site at all times, with living quarters in the residence and emergency accommodations in the kennel; security cameras proposed.
- Project requires compliance with NYS kennel regulations, revised site plans addressing engineering comments (bulk table, landscape plan, building layouts), Department of Health approvals, and SEQRA review; Planning Board declared intent for lead agency.

**DISCUSSION:** NPRS – re: required materials

**APPROVAL OF MINUTES:** January 27<sup>th</sup>, 2026 *(approved upon corrections)* **EV/DE/Aye**

<b>VOUCHERS:</b>	<b>\$49.99</b> Elan (Amazon)	<b>EV/DE/Aye</b>
	<b>\$228.20</b> MHE Engineering (Big Green Barn)	<b>EV/DE/Aye</b>
	<b>\$568.30</b> MHE Engineering (Chaisson/Lindsey Ct.)	<b>EV/DE/Aye</b>
	<b>\$122.40</b> MHE Engineering (Minard Farms)	<b>EV/DE/Aye</b>
	<b>\$310.70</b> MHE Engineering (Workshop Storage LLC)	<b>TABLED</b>

***ADJOURNMENT:***

The meeting was brought to an adjournment at approximately 8:30 p.m. with a motion from Chairman Ernie VanDeMark and a second from VC Darlene Eisenhardt, all ayes on the vote.

*All:*

I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

*E. VanDeMark:*

Okay, roll call. Ms. Eisenhardt?

*D. Eisenhardt:*

Here.

*E. VanDeMark:*

Mr. Baum?

*N. Baum:*

Here.

*E. VanDeMark:*

Mr. Dmytry?

*R. Dmytry:*

Here.

*E. VanDeMark:*

Mr. Gorres is not here. Mr. LaFiandra?

*J. LaFiandra:*

Here.

*E. VanDeMark:*

Yes, and Mr. Merritt?

*E. Merritt:*

Here.

*E. VanDeMark:*

He's here. Okay. First up on business is National Great Pyrenees Rescue.

**NEW BUSINESS:**

**National Great Pyrenees Rescue Inc.**

75 Allhusen Road

**Proposed: Kennel Site-Plan**

SBL# 94.4-5-2.21

**C. Richman (NGPR):**

Hi, my name is Carol Richman. I'm a volunteer with National Great Pyrenees Rescue. This is Andrew, who is...[kennel manager]. I had provided a narrative, and I said attached are the new regulations in New York State, and I realized they never got attached, so I have them with me. I have nine copies. It sort of doesn't do much for the permit, but just so you know that we have to abide by these laws. And I'm Carol Richman. So, I'm a volunteer. I live in Gardiner. And this group has been looking for property for years, and we've looked at kennels that are for sale, and normally it's like a big, big house with a kennel attached with lots of small cages and no land. And we thought

this kennel should have land, so it provides a buffer. And when I saw this place, I'm like, this is just incredible. And then to use the old house and restore it and keep it for administrative and also for our kennel manager, who we hope will be Andrew, to live in it.

**D. Eisenhardt:**

Are you going to do anything with the art studio?

**C. Richman (NGPR):**

We don't know what, but yeah, we'll fix it up.

**D. Eisenhardt:**

I live on the road, so...

**C. Richman (NGPR):**

Oh, okay. Because the thing is that we have our mandate as a rescue, which is to provide either foster or adoptions, and that's where the money comes in. So, we can't just spend money recklessly on fixing up that. Yeah, a little bit at a time.

**E. VanDeMark:**

Okay. Did you receive Pat's comments?

**C. Richman (NGPR):**

I did. Yeah. Do you want me to go over them?

**D. Eisenhardt:**

Before we start on Pat's comments, I just have two things. On your narrative here, and I know that doesn't really mean anything, you have Plattekill, New York, but the address is New Paltz, New York. And then the same thing on your notarized letter here, it says Plattekill as well. But it is New Paltz.

**C. Richman (NGPR):**

It's the New Paltz address, right. I have the original. We took a photo of it.

**D. Eisenhardt:**

Right. Yeah, the photo was fine for us.

**D. Eisenhardt:**

It's supposed to be a New Paltz address now. Okay.

**E. VanDeMark:**

It should say, yeah. Because that's the legitimate address.

**C. Richman (NGPR):**

Do you want me to fix the application or relocate?

**D. Eisenhardt:**

That application, if I'm looking in your application, and I didn't see it listed here, it just says 75 Allhusen Road.

**E. VanDeMark:**

Right. Oh. And the correct section block.

***D. Eisenhardt:***

Right. So that's fine on there. So, it was just the notarized lettering in there, and that's fine. Just as long as we have it annotated in our notes that it's New Paltz, New York, not Plattekill. Those were the only two places.

***E. VanDeMark:***

All right. So going through Pat's comments, which you'll need to address, but also pair that up with what you just gave us, the new rules, to make sure.

***C. Richman (NGPR):***

Yeah, there's nothing in that that's going to.

***E. VanDeMark:***

It's all stuff you have to do.

***C. Richman (NGPR):***

It's all stuff we have to do. You know what? It will matter when we go to the building department, when we actually give a kennel design. All that will matter. Okay. Yeah.

***E. VanDeMark:***

Okay, so his first comment is that the property does qualify. It's zoned properly for the project. The fence, he questions, the code requires a noise barrier existing of solid fence six feet high or dense vegetative, not less than six feet, should be provided.

***C. Richman (NGPR):***

So, what we were hoping to do and we put the plan, it may not be very easy to see it on the plan, but that squiggly black lines are the areas of vegetation that I think it's more on the photograph. That's where we're proposing to put solid vegetation and then use the vegetation on the I guess it would be the east and the west side that's already there and the north south. We would plant vegetation and particularly cedar trees.

***D. Eisenhardt:***

The barns are down like here, right? So, you're going behind the barns, okay.

***C. Richman (NGPR):***

So, the color photo. These squiggly lines, that's vegetation. And then I believe on this page or the next, there's a description of the plantings. Yeah. All plant materials shall be in accordance with American standards for nursery stock. Should I read this or it's very hard to read. It's over notes on the right-hand side.

***D. Eisenhardt:***

That's just telling us how the trees are going to be planted.

***C. Richman (NGPR):***

Well, we just said evergreen tree planting. And we do realize they have to be six feet. So, what I'm proposing to do is get native cedar trees. At a minimum of six feet and just plant rows of them. And later, if they ever need to be thinned, we could take some out. But just solid rows of cedars.

***D. Eisenhardt:***

So that's going to be your barrier?

**C. Richman (NGPR):**

Yeah. And if that doesn't work, then we'll put up a wooden fence too.

**D. Eisenhardt:**

So, in relation to the house, then you have the field to the left. And then there's another house there. Where are the trees going in that?

**Andrew (NGPR):**

Behind that field. There's two fields behind that.

**D. Eisenhardt:**

Right, there's another field where the neighbors have their boats and whatever else.

**Andrew (NGPR):**

Right, so to the right of that boat, that's where the kennel would actually go back there. So, it wouldn't be up near the road. It would be in the way back.

**C. Richman (NGPR):**

We're thinking of making it like a horseshoe shape. And that way we can get more access. The dogs can go out in all these different directions. So, these [map] lines, they look like, what do they look like? I want to say mushrooms or...

Beads, they look like beads. Those are what we're proposing to plant. And then we have the natural barrier on either side of the trees. And if we have to plant more, we would. And we chose this spot. We could even move this a little further. This would be north. To maximize all the buffers that are already there from native vegetation.

**N. Baum:**

So, my question is, this is all empty? You're not proposing to do anything within it. You're just identifying the barrier of the already occurring vegetation. That's all that this is indicating?

**Andrew (NGPR):**

Yes. That's just another field and property. So, it would be in this field and not this field.

**N. Baum:**

So, you are going to be utilizing this for the dogs? Just the horseshoe area spot?

**C. Richman (NGPR):**

Yeah. Yeah, the horseshoe area and then a fence around it. And that's it.

**Andrew (NGPR):**

I mean, this field, we would just walk them in maybe. It's not really going to be developed or anything.

**N. Baum:**

But as of right now, it's not being used for anything.

**C. Richman (NGPR):**

Right. Yeah, these are just empty fields. One is being hayed. One of the fields is being hayed. I don't think the other one is. So, there's a tremendous amount of vegetation around it that we're hoping will be the buffer plus what we add.

**E. VanDeMark:**

So, this horseshoe area is where the dogs are going to be able to run?

**C. Richman (NGPR):**

The horseshoe area is the shelter, the actual kennel. They're going to be inside that a good part of the day. And we know about the 8 a.m., 8 p.m. restriction.

**E. VanDeMark:**

And you said it would be supervised on-site contact all the time?

**C. Richman (NGPR):**

Yeah, yeah, we're going to need to have someone there all the time. And we're talking about putting cameras in for nighttime so that the kennel manager can have a nice place to stay. The house, which is, you know, what, 500... Very old home. 350, 500 feet away. It's gorgeous.

**D. Eisenhardt:**

So, the question for you, too, I'm loving that you're going to do this for the animals, but you're aware that we have a big bear population on that road as well, right?

**C. Richman (NGPR):**

You won't.

**D. Eisenhardt:**

Not with them? Oh, I like them down at my end then because they are so cute. But literally this summer there was one right next to your neighbor, Mrs. Tice, like walked right down her driveway. I had to stop while it crossed the road.

**C. Richman (NGPR):**

Yeah, that's going to change. They can stay in the 80 acres.

**D. Eisenhardt:**

On the other side of your street. I'm a little concerned for the dogs, but yeah, if they're going to be barking and stuff, it should keep them away.

**C. Richman (NGPR):**

Even if they don't, just the smell. I mean, these dogs are, they're called gentle giants. They're really gentle, but that's because they know their strength. They know what they can do. And when it comes to, I don't know if you ever heard the stories, like there was a pack of coyotes that got into a goat farm down south, and this one Pyrenees just took care of it. He almost died from it.

**Andrew (NGPR):**

Seven coyotes, I think.

**C. Richman (NGPR):**

Yeah, he took care of it.

**D. Eisenhardt:**

Nice. My girlfriend has two of them. She lives out in Texas. They are beautiful dogs.

**J. LaFiandra:**

Are you going to be leasing the property from the owner for this? Because I know there's a different property owner.

**C. Richman (NGPR):**

Well, we bought it.

**J. LaFiandra:**

Oh, you did buy it?

**C. Richman (NGPR):**

Yeah. Well, on the property records, it still says Adair. When you go to the property records in Ulster County Parcel Viewer, but then when you open it up, it has our name.

**J. LaFiandra:**

Okay.

**C. Richman (NGPR):**

What else? So, we realized that the house does not conform to, if you were to use the house as a kennel, it doesn't conform to your law. But we do not intend to do that at all. So, I don't know that we need anything from the ZBA in that regard because it's just going to be used for administration, for the manager, and for people who come to visit the dogs and volunteers. Hopefully, people in the community will want to volunteer to walk dogs or whatever. We have lots of, we make phone calls to potential adopters. It's a big thing.

**D. Eisenhardt:**

During the day, you're not going to have somebody there 24/7?

**C. Richman (NGPR):**

I think we will.

**D. Eisenhardt:**

You will?

**C. Richman (NGPR):**

I think so. He'll be living in there. Yeah, and then we'll have volunteers and then maybe a halftime person. Yeah, I don't think that we would want to leave it unsupervised. But we're going to put cameras in the kennel, too.

**J. LaFiandra:**

The plan says there's going to be an apartment in the kennel as well.

**C. Richman (NGPR):**

We're thinking that, yes. We'd like to do that because if there's a very sick dog or if there's some, I don't know, some emergency, or if the power goes out and then the cameras don't work, that would be a good reason.

**J. LaFiandra:**

Okay.

**R. Dmytry:**

What's the lifespan of the dogs?

**C. Richman (NGPR):**

Twelve years is pretty amazing, 12 1/2, but normally it's less.

**R. Dmytry:**

The bigger the dog, the shorter the life.

**Andrew (NGPR):**

Sadly, yeah, 10 to 12, I think, is the estimate.

**C. Richman (NGPR):**

Yeah. At that age, they're pretty frail. But our mission is not to keep the dogs there. It's to adopt them out as soon as possible or foster.

**E. VanDeMark:**

So, it's a transitioning time.

**C. Richman (NGPR):**

Yeah. Yeah, we're going to look for fosters because we were always just foster-based, but then we couldn't save the dogs that were being euthanized in the shelters. They couldn't get them out fast enough to get them to a foster.

So, we thought we would try this. And we were spending literally hundreds of thousands of dollars a year paying private kennels. So, we thought, well, we'll just put it towards this and try this.

**E. VanDeMark:**

What's going to be max capacity?

**C. Richman (NGPR):**

Twenty-five dogs. If we want to rebuild the septic, so it will be more, and then if that happens, we would come before you. But right now, it's 25 dogs.

**D. Eisenhardt:**

We're up to number five [on Pat Hines' comments]?

**E. VanDeMark:**

Yeah.

**D. Eisenhardt:**

So, you'll have to go before the ZBA.

**C. Richman (NGPR):**

Is that because of the house?

**D. Eisenhardt:**

This is the preexisting nonconforming structure, so it's probably the red barn.

**C. Richman (NGPR):**

I'm not understanding.

**J. LaFiandra:**

Did Pat ask for a bulk table? Maybe that would identify. I think that's what he's looking for here in number five.

**C. Richman (NGPR):**

Do we need a bulk table? Oh, and that would include the red barn, the house, and the studio.

**D. Eisenhardt:**

And probably the little building behind the house. That's the little building that's there.

**C. Richman (NGPR):**

Yeah, we call it the garage. And so, in other words, bulk table for those four things because they don't meet the requirement for the amount of road footage, is that it?

**D. Eisenhardt:**

It contains preexisting nonconforming structures.

**E. VanDeMark:**

Maybe Joe would know that one. What's that?

**J. LaFiandra:**

Maybe you would know the answer to that. Yeah, well, I was going to say there may be. Whatever the deficiencies are, the bulk table would identify them.

**C. Richman (NGPR):**

Okay. Okay. All right, so you want us to prepare a bulk table, is that?

**E. VanDeMark:**

Yeah, I believe that's what Pat's asking for.

**J. LaFiandra:**

The engineer should do that for you.

**C. Richman (NGPR):**

Okay, yeah. Too bad he just gave us the bill. Okay.

**E. VanDeMark:**

Okay, number seven.

**C. Richman (NGPR):**

Six, we didn't do.

**E. VanDeMark:**

Oh, six we didn't do, yeah.

**C. Richman (NGPR):**

Yes, and I think that must be in the process because we had, I always forget names, we had the Ulster County Health Department, we had Christopher Kressler come up. Yep. And we did the soil samples and the PERC test, and so I guess we're just waiting for approval on that. So, the bald eagles, do we coordinate with the DEC or do you?

**E. VanDeMark:**

You do.

**C. Richman (NGPR):**

Okay, I'll do it. I really think that the bald eagle habitat would be on the other side of the road. It's just that this is all one, it's all one parcel.

**N. Baum:**

Well, no, no, I'm saying the bald eagles are actually all over that area.

**C. Richman (NGPR):**

Really? Yeah.

**N. Baum:**

So, it might.

**C. Richman (NGPR):**

Okay, so we'll go to the DEC. All right, and they come out and do an inspection?

**D. Eisenhardt:**

Mm-hmm.

**C. Richman (NGPR):**

Okay.

**D. Eisenhardt:**

Are we going to, it says number seven also says we have to declare intent for lead agency.

**E. VanDeMark:**

Yep, at the end we'll do a motion.

**D. Eisenhardt:**

So, when we do that, doesn't that reach out to all the other parties?

**E. VanDeMark:**

That reaches out to all the other parties, and if no one responds in 30 days, then we are lead agency.

So, at the end of our discussion, we'll make a motion to declare [intent for] lead agency.

**C. Richman (NGPR):**

So, we listed a couple parking places at the kennel. We don't think we need too many because the real parking will be where there already is parking at the side of the house. There's really no need for cars to go out there.

**E. VanDeMark:**

People coming to adopt or whatever is by appointment only, I would assume.

**C. Richman (NGPR):**

Exactly.

**N. Baum:**

Are they going to the back towards the kennel, though, or is it only going to be at the front? That might be the distinction.

**C. Richman (NGPR):**

Well, they can, first of all, they should be able to walk. But our plan is if they want to, if they have a dog in mind, we'll bring them the dog to the, we're going to put a little fence in the back of the house, and we'll bring one dog out, and that's the plan. So, it's not going to act as a kennel, but it'll be what we call a meet-and-greet yard.

**D. Eisenhardt:**

So, then they can just park on the side of the house. You don't need to put parking lots right there.

**C. Richman (NGPR):**

Yeah. I mean, we're going to need something for emergency access and for deliveries, and also when the dog comes in, we're going to take the dog straight to the kennel because they're pretty freaked out. They need to get inside in a cage. And our idea is to have inside the kennel, we're going to have like a living room area, so the dogs learn what living in a house is like. So, they're not, you know, when they're adopted or fostered, they're not in shock.

So, do you want us to do anything more about the parking? I think it's, I think Andrew listed, um, Matt listed it.

**E. VanDeMark:**

Is it depicted on the map?

**Andrew (NGPR):**

It's hard to see. It's on the left side of the house. There's room for probably four or five cars there right now, I'd say. There's a little stone wall there that you enter through.

**C. Richman (NGPR):**

And then we're going to add at least two spaces at the kennel with, you know, proper turnarounds for emergency. Oh wait, there is a map somewhere that shows this better. Yeah, here it is. This plan shows fencing, dumpster, proposed driveway. Yeah, but I'm looking for the added, I don't know if he added the parking in front.

**R. Dmytry:**

What kind of aggregate is he going to use for the base?

**C. Richman (NGPR):**

For the driveway? I don't know how, but the gravel for the, yeah, just the gravel, but I don't know what goes under.

**D. Eisenhardt:**

Yeah, they never paved or anything there, it was a dirt driveway.

**C. Richman (NGPR):**

Yeah, we want to keep it as rustic looking as possible.

**D. Eisenhardt:**

Yeah, it's a 300-year-old home. Yeah, he's living in a 300-year-old home. So, on the left is where you pull in, that would be your main parking, and you're thinking about putting parking back by the kennel?

**C. Richman (NGPR):**

Just like two spots, yep, enough for two trucks.

**D. Eisenhardt:**

So, we're going to have a caretaker living in the house, or we're going to have the caretaker in the kennel?

**C. Richman (NGPR):**

We're going to have the caretaker, the kennel manager in the house, but we're talking about making sure that there's...

**E. VanDeMark:**

Living space in the kennel in the event of an outage or emergency.

**C. Richman (NGPR):**

Yeah, it's going to be, you know, pretty rustic. Nothing great, but it's just for emergencies. Not rustic, but just not large.

**E. VanDeMark:**

Okay, we're just about there. Number nine now. If the existing house or other structures are to be utilized by the public, accessible route of travel to those structures should be provided. Is this talking about a walking path?

**D. Eisenhardt:**

Oh, well... So that would be, what I'm thinking this would be, is that the existing house or other structures, meaning they're going to use that, put that kennel in the back. You have to public accessible route to that.

**C. Richman (NGPR):**

Well, yeah, this is, it's on here. It's actually already existing. There's a trail. Let's call it a trail now. But there's no trees, it's wide, and that's what we would gravel.

**N. Baum:**

And getting from the parking area to the actual house. I'm not sure if that's what he's talking about.

**Andrew (NGPR):**

Yeah, that has a stone walkway right now.

**N. Baum:**

And that would go to that area?

**Andrew (NGPR):**

Right, from the parking area to the house. Yeah, maybe he just didn't notice it when it was there, but there is something there we could add. So, there's a blue stone walkway right now.

**C. Richman (NGPR):**

Okay. And that would be the kitchen entry, but that would be, if anyone goes in there, that's where they would go in.

**Andrew (NGPR):**

Right, so it's not to the front of the house, it's to the kitchen.

**N. Baum:**

Yeah, I just don't know if that might have been one of what he's referring, or one of the items he's referring to with that. Maybe just on the map you put something showing that there is an existing stone walkway in there.

**C. Richman (NGPR):**

Okay, so do you want us to prepare little maps or diagrams to answer these questions?

**E. VanDeMark:**

This will all have to be engineered on...

**D. Eisenhardt:**

On your map, yeah. On the map.

**N. Baum:**

Yeah, on the finalized map. If that is what he's referring to, and I don't know because he's not here, that would have to just be indicated on the map.

**C. Richman (NGPR):**

Okay. Okay, so we'll put, like, stone wall. Okay. Okay. So, like, for, we're all the way, we've gotten to nine.

**D. Eisenhardt:**

Yeah, we're up to ten now.

**C. Richman (NGPR):**

Like, do you want me to, how do I answer these other questions that we've discussed, and it's in a narrative, is that sufficient?

**D. Eisenhardt:**

So, when you do the final map, like your cedar trees will go on your final map, all of anything that we're discussing now needs to go on your map so that Pat can see it all, our engineer can see that it's all depicted.

**E. VanDeMark:**

Has your engineer received these, the comments from Pat?

**C. Richman (NGPR):**

Yeah, he did.

**D. Eisenhardt:**

And he'll be reaching out to Pat, too.

**E. VanDeMark:**

Okay. If he has questions, he can definitely talk to Pat.

**C. Richman (NGPR):**

Yeah, okay. Okay, so, yeah, we know about the SWPPP and...

**E. VanDeMark:**

Yeah, stay under one acre. Just a magic number.

**C. Richman (NGPR):**

Okay, so, number 11, we were thinking it might be nice if we could, if it's a good area where we're not taking down any trees, to allow the dogs to have a couple trees within the fence. But it's not necessary. You know, it's not a big deal either way. It would be good if they get, they'll get some shade from it anyway. So, we can definitely move that line so that it's completely outside the vegetation. And in some ways, that's good also so when branches come down, they don't hit the fence.

**Andrew (NGPR):**

Yeah, there's a lot of overgrown vegetation that needs to be cut back right now. It hasn't really been dealt with in a while.

**D. Eisenhardt:**

And, what is the black, I'm not sure what...

**E. VanDeMark:**

I'm not sure what black vinyl coated... Oh, it's like a chain link?

**C. Richman (NGPR):**

It's... Gosh, I should have brought some. It's just... It's not chain link, it's nicer looking.

**Andrew (NGPR):**

It's rectangular.

**C. Richman (NGPR):**

It's like the galvanized wire, only it's coated with plastic. So, you've seen it in green or black around here.

**D. Eisenhardt:**

So where is that going?

**D. Eisenhardt:**

Number two, we're using the cedar trees for noise barrier.

**C. Richman (NGPR):**

But that's not going to hold the dogs in.

**E. VanDeMark:**

No, that's just for a noise barrier. So, this is just to hold the dogs in.

**C. Richman (NGPR):**

Yeah, and we're not going to use it for sound barrier. So, we're going to... That's going to go around the house less than an acre. And then around that will be either the natural vegetation or the north-south buffer vegetation that we plant. Because he's saying it should be for sound barrier. Yeah, I think he's not realizing that we're using this fencing to hold the dogs in.

**E. VanDeMark:**

And the trees, the dense trees for the noise barrier.

**C. Richman (NGPR):**

And if that doesn't work, we'll put up wooden... You know, we can put up wooden fencing too. It's just the main thing for the dogs is to have very secure fencing.

**E. VanDeMark:**

What number was that?

**D. Eisenhardt:**

That's number two. The first one was number two. So, I'm just putting in to hold dogs in, not sound barrier.

**C. Richman (NGPR):**

I could provide a photo of what the wire mesh is.

**E. VanDeMark:**

Yes, please.

**N. Baum:**

What is the triple rail, split rail fence?

**Andrew (NGPR):**

It's in here somewhere. There's a diagram of it.

**N. Baum:**

Yeah, I see the diagram. Is that surrounding the kennel area as well, or what is that for?

**C. Richman (NGPR):**

We're going to put that on the side and the back of the house, the main house.

**N. Baum:**

Oh, so that has no bearing on the kennel itself?

**C. Richman (NGPR):**

No. Yeah, we want it to look good.

**E. VanDeMark:**

More for looks than...

**C. Richman (NGPR):**

Yeah, and it won't even be in the front of the house. We want to keep the front of the house as is, only painted and fixed up. And then the plan...

**D. Eisenhardt:**

We've got to do a public hearing. Planning board language request building layout plans depicting the kennel use in the caretaker's apartment.

**N. Baum:**

Can you just show me where that triple split rail is?

**C. Richman (NGPR):**

If we were going to put this up, we got a lot of what we needed one week before the storm.

**Andrew (NGPR):**

So, this is the side of the house. It's going to go that, and then up, and then back. Okay, so coming off the back of the house.

**C. Richman (NGPR):**

What was it, 250 linear feet? Is that what we came up with?

**Andrew (NGPR):**

Yeah, it might have been a little more than that.

**C. Richman (NGPR):**

No, it was 250. Yeah, it wasn't more.

**Andrew (NGPR):**

I was just trying to remember if it was 150. So, a little bit will be visible from the road. On the left side, most of it's hidden behind the house.

**C. Richman (NGPR):**

And that's, a lot of it is... For Andrew's dog.

**D. Eisenhardt:**

Fourteen.

**E. VanDeMark:**

Fourteen, planning board may wish to request building layout plans depicting the kennel use and the caretaker's apartment. So yeah, a total layout of the kennel, especially with the living quarters for that.

**C. Richman (NGPR):**

Well, see, we were hoping to do that with the building inspector, because this is like a whole other layer for us. Including, you know, if we get a permit, then the rescue can say to its donors, okay, we got the permit. We know that we can have a kennel. Now let's talk about how we build this, and let's raise funds and see what we get.

**D. Eisenhardt:**

So, he's going to want, they're going to want a picture to see architectural design of what it's going to look like. They can't just go, they're not going to go by your word and say, hey, we want to build it this way. They're going to want to see actual pictures.

**E. VanDeMark:**

Like an artist's conception of it.

**D. Eisenhardt:**

Yeah, of what it's going to look like. Okay. Unfortunately. In order to get a building permit, they're going to need to see diagrams.

**C. Richman (NGPR):**

Oh, once we do the building permit, we got to give them everything. But I was wondering if we needed to do that at this phase.

**D. Eisenhardt:**

You have to have the drawings for him to issue the building permit.

**N. Baum:**

No, no, for the plan here. I think he's going to want to see something.

**C. Richman (NGPR):**

Okay. Okay. So, a drawing of the kennel.

**D. Eisenhardt:**

And include the caretaker's apartment in that.

**C. Richman (NGPR):**

And the plan should, any proposed signage, the only signage that we can think of at the moment is this, which is our logo.

**D. Eisenhardt:**

Are you going to put that in front of the house somewhere?

**C. Richman (NGPR):**

We were thinking of putting it on a nice one side. We said 30 inches. It could be smaller. On the railing of the, help me out. The second floor. The porch. The deck. There's that little deck. Yep. With the wooden rails. And we thought we could put this. No writing.

**E. VanDeMark:**

Will that constitute a sign for a permit? There's no writing on it.

**D. Eisenhardt:**

Yeah. No.

**D. Eisenhardt:**

Yeah, we'll have to ask Pat. Oh yeah, there it says right there, proposed site identification sign. Okay. The wooden painted sign attached to existing house as indicated on the site plan. Signed to be 30 inches in diameter. And Pat got a copy of this.

**E. VanDeMark:**

I think, yeah. He's got this one.

**C. Richman (NGPR):**

We don't mind going smaller. And basically, we're thinking of painting the house, not this, a darker, like a charcoal gray. And then having some of the accents in more blue. And yeah, but keeping it like the colonial looking type of colors. Right. Yeah. Okay.

**D. Eisenhardt:**

And then the last one.

**E. VanDeMark:**

The last one is a landscape plan should be provided. As minimal as you're willing to do. I don't know.

**C. Richman (NGPR):**

You mean the landscape of the...

**E. VanDeMark:**

Of the property.

**D. Eisenhardt:**

Yeah, the trees you're going to plant, all of the stuff you're going to do to the property landscape wise.

**C. Richman (NGPR):**

Oh, I see. Well, just that's it. Planting trees, that's it. Yeah, we can do that. Okay. So, like a diagram of it or, okay, a landscape plan. Yeah. It's just that's all we want to do. It's got beautiful trees already.

**D. Eisenhardt:**

Nice piece of property. And you're not doing anything with the other side of the road as of right now?

**C. Richman (NGPR):**

As of right now, no. And we're hoping to partner with, you know, another rescue, like a horse rescue, a wildlife rescue, something like that. And just be able to keep it as natural as it could be.

**D. Eisenhardt:**

That'd be cool. I'd love to drive up there. I would love it.

**C. Richman (NGPR):**

Yeah. Yeah. It needs a road right now. So, I've been talking with Elizabeth Ryan, who owns the Adair Winery.

**D. Eisenhardt:**

It's up for sale.

**C. Richman (NGPR):**

Yep. And she called me over and gave me a tour and said, we need to preserve this. And I've been calling people and, you know, because it would be great to do that.

**D. Eisenhardt:**

Yeah, because that one's on the, that's a historic building. The winery. They started doing some changes in there, and then they stopped.

**C. Richman (NGPR):**

Yeah, they put in a tasting room, and they cleaned up a lot.

**D. Eisenhardt:**

It's empty. Again, well, it's back up for sale.

**E. VanDeMark:**

Yeah. Anybody else have any questions or point anything out?

**N. Baum:**

Noise with something like this at full capacity of 25 dogs. With similar kennels, do you have an expectation of noise during the day to meet sound ordinances?

**C. Richman (NGPR):**

Inside or outside?

**N. Baum:**

Outside.

**C. Richman (NGPR):**

So, we're not going to have all the dogs outside during the day, not all of them at once. We're thinking maybe four at a time.

**Andrew (NGPR):**

There's New York State regulations about noise.

**N. Baum:**

Yeah. And we have sound ordinances here. I'm just trying to...

**Andrew (NGPR):**

Is it in here?

**N. Baum:**

Because it's a residential area and dogs are (unintelligible)

**C. Richman (NGPR):**

The decibel ratings they talk about are for inside. So that's different. The decibel ratings in the law is for inside the house.

**Andrew (NGPR):**

It's inside, but I asked them about outside, and they said there's really nothing for outside, but we're going to keep them as quiet as possible.

**N. Baum:**

And dogs do bark, so I get that, but I'm just trying to understand what...

**D. Eisenhardt:**

How big are they going to be in individual kennels?

**C. Richman (NGPR):**

Somewhere between 60 and 90 square feet.

**D. Eisenhardt:**

Wow.

**C. Richman (NGPR):**

That's what we're hoping for. See, that's why I'm balking when you're saying... I did the math. It all fits into 3,500 square feet or less. But I would like, instead of these long stalls, I would like wide ones. And that's going to be very difficult to figure out how to do that. But that's our problem. That's inside. And each kennel will have a dog door that we can close, and when they have their time where they can go out, we open it up so they can do whatever they want, go in or out.

**Andrew (NGPR):**

The whole 25 aren't out, hiding around by themselves, making noise. They'll be supervised, and they'll be in and out. They're not just going to be out in the field barking all day. That's not sustainable.

**N. Baum:**

And not that they're going to bark all day. I'm just trying to understand, in mass, what that would look like.

**R. Dmytry:**

Would you be breeders?

**C. Richman (NGPR):**

No. We, no. I mean, the most that could happen is we take a dog that has puppies or a dog that's about to have puppies. But we are anti-breeding. We are the ones who rescue them.

**Andrew (NGPR):**

Right. And they have to, there's rules about, they have to be fixed within a certain amount of time per New York state also. So, we would have to abide by that stuff.

**E. Ackerly (Clerk):**

I actually have a question just out of my own curiosity. I love dogs, and I've always adopted and whatnot. A lot of shelters, like how you guys are proposing, they have either an on-site vet that will do rabies vaccinations or just stuff like that, like spay-neuter programs. So, I'm wondering, are you guys working with a local vet to be able to carry stuff like that out?

**C. Richman (NGPR):**

Well, you know what? I haven't yet talked to the place, but it's right there.

**E. VanDeMark:**

All Animal?

**E. Ackerly (Clerk):**

Eleanor Ackworth.

**C. Richman (NGPR):**

Yeah, it's right there. She's great. I mean, that was one of the things about buying this property. There's a vet, what is it, three-quarters of a mile?

**D. Eisenhardt:**

And I'll tell you, she loves to go out into the fields and do it. She'd prefer to be working on horses in the fields. She'd be a good one for you. She'd be very happy to go there.

**C. Richman (NGPR):**

And also, whoever our kennel manager is, and hopefully it's Andrew, can get trained to do things like weigh the dogs under New York state rules. They have to be weighed every six months. There's a whole bunch of things that you don't need a vet for, but you need someone who's gotten a certain amount of training.

**R. Dmytry:**

Well, I have a good relationship with Eleanor. So, it's, you know, I mean, there was, it's a long story, but it's, Paul Colucci had, you know, 300 dead in cows. So, and unfortunately, the Noreen, she was like the second in command over there, but she left the corporate life and did this. And we just, we all, whatever, we have, we've been in good hands.

**C. Richman (NGPR):**

Yeah. Oh, that's good.

**Andrew (NGPR):**

Yeah, so that takes care of a lot of cows. Wow.

**D. Eisenhardt:**

Just on your special use permit, you have number of parking spaces provided, nine.

**C. Richman (NGPR):**

I'm not sure why you put that, but I think it's because he's thinking six in the front.

**Andrew (NGPR):**

I guess that must be.

**C. Richman (NGPR):**

And three in the back. Probably.

**N. Baum:**

Yeah. It might meet the parking requirements for the town for business. That's my assumption for why it's that.

**C. Richman (NGPR):**

Because we can definitely have six.

**N. Baum:**

Yeah.

**D. Eisenhardt:**

And there's going to be an ADA one in there?

**N. Baum:**

Yeah. And as long as you're not letting the public back here, I don't expect them to need one there, but if you do have that open up to the public, you might have to have an ADA.

**C. Richman (NGPR):**

We might do that.

**N. Baum:**

That's why I was asking.

**C. Richman (NGPR):**

It's so simple. Since we're doing stuff from scratch, to do everything ADA.

**D. Eisenhardt:**

If you're putting three back there, just make one of them ADA.

**N. Baum:**

And you should be fine.

**E. VanDeMark:**

I agree with that.

**J. LaFiandra:**

They have one on the grading and utility plan, it shows an ADA spot.

**N. Baum:**

Yeah, up at the front, that's it. But if they open up the back. So pretty much all activities are just right around the kennel in this back area. It's the fenced in area for them?

**C. Richman (NGPR):**

Yeah.

**N. Baum:**

Okay. Escapees.

**C. Richman (NGPR):**

Always a problem. It's a six-foot-high fence. And I think that's generally good.

**D. Eisenhardt:**

Minimal escapees?

**C. Richman (NGPR):**

Very, very minimal. There's not too many dogs. There was one dog I fostered. Oh, God. It was quite a story. And nobody could contain this dog, so the director ended up adopting the dog. They could never find this dog a home.

**N. Baum:**

No, I was just asking, I assume you're going to make a plan in the event of...

**C. Richman (NGPR):**

Well, they have to by law, but New York State, they have to be chipped. So, they're going to, you know, depending how they come to us, they're either chipped or we can get them chipped. Yeah. If they're transported from another state, they have to come with chips. Obviously, if, you know, someone calls us and says, there's a dog 20 miles away, you need to come get this dog or we're going to bring this dog, then we've got to start from scratch.

**J. LaFiandra:**

Who funds your organization?

**C. Richman (NGPR):**

Donors.

**J. LaFiandra:**

All donors?

**C. Richman (NGPR):**

All donors. There's been some huge donations to buy this property. And then we have someone who is just waiting in the wings to do some fundraising. And we have pledges to build the kennel. We have enough, I think, to build the kennel. I don't know. Afterwards, getting... Well, we also have the money that we're saving by not paying private kennels. So that's already over \$200,000 a year, which is a lot. So, if we have the money to build the kennel, I think we could run it on \$200,000 a year.

**E. VanDeMark:**

Anything else?

**D. Eisenhardt:**

No.

**E. VanDeMark:**

Then I will make a motion that the Planning Board for Town of Plattekill declare [intent for] lead agency for this project.

**R. Dmytry:**

Second.

**E. VanDeMark:**

On the vote?

**All:**

Aye.

**E. VanDeMark:**

Passed.

**C. Richman (NGPR):**

So, this is what Andrew did for the short form for the environmental... Matt, I call him his partner.

**D. Eisenhardt:**

It says one employee.

**C. Richman (NGPR):**

Yeah. It's probably going to be one employee and then a half employee.

**N. Baum:**

Just make sure you specify it on the finalized map.

**C. Richman (NGPR):**

Yeah. I mean, we're saying one because if someone says, where's the other half employee? I don't know that we'll have one. It might just be volunteers.

**Andrew (NGPR):**

One full-time, one part-time, maybe something like that.

**C. Richman (NGPR):**

Yeah. I think it's in our narrative, but you're saying on the...

**D. Eisenhardt:**

Yeah, on your application. On your special use permit, you have the one... The manager will be on site at property at all times. Living quarters have been provided for in the main house and sleeping quarters will be included at the kennel as well. The manager will be on site at the property at all times.

**C. Richman (NGPR):**

Yeah. Which I realize got written twice. Yes.

**N. Baum:**

And you're maxing it out at 25, not looking to go beyond that at any point.

**C. Richman (NGPR):**

Nope.

**N. Baum:**

Okay.

**D. Eisenhardt:**

I'm excited for your project. Yeah, thank you.

**C. Richman (NGPR):**

Yeah. It's awesome.

**E. VanDeMark:**

Yeah, it's a good one.

**C. Richman (NGPR):**

Yeah. Oh, I'm glad you like it.

**D. Eisenhardt:**

I think it's the first one we've had here, right?

**E. VanDeMark:**

Oh, yeah. For sure.

**C. Richman (NGPR):**

And now our goal is to put this on the map and yet not, you know, like, we want to keep it quiet. We don't want people dumping dogs. That's why we don't even want to put our name on that sign. But we also want people to go, wow, National Great Pyrenees has this place in Plattekill. And, you know, yeah, there's...

**N. Baum:**

Dumping dogs, like, on the front yard?

**C. Richman (NGPR):**

Oh, they do that. Yeah. Anywhere. Yeah.

**Andrew (NGPR):**

I can't say no to any dogs that would do that.

**J. LaFiandra:**

You also have a place in Nanuet. I saw a Nanuet mailing address on the application.

**C. Richman (NGPR):**

So, all our addresses belong to people on the board. We don't have a physical location. Never had one.

***N. Baum:***

And only because you mentioned it, in the event that people do start dumping dogs there, hopefully that does not happen, what would be your plan to address that? Just so people are aware.

***C. Richman (NGPR):***

Well, already in... I already know the CEO of Ulster County SPCA. I mean, we talked to work with them.

***N. Baum:***

Because if they throw it on your lap, it becomes irresponsible. But you know what I'm saying.

***Andrew (NGPR):***

Maybe we'll watch it for a day or two, hopefully (unintelligible)

***C. Richman (NGPR):***

Yeah, we would figure something out. And I know Andrew McKee [Plattekill Animal Control Officer]. We'd call Andrew. You know, we'd figure this out. Yeah.

***N. Baum:***

That's right. I understand that that could become a potential.

***E. VanDeMark:***

Okay. We have your homework assignment.

***C. Richman (NGPR):***

Okay. Oh, and just so you know, we... Our dogs, we're not necessarily doing purebreds.

They can have 20% Great Pyrenees. I forgot to send you that photo to print out. Right on their website is this black dog with no hair. I mean, not no hair. Like, short hair. And he is 20% Great Pyrenees. And we're like, yeah, we take him. We take him. Small, big. It's a way for people to find the dogs that they want to adopt. And also, you know, the people in the group have a passion for this breed. But we're not just looking at purebreds. That's not our goal.

***N. Baum:***

Do you have, like, an estimated time window for... Not that... It can't be concrete. I get that. But do you expect within six months or a year each dog would go?

***C. Richman (NGPR):***

Oh, hopefully. I think the maximum is six months.

***N. Baum:***

That's your whole dog kennel?

***C. Richman (NGPR):***

Well, it's not that we... It's just that we work on getting them adopted. I fostered 28 dogs here. And then when I lived in New Mexico, it was a whole crazy amount. But most of them got adopted in... Well, some were two days. Some were two weeks. Some were two months. One was five months.

***N. Baum:***

Okay.

**C. Richman (NGPR):**

What's the biggest they get? 125?

**Andrew (NGPR):**

The males get really big. I have a female that's 100 pounds. The males get really big.

**C. Richman (NGPR):**

But it's best to keep them, like, not more than 105. And my dogs were mutts. They were, like, 70, 80 pounds.

**Andrew (NGPR):**

The purebred are 100 plus. Non-purebred would be smaller.

**R. Dmytry:**

What's their... How's their hips?

**C. Richman (NGPR):**

Depends, but, yeah. So, there's, like, two kinds of Pyrenees breeding lines. The ones from the United States, they're bigger, and their hips are not as good. And then the more from the European lines, they're smaller and better hips. Some people just want to breed them as big as possible, and that's when you get the...

**E. VanDeMark:**

And as they get older, that's the first thing that goes.

**D. Eisenhardt:**

So, these just come from all over the country?

**C. Richman (NGPR):**

We're going to... You know, we're going to get any dog that's from New York. Is that what you call it? Tri-state. But also, a lot from the south. You know, there's a lot down there. They're just wandering around neglected and gunshot and everything.

**D. Eisenhardt:**

Oh, okay. Too hot for them with all that fur. They need to come up here where it's cold.

**C. Richman (NGPR):**

Yeah. Well, and we're going to have a good system inside the kennel with... I think we'll have a whole heat pump system. And, yeah. So, we'll have air conditioning. In the summer, they'll probably be indoors.

**Andrew (NGPR):**

Yeah, that's right. They want to stay in in the summer. They just don't like the heat.

**D. Eisenhardt:**

They're cold-weather dogs? They would love this then, okay.

**R. Dmytry:**

I saw something on PBS. That's why... There was a few... I don't know. And they just, you know, they just sit there and they will watch over their flock. Yeah. And wolves are, especially in Europe, I mean, they're, you know... But it's... I raise water buffalo. So... I have... It's over a six-foot no-climb fence.

**C. Richman (NGPR):**

What's a no-climb fence? What kind of fencing is that?

**R. Dmytry:**

Well, there's a fence... It's the gapping, okay? You can see through it. It's galvanized.

**C. Richman (NGPR):**

This is what we're using, yeah.

**R. Dmytry:**

Yeah. And the thing of it is, as it goes... It's, you know, graduated. It's, you know, the spacing. And as you get to the top, it's... There's more of a, you know, opening. You can call it that.

**C. Richman (NGPR):**

Yeah, I know exactly what you're talking about. Yeah. Yeah. We're going to use two-by-four-inch openings. So, they can't climb through that. We could, if we got anything... It gets quite expensive the smaller you go, and it's not necessary.

**Andrew (NGPR):**

But they won't climb. It'll be six feet. They won't be able to climb out.

**N. Baum:**

And do you want to provide... If you've got a photo of the material... You might want to include that.

**C. Richman (NGPR):**

We have some. Yeah. It's the same stuff they use in Central Park. Like all of... Exactly the same company. So, the timeline, so we're going to... So, every time we get you a submission, we have to do it two weeks before your meeting, right? All right. So... All right. We'll see what we can do. I'll give you a heads up.

**E. VanDeMark:**

The 24th is full already.

**C. Richman (NGPR):**

The 24th of February?

**E. VanDeMark:**

Yeah. Okay. So, you're into March.

**C. Richman (NGPR):**

We're into March. Yeah. Yeah. So hopefully we can be on the calendar for the first March meeting.

**E. Ackerly (Clerk):**

That would be the 10th.

**C. Richman (NGPR):**

March 10th. Okay. Thanks.

**D. Eisenhardt:**

So, lean on Department of Health. They [the dogs] have good temperament?

**C. Richman (NGPR):**

Yeah. Sweet. Yes. Oh, I should have... I have so many pictures on my phone. I should have printed out that one of this... Yeah. Little kids just snuggle up with them, and they're just so calm. Yeah. They're not high energy dogs. They're medium energy or even low.

**Andrew (NGPR):**

Low, I would say, yeah.

**N. Baum:**

And they'll all do their business within the confined space? Easy cleanup that way?

**C. Richman (NGPR):**

Yeah.

**N. Baum:**

Okay.

**E. VanDeMark:**

Twenty-five of those dogs? A lot of business.

**D. Eisenhardt:**

Yeah. That's a lot of business. I think there's somebody around here that does their own business, that does like a pooper scooper thing.

**C. Richman (NGPR):**

What's funny about this breed is when they do their business, they don't just do it in the middle.

**E. VanDeMark:**

There's nothing private about it.

**C. Richman (NGPR):**

They go to the edge. They go to the edge of the fence. So, the edge of the fence line will be.

**D. Eisenhardt:**

Oh, really? They don't want it in their main area?

**C. Richman (NGPR):**

Yeah. They're very polite. Oh, they are so polite that it was Louis XIV, he had them in their court. Like if you read the history of these dogs, they were allowed, the only dogs that were allowed in the court were the Versailles, I guess.

**D. Eisenhardt:**

Okay. Very nice meeting you. We'll see you again.

**C. Richman (NGPR):**

Nice meeting you.

**Andrew (NGPR):**

See you in March.

***N. Baum:***

We're neighbors, too. I live there, so we'll see you guys around.

***C. Richman (NGPR):***

Yeah, both of us. Also, you're also, do you live?

***N. Baum:***

I'm adjacent. That's what I was asking about because I have a lot of residents, so I needed to know what sound we're looking at.

***Andrew (NGPR):***

I'll give you my phone number if there's any problems you can call me directly. Thank you, everyone. Thank you.

***E. VanDeMark:***

Nice to meet you.

***D. Eisenhardt:***

Nice meeting you.

### ***DISCUSSION:***

***E. VanDeMark:***

All right, next up is a discussion we've got to have on New Paltz Rescue Squad. We have reached out to them and asked them for an escrow account to be set up and also for, what's the other document? They need the power of attorney signed, because they don't own the property they're leasing it. And to date, there's no response.

***N. Baum:***

Was that a, that was just a discussion when they came in?

***E. VanDeMark:***

That's the meeting I missed.

***N. Baum:***

Okay.

***R. Dmytry:***

Yeah, that's kind of a conceptual. It was. But they were already in operation.

***E. VanDeMark:***

They're in there already.

***D. Eisenhardt:***

They're already in there. They got their sign up and everything.

***R. Dmytry:***

Well, that's the other thing. The sign.

**D. Eisenhardt:**

The sign isn't a problem.

**R. Dmytry:**

I know that. I'm not, I'm not saying that.

**E. VanDeMark:**

I'm waiting until the code enforcement officer comes back and I'll have a discussion with him because I don't see. It's, it's, they use the same stanchion and everything as, as Lightning Express. They just put a new insert in it. That does not require a permit.

**N. Baum:**

As long as it's on the plan.

**E. VanDeMark:**

But the question is, what's our next steps? They are a service to the community. They don't want to come on too hard. But they need to set up an escrow and they need to conform to code.

**N. Baum:**

Yes, they need to follow the rules and the laws of the town. I think as a policy, and I don't know if this is something the board can establish or the town board has to do it, but if we're going to have somebody come in for a conceptual so we don't get caught holding a, an invoice for them, I think a small payment should be established. That's my guess. So, we don't have to deal with...

**E. VanDeMark:**

At the time of? It's just like a, check.

**N. Baum:**

Not an application cost. Yes. And anything over, if they decide to go ahead with the project, anything left over from that initial 100 or 150 payment goes into their escrow for their project. If not, the remainder gets returned to them. That way, we don't have to address issues like this. But I don't know if that's on board or not.

**E. Ackerly (Clerk):**

Technically, conceptals don't get input from Pat. So, there would be no reason for an escrow for a conceptual. New Paltz Rescue Squad came in as an applicant, not as a conceptual. There just was so much noise around it that...

**N. Baum:**

That we didn't get an escrow established for it? Oh, okay. Then I misunderstood and I guess retract that.

**E. VanDeMark:**

And now that we've asked them, requested a couple of times, no response.

**J. LaFiandra:**

I think we requested engineered drawings. They did not provide. They just provided sketches.

**E. VanDeMark:**

Right. And that was another question I had. Do they need engineered drawings? Beings that they're moving into, they didn't change a square foot of the interior or the exterior of the building. They're parking an ambulance in there,

a table and a couple of chairs, probably a phone. And then that's it. I mean, do they need a full-blown engineering drawing?

**N. Baum:**

They still need to meet the requirements of the town if that calls for a full site plan.

**E. VanDeMark:**

Then it does.

**N. Baum:**

Yeah. A change of use, I don't know if that's a variance, but even if it's... It's not even a change of use. It's allowable in that district, isn't it?

**J. LaFiandra:**

Yeah. I believe so. I've seen site plan applications where they'll submit an existing drawing that they've gotten from the county clerk's office and submit that as the engineered drawing. So, a situation like this might be like that, where they can just take the existing drawing and maybe put some notes on it. I don't know if that would be acceptable to the board.

**N. Baum:**

Should we ask our attorney for input on it? Because if it's simple like that, I'd be fine with that if our attorney would say that's appropriate. I just, I don't know.

**E. VanDeMark:**

Maybe that's the place to start.

**N. Baum:**

Yeah. But if it would work like that, I'm fine with that if they just put the notes on the existing plan.

**J. LaFiandra:**

They're not making any interior modifications?

**E. VanDeMark:**

Not that I'm aware of. We could pay a visit.

**N. Baum:**

Yeah. Sorry, I was just thinking.

**R. Dmytry:**

Well, I don't think they're making any new offices. No. It's just, you know.

**D. Eisenhardt:**

It's a substation for them.

**R. Dmytry:**

Yeah. So how do you classify that?

**E. VanDeMark:**

That's the question.

**R. Dmytry:**

Well, that's why you have an attorney.

**E. VanDeMark:**

So, I think what we'll do is we'll draft the letter, which I would like to see first. Darlene, maybe take a look at it. Nobody else wants to take a look at it. Make sure we're not missing anything and we'll send it to our attorney.

**E. Ackerly (Clerk):**

Draft a letter for the attorney?

**E. VanDeMark:**

Yeah.

**E. Ackerly (Clerk):**

Okay.

**E. VanDeMark:**

Here's where we're at. Here's what we have with this work. You know, a map from the county or wherever it would be kept to serve as a site plan.

**N. Baum:**

What the process for this would require.

**E. VanDeMark:**

All right.

**D. Eisenhardt:**

We have one voucher.

**E. Ackerly (Clerk):**

We actually have a couple. They came in after I made the agenda.

**D. Eisenhardt:**

Why do we have a voucher for Amazon?

**E. VanDeMark:**

The camera. Our share of the camera.

**D. Eisenhardt:**

Whopping \$50.

**N. Baum:**

Do we want to do minutes or vouchers first?

**E. VanDeMark:**

Okay, so let's do the minutes first.

**D. Eisenhardt:**

“Homestead” instead of *camp sunset*. So, my pages are all messed up like yours were last time. So, under Timothy Sherwood, the second Timothy Sherwood, I have down here. She says it says “shows Bob turns.” It should be “shows *bog turtles*.” I don't know the page number, but it's under Pat Hines. I don't have page numbers here. But we're talking about a town board issue. The code allows some flexibility. It doesn't change. So, I'd like to get some of these larger seeker. And she spelled it S-E-E-K-E-R instead of S-E-Q-R-A. Can't even tell you what page it is.

**N. Baum:**

A large paragraph from Pat. So that's got to be on page 14. And then there's the third one on the bottom. And SWIP review you got?

**D. Eisenhardt:**

I got SWIP, the S-W-P, seeker. There's some interest in a neighboring town which is the border, so I'd like to get some of these large seeker issues out of the way.

**N. Baum:**

That's the fifth line down. I see it.

**D. Eisenhardt:**

And then next to it is the SWIP. She put S-W-P. And then the next paragraph down, Gardiner is spelled wrong. The Town of Gardiner. And then the very last sentence, seeker again, S-E-E-K-E-R. And then the next, Pat Hines, Gardiner spelled wrong again. Got Joseph Berger then Pat Hines, Gardiner spelled wrong there. Liz, you can tell I was a secretary at one time. Then the next page I have, Ernie, he says have a good one, and it says “minor forms,” it should be *Minard*. See, what page is that one?

**N. Baum:**

It's page 16, third to last paragraph. Page 20, last sentence for me. “Do we need to do *one* for the other minutes?” I think “one” was left out. Do we need to do *one*.

**D. Eisenhardt:**

Liz, can we at the end or in the beginning when we do this, can we put down what time the meeting adjourns?

**E. Ackerly (Clerk):**

Yes.

**D. Eisenhardt:**

Because we made a motion, but then it doesn't say what time.

**E. Ackerly (Clerk):**

I think I put on the front page an approximation.

**J. LaFiandra:**

Yes. On the summary. Page two.

**D. Eisenhardt:**

Oh, yep, there it is. Approximately 7:53. Okay, thank you.

***E. Ackerly (Clerk):***

Because I always try to look at my phone to see when, you know, when the actual motion was made. But if you want, I can, I'm happy to put it like in the actual minutes too as opposed to in the beginning kind of summary.

***D. Eisenhardt:***

Yeah, it could come back when we adjourn it.

***J. LaFiandra:***

I have a question about lead agency. Do we just declare ourselves lead agency or do we have to circulate our intent?

***E. VanDeMark:***

We circulate it.

***J. LaFiandra:***

Our intent to be lead agency.

***E. VanDeMark:***

Within 30 days if we get no reply back we become lead agency. I believe that's how it works.

***J. LaFiandra:***

Yeah, because when I used to review site plans I used to get letters of intent from various municipalities of their intent to be lead agency and I'd have to say yes or no. It's always, I don't object.

***N. Baum:***

What was our motion tonight? Was it our intent to be lead agency or did we say to be lead? Okay, was our intent? Okay. I had to be questioning everything but I appreciate it.

***E. VanDeMark:***

Nope, let's keep it straight. Nope, you're right. Let's keep it straight.

***N. Baum:***

I panicked. One question for the minutes. Let's say for page 8 when we transition from one applicant to the next would you be able to put like a header?

***E. Ackerly (Clerk):***

I would be able to put.

***N. Baum:***

Okay. Thank you.

***D. Eisenhardt:***

I had to, when I saw your motion here and it said OTV I had to think about what that meant and then I said oh wait, on the vote.

***E. VanDeMark:***

Okay, there's a lot of corrections. Should we approve them with corrections? Anybody else got any more corrections? I'm not hearing any. I will make a motion that we approve the minutes of the January 27th meeting with the noted corrections.

**D. Eisenhardt:**

Second.

**E. VanDeMark:**

On the vote.

**All:**

Aye.

**E. VanDeMark:**

Carried. Vouchers.

**N. Baum:**

We have a voucher for Elan corporate payment systems for the video camera and the Acer SD card in the amount of \$49.99.

**E. VanDeMark:**

I'll make a motion we pay the invoice for Elan in the amount of \$49.99.

**D. Eisenhardt:**

Second.

**E. VanDeMark:**

On the vote.

**All:**

Aye.

**E. VanDeMark:**

Carried.

**N. Baum:**

Voucher for MHE engineering for work done on Big Green Barn in the amount of \$228.20.

**E. VanDeMark:**

I'll make a motion we pay the invoice to MHE engineering for Big Green Farm in the amount of \$228.20.

**N. Baum:**

Big Green Barn.

**D. Eisenhardt:**

Second.

**E. VanDeMark:**

On the vote.

**All:**

Aye.

***N. Baum:***

Voucher for MHE engineering for work done on Chaissen SD a.k.a. Lindsey Court in the amount of \$568.30.

***E. VanDeMark:***

I'll make a motion we pay the invoice from MHE engineering in the amount of \$568.30 for Lindsey Court.

***D. Eisenhardt:***

Second.

***E. VanDeMark:***

On the vote.

***All:***

Aye.

***E. VanDeMark:***

Carried.

***N. Baum:***

Voucher for MHE engineering for work done on Minard Farms LLC in the amount of \$122.40.

***E. VanDeMark:***

I'll make a motion we pay the invoice to MHE engineering for work done on Minard Farms in the amount of \$122.40.

***D. Eisenhardt:***

Second.

***E. VanDeMark:***

On the vote.

***All:***

Aye.

***N. Baum:***

So, we're at the workshop storage for New Paltz Rescue. So, we'll just have to hold this until we get...

***E. Ackerly (Clerk):***

Should we read it for the record or... I don't know.

***N. Baum:***

Yeah, might as well. We have a voucher for MHE engineering for work done on workshop storage LLC in the amount of \$310.70 and we currently do not have an escrow account that's been established.

***E. VanDeMark:***

So that voucher will be tabled for now.

***D. Eisenhardt:***

So, workshop storage is New Paltz Rescue?

***N. Baum:***

I believe so.

***E. VanDeMark:***

I'm not signing. Where am I signing this department approval?

***E. Ackerly (Clerk):***

Bottom left.

***E. VanDeMark:***

Okay. Make a motion we adjourn? (8:30 p.m.)

***D. Eisenhardt:***

Second.

***E. VanDeMark:***

Okay.

***D. Eisenhardt:***

On the vote?

***All:***

Aye.