



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

Minutes of: Tuesday, March 10th, 2026

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

Chairman Ernie VanDeMark called the meeting to order at 7 p.m., led the room with The Pledge of Allegiance, and conducted roll call of the board members.

ROLL CALL: Darlene Eisenhardt, Richard Dmytry, Richard Gorres,
Joseph LaFiandra, Eric Merritt, Ernie VanDeMark

EXCUSED: Nathaniel Baum

OLD BUSINESS:

National Great Pyrenees Rescue Inc. of 75 Allhusen Rd. (SBL 94.4-5-2.21)
Proposing: Kennel Site-Plan

- Representatives Carol Richman and Andrew present. Applicant submitted revised engineered maps. Board acknowledged receipt of DEC correspondence regarding bald eagle habitat determination.
- Board reviewed Town Engineer Pat Hines' comment letter comment-by-comment. Outstanding items for public hearing readiness include Comments 3, 6, 7 and 8.
- ZBA setback variance required. Highway Dept. review of driveway access pending.
- Public hearing may proceed with alternate building configurations provided overall building square footage remains consistent.
- **MOTION** Public hearing tentatively scheduled for April 28th, 2026. **RG/DE/Aye**

APPROVAL OF MINUTES: February 24th, 2026 (*approved with corrections*) **EV/DE/Aye**

VOUCHERS: Nine (9)

- | | | |
|--------------------|--|------------------|
| 1. \$346.35 | <i>MHE Engineering (Minard Farms)</i> | RG/EV/Aye |
| 2. \$282.45 | <i>MHE Engineering (Dirago & Bucci)</i> | RG/EV/Aye |
| 3. \$375.15 | <i>MHE Engineering (Drive-Home RV / Rappleyea)</i> | RG/EV/Aye |
| 4. \$239.25 | <i>MHE Engineering (Ridgeyard)</i> | RG/DE/Aye |
| 5. \$723.45 | <i>MHE Engineering (Chu Subdivision)</i> | RG/DE/Aye |
| 6. \$106.50 | <i>MHE Engineering (National Great Pyrenees)</i> | RG/DE/Aye |
| 7. \$114.00 | <i>MHE Engineering (Sherwood Conceptual)</i> | RG/DE/Aye |
| 8. \$71.40 | <i>MHE Engineering (Workshop Storage / New Paltz Rescue)</i> | TABLED |
| 9. \$15.99 | <i>Elan (Amazon –PB Share)</i> | RG/EV/Aye |

ADJOURNMENT:

MOTION The meeting was adjourned at 7:45 p.m. **DE/RG/Aye**

National Great Pyrenees Rescue Inc. of 75 Allhusen Rd. (SBL 94.4-5-2.21)
Proposing: Kennel Site-Plan

E. VanDeMark:
National Great Pyrenees.

C. Richman:

We got the comments from Mike [Pat] today. But number one, I think we're okay with. Okay, so that's something I don't know if you want to do a site visit to see.

R. Gorres:

Yeah, probably wouldn't be a bad idea. You got the old Adair farm, right?

C. Richman:

Yes. Not the winery. The house.

R. Gorres:

Across the street.

C. Richman:

So if you want to do a site visit. We could plan that. And Andrew will be there. Now, as for number two, we had chosen cedars, red cedars. And the reason I chose it is that they are pest resistant. So I, I don't know about, I understand we want some biodiversity there, but. But anything we put in could be, besides the cedar, could be subject to insects. So the question for you is, I mean, do you want to make your own decision?

R. Gorres:

We can. These recommendations Pat asked to follow, but if he makes a recommendation like that, because he'll be at the next meeting anyway, we can question him about that. I mean, I know what he's saying, but I know cedar trees and not much kills them but age.

C. Richman:

So number three. Okay. So what happens with when there's over a thousand gallons per day of effluents, although there really isn't going to be, but we're planning for it because that's what the code is requiring of us. It goes to the DEC, not the Ulster County Board of Health. So we're waiting for the DEC. And the DEC is not going to work on that until they first look at the wetlands.

R. Gorres:

And you said you got that house on the other side of the road.

C. Richman:

Yeah. There are no wetlands.

R. Gorres:

There's no wetlands on that side. The wetlands are on the other side, right?

E. VanDeMark:

They're taking into account the whole [property].

R. Gorres:

Well, they changed their regulations as of January 1st. So it's a little bit wonky. So they have to come out and look. Because I know the other side of the road. I don't picture any wetlands over there anywhere.

C. Richman:

But the main thing is the DEC probably came out today. I got an email saying they were going to come yesterday. They probably played hooky. The weather was so good. So they probably came out today. So they are the ones who are going to be in charge of both the SPDES permit and any kind of septic permit. And the wetlands. So we're going to wait for them to review what Matt said to them. What Matt Towne said. So 3, 6, and 7. Okay.

J. LaFiandra:

I noticed that Matt provided some design calculations for the septic. My only comment on that. I looked at his calcs and the calcs have two 1,500 gallon tanks. The drawing says two 1,250. So your engineer is going to have to revise that.

C. Richman:

Okay. So we got 1,250 on the map and in the... 1,500 in the calculation. And these are the gallons.

J. LaFiandra:

1,500 in the calculation.

R. Gorres:

I didn't know they made it 1,250. The 1,500 is probably what he means. Check with that.

C. Richman:

Number four. Okay. Do I go to the highway department? Okay. I will do that. We expect a van once a month at best. And three or four...

R. Gorres:

He's going to go look at the driveway because you're changing the use of the property. So he's going to go out there and make sure the driveway is in the spot that's not bad for people pulling out, even if there's only one van a month.

C. Richman:

So we're lucky. We got the letter back from the DEC about the bald eagle habitat. And it's not considered an incidental take. So we're okay with that. The wetlands we just discussed. The SPDES permit. I could just look at what Matt sent to me.

D. Eisenhardt:

So did you get the letter from the bald eagle?

C. Richman:

It should be in the package. It's a long letter, because it goes on to talk about all the other things. So there should be like three pages in the new packet from the DEC. So the seventh is the DEC. It's in the package. OK. So the SPDES permit, the answer is yes, we need one. Eight is we sent a letter out, and we're awaiting their response. Then the next question for nine, do I go to the ZBA or

do you as a board? I do. All right, I'll go to the ZBA. I will take the bulk. And can we do that concurrent?

R. Gorres:

Yeah. You'll need to bring maps with you because they'll need to know where on the property those extraneous buildings are because I'm not sure how big a parcel is this?

C. Richman:

I think they're on there. These are all the people that are talking about the red barn. Yeah, I believe that's what they're talking about.

R. Gorres:

Oh, probably because they're close to the road. Yeah, if the old buildings are close to the road, that's why you'll need a setback variance, yeah.

D. Eisenhardt:

Because that one is a rock building. You can't move that. The red barn, they could potentially take down.

R. Gorres:

Yeah, they usually won't do that. The zoning board's usually pretty good about that.

C. Richman:

OK, so I'll go to the zoning board. So we were not planning to have ADA parking at the kennel.

D. Eisenhardt:

We talked about this the last meeting you were here.

C. Richman:

Yeah. Because there's no public, really.

D. Eisenhardt:

I believe, if you look at the notes... You were going to put one back there.

C. Richman:

And then one in the front. OK, we could do that. It won't take much. That's the reason. Because we're not going to utilize it, but that's fine. OK, so we're going to add that.

D. Eisenhardt:

So you're going to make a total of two of them, one up front and one in the back?

C. Richman:

Yes. Yeah, it's not a bad idea.

E. VanDeMark:

Visitors are pretty much by appointment, correct? They're by prearranged appointment. People just can't show up on a Saturday and come shopping for a dog.

C. Richman:

And in fact, we want to probably have them come to where we're going to have the admin office. And then the big one is number 11. Let me see.

R. Gorres:

So take it, because I wasn't here when you were here last. So you're putting up another building like a kennel.

C. Richman:

Yeah.

E. VanDeMark:

It's pretty attractive.

D. Eisenhardt:

It's going to be a U-shape.

C. Richman:

And that's the thing. We made two different diagrams. Maybe an L-shape and a U-shape. Because I was talking to the architect, and he drew it out as an L-shape. Like, you know, and there may be something better about the L that I don't know about that we find out.

R. Dmytry:

And their access door is outside?

C. Richman:

Yeah. So here's what I was going to ask. Because I need to hold up the hearing, because I haven't. I haven't sat down. This is an architect who just came in for three hours. And that's what we're looking for, to keep costs down. So I haven't found the architect and the builders yet. I have a I have a pretty good idea that we might be using the Amish barn.

C. Richman:

And going to them and then they could draw up the plans. I'll show them the U, I'll show them the L. But I was hoping we could start the public hearing before that. And I was hoping that, I know that Pat has suggested that. We have limited our options to one. He says exact building option must be represented on the site plan prior to scheduling the public hearing. I was wondering if we could present two options. And keep it...

E. VanDeMark:

I would be the same square footage, correct?

C. Richman:

Yeah.

R. Gorres:

I don't see why not.

E. VanDeMark:

I don't see why not, either.

R. Gorres:

I don't see why not. We have a little discretion in that.

C. Richman:

Yeah. Because I'd hate to have an architect say, "why did you do that?" And "did you think of this cost? Did you think of that?" And I'll be, "no, I didn't."

R. Gorres:

You're talking about having the Amish come build it?

Andrew NGPR:

It's a prefab, right?

C. Richman:

It's a prefab. Yeah.

E. VanDeMark:

They'll come in in sections. Yeah. Oh, as long as it stays the same square footage as you're proposing.

C. Richman:

Yeah.

R. Gorres:

I don't see why not. Because it's a public hearing, if people look at it, they might say, oh, somebody at the public hearing might have an idea. So that's fine. They can, Pat can yell at me when...

C. Richman:

So we have a number of things to do. I'm wondering when we could schedule the public hearing if there's anything that could still be outstanding. I mean, the wetlands are going to come in, hopefully maybe even this week.

D. Eisenhardt:

I think that the DEC stuff has to be... Straightened out first for the public hearing.

R. Gorres:

Yeah. I would I would probably say a month from this meeting.

C. Richman:

OK.

R. Gorres:

OK. That gives everybody plenty of time to get done with it. And if you don't get everything done that you think you need to do for the public hearing, let Liz know. So before you do the public hearing, you got to talk to her anyway for information.

D. Eisenhardt:

It'll be the fourth Tuesday in April. You would have to have all of your stuff done before that, and then you have to have your notices sent out 10 days before the public hearing.

C. Richman:

Yeah. So we'll have to tell you. Whether we met all everything. Is there anything that we don't need to have done for you before the public hearing? We know we need the sewer, highway... That's easy. Yeah. Wetlands.

R. Gorres:

Yeah, the ZBA (inaudible). Most of the most of this stuff probably needs to be done before you do it.

C. Richman:

Yeah. OK. Yeah.

J. LaFiandra:

Another technical comment regarding the sewer. It'd be they specify that the pipe is just SDR. SDR is a reference to the thickness of the wall. Typically, it's something called SDR 35, but there are other SDRs. So the engineer needs to specify which thickness of the pipe. Which SDR it is. And one of the pipes is a one percent slope, and I don't know about septic systems, but with sanitary sewer, the four inch pipe minimum slope is two percent. So and one of them is two percent. One was one percent. So just have to check to see that the slope is conformant with regulations.

R. Gorres:

You can call the Ulster County Department of Health. And you want to talk to a gentleman named Chris Kresser.

C. Richman:

Oh, I know him. Oh, but we're going to be going through the DEC.

R. Gorres:

Yeah, but you still have to, they issue... They're going to issue a sanitary permit anyway, Ulster County. So he needs because he's going to come out and they want to know what the...

C. Richman:

Oh, he already came out.

R. Gorres:

Really?

C. Richman:

Oh, yeah. Oh, yeah. He came out. Well, think, I'm guessing he came out because we thought we needed a permit from Ulster County Health. So they did a perc test and soil samples. When it's over a thousand gallons per day. Which might be a new thing, in fact.

R. Gorres:

Oh, let me ask you a question because I'm learning. How is it going to be more than a thousand gallons?

C. Richman:

It's not.

E. VanDeMark:

You said that earlier. But you're planning for, you're doing kind of overkill on it.

C. Richman:

No, not only. It's not so much that it's. Well, this is according to Matt Towne. He looked up regulations for kennels and they have a huge requirement. And we're like, and I guess maybe they close them down every day. But we're not going to need to do that. And also we did, for the sewer, we're making it bigger.

R. Dmytry:

You have a well?

C. Richman:

Yeah. Oh, we're going to have to drill a well.

R. Gorres:

There's no well there?

C. Richman:

There's a well at the house.

R. Gorres:

Not where the building is going to be.

E. VanDeMark:

Oh, you're going to drill.

C. Richman:

Yeah, I think he marked that.

J. LaFiandra:

He did.

Andrew NGPR:

Yeah, we got a hundred foot radius.

E. VanDeMark:

Is that indicated on a map or a potential site for that?

C. Richman:

Yeah. It is.

D. Eisenhardt:

Or are they going to drill? I don't see it.

R. Dmytry:

How deep is it going to be?

C. Richman:

I don't know.

D. Eisenhardt:

So I'm only seeing the existing well on the map.

E. VanDeMark:

Yeah, I don't see a proposed new well.

C. Richman:

There. (Points to map location of proposed well) Sheet three.

R. Gorres:

OK, I got it.

E. VanDeMark:

We got it.

C. Richman:

I have a question. So number 10, the code enforcement officer response for the lack of ADA parking panel should be addressed. I see this on the third map. You already have proposed handicap parking and loading signs. Yeah, the question is whether we were going to put there. Yeah, right. Right.

D. Eisenhardt:

And we had discussed last meeting we were going to put one back. The front is good.

C. Richman:

Yeah, we'll do that.

E. VanDeMark:

General area. Oh, I see a little bit of homework to do.

D. Eisenhardt:

So what we're waiting on from them before we can do a public hearing is number three, six, seven. Is that correct? Three, six, seven and eight is what we're waiting on before we can do a public hearing?

C. Richman:

Yeah.

E. VanDeMark:

Do we need ZBA approval?

R. Gorres:

No. And then they can be working on it at the same time. Well, because what happens if ZBA doesn't give the variance they'll have to remove the buildings and that'll be a condition.

C. Richman:

Maybe I could narrow it down. I just need to work with an architect.

D. Eisenhardt:

You have a month and a half before the potential hearing. The public hearing. So hopefully by then you'll have heard from the DEC on those story responses. And then you have to do two different. The L shape, which you have on here, the L shape and the other one.

R. Gorres:

They don't care about that.

D. Eisenhardt:

I thought we were going to wait until...

C. Richman:

We set it, and then I'll let you know if we can't make it.

R. Gorres:

So we need a motion.

D. Eisenhardt:

So the public hearing would be the 28th.

R. Gorres:

Right. You need to let them know that because she has to put a notice in the paper. So if you don't think you're going to make it, she needs to put it in because the paper is weekly.

C. Richman:

Right. So what day should be my date to come to you and say yes or no? We've got everything.

E. Ackerly (Clerk):

If you could let me know by the 14th.

C. Richman:

OK, you said April 28th.

E. VanDeMark:

That's two weeks.

E. Ackerly (Clerk):

OK, because I would still need to put in the paper, give you guys your adjoiners list so that takes some time and then you would have to, you know, do the mailing. So that will, you know, kind of takes up a good chunk of time.

C. Richman:

OK. All right.

J. LaFiandra:

Got a question. And maybe the board can answer this, too. So this is a kennel, but it's also a residential occupancy. To me, that looks like mixed use, residential and kennel.

R. Gorres:

No, no, no. It's not mixed use because they have to live there. Somebody has to live there. He can't leave the kennel by itself. So no, it's not mixed use. It would be like if I did home occupation, too, fixing cars in my house. That's not mixed use. That's just fixing cars in my house.

J. LaFiandra:

Right OK. Thank you very much.

R. Gorres:

It's easy. We try to keep this as simple as we can.

D. Eisenhardt:

Yeah. Motion for.

R. Gorres:

I'll make a motion. We set up a public hearing for Great Pyrenees Rescue for April 28th.

D. Eisenhardt:

Second.

R. Gorres:

On the vote.

C. Richman:

Thank you, guys. Got a lot of homework to do. And as far as the highway department, I just.

E. Ackerly (Clerk):

I will take care of that for you. I sent him a e-mail today and he'll be here tomorrow.

Oh, you're going to have to do another power of attorney letter, so I'll give that to you as well.

You're going to have to get that notarized again. I'll send it to your e-mail.

C. Richman:

OK, great. OK. Awesome.

D. Eisenhardt:

You guys have a great night then. See you in a month and a half.

J. LaFiandra:

About that pipe specification. He put the thirty five on the second line. SDR and so it's got it.

E. VanDeMark:

OK. Discussions of anything? No, I don't think so.

R. Gorres:

Yeah, I'm going to be here for a few more months anyway.

D. Eisenhardt:

So anything from the Ulster County Planning Board?

R. Gorres:

Yeah. Yeah, I was supposed to be in February, but Mike called me up in the front office and you got to stick around. He said, we got to find somebody to replace you. And it needs to be somebody with a little bit of experience of what's been happening in the town in the last. I've been here 34 years. Not that anybody here isn't capable of doing the job, but there's a lot of little nuances that have happened in this town in the last 30 years that most of you probably don't know. People have been here like a lot of this stuff that's on our list. People that have had projects in here since I've been here. They're going on in little little things about people that the board needs, the rest of the board needs to know. So we're looking for somebody who's been around for a while. So he asked me to stay on until the end of June.

APPROVAL OF MINUTES: February 24th, 2026

E. VanDeMark:

OK, so you want to do the minutes? Everybody had a chance to read them? Probably not. I perused them quickly. I didn't see anything that jumped out at me. Yeah, but that's not to say that there's not some little.

E. Ackerly (Clerk):

I got corrections from Joe, they're usually pretty thorough.

J. LaFiandra:

There was some back and forth to which the comments were attributed to the wrong person. Rich and Ernie was one on on page five. Going down to where Ernie, you said DEC has done. And then the next thing is, do we have the paperwork? That was you. And then the engineer said he got signed off from DEC. And then either you or you or Ernie said, so we're waiting on the highway. But I couldn't tell looking at the video who had said that. So it's one of you guys. So that was the main thing. There were some misattributions of comments based on those.

R. Gorres:

Sometimes that's a little tough to...

J. LaFiandra:

Yeah. Oh, the other one. There was one on page nine, Darlene. I think you and Rich were talking and it was hard for me to tell this. The comment that's at the bottom of the page says status of family department should be addressed. I believe.

E. VanDeMark:

Was that a question?

E. Ackerly (Clerk):

I think she was reading one of Pat's comments.

J. LaFiandra:

I think it was highway, right?

D. Eisenhardt:

Yeah, it shouldn't be *family* department. It should be *highway* department.

J. LaFiandra:
Highway? Okay.

D. Eisenhardt:
Page 13, I see it says my name and then it says Nate says, yes, they're stubborn dogs. Right before that, he says, I don't remember saying yes, they're stubborn dogs because I don't even know what the breed is. I don't know why that says that under my name. Anybody else got anything on the minutes?

E. VanDeMark:
No, no. All right. I'll make a motion that we accept the minutes of the Tuesday, February 24th planning board meeting with the corrections noted.

D. Eisenhardt:
Second.

E. VanDeMark:
On the vote.

All:
Aye.

E. VanDeMark:
Passed.

VOUCHERS: Nine (9)

D. Eisenhardt:
Joe is up for vouchers.

J. LaFiandra:
All right. We have some vouchers. We have a voucher in the amounts of. Three hundred forty six dollars and thirty five cents from M.H.E. engineering for Minard Farms.

D. Eisenhardt:
How much was that again?

J. LaFiandra:
Three forty six. Thirty five.

R. Gorres:
I make a motion we pay M.H.E. engineering three hundred and forty six dollars and thirty five cents for work on Minard Farms.

E. VanDeMark:
Second.

R. Gorres:
On a vote.

E. VanDeMark:
Opposed? Passed.

J. LaFiandra:
I have a voucher from M.H.E. engineering in the amount of two hundred eighty two dollars and forty five cents for Dirago and Bucci's storage units on Freetown Road.

R. Gorres:
We make a motion we pay M.H.E. engineering two hundred eighty two dollars and forty five cents for work on the Dirago and Bucci storage building.

E. VanDeMark:
Second. On a vote.

All:
Aye.

E. VanDeMark:
Opposed? Carried.

J. LaFiandra:
Voucher in the amount of three hundred seventy five dollars and fifteen cents from M.H.E. engineering. For Rappleyea I think that was a drive home RV L.L.C. Rappleyea. Three Seventy five fifteen.

R. Gorres:
I make a motion we pay M.H.E. engineering three hundred and seventy five dollars and fifteen cents for work on Rappleyea. What was it? Drive home RVs.

E. VanDeMark:
Second. On a vote.

All:
Aye.

E. VanDeMark:
Opposed? Carried.

J. LaFiandra:
I have a voucher from M.H.E. engineering in the amount of two hundred thirty nine dollars and twenty five cents for work on the Ridgeyard.

R. Gorres:
I make a motion we pay M.H.E. engineering two hundred and thirty nine dollars and twenty five cents for work on Ridgeyard.

D. Eisenhardt:
Second.

E. VanDeMark:

On a vote.

All:

Aye.

J. LaFiandra:

I have a voucher from M.H.E. engineering in the amount of seven hundred and twenty three dollars and forty five cents for work on the Chu two lot subdivision on Fosler Road.

R. Gorres:

Well I make a motion we pay M.H.E. engineering seven hundred and twenty three dollars and forty five cents for work on the Chu two lot subdivision.

D. Eisenhardt:

Second.

E. VanDeMark:

On a vote. Opposed? Carried.

J. LaFiandra:

I have a voucher from M.H.E. engineering in the amount of one hundred six dollars and fifty cents. For Richman. Oh that's this. The Pyrenees. 75 Allhusen Rd.

R. Gorres:

Yeah it's great Pyrenees here. Okay I make a motion we pay M.H.E. engineering one hundred and six dollars and fifty cents for Great Pyrenees Rescue.

D. Eisenhardt:

Second.

E. VanDeMark:

On a vote.

All:

Aye.

E. VanDeMark:

Opposed? Carried.

J. LaFiandra:

I have a voucher from M.H.E. engineering the amount of one hundred fourteen dollars on the Sherwood subdivision. That's the one Camp Sunset that was Braun..

D. Eisenhardt:

That was a. That was not on the list. But how much was that for?

J. LaFiandra:

One hundred fourteen dollars.

E. Ackerly (Clerk):

They don't have [escrow] but with that it gets taken out of a different account. It's part of the three hundred dollars from his application fee, it comes out of that.

R. Gorres:

Oh. OK. All right. Because that's conceptual. OK. I make a motion we pay M.H.E. engineering one hundred and fourteen dollars. Conceptual work on Sherwood.

D. Eisenhardt:

Second.

E. VanDeMark:

On a vote. Opposed? Carried.

J. LaFiandra:

I have a Voucher from M.H.E. engineering the amount of seventy one dollars and forty cents. For workshop storage otherwise known as New Paltz Rescue Squad.

E. VanDeMark:

No escrow on that account. So that will have to be tabled. They don't have an escrow.

R. Gorres:

They got an application right?

E. VanDeMark:

They have an application. I've called them. Liz has called them. They have yet to come in and set up an escrow.

R. Gorres:

Well then they don't get on the agenda.

E. VanDeMark:

Exactly.

R. Gorres:

That was.. sorry, I like New Paltz Rescue and they're operating there but they don't get on the agenda.

D. Eisenhardt:

How much was that for? Seventy one?

E. VanDeMark:

Seventy one forty and I believe there's another one.

R. Gorres:

You can put that on the side. You're not paying it. Tell them they don't get on the agenda until they pay it.

J. LaFiandra:

Last but not least. I have a voucher from Elan Corporate Payment Systems. Now the voucher is in the amount of thirty one dollars and ninety eight cents of which half is our responsibility as the planning board. Elan. So the amount is fifteen dollars and ninety nine cents.

R. Gorres:

I make a motion we pay that fifteen dollars and ninety nine cents.

E. VanDeMark:

Second. On a vote.

All:

Aye.

E. VanDeMark:

Opposed. Carried.

J. LaFiandra:

That's it for vouchers.

D. Eisenhardt:

Great job Joe.

E. VanDeMark:

Good job Joe.

R. Gorres:

Authorized official, date, and your name.

D. Eisenhardt:

While he's signing those, I'm going to make a motion of adjournment.

R. Gorres:

That's very good. I'll second it.

D. Eisenhardt:

On the vote.

All:

Aye.

E. VanDeMark:

Opposed?

R. Gorres:

Also for FYI, if you're not here, Darlene signs.