



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

Minutes of: Tuesday, April 28th, 2026

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

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

CONSULTANTS: Town Engineer, Patrick Hines *MHE Engineering*

EXCUSED: Richard Dmytry

PUBLIC HEARING:

1. **TEG Federal Credit Union of 1981 Rte. 32 (SBL 101.31-1-8.2)** *p 3-8*
Proposing: Two-Lot Subdivision
 - Representative Jesse Campo present; **mailings 28 out, 28 in, 1 r.t.s.**
 - Two-lot subdivision (5.58 acres); wetlands and 100-ft buffer mapped; no construction proposed; future development requires full site plan approval and agency review.

Motions:

 - Issue SEQRA Neg. Dec. **RG/DE/Aye**
 - Grant Final Approval **RG/DE/Aye**

2. **National Great Pyrenees Rescue Inc. of 75 Allhusen Rd. (SBL 94.4-5-2.21)** *p 8-36*
Proposing: Dog Kennel Site-Plan
 - Representatives Carol Richman and Andrew Hart present, **mailings 37, 36, 1**
 - Proposal for kennel facility (25 dogs); includes new building, fencing, utilities, and operational controls; compliance with NYS kennel regulations required.
 - Public comments raised concerns re: noise levels, kennel location, fencing/security, additional technical justification (e.g., noise mitigation) needed.

Motions:

 - Keep public hearing open additional 30 days (May 26th) **RG/DE/Aye**

3. **The Ridgeward of 2021 Rte 44/55 (SBL 94.3-1-14.1)** *p 37-59*
Proposing: Self Storage Facility Site-Plan and Two-Lot Subdivision
 - Engineer Joe Berger and representative Gary Baright present, **mailings 23, 21, 2**
 - Proposal for 13 self-storage buildings, secured by a 6-ft iron fence with landscaping.
 - Board discussion and public input focused on project scale, layout, and site impacts

Motions:

 - Close public hearing, open additional 14 days (*written comment only*) **RG/DE/Aye**

APPROVAL OF MINUTES: April 14th, 2026 *approved w/ corrections* **DE/RG/Aye**

ADJOURNMENT: 9:25 p.m. **DE/EV/Aye**

E. VanDeMark:

Okay, we're going to get started, folks. Salute to the flag.

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. Darlene.

D. Eisenhardt:

Here.

E. VanDeMark:

Nate.

N. Baum:

Here.

E. VanDeMark:

Rich (Dmytry) is out. Rich Gorres.

R. Gorres:

Here.

E. VanDeMark:

Joe LaFiandra.

J. LaFiandra:

Here.

E. VanDeMark:

Eric Merritt.

E. Merritt:

Here.

**TEG Federal Credit Union of 1981 Rte. 32 (SBL 101.31-1-8.2)
Proposing: Two-Lot Subdivision**

E. VanDeMark:

And myself, Ernie VanDeMark. Present. Okay, before we start, we have a few public hearings tonight, so I'm going to go through the guidelines for the public hearings so everybody understands what we do. *Each speaker shall begin by stating their name and address for the record. Speakers are encouraged to have their comments and questions prepared in advance. All*

remarks shall be directed to the board as a whole, not the applicant. Written comments may be submitted for inclusion in the official record. Questions raised during public comment may be addressed later by the board. No back-and-forth dialogue is permitted during the comment period. Public comment is limited to four minutes per speaker. Speakers shall refrain from interruptions, personal remarks, or other disruptive conduct. Please allow others the same courtesy and opportunity to be heard. The chair may redirect a speaker or require comments to conclude if these guidelines are not being followed. So with that, we have a little business to attend to first. For TEG Federal Credit Union, we're going to go through the short EAF form.

P. Hines (MHE Engineering):

So the applicant submitted a short environmental assessment form for the two-lot minor subdivision. It's a commercial subdivision of a 5.58 plus or minus acre parcel into two lots. The EAF identified potential wetlands on the site, which have been delineated on the project site, along with their associated 100-foot buffer. Otherwise, there was no other significant issues identified in the EAF. I would like to walk the board through the Part 2 EAF with regard to ultimately making a SEQRA determination.

- 1) *Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?*

We're suggesting that's a no. If the board wants to discuss or add anything to these as we go, please do.

- 2) *Will the proposed action result in a change in use or intensity use of the land?*

We're identifying that as a small impact. There is no proposal to develop the lot at this time. There are notes on the plans that the action would have to come back before the board for approval of any potential use in the future.

- 3) *Will proposed action impair the character or quality of the existing community?*

We're identifying that as a no.

- 4) *Will proposed action have an impact on the environmental characteristics that cause the establishment of a critical environmental area?*

There is no critical environmental area identified.

- 5) *Will proposed action result in a change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or a walkway?*

We're suggesting that to be a no.

- 6) *Will proposed action cause an increased use of energy and it fails to incorporate reasonably available energy conservation or renewable energy?*

At this time, there is no construction proposed, but should anything in the future would have to meet New York State Energy Code, we're suggesting that be a no.

- 7) *Will proposed action impact existing public or private water supplies or public or private wastewater utilities?*

Both of those are no. There is no either of those utilities proposed.

- 8) *Will proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources?*

Based on the EAF, no culturally or archaeologically sensitive areas have been identified, and the EAF does check the Department of Historic Preservation's database. It'll fill that out automatically.

- 9) *Will proposed action result in an adverse change to natural resources, wetlands, water body, groundwater, air, flora, or fauna?*

We're suggesting that be a no.

10) Will proposed action result in an increase in erosion, flooding, or drainage problems? Again, there is no construction activity. It is a two lot subdivision only.

11) Will proposed action create hazard to environmental resources or human health? And that was also a no.

If the board concurs with that, and you have not identified any potential large impacts, it would be appropriate for the board now, or you could issue a negative declaration for the project based on the information submitted by the applicant in the overview of the EAF. If the board desires, someone could make a motion for that.

MOTION: *Issue TEG Federal Credit Union Negative SEQRA declaration*

R. Gorres:

I'll make that motion.

D. Eisenhardt:

Second.

E. VanDeMark:

On the vote?

All:

Aye.

E. VanDeMark:

Any opposed? Carried.

P. Hines (MHE Engineering):

And with that said you could open the public hearing.

E. VanDeMark:

Okay. I'm going to read the notice for the public hearing, and then we'll get started on TEG Credit Union. *Notice is hereby given that a public hearing will be held by the planning board, County of Ulster on Tuesday, April 28th, 2026, at 7 p.m., or as soon thereafter as may be heard at the Plattekill Town Hall in 1915, Route 4455, Modena, New York, 12548. At this time, the planning board will be conducting a public hearing on the application of TEG Federal Credit Union for a two-lot subdivision. The property is located at 1981 State Route 32, and is designated on the Town of Plattekill tax map as Section 101.31, Block 1, Lot 8.2. All interested parties will be given the opportunity to be heard with respect to this application. For further information, please direct all inquiries to Elizabeth Ackerly, the planning board clerk, at 845-883-7331, extension 18, or via email at plattekillplan@yahoo.com.* With that, we will open the public hearing for TEG. Who do we have here from TEG? So if you want to go over your plan for the audience, and then we'll accept the comment.

N. Baum:

And I'll take those cards. Thank you.

J. Campo (TEG Rep.):

So I'm Jesse Campo, engineering and surveying properties. It's just a minor two-lot subdivision. We addressed most of the comments from last time just regarding some of the drainage issues that we have on the property. We added the wetlands here. This lot is about 1.93 acres, and the proposed lot is about 3.65. Anything else you want me to cover on that?

E. VanDeMark:

It's just a straightforward two-lot subdivision. Okay, with that, we'll open for comment. Anybody here to comment on TEG Federal Credit Union?

S. Casper (resident):

Are they going to build on both sites?

D. Eisenhardt:

Can you please state your name and address, please?

S. Casper (resident):

My name is Sandy Casper. I live at 26 Rudolph.

J. Campo (TEG Rep.):

At this point, so the bank is already built. The other lot that they're subdividing, there's no plans to develop at this time.

S. Casper (resident):

And the water issue? We're the water issue people. And it's a big issue, so it's a big issue.

J. Campo (TEG Rep.):

Oh, got it. Okay. I think from my understanding, we'll cross that bridge once we get to that point on the subdivision. Once it's approved, then they go for development of the property.

S. Casper (resident):

Okay. Because if you've been down there...

J. Campo (TEG Rep.):

I personally haven't, no.

S. Casper (resident):

Okay. I know a lot of the board members have, and there's a deep trench. So I just want to make sure that it's going to be addressed.

J. Campo (TEG Rep.):

I only work on the surveying side, so I'm not, you know, I mean, as far as I know, engineering hasn't even, you know, looked at this for, you know, any proposed development. So I don't think we're worried about that at this time.

R. Gorres:

I think if we want your question answered, once this is subdivided, that's not going to change any of the water conditions at this point. If somebody comes in to build it, they're going to have to come back to this board and do engineering, and we'll have another public hearing at that point. And if you've got a notice now, you'll get another one.

S. Casper (resident):

Yeah, yeah. So, okay. I just, I don't want to get pushed out. I've been living there a long time. So, okay. Where are the, where is the division going to be?

J. Campo (TEG Rep.):

What, dividing line?

S. Casper (resident):

As far as where the lot, the two lots are going to run.

J. Campo (TEG Rep.):

Yeah, if you want to come take a look. So, this is the bottom line here. So it's about 100 feet off the building. The existing building. There'll be a buffer on our property, a little bit. Yeah, I mean, well, this is the setback line for, the current setback line. So nothing could be built in, you know, over here.

S. Casper (resident):

This close?

J. Campo (TEG Rep.):

Right. Exactly, yeah. So that's your driveway, right?

S. Casper (resident):

Yes, that's my driveway. Yeah.

J. Campo (TEG Rep.):

So nothing would be able to be built in that area.

S. Casper (resident):

So where would the two lots be?

J. Campo (TEG Rep.):

Well, this is one lot. So it's just, they're really only adding one lot.

S. Casper (resident):

So they just divided the, okay. Right, yeah, just one line. Behind the Dollar General, some lot goes and goes. Okay. Right. Okay. Thank you.

J. Campo (TEG Rep.):

You're welcome.

D. Eisenhardt:

Any other questions?

E. VanDeMark:

Going once, going twice. I'll take a motion to close the public hearing.

MOTION:

R. Gorres:

I'm making a motion to close the public hearing for T.E.G. Federal Credit Union.

D. Eisenhardt:

I'll second it.

E. VanDeMark:

On the vote.

All:

Aye.

E. VanDeMark:

Opposed? Carried. Okay, thank you.

J. Campo (TEG Rep.):

Thank you.

R. Gorres:

Have a seat.

J. Campo (TEG Rep.):

Seat here?

D. Eisenhardt:

Yeah.

P. Hines (MHE Engineering):

Yeah, we have, they've addressed our previous comments. Again, there is no proposed construction at this time. Our first comment just describes the project as a 5.58 plus or minus acre parcel. Lot 1 going to be 1.9 and lot 2 will be 3.6 plus or minus. There is a DEC regulated wetland on the site. The use of the parcel may be restricted in the future due to those wetlands. The wetland and the wetland buffer have been depicted on there. The usable area of the lot will be determined if they come back for a site plan any time in the future. The subdivision does contain a note on lot 2. "No construction is permitted on lot 2 without site plan approval from the town of Plattekill and the Ulster County Health Department." Again, any substantive comments at the public hearing should be addressed. We heard from the neighbors and those comments have been addressed. But certainly, if anything goes on that new lot in the future, a review of all

the drainage access and any other improvements would be undertaken before any approvals were granted. **With that, we would recommend the board adopt a final approval and we don't have any conditions outstanding.**

MOTION: Grant TEG Federal Credit Union final approval for a two-lot subdivision

E. VanDeMark:

Take a motion on that?

R. Gorres:

I'll make that motion.

D. Eisenhardt:

Second.

E. VanDeMark:

On the vote?

All:

Aye.

E. VanDeMark:

Opposed? Carried.

J. Campo (TEG Rep.):

Thank you.

D. Eisenhardt:

Have a good night. You too.

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

E. VanDeMark:

Okay, next up will be the National Great Pyrenees Rescue Incorporated site plan. I'm going to read the public notice and then we'll get started. *Notice is hereby given that a public hearing will be held by the Planning Board, Town of Plattekill, County of Ulster on Tuesday, April 28, 2026 at 7 p.m. or as soon thereafter as may be heard at the Plattekill Town Hall, 1915 Route 4455, Modena, New York, 12548. At this time, the Planning Board will be conducting a public hearing on the application of National Great Pyrenees Rescue Incorporated for a site plan proposing dog kennel shelter site plan. The property is located at 75 Allhusen Road and is designated on the Town of Plattekill tax map as section 94.4, block 5, lot 2.1. All interested parties will be given the opportunity to be heard with respect to this application. For further information, please direct all inquiries to Elizabeth Ackerly, the Planning Board Clerk, at 845-883-7331, extension 18, or via email plattekillplan@yahoo.com. With that, I will invite you up to...*

N. Baum:

Did you have your green cards?

C. Richman (NGPR rep.):

I do.

N. Baum:

Thank you.

C. Richman (NGPR rep.):

So, I can paraphrase our narrative for this proposal. So, National Great Pyrenees Rescue is the owner of 75 Allhusen Road. Our mission is to save and rehome rescued Great Pyrenees and Great Pyrenees mixes into caring companion homes. This organization was formed in 2006, incorporated in 2007 as a 501c3 non-for-profit. And it has a highest four-star rating on Charity Navigator and a platinum rating on GuideStar. So, everything we do is very transparent. It's staffed mostly by volunteers with 95% of its expenses going directly to care and transport dogs. To date, over 10,000 dogs have been rescued by this network. We are a breed-specific network, although, as I said, we take mixes all the time. And that way we can focus, we have the expertise and resources so we know a lot about the breed. And we are also available to people who want to specifically adopt this breed. So, this is a rescue only. We do not breed dogs. We get them either locally or from out of state and transport them to our rescue site. There are very strict guidelines if we take a dog from out of state. They have to be vetted, they have to have papers, they can't have communicable diseases, they can't have heartworm. So, we have dogs that are pretty healthy. They may be skinny, they may have other issues, but they're not going to bring diseases into our state. So, we've been paying for commercial kennels so that we can pull dogs out of shelters where there's a high euthanization rate. These dogs would just be killed. So, we get them out and we've been paying to board them enormous amounts of money. And so we thought, why don't we just start our own rescue? It's been years in the making and people have donated a lot of money that we've saved up so that we can do this. It's going to be for 25 dogs and that's it. And the hope is that they won't stay there long, that they will get adopted out. So, we chose the Adair property because it has these expansive fields and the trees that form borders. And so that would give us a good place where we can have a rescue that's not going to be hard for the neighbors. You know, we want to be good in the community. Oh, here I wrote, when a dog is to be transported, the dog would receive medical attention including vaccines, spay and neutering when applicable, temperament assessment, and all the necessary transport papers. There will be a kennel manager on site at all times. We're going to use the Adair house for the kennel manager and for admin. We're going to have to have volunteers who come there, part-time workers that come there. And there's a lot of administrative work because New York State requires it. In fact, New York State has new regulations that just started in 2025 that are very extensive paperwork. We have to know the weights of each dog every month. You know, it's a lot of work. So, we're going to use the Adair farmhouse for that work. Plus, as I say, for the kennel manager to stay. There's already an existing driveway to the field, and we'll put in a gravel layer. And we'll put a six-foot high fence of approximately one acre around the kennel. The kennel itself, the building, will be 3,500 square feet or less, surrounded by a one-acre fence. We're going to put in a well, electric, septic, a secondary leach field that is required by the state. And as I say, vegetation is going to be very important. I don't know if you can see this, but perhaps you know the fields.

And there's two areas bordered by trees. We're going to use those natural borders. And then, on the north and south side of the kennel, we're going to plant native trees. We're going to plant cedars. And cedars are very pest-resistant. So, we're going to plant probably a lot more than we need. And they're going to be at least six feet high. The fence is going to be six feet high as well. But that's not really for a sound barrier. That's to keep the dogs in. So, on the eastern and western side, we're going to use the tree line that's already there. The driveway comes from the side of the house where it is right now. We're going to have some ADA-compliant parking. But the parking area is still the same as it is now. And the kennel will be, I think it's at least 350 feet off the road. So, you probably won't even see it as you drive by. And if you do, what you'll see first will be the trees. You probably won't see the kennel at all. And that's true from every side. You probably will not see it. The regulations in this town are no dog barking from 8 p.m. to 8 a.m. And we are going to abide by that. And we're going to have to have a certain amount of soundproofing inside the kennel as well. Not just for the community, but to also meet the New York State guidelines. Which is, they do not want us to have noisy kennels that will upset the dogs. So, soundproofing is going to be important to us. Let's see. We have the veterinary service that's about 3 quarters of a mile away. We're going to use that. We're going to use the stone barn for storage. You probably all know about the stone barn that was once used as a gallery. Let's see. And at this time, there's the 80 acres. The property has like 37 acres on one side. And that's where we're going to put the kennel. 80 acres on the other side that we are leaving as is for now. I mean, we may walk some dogs back there. But that's it. So, a lot of people are getting notices. And you may be well on the 80 acres and have nothing to do with this kennel. But the people along this side of the 40 acres are going to be closer to us. So, we would like to be part of the community. We would like to reach out. Maybe people want to volunteer, walk some dogs. Maybe even adopt some dogs. And maybe you know people who want to adopt some dogs. But we would like to be good neighbors. We do not want to put up something that's going to cause people distress. This U-shape here, I don't know if you can see it. That's what we're proposing will be the shape of the kennel. As I say, it's 3500 square feet or a teeny bit smaller. And we're working on figuring out how to build that right now. The farmhouse we're proposing to restore as much as possible. You know, just fix things up. Andrew Hart has been doing that kind of work already just to get things underway. And then we're proposing to paint it. Like a dark charcoal blue-gray and then some blue shutters and white details. I think I'm done.

E. VanDeMark:

Okay, I'll open it up to comment from the audience. Please raise your hand, be acknowledged by me, and you may speak.

A. Mendock (resident):

Hi, my name is Arlene Mendock. I live at 15 Apple Lane, part of Aloha Home Acres. And some questions I have is will these dogs only be out in the fenced-in areas during the day? Okay. And where will these fenced-in areas be in relation to the shelters? So where were you seeing that again, the kennels and the fenced-in areas?

C. Richman (NGPR rep.):

This is the fenced-in area. Oh, and I have to say we're not going to be letting all the dogs out in the fenced-in area at the same time.

A. Mendock (resident):

Okay. And also, will their fenced-in areas be cleaned often to keep down the smells?

C. Richman (NGPR rep.):

Yes.

A. Mendock (resident):

Okay, and how will these dogs be protected so they don't get hurt from birds of prey or other wildlife or by escaping? You said a six-foot fence, so...

C. Richman (NGPR rep.):

Six-foot fence, and we'll have to monitor them to make sure we don't have someone who can actually jump a six-foot fence. But normally, they don't.

A. Mendock (resident):

Okay. But there'll be people outside, like while the dogs, whatever, ten dogs are out in the yard or whatever, there'll be people monitoring. They're not going to just leave the dogs alone.

C. Richman (NGPR rep.):

Yeah, and we're going to have cameras, too. We're going to put up cameras, both inside and outside the kennel.

A. Mendock (resident):

Okay, and the main thing is that being part of Aloha Home acres, the noise, your proposed kennel is very close to the Aloha Home acres and people living here enjoy their peace and quiet. So, you know, we were just concerned, how do you plan on being considerate, you know, to Aloha Home acres for those streets? While some houses are right on Allhusen Road and others' homes are right, you know, just beyond that, close by. So, we were concerned about the noise level and how you'd be considerate of that. Thank you.

D. Eisenhardt:

Go ahead.

D. Tice (resident):

My name is Douglas Tice. I live on 55 Allhusen Road, and I'm speaking also for my mother, which owns property on 65 Allhusen Road. And her name is Cecilia Tice. She's lived there since 1948. She's definitely opposing the dog kennel at the location that it's being put up. I'm not against a kennel, but I think it could be located closer to their storage building. It would be isolated by the railroad bed and further away from Aloha Home and her property. And sometime, eventually, my mother's 101, so I'll be having to own the property, which is bordering now. I know there's trees between. And my question is, I've been told that this is kind of a cut-and-dried situation, but we're all here. We all got letters to speak our opinion, and I don't think, I mean, it's all right for them to draw plans, but I think we should have discussed where the location was before we start doing something like this, because it's going to make noise for other people. I'm not against dogs, but just speaking for my mother, she's dead set against it. I would have brought her out, but it's hard to get her around at 101, so that's her definite opinion. I am power of

attorney for her, and I have the letters that were mailed to us, so I do have the option to speak for her. I'm not liking the location of where it's being put. I think it could be closer to their storage area and more protected. It wouldn't be so close to a land that we own, and it would be quieter up there, and they could build a fence there, and they'd have some protection. It would be further away from Aloha homes also. It would be closer to the Allhusen Road that way, so that's my opinion. It's not just a cut-and-dried situation. I don't think everything should just get approved without having people discuss it. Thank you.

E. VanDeMark:

Thank you.

D. Eisenhardt:

Carol, is there any wiggle room there where the kennel's going to be?

C. Richman (NGPR rep.):

I'm not sure what you mean, but if you're talking about the field, that would be more to the west.

D. Eisenhardt:

Are you looking at the house, Doug, more to the right?

C. Richman (NGPR rep.):

More to the right.

D. Tice (resident):

I know where they did their test holes. It's right behind their house property. It's towards the north side.

C. Richman (NGPR rep.):

We did test holes here, and then we did test holes where we're proposing. What happened was, I walked out in the winter when there were no leaves on the trees, and I was like, oh my God, you can see aloha acres.

D. Tice (resident):

I know the next field up is closer, but you're moving it towards my property. I'm sort of against that.

C. Richman (NGPR rep.):

The soil conditions were better over on this area as well. The health department, when the person from the health department came out to look at the soil samples, he liked this area much better. I think with the trees here, there's a lot of trees between your property and where we're proposing.

D. Tice (resident):

There's some, but they're not trees that protect sound. They're just ashes that are dying off and so on and so forth. Back to where your storage area wants to be, there's a lot of pine trees there, and that protects some, and you're also further away from Aloha homes.

C. Richman (NGPR rep.):

I don't know what you mean by further away.

A. Mendock (resident):

The storage area being the old barn.

D. Tice (resident):

Back to the gallery, because I used to mow the grass there all last year, so I know it's being protected somewhat. I think if it was closer to the art gallery, it would be a more quiet place for everybody.

C. Richman (NGPR rep.):

It would be much closer to the road. Much closer.

D. Tice (resident):

There's nothing, only cars go down the road there, so there's no houses or nothing there.

C. Richman (NGPR rep.):

I could find out about that. We'd have to re-engineer everything.

D. Tice (resident):

There's quite a bit of property behind your art gallery. It would be closer for you to put electric and a well and everything there too. It would be further away from most everybody that lives around there.

T. McKnight (resident):

My name is Ted McKnight, I own 52 Allhusen Road, the old barn, a property that's been surrounded by the, across the road of this property. I know that pretty well, I know the neighborhood. I think he's talking about, if I may point out, I think he's talking about moving it over towards the trestle. Which is away from, would be a good blockage of sound and visibility. That's the thought, I don't know about the soil, but I think that's what he was referring to. I cannot see the map from here, I don't know where his property is, where the road house is.

C. Richman (NGPR rep.):

The trestle would be here.

T. McKnight (resident):

Okay, so that line there, that's the trestle.

C. Richman (NGPR rep.):

Yeah, so it's not just going this way. Doug was saying going this way too, closer to the road. Which, you know, is not the worst thing. It certainly, it is cheaper for us. I thought we were doing everyone a favor of putting it further back. Because this area here, there's a huge, there's almost like a double stand of trees that go back there.

A. Hart (NGPR rep.):

There's other sound prevention things that could be done. I was just saying there could be other sound barriers put up back here. There could be a mound of dirt built in or something that could deflect sound. There's other things that could happen back there. I mean, I don't think really having it here is going to be much quieter than having it back there. I think that just creating the sound barriers is going to be what works.

C. Richman (NGPR rep.):

Yeah, because this is more open and that's why I thought it was not a good place. Even though it's further away, there are some beautiful old trees, but they're just single trees. So, it would be, I think it would be more of a problem. With this shape, which will be either a U or an L, only a certain amount of dogs will be facing east or to the left. And if we're only going to be letting four or six dogs out, and so let's say two dogs at a time on that side, I don't think it's going to be that crazy with all the trees, the 8 to 8 restrictions, 8 p.m. to 8 a.m. restrictions. You know, it's not like Ulster County SPCA has 200 dogs at a time. Just to give you an idea of what a shelter is normally like. So, this is more like a residence or something for them. This is a whole scaled back kind of thing. But, yeah, I would, I like, I see where you're going with distance wise, but without planting a lot of things there, I think it would be problematic. Whereas we already have these large stands of trees.

T. McKnight (resident):

If I could continue, I think the idea is great. I've done a lot, I've worked with a lot of other dog trainings more than in previous lives, and I have a lot of friends who have these big dogs. It can be addressed very well with the design of the building, and it can address dogs' concerns, and I understand the need for the community. And there's some questions I have that you talked about the building that I would have some questions we could talk privately on as some opinion. I think it could be a very good benefit for the community. It's also keeping the property, the property's being put to good use. The building's being maintained, a historic building. I think that there's some good advantages for the community. Concerns are very, very prevalent. I just wanted to do a positive, that this sounds like a good use of the property. And also including it into the community. That's the one I wanted to say. And that we could have a discussion otherwise.

C. Richman (NGPR rep.):

You know, I didn't read what Barbara Mapps and the CEO sent over. Do you want me to just paraphrase this? It might help a little bit.

D. Eisenhardt:

You want to wait until the questions? Because we have two other people.

E. VanDeMark:

Gentleman in the back.

B. Pominville (resident):

Hi, my name is Brandon Pominville. I'm at 3 Carroll Lane. I'm representing some other neighbors as well. I have a letter that I'm going to read, signed by neighbors to the west from Allhusen and Carroll Lane. And just to preface, big dog lovers, support shelter. All the idea of

shelters. Because many dogs are housed from rescues. So as I said, I'm representing a group of neighboring property owners. Representing approximately 20 homes to the west of the proposed site. Including 14 households on Carroll Lane. To oppose the site application by National Great Pyrenees Rescue for dog kennel and shelter at 75 Allhusen Road. We respectfully request that this letter be read aloud, which I'm doing that now... Our community consists of a cluster of residential properties directly in the path of the proposed facility's noise profile. Using the Ulster County GIS mapping tool. Most of these homes are situated between 400 feet and 900 feet from the property. Or from the location where the site will be developed. Many of them are on Carroll Lane. Some of the ones on Allhusen are even closer than neighboring properties. Even though there is a little bit of tree line, as you mentioned. It does not mitigate noise. The thruway is much further. And that noise, especially when it's wet. That's easily heard in Carroll Lane. So I would expect barking dogs would be even more so. And I want to just also talk about the breed. Great Pyrenees. For those that may not be aware. It's a large breed. It's specifically bred to be a livestock guardian dog. And have a very loud bark. That's some of the defining characteristics for guarding livestock and keeping predators away. The Great Pyrenees Club of America warns prospective owners that the breed is instinctively nocturnal. And prone to barking at night in response to any perceived stimulus. Published research documents that noise levels in active kennels routinely range from 95 to 115 decibels. The shelter effect also comes into play. So unlike a private home with one or two pets. A rescue facility houses high stress rotating population of dogs. And that triggers contagious barking. Where one dog's alarm sets off all the other dog's bogs and creates a wall of sound. According to the research I did at 1000 feet, The acoustic modeling suggests that the noise levels all the way to Carroll Lane. Would be 50 decibels or higher. And that's in relation to a normal ambient nighttime noise of 20 to 30 decibels. Potentially without at least having more sound studies. The introduction of a rescue is also potentially incompatible with the surrounding area. Because of the noise burden that it would place on these households. And it could be a deterrent to home buyers in the area. It could devalue the investments that these families have made in their primary residences. So we're requesting that this be denied as it is right now. At least until we can have more confirmation that the noise, the sound proofing. I don't know how dogs can be inside 12 hours at night. I have concerns over that. Those are our concerns. Like I said this has been signed by 16 people from 12 different households. I've already shared this.

D. Eisenhardt:

Response Carol?

C. Richman (NGPR rep.):

I don't know the exact decibel rating. I know that New York state law, I have to check actually. I think that we can't have more than 80 decibels inside the kennel. So we'd have to do stuff inside the kennel to mitigate noise. And if we're mitigating the noise inside the kennel, that means that it's not like we're sending it out. It's just being deadened. I think that, you know, there's going to be, you might hear something. And that's where decibels come in. Like you could have decibel ratings 50 and below which is not considered that loud actually. I don't have those statistics with me, but like a lawnmower is much, much louder for example. As I said, we're rotating the dogs. So they're not all going to be outside. They can't be barking outside at night because, and you're right. These are normally dogs that would bark outside at night if they heard something. They are not the type of dogs that just bark all the time for nothing. But there are great jokes about them

barking at night. But they can't because they're going to have to be inside. It may be that we have to take some out on a leash for them to have a little bit of a pee break. But then they'll be back in there, you know. And so they will be inside just about all those 12 hours a day if not all of them. I think it comes down to the decibel rating at, you said 400 feet. I don't think it's a very high decibel rating that you're going to get. You're not talking about 25 barking dogs out there at night or even during the day. Because we're not going to allow that. They're going to be rotated. Oh, I forgot to mention. One of the things about the kennel is it's going to have like a large living room set up for dogs to be rotated in and out of this living room and kitchen so they can get used to a home. So they're going to be spending their time lying around on couches, which is what they're really good at doing. You know, getting treats, being like normal house pets. They're not just, we're not just letting them out there to bark. And I understand why you would come in with wanting to deny the permit because it's really hard for you to know about it before you come in. I don't know if you saw the plans. I sent them to one person. So, you know, now that you know, it's not only the plans, it's also the way we're going to work. How we're going to do these things. It's not just where we're putting the kennel. There are all these other restrictions because we can't afford to be bad neighbors. It's just, yeah.

A. Hart (NGPR rep.):

So the building will have built in sound insulation in the walls. So that will deaden a lot of the sound that would happen when the dogs were inside. And there is right now a great Pyrenees living on the property. And I don't think that she's been much of a problem noise wise. I know 25 would be a lot more than one.

B. Pominville (resident):

Yeah. Yeah, I just want to respond to a couple of things really quick. Like having 10 dogs, 20 dogs, 25 dogs. I can't picture any type of rescue or shelter, even small scale, not having dogs barking. Starting to hear each other barking. Like, I mean, any environment I've ever been in with multiple dogs like that, there are cases where they won't bark. In terms of dampening the sound, I haven't, at least I'm not aware of any sound study. But the information I have is based on available information online that's generalized. But for me, just hearing that the sound will be less doesn't really appease my concerns as a homeowner that bought in this area and lives in this area because you can go outside during the day or at night and look at the stars and not hear much, right? And I don't want it to go from 30 to 50, even if it's, oh, that's just like a humming. Well, I don't want that, right? So, that's my concern.

D. Eisenhardt:

Okay, thank you. We have one other gentleman before you.

E. VanDeMark:

This gentleman here too. Yeah, there you go.

D. Eisenhardt:

Go ahead.

B. Caputo (resident):

My name is Bob Caputo, 2170 State Route 32. I do have a question for you. Before you purchased this property, were you in contact with me? I border your west side of the property.

C. Richman (NGPR rep.):

Oh, I don't think so.

B. Caputo (resident):

However, I did have someone, you know, wanted to know if I was interested in the remainder acres.

C. Richman (NGPR rep.):

Oh, oh. Oh. You mean the 80 acres?

B. Caputo (resident):

Right. I'm on the back end of the 80 acres.

C. Richman (NGPR rep.):

Oh, okay, you're on the back end.

B. Caputo (resident):

And wanted to know if that would, being that my property bordered that entire 80 acres, if I was interested in it. And at that time, there was no proposal as far as presenting this property as far as a kennel for great Pyrenees. Have you ever seen the destruction that great Pyrenees do when they attack something?

C. Richman (NGPR rep.):

Um, they're not going to be able to attack.

B. Caputo (resident):

Have you ever seen the destruction that they are able to impose on another animal?

C. Richman (NGPR rep.):

I can address my experience with great Pyrenees. Which is, I lived in New Mexico, and we would find litters of puppies that were born in the wild from feral parents. So, around me were seven large great Pyrenees. And then they would have litters of puppies, 11 at a time, mostly. We would bring the puppies in and raise them. So, at our house, well, it was barely even a house at the time, we would have up to 17 dogs. And it really wasn't an issue. Now, I know that I hear stories that a great Pyrenees can take a bear down.

B. Caputo (resident):

Exactly. Any animal is a product of their environment. If you take a litter of puppies and raise them and give them love and everything, they're going to be as friendly as they're going to be to everybody. A dog is a product of its environment. What you're rescuing are dogs that are raised to protect grounds, farmlands. Great Pyrenees are raised, especially down south. You're talking nationwide, you're not just saying New York. Nationwide. The farms down south, the owners of

the farms, and I witnessed this personally, if anything crosses their fence line, it's dead. They have two dogs on a farm, they'll protect 50, 70 acres. And if anything crosses that, whether it be a bobcat, a panther, a bear, coyote, whatever it does, crosses that fence line, they kill. And they destroy them while they're doing it. I've seen it happen. It is horrible. If any, just one time, one of your dogs are able to escape, anybody within, don't tell me it can't happen, because I know it can happen, because when I witnessed it is when it happened. When I witnessed it, it happened.

A. Hart (NGPR rep.):

That land was being used to trap animals before this, so if you want to talk about barbaric treatment towards animals, trapping them is far worse than owning dogs that possibly could get into a...

B. Caputo (resident):

Where did my dialogue say trapping?

A. Hart (NGPR rep.):

No, I brought up trapping because that's what the field was being used for before what we're proposing.

B. Caputo (resident):

Well, but that's before you...

A. Hart (NGPR rep.):

What I'm saying is that's...

B. Caputo (resident):

I am definitely no, set no against it. Okay. I've seen what the dogs do when they get loose, and they destroy whatever they grab onto.

C. Richman (NGPR rep.):

So I'd like to address that having, as I said, up to 17 at a time in New Mexico, and some of it was before... Can I?

B. Caputo (resident):

Yeah, I'm listening, I'm listening.

C. Richman (NGPR rep.):

Before, I had a fence, we had a fence, and a pair of four of them would go out, and they would head to the famous New Mexico sludge pits and take a bath in sludge. They didn't kill anything. If something comes into their fence...

B. Caputo (resident):

But you're not talking about those dogs. You're talking about dogs that were raised to protect. You're talking about a national rescue. You're not saying, was this dog raised with a family, or was it raised on a farm?

C. Richman (NGPR rep.):

Every dog we get is temper tested before we take them in. We know something about those dogs. What we also do is we temper test them to see if they get along with cats. We're down to that level. Great Pyrenees are considered some of the gentlest dogs.

B. Caputo (resident):

We were just down in Florida, and there's a woman right alongside of us that had a Great Pyrenees that was as friendly as it can be. It's a product of its environment. I'm not saying that they can't be that way. They are. They can be. But you can't tell me that you're going to guarantee that the dogs that you rescued from someplace out of New York State was raised in that particular way. Because the dogs that go for rescue, there's a reason why they go for rescue.

D. Eisenhardt:

Sir, I don't mean to cut you off, but it's been four minutes now, so we have to move on to the next person. But we have all your comments.

C. Richman (NGPR rep.):

I could tell you a lot more. I'd be happy to. I just maybe now is not the time.

E. VanDeMark:

This gentleman right here.

I. Gadol (resident):

My name is Ildar Gadol. I own the property almost directly behind you. Ten acres. Been there for like 25 years. There was a dog barking when I'm there, working outside, but it's constantly barking. I don't know what kind of dog. One day I tracked down, it's near Lembo Lake, and that's about 800 feet away. What I'm suggesting to you is maybe you can get a recording of your kennel currently, the one that you rent out, so you can do a decibel count and maybe two or three dogs in a kennel outside happily playing or barking a little, scratching. We could see a decibel level. That would be more practical and expedite this, you know, zoning improvement. I don't have any questions with you having dogs there. By the way, I never knew what a Great Pyrenees was until I just Googled it. And this was just a side one minute. I helped a friend move to Newburgh. She had the same dog. Huge, big, lovable. I'm great with animals, horses, you name it. Birds, prey. And this dog would not stop barking at me. Every time I go and move a luggage out, ruff, ruff, ruff, gets up on the gate, push the gate once and I ran inside. But there's little kids around. It doesn't bother them. I was like an intruder. I'm 20 feet away going to my truck back and forth. With boxes. This dog would not stop barking for three hours. I'm just saying. I threw some meat. I tried to get near it. The closer I got, the more vicious it became. Huge dog. It's like almost a mini Saint Bernard. So if you can just get a sound level test.

C. Richman (NGPR rep.):

We could probably Google that. We could probably. AI is perfect.

I. Gadol (resident):

No, your facility where you're renting now. Where you said you're keeping some of the animals. Just get a sound level if it's...

C. Richman (NGPR rep.):

Okay, but okay. It's not as instantaneous. Yeah, we could figure something out.

I. Gadol (resident):

That would help the rest of the audience and the neighbors.

L. Caputo (resident):

I did go on.

D. Eisenhardt:

Can you state your name, please?

L. Caputo (resident):

Linda Caputo. 2170 Rte. 32. Okay. I did go on the website. And for the kennel facility, their recommendations was eight foot fence and below ground barriers because they are known to be climbers and diggers.

C. Richman (NGPR rep.):

We're going to be.

L. Caputo (resident):

You said six.

C. Richman (NGPR rep.):

Yeah.

L. Caputo (resident):

Six foot for a pretty big dog.

C. Richman (NGPR rep.):

Yeah.

L. Caputo (resident):

I had a great dane one time. He went over a six foot fence like it was a.

C. Richman (NGPR rep.):

Yeah, they're not as agile. They're not very agile.

L. Caputo (resident):

They're climbers. Check your website. Check your website.

C. Richman (NGPR rep.):

I actually had my dogs in a four foot fence and they never went over. They did try and dig out and that's that we are going to be putting a whole wire barrier underneath it for a foot. There will be wire. So when they dig, they will hit wire.

L. Caputo (resident):

That's fine. But your height. And they say for a facility. Eight foot. And then you also have to have either a routine or a roller on the top of your fence because they do climb. And you're taking, it's not your dog that you're keeping in. You're taking in dogs that you know nothing about.

C. Richman (NGPR rep.):

We know a little bit about it, they will be, they don't come from, they go from a shelter to us. If they're coming from another state, they go to another rescuer first. And then they come to us. It's that. That's the problem. That is always the process.

L. Caputo (resident):

The people that are giving the dogs always 100 percent truthful as to what problems that the dogs have. We need to get rid of them and get them a good home and get them right.

C. Richman (NGPR rep.):

I understand what you're saying. I fostered 28 dogs just for National Great Pyrenees. And I've never had a problem with anything except real health issues. One came with a limp and it turned out it was cancer. They're usually skinny. They need a bath. One had. You know. What do you call it. Irritable bowel syndrome. Those are the kinds of things that that can't really be addressed. The knowledge of their medical issues can't be addressed. What we look for is temperament, that we make sure they don't have fleas, they don't have heartworm, they don't have any kind of worms, or they get tick medication. They get dewormer, spay, neuter, before they even come up. And so I don't -- you know every dog has a different temperament. But as I've had as I say 28 dogs with a four foot fence and one was one did jump the fence. At four feet. And he turned out to he was a tough one because he was such an escape artist that he jumped an eight foot fence. And so what happened to him was the director the one who wrote this letter adopted him. And because he was never going to. Yeah. But that's one. And the thing is we have the cameras and we have a kennel manager. We're not going to just let these things go on forever.

L. Caputo (resident):

But if they get out how many acres are around you and are you going to contact everybody around that there is a dog on the loose?

C. Richman (NGPR rep.):

Well I know the dog catcher. I would contact him. They're not dangerous.

B. Caputo (resident):

They're not dangerous?

C. Richman (NGPR rep.):

They just want to roam. That's what they want to do if they get out.

D. Eisenhardt:

We have one before you. Ma'am.

C. Pominville (resident):

Hi, thank you. Christina Pominville, 3 Carroll Lane. I just want to say briefly that I think there is a process of steps clearly that we need more information sound studies. I'm a little concerned when you say that they want to run because you're fencing them in. I also see the fence already being constructed starting weeks ago. So I have concerns that this process is just moving forward. And I appreciate the time to give public input. Clearly there are multiple factors here that need to be considered. I fully support giving dogs loving homes. I am concerned that the size of these dogs and their features of needing a lot of exercise, being loud dogs. We've owned large dogs before and I can attest to that. And that that's my concerns. I think that there are a timeline, a process, step by step instead of just moving everything forward which I can see when I'm out on my daily walks.

C. Richman (NGPR rep.):

Can I say something about the fence? That fence is not the fence for the kennel. That's the fence that we're putting around half of the farmhouse in the back. And that's for Andrew's dog who is a great Pyrenees.

C. Pominville (resident):

From one dog?

C. Richman (NGPR rep.):

Yeah.

C. Pominville (resident):

So that one dog's going to live there full time?

C. Richman (NGPR rep.):

Yeah.

C. Pominville (resident):

And you have the kennel?

C. Richman (NGPR rep.):

Yeah.

C. Pominville (resident):

So where's the kennel?

C. Richman (NGPR rep.):

So do you want come on up.

D. Eisenhardt:

You can see the map.

C. Richman (NGPR rep.):

Here's the farmhouse right here. Yeah. The proposed fence is around there. The kennel is all the way here. The fence for the kennel is there. Oh wait. Sorry. That's not the fence for the kennel. This is the fence for the kennel. It's there. So Andrew started on the fence because it really has nothing to do with any of this.

B. Caputo (resident):

My question is to the town board. Are you guys familiar with the incident where the German shepherd on Anthony Drive attacked and killed the granddaughter? Of the resident that lived there? Right here on Anthony Drive three years No, that's right across the street from my house.

D. Eisenhardt:

No, I never heard that.

B. Caputo (resident):

You never heard that?

D. Eisenhardt:

No.

D. David (resident):

No. I live next door too. I ain't never heard of a German Shepherd.

B. Caputo (resident):

I heard somebody got the text about it, I don't ever remember anybody get killed. When you go into Anthony Drive the house is on the left hand side. There was two families father and son or daughter or whatever. And the grandfather went with the granddaughter from one family's house to his house and the German shepherd attacked the daughter, granddaughter, his granddaughter and she died. If I'm wrong, I don't know how I got that information wrong, but it wasn't four years ago, maybe five years ago. Right on Anthony Drive.

D. Eisenhardt:

Yeah, I didn't hear. And they're neighbors to me. I can see their property. Never heard that.

B. Caputo (resident):

Possibly I got wrong information, but I'll look it up. I know somebody was severely hurt. That's all I know. And then severely hurt, she died.

K. Beinkafner (resident):

Kathy. Dr. Katherine Beinkafner, 1003 Route 4455 in fabulous downtown Clintondale. I like this idea, but I think you really need to think about putting a lot of evergreens around this for two reasons, vision and potential noise.

C. Richman (NGPR rep.):

That's what we're going to do.

K. Beinkafner (resident):

Lots of evergreens.

B. Pominville (resident):

Have you considered, like, I mean, across the road is more of a densely wooded area. Why not put it sort of in the middle where it has a buffer around and it doesn't? I'm going off memory. I don't think it would impact people.

C. Richman (NGPR rep.):

Well, then you would have people at the Adair winery. You know, we looked at that, and the way it's thin, the 80 acres creates this horseshoe that's rather thin, so then you would start impacting the winery even more.

T. McKnight (resident):

The water also, the creek is there, and there's a marsh in there, so there's additional concerns. Sorry.

C. Richman (NGPR rep.):

The wetlands, yeah.

B. Pominville (resident):

I mean, that may be valid. I guess impacting, I'm not suggesting it should impact other business or anything, but like, obviously you're hearing a lot of impact and concerns from a lot of people.

C. Richman (NGPR rep.):

I mean, there are kennels, commercial kennels all over the country. I see them for sale because I've been looking for one ready made, and they were all on like half an acre, two acres, so first of all, we didn't want something on that small of an acreage, but also it tells you that these kennels operated on small footprints, and they're running businesses, and they take a lot more than 25 dogs.

B. Pominville (resident):

But if that's already there and I'm going to purchase a home, that's my decision, right? I already own a home, and this is going in after, so that's different.

D. Eisenhardt:

Any other questions?

C. Richman (NGPR rep.):

I mean, don't forget, it could be, if it were a subdivision, someone else could buy this, you have 1.5 acres zoning, you could be facing an entire subdivision.

E. VanDeMark:

Mr. Baum.

M. Baum (resident):

Michael Baum. I'm from Aloha Home acres. A question, a comment, and a request. So, the only protection from sound when the dogs are outside are going to be the floral growth, the tree growth you have surrounding the fenced area?

C. Richman (NGPR rep.):

Yes, but there won't be that many dogs outside at a time.

M. Baum (resident):

Another request, I appreciate your going out and noticing that the tree cover is not breaking, that a lot of stuff is getting more complicated. And I appreciate all efforts that you have made to find out what the impact would be and to mitigate it. My request for the planning board is, or a question and a request, is this public hearing, can you determine at this time whether it will be held open and continued or are you planning on any public input?

P. Hines (MHE Engineering):

We can hold it open for written comments.

E. VanDeMark:

Let's go to the end and figure it out. We'll let this wind down first and we'll make a decision at the end.

R. Gorres:

We'll let you know before you go, Mike.

M. Baum (resident):

For people who weren't able to make it tonight. Or even for written comments. I would just like them to come up.

D. David (resident):

Daryl David, I live on Allhusen Road, I'm down the other end. I'm just curious, is this going to be a tax-exempt property?

C. Richman (NGPR rep.):

We're hoping so. We are a non-profit.

D. David (resident):

That's a lot of land for 25 dogs, 80 acres. That's a lot of land.

C. Richman (NGPR rep.):

At some point we'll have to figure out what to do with the 80 acres. We're contacting wildlife rescues.

D. David (resident):

Most of it was farmland. I worked for Cornell Extension. That was vineyards? I think the vineyards is done. It's been vacant for five or six years now.

C. Richman (NGPR rep.):

The vineyards are not on our property.

D. David (resident):

Right, I know, They're across the road. He sold us a lot of that land. He divided it up. He didn't give us a lot of a lot of of land.

G. Mastro (resident):

Gabe Mastro, I live on 7 Carroll Lane, I'm just curious, the fence that's around the main house right now, is pretty substantial. I haven't seen a dog I've never seen a dog fence built like that before. Is that the fence that's going to be built around this property?

C. Richman (NGPR rep.):

No. The one that we're going to build around the kennel is more substantial.

G. Mastro (resident):

More substantial? So these dogs require... I've never ever in my life seen a fence like that built for a dog so it seems a little scary to build a fence like that to keep dog in and keep anything out.

C. Richman (NGPR rep.):

It's not because they're vicious it's because they like to wander. So they're known to, first of all I don't think an invisible fence would work with a rescue, they wouldn't, you can't teach it to dogs each time. Each dog coming in to teach them where the fence line is, but the whole thing is that that great Pyrenees like to know, they like to see their boundaries, and then they know what to protect inside they will take care of.

G. Mastro (resident):

A little bit of reading that I've read about this they create boundaries that they get outside that too right, they protect other lands so they'll...

C. Richman (NGPR rep.):

The first time I met a Great Pyrenees in New Mexico, he was simply visiting. This is before people believed in fences, and then there's one dog that would go visit all the neighboring properties, so it's a very social thing for them. So... what we were talking about is the breed is a very independent breed. They were... they were thousands of years old. The Basques in the Pyrenees Mountains between France and Spain had them, and they used them to guard their sheep. They would leave the sheep out for days, and the Great Pyrenees would blend in with the sheep. That's why they're almost always white, and they would blend in with the sheep and protect them. And the males would be in with the sheep, and the females would be, I guess, faster... they would be circulating around the sheep, making sure they were guarded. So Pyrenees will guard anything... babies, cats, ducks... once they get to know who they're supposed to guard. The fence is to keep them from wandering, which is their normal instinct because they are independent thinkers, but they can also be couch potatoes, and they sleep a lot. This is not like a German Shepherd... this is a pretty low-energy dog. Yeah, I didn't realize I should have brought more information about them. The director has, in her letter, she says, you know, she wishes she could be here. She said they are an ancient breed... companions and

guardians date back hundreds of years. Besides guarding sheep, they were used at chateaus in medieval France. In 1675, King Louis the 14th named them the royal dog of France and allowed them in the Royal Palace of Versailles, and then they became highly sought after by French nobility. And then she goes on, but it... she... she's... the reasons why that they are found wandering and neglected... the farms are closing, some dogs are not suited for harsh farm conditions, they prefer to be couch potatoes, dogs are still being bred for profit and are unwanted, and others simply are not spay/neutered. The result... thousands of neglected Great Pyrenees, mostly facing euthanasia, not adopted. So it gives you a little bit of history.

B. Caputo (resident):

My question goes back to the town board, why are we just now getting to know what this was you know this is developing

E. VanDeMark:

Because this is the process.

B. Caputo (resident):

So and then after tonight you guys are going to make a decision? Up or down on whether this is gonna go through?

E. VanDeMark:

No not after tonight.

D. Eisenhardt:

We have to meet a lot of DEC requirements and other requirements as well. And we have questions from the applicant as well.

B. Caputo (resident):

I witnessed what these dogs can do in action I've physically seen it. We've already noted that sir. I can't believe you guys are even giving it any thought.

G. Mastro (resident):

Gabe Mastro again, did you buy the property knowing you were already going to be able to establish the kennel?

C. Richman (NGPR rep.):

It's sort of a chicken egg thing because we can't do this unless we buy the property. So yet we bought the property as a nonprofit knowing that we thought this was a really good place to do this. We thought that those fields really allow a kennel to be nestled in and still be really good for the community. I think if you were, if you I don't know if you've seen the property...

G. Mastro (resident):

Yeah I live there, so. It's a very quiet community. Yes it is quiet Carroll Lane, Aloha acres, it's very quiet.

C. Richman (NGPR rep.):

It's very quiet yes.

K. Nakelski (resident):

Karen Nakelski 44 Allhusen Road, so we're on the other side of the winery barn. I have two questions are you in fact the property owner?

C. Richman (NGPR rep.):

Me personally, no, National Great Pyrenees rescue is the nonprofit is the property owner.

K. Nakelski (resident):

You're representing the property owner?

C. Richman (NGPR rep.):

Correct, I have their power of attorney.

K. Nakelski (resident):

Where is the closest National Pyrenees rescue that exists to us at present?

C. Richman (NGPR rep.):

They are not operating as a rescue they are, sorry, they don't they don't have a facility. This would be the facility. There's no other facility in the country. There is one I believe in the Northwest they work out of, there's a lady who takes in ten of them in Virginia ten at a time.

K. Nakelski (resident):

You know where that is could we get that address if I wanted to go and visit the closest facsimile to what you're proposing where would that be

C. Richman (NGPR rep.):

Oh, Ohio's, but that's a commercial kennel, but she houses our dogs.

K. Nakelski (resident):

And what's in Virginia?

C. Richman (NGPR rep.):

Virginia is is a nonprofit who takes in ten at a time.

K. Nakelski (resident):

Does the website have the address for that one in Virginia?

C. Richman (NGPR rep.):

No, because they're not really... they're affiliated with us, but they are not. It's called, I think, hers is called Gentle Giants, and it's in Virginia. Sue Brennan is... it's on Instagram, I know that... Gentle Giants. Okay, Sue Brennan is in Ohio, and her facility is much more rudimentary than what we're proposing... it's just small yards and small kennels.

K. Nakelski (resident):

Just I misunderstood in the beginning when you were saying that there aren't already national organizations, or just national 501c organizations like yours that exist for these dogs at present, but in truth they're not then?

C. Richman (NGPR rep.):

Well, there are at least five I can think of, but they don't have physical places. What they do is they send them to foster homes... okay... or they send them to commercial kennels. So we've been paying hundreds of thousands of dollars a year to go to commercial kennels, and we thought, why not start our own, and this...

K. Nakelski (resident):

This would be this would be the first such facility?

C. Richman (NGPR rep.):

I think we had something in Ohio elsewhere for a couple years... okay... and then during the pandemic it just... I think it died out of things, so this would be the first time we've had our own physical location. But when they go to these other kennels, there's probably more dogs because they're commercial... someone has to make money... and yeah... yeah, I was just trying to see... yeah, so there's Texas Great Pyrenees Rescue, there's Northwest Great Pyrenees Rescue, there's a couple others... there's one couple that takes 16 of our dogs at a time and just raises them... they have 16 dogs at a time.

D. Eisenhardt:

Okay thank you. Any other questions?

C. Pominville (resident):

I just want a map clarifying question, Christina Pominville, so the home is here okay and the caretaker and his dog live in this home and the dogs that you would take in to the rescue do not live in this home right so they live back here?

C. Richman (NGPR rep.):

Mm-hmm.

C. Pominville (resident):

So this building needs to be constructed and soundproof?

C. Richman (NGPR rep.):

Mm-hmm yeah.

C. Pominville (resident):

Those are the kennels, so the person caretaking for the dogs is in this house. So when he needs to go check on them, feed them, whatnot... he walks back here to the field, to this building where the kennels are, and then lets out a few dogs in this fenced area only when they need to do their business, play, whatever... they get some playtime during the day... yeah, okay. So the dogs that

are in this fenced area and in the kennel area, they won't have, like, a person with them all the time?

C. Richman (NGPR rep.):

They pretty much will, except for at night, but that's when the cameras would be on. Also, we are going to build a room right about there... so if there's a reason for someone to stay there, they know... okay, yeah... we're not... what would that reason be... uh, let's say all the power's out. I mean, we're gonna have to have a generator by New York State law, which is mind-boggling, but we're gonna have to have a generator. But let's say there's no internet and the cameras are down... that would be a good reason. Or some dog is extremely ill... that would be a good reason, you know. It's just not much... there's a bathroom, but shared kit... shared kitchen... kitchen for the dogs, also a human can use it... bathroom, and...

C. Pominville (resident):

So you mentioned that the dogs like you want to encourage them to like live in a home setting so they're gonna be taken from here to the house for that?

C. Richman (NGPR rep.):

No, there's gonna be a living room [inside the kennel itself], kitchen, yeah couches.

C. Pominville (resident):

Okay thank you for clarifying that.

D. Eisenhardt:

Anybody else? Go ahead Doug.

D. Tice (resident):

Yes, the animals have the dogs have to go to the veterinarian, are they going to be transported to the veterinarian or the veterinarian coming there?

C. Richman (NGPR rep.):

I think most cases we would have to transport the dogs.

D. Tice (resident):

Well there's a lot of other dogs that go to that veterinarians all all animals I know right where it is yeah how would their dogs be protected when you're bringing your big dog in?

C. Richman (NGPR rep.):

They're very gentle dogs.

D. Tice (resident):

I understand by this show.

C. Richman (NGPR rep.):

I know I know but I beg to differ and as I say I fostered 28 dogs I've owned five and I also fostered another 45 when I lived in New Mexico these are this is why we do it if you if once you know the breed you just fall in love with them.

D. Tice (resident):

We have a little dog that's about this big. One bite with that kind of dog would...

C. Richman (NGPR rep.):

But they don't bite. Andrew has his enormous Great Pyrenees and then his mom's little dog came in to stay. A yorkie. And I assume they played together.

D. Tice (resident):

Well that's Andrew's dog, but how do we know about all these other dogs they're coming from who knows where?

C. Richman (NGPR rep.):

We don't want to take in a vicious dog that we can't adopt out. We have to know a little we have to know something about them and then you know if it doesn't fit in we have to work something else out. They can't just stay with us indefinitely. It's not a place for dogs to what's the word just live out their lives. We we need to adopt them out because there's always more coming in.

D. Eisenhardt:

What is the longest time frame that you have had a dog to keep in?

C. Richman (NGPR rep.):

Me personally, five months. It went from two days to five months.

A. Hart (NGPR rep.):

Counting 11 going one month, a couple months. But for me personally yeah, 5 months was the longest.

D. Eisenhardt:

Any other questions? I have one before we close it. What is the estimated amount of dogs at one time that you would have on the facility? You're saying you can have up to 25. Would there be 25 or are we looking anywhere from like 10? What would you estimate?

C. Richman (NGPR rep.):

I would say, you know, once you open the doors, they're going to be coming. I would say 25.

D. Eisenhardt:

You would say 25?

C. Richman (NGPR rep.):

Yeah.

D. Eisenhardt:

Sorry guys, I tried to help.

C. Richman (NGPR rep.):

I mean, I liked it. If for some reason we couldn't get that many in at once.

D. Eisenhardt:

Are they going to be separated in the kennels? I mean, or is there going to be a cage between them so they can see each other or how is the kennel going to look?

C. Richman (NGPR rep.):

Well, there has to be. I used to think, well, maybe we can let them see each other. It turns out, New York State law, no. You have to have a barrier. And that's where the soundproofing between the kennels comes in as well. So they are going to have to have a soundproof barrier between them. They'll be able to see each other through the doorway area, but not in between the kennels. But again, they'll be invited out to the living room. I think you should give us more information on the numbers. They'll get to socialize.

D. Eisenhardt:

Go ahead.

G. Mastro (resident):

Is 25, the absolute limit, never going to go above 25? Or is there plans down the line to build another?

C. Richman (NGPR rep.):

Well, if there were, we'd have to come here again.

G. Mastro (resident):

But you're saying there's not not plans. There's a possibility.

C. Richman (NGPR rep.):

Well, because this is... I understand.

G. Mastro (resident):

I'm just asking.

C. Richman (NGPR rep.):

Yeah, I mean, there's many factors. Okay. First of all, we would have to come before you. We'd have to have a larger kennel. We'd have to build something larger. Money is not unlimited. And also, we have to know that this operation, not only noise-wise, but that it works for us. How many people would we have to hire? You know, that kind of thing. So we're limiting it. It's sort of like a boutique kind of thing. No, it's more than a trial period. Believe me. Yeah. Yeah. I mean, in 10 years when I am done, I assure you, we'll let the next person figure it out. Yeah. And then you'll know. We're not going to do something that people are opposed to because it

doesn't make sense. If you all hate us so much, why would we want to have more? We don't get anything out of that, you know?

E. VanDeMark:

Any other questions? I think Pat has a few questions.

P. Hines (MHE Engineering):

Yeah. So, I've taken notes. I've heard you folks here. I have a concern where you keep saying that it's going to be the U-shaped building or something else. What's before this board here has to be what you are proposing.

C. Richman (NGPR rep.):

Well, we have the two...

P. Hines (MHE Engineering):

I know, but we don't, for lack of a better term, we don't have a menu here that we can approve. It has to be what's on the plan. You have to come up with something concrete. Right now, you have the U-shaped building.

C. Richman (NGPR rep.):

We'd like to do the U-shaped.

P. Hines (MHE Engineering):

But, if you're before the board for that, that's what we're looking at now. And if there's any change to that...

C. Richman (NGPR rep.):

Okay. Can I...

P. Hines (MHE Engineering):

Let me keep going.

C. Richman (NGPR rep.):

We also have the map. We also have the...

P. Hines (MHE Engineering):

I see that, but it's not something this board can approve. It has to be what's on the map. These folks are here to look at that plan, the U-shaped building. We're looking at that.

C. Richman (NGPR rep.):

All right. We'll go with the U-shaped.

P. Hines (MHE Engineering):

Just make sure that's what you want. I don't want to... The actual building needs to be on any approved plan. I think there needs to be some additional information on the noise. The soundproofing in the building, I think the board should see that. I think there should be some

testing, decibel testing on the site for the location you're going to be and from any of the nearest neighbors so that we can see what that noise is. Let me keep going here. Some additional notes regarding the operation. I heard this gentleman say that there's other mitigation measures that they can introduce, including a berm. I would be a big proponent of soundproof fencing, some sound deadening fencing. There's a lot of good technology there that could be put around the outside. What wasn't mentioned here is that each of these dogs have an outside run, it looks like. That's a lot more dogs outside than... They all could be in an outside run at one point or in the bigger large fence area. So, I don't know. I think some more operational... So, some more information...

C. Richman (NGPR rep.):

I can put this up because each dog...

R. Gorres:

Is this your outside runs for the...

C. Richman (NGPR rep.):

Yes. Do you want me to place... Each dog has to have, by New York State law, their own separate outside pen. And then we can let them into the larger area. As I say, just like four or five at a time. They aren't all going to be out in their outside run simultaneously either.

There's going to be a dog door in each kennel. And that's going to be the job of the kennel manager, is to open and close doors all day long. You know, there's going to be a schedule. Like, this row comes, or four of these dogs come out at this time, then they go in. It's going to be staggered, how they go out.

P. Hines (MHE Engineering):

So, I think we need a better narrative and notes on the plans that's going to show how that's going to function. Because we say that now, but the operation... You may not be there in three years, and there might be 25 dogs in an outside kennel run. So, specific notes and a really detailed narrative of how that's going to operate. So, it can be enforced by the local code enforcement officer. Here's how it's going to operate. Here's how many dogs are going to be outside. Those kennels will be restricted to X number of dogs on the outside runs at a time. How long the night... But I think more information on the noise would be appropriate. We heard it from, I don't know, 11 or 12 speakers all concerned about their quality of life should this go into place.

C. Richman (NGPR rep.):

So, there's an app we can use for decibel readings.

P. Hines (MHE Engineering):

So, I'm going to leave that to you and your engineers to come up how you want to present that. I don't want to tell you how to do it, but I think this board... And I'm speaking for the board now. They're going to have to say yes or no to what I'm saying. We've heard these folks. There's some concerns in the neighborhood, and I think they deserve these issues to be addressed prior to the board. I like Kathy's idea of a lot more trees.

C. Richman (NGPR rep.):

Yes.

E. VanDeMark:

Okay, with that, is there any other comment? I'll take a motion to close. Are we going to keep it open?

MOTION: *Keep NGPR public hearing open for 30 days (May 26th)*

R. Gorres:

I'll make a motion... I'll make a motion to keep the public hearing open for 30 days, then we'll discuss if that's what we want to do or not.

P. Hines (MHE Engineering):

So, if you're going to keep it open, you need to pick a date, obviously, until your next meeting.

R. Gorres:

I just want to make a motion for 30 days, and then the board can discuss if that's what they want or not.

E. VanDeMark:

What's the calendar date for that?

P. Hines (MHE Engineering):

So, your May meeting would be May 26th. So, unless we pick a definitive date, they would have to re-notice. So, we want to have a date certain.

D. Eisenhardt:

So, I say May 26th.

P. Hines (MHE Engineering):

May 26th, yes. So, you could keep the public hearing open until May 26th. These folks can give us some additional information that I requested. I think it would be beneficial to address the comments that we heard.

R. Gorres:

Okay. Do I have a second?

D. Eisenhardt:

Second.

E. VanDeMark:

Okay. On a vote.

All:

Aye.

E. VanDeMark:

Opposed?

R. Gorres:

And just so you know, if you have any written comments and you can't make it to the next meeting, you can mail them to Town Hall and we'll make sure we read them.

D. Eisenhardt:

And you have until May 26th to submit any more comments. Or neighbors that couldn't be here for you that are talking for them.

P. Hines (MHE Engineering):

I have some other comments. I know you have them or your engineers have them. The other issue is the highway superintendent issued comments on the access drive, which need to be addressed yet.

C. Richman (NGPR rep.):

I believe we did. Oh, you know what? We addressed it to historic preservation. Yes, we're going to open the stone driveway entrance by 8.

P. Hines (MHE Engineering):

That all needs to be shown on the plan.

C. Richman (NGPR rep.):

I think.

A. Hart (NGPR rep.):

It's 12 feet right now. I don't know what.

C. Richman (NGPR rep.):

So you want us to change it. All right.

P. Hines (MHE Engineering):

Yes. So the highway superintendent gave some pretty specific comments. Those should be addressed on the plans. And if your engineers can give us a response to that.

C. Richman (NGPR rep.):

Okay. All right.

P. Hines (MHE Engineering):

Otherwise, we'll see you folks back in May 26th.

D. Eisenhardt:

Thank you, everyone.

The Ridgeward of 2021 Rte 44/55 (SBL 94.3-1-14.1)

Proposing: Self Storage Facility Site-Plan and Two-Lot Subdivision

E. VanDeMark:

Okay, we're going to start with the next public hearing. If you're having a conversation about the previous project, please take it outside. Thank you. Okay, next up is the ridgeward. I'm going to read the public hearing notice. *Notice is hereby given that a public hearing will be held by the Planning Board, Town of Plattekill, County of Ulster, on Tuesday, April 28th, 2026, at 7 p.m., or as soon thereafter, as may be heard, at the Plattekill Town Hall, 1915, Route 4455, Modena, New York, 12548. At this time, the Planning Board will be conducting a public hearing on the application of the ridge yard for a two-lot subdivision and site plan, proposing a self-storage facility site plan. The property is located at 2021 State Route 4455 and is designated on the Town of Plattekill Tax Map as Section 94.3, Block 1, Lot 14.1. All interested parties will be given the opportunity to be heard with respect to the application. For further information, please direct all inquiries to Elizabeth Ackerly, the Planning Board Clerk, at 845-883-7331, Extension 18, or via email, plattekillplan@yahoo.com.* With that, I will invite you to go over the project.

J. Berger (Ridgeward engineer):

Okay. Joseph Berger, Berger Engineering, the engineer on the project. Basically, as you stated, it's a self-storage site being constructed on approximately 51 acres, 50.93 acres site. We're going to subdivide it into two lots, one that's going to be just left open, and the smaller, approximately 17 acres, is where we're going to construct 13 buildings for self-storage, fronting off of State Route 44 onto the site with circulation within it so that the fire trucks and everything can make it around. It's going to be fenced for security. Stormwater is going to be collected from the site and discharged into an infiltration basin. The majority of the buildings will just be self-storage buildings. A few will have some bathrooms, so we have a septic system designed in the back for those few bathrooms that we have.

E. VanDeMark:

Address the audience, because they're the ones who are going to have questions later.

J. Berger (Ridgeward engineer):

Basically, the site itself has several wetlands on it, but those are in the overall site. They're further away, up onto the major lot. There's no wetlands within the area we're building. That's pretty much a summary of what it is. It's, again, very simple. It's just a self-storage facility on 17-some acres.

D. Eisenhardt:

Remember, please state your name if you have any questions.

E. VanDeMark:

Okay. Anyone have any questions? Who wants to be first? In the back?

K. Schultz (resident):

My name is Kendra Schultz from 45 Deyo Drive. My property does border the east side that's not being developed. Looking at this, where is the entrance going to be on this in respect to, I

know across the street you have Mike's Hot House, Donato's, and then on the same side of the street you have the Carr, Gary's, and J.P. Chimney. Where's this entrance?

J. Berger (Ridgeyard engineer):

There's a building right over here. It's right across from it. If you go out there, you'll see this much of it. There's a building right here, and if you drive by on the road, you'll see a For Sale sign. It's pretty close to there.

K. Schultz (resident):

So that for sale sign, where it is now, will be the entrance?

J. Berger (Ridgeyard engineer):

No, it's close to it. It's actually a little bit, about 20 feet away, but close. It's right opposite the building over here.

K. Beinkafner (resident):

Right opposite Donato's?

J. Berger (Ridgeyard engineer):

Yes, opposite Donato's.

K. Schultz (resident):

How far to the east is this going? I know the property, and there is a creek on that side?

J. Berger (Ridgeyard engineer):

The creek is way off this side. It's actually way down at the bottom of the hill, about 500 feet away.

K. Schultz (resident):

Do you have plans, potentially, for behind that going up towards Hurd's Farm?

J. Berger (Ridgeyard engineer):

The only plans we have are the 17 acres right here.

P. Hines (MHE Engineering):

They did give us a conceptual build-out of the rest of the lot, showing some other smaller lots to be developed in a similar fashion, with relatively small uses, getting away from that previous warehouse that was painted on this site. For the SEQRA Review, we did ask for a concept layout, and they did give us a layout of some additional 10-12 acre lots that would be potentially developed in the future. At this time, they are not proposed, but we did ask to show us.

J. Berger (Ridgeyard engineer):

Well, we're proposing two lots with commercial, with self-storage. That's what's being proposed at this time.

K. Schultz (resident):

I'm sorry, I'll be really quick. These are single-story? We're not looking for that height variance that that warehouse was bringing?

J. Berger (Ridgeyard engineer):

No, these are standard, self storage units.

K. Schultz (resident):

Are these going to be open 24-7?

J. Berger (Ridgeyard engineer):

They're going to be open to whoever uses them, yes.

K. Schultz (resident):

Okay, so they can access it at night?

J. Berger (Ridgeyard engineer):

Yes. Typically, they don't.

K. Schultz (resident):

Would there be video cameras? I'm just concerned with it's in my backyard.

J. Berger (Ridgeyard engineer):

Typically, cameras, yes. There would be security, there's cameras, and they'd be entering with their security codes.

D. Eisenhardt:

Yes, sir?

I. Gadol (resident):

Il Gadol, 1781, route 4455. I'm not too far from here. Just wondering, is there going to be a, is it automated completely, or will there be a person managing an office, an on-site manager?

J. Berger (Ridgeyard engineer):

Well, people will be renting these units, so they will take care of their own, but there will be someone who's watching this, I guess.

I. Gadol (resident):

There's an office? There's an office, right?

J. Berger (Ridgeyard engineer):

The main building here is going to have an office in it, and there'll be a person in there, yes. There are normal working hours?

G. Baright (Ridgeyard rep.):

When you come down the road here, this climate control building, this corner right here, there's an office, you'll pull in here. This is the main road, this 4445. So this is 4445...

I. Gadol (resident):

And that's a new roadway?

G. Baright (Ridgeyard rep.):

This is a new roadway coming in here, and then there's parking spots in front of this, and then the offices are here, so the office can see pretty much everything.

J. Berger (Ridgeyard engineer):

That's where the cameras will be, and there'll be your normal 40-hour week.

E. VanDeMark:

Next question, young lady in the back.

L. Dougherty (resident):

Laura Dougherty, I live at 2012 route 4455. I have several questions. So this is going to be open 24-7, but there's not going to be someone there all the time, so there's an automatic gate?

J. Berger (Ridgeyard engineer):

They'll have their code to get in here.

L. Dougherty (resident):

Okay. What kind of lighting is there going to be?

J. Berger (Ridgeyard engineer):

They're dark sky compliant. We did a lighting code, so we have a lighting plan that we submitted to the town. We can show, but there are going to be really low lights, and it's dark sky compliant, so you won't see from above. It's basically just for security purposes.

L. Dougherty (resident):

Okay. But it's going to be that close to the road?

R. Gorres:

I don't think whoever did that picture, it can't be that close to the road. You've got to back that up.

E. VanDeMark:

That's an artist rendition.

P. Hines (MHE Engineering):

It is fairly close, though. It's fairly close.

J. Berger (Ridgeyard engineer):

There's going to be trees in between. Yeah, well, that's artistic.

L. Dougherty (resident):

So it's going to be 30 feet off the road. There's not going to be any hedges or trees?

J. Berger (Ridgeyard engineer):

No, there's landscaping. We show landscaping in the front, and there's a sidewalk. The town has asked for a sidewalk along the road.

L. Dougherty (resident):

Okay, but there's not going to be anything. We're just going to be looking at this ugly thing is what I meant. We look across the street. We're going to be looking at this ugly thing.

G. Baright (Ridgeyard rep.):

These buildings are back like 60 feet or so. This building here, the climate control building, is going to have brick on the bottom and glass. That's the one that's more towards the front. It's a nice building.

L. Dougherty (resident):

But, I mean, it's right there in our face.

J. Berger (Ridgeyard engineer):

The only person really looking at it is Donato across the street. If you're driving by at 45, 55 miles an hour, you're not going to see it.

L. Dougherty (resident):

Well, we look basically across the street, and when the trees are down, we'll be seeing it.

J. Berger (Ridgeyard engineer):

The only person directly across the street is Donato. No way.

L. Dougherty (resident):

No? That's not true at all.

P. Hines (MHE Engineering):

There's evergreen plantings proposed as well. Yeah.

L. Dougherty (resident):

And then there's houses right next to that. Those people will be looking right at it.

J. Berger (Ridgeyard engineer):

Well, those are up here.

D. Eisenhardt:

Go ahead, Frank.

F. Fazio (resident):

Frank Fazio, 2022 [route 44/55], right across the street. Yeah. And we've got three houses there. There's one, two, and then a mobile home. And we're going to be staring at lights all night?

J. Berger (Ridgeyard engineer):

Well, they'll be cleared out, heavy-duty lights, and they're going to be back in here, yes.

F. Fazio (resident):

Well, before, when they were talking about doing anything there, they were going to put trees up and everything. So now we just did away with everything they talked about before.

P. Hines (MHE Engineering):

Is there a possibility to put most of the lights on motion sensing? That's often a way to address that.

G. Baright (Ridgeyard rep.):

Yeah, and they're all LED lights. They're all down-facing lights. Nothing faces that way.

P. Hines (MHE Engineering):

No, I mean, but if there's no motion there at night, there's no, so if you put them on motion sensors, that would...

F. Fazio (resident):

But they're 30 feet off the road. Do you have motion lights?

P. Hines (MHE Engineering):

No, I mean into the interiors of the site, the lighting along the roads. We'll look into that. So, yeah, comment heard, though. We'll take a look at that.

G. Baright (Ridgeyard rep.):

We'll look into that. There's a landscaping plan that shows the shrubs along the front.

J. Berger (Ridgeyard engineer):

Well, that's artistic.

F. Fazio (resident):

Okay, so that's not true rendition.

J. Berger (Ridgeyard engineer):

No, no. The site plan is what you're going to approve, and that's what the board's looking at. There's a fence all the way around.

F. Fazio (resident):

How high is the gate?

J. Berger (Ridgeyard engineer):

The standard is six foot fence.

F. Fazio (resident):

Iron gates, like basically?

J. Berger (Ridgeyard engineer):

There's gates here, but, yeah, there's going to be security gates through here.

F. Fazio (resident):

Because I know there's wildlife deer that want to pass through that.

J. Berger (Ridgeyard engineer):

No, the site is fenced in. The site is fenced in, and there's going to be security gates. And people have codes to get in.

L. Dougherty (resident):

So what kind of fence are you talking about? Is it a fence that you can't see through?

J. Berger (Ridgeyard engineer):

It'll be iron gates, you know, nice looking fence.

L. Dougherty (resident):

Okay, so you'll be able to see all of this through the fence?

J. Berger (Ridgeyard engineer):

Yeah. Yes.

L. Dougherty (resident):

Oh. No, I'm just concerned. We've lived there, you know, we've lived there for a long time, and this is really unsightly to have to look at. And to be so close to the road, I'm concerned that it's being allowed to be so close to the road. The other site plan that actually didn't go through had to be further away. There were trees and that.

J. Berger (Ridgeyard engineer):

The one that was before was not only having 400,000 square feet, it was pretty close to the road. And they had the road trees.

L. Dougherty (resident):

Well, we certainly did not have that.

J. Berger (Ridgeyard engineer):

And it's a much taller building, a 400[,000] square foot.

L. Dougherty (resident):

Absolutely, no. The road wasn't that close. I'm not saying that one was any better. I'm just saying that I'm surprised that this is being allowed to be so close to the road, especially since there's no turning lane. It's not giving anybody any ability to turn in. It's a difficult road. It's 55 miles an hour there. You're going to have people coming with U-Haul trucks and that kind of thing. It really creates a dangerous situation. I think it's something that should be thought about.

D. Eisenhardt:

So can you provide for the residents here what exactly, like, when you were presenting it to us, you were talking about, you know, Joe having an HVAC system and using it to store equipment like that. So just explain what the... So they have a better understanding of that, too. So, again, because of the traffic. So they realize that there's not going to be as much traffic as the other warehouse was going to be. But there will still be some traffic. But if you get a better understanding of what's going to be...

L. Dougherty (resident):

I understand it's not the same traffic.

G. Baright (Ridgeyard rep.):

And when you go into place, there's a road. So you're going to be pulling off the main road onto another main road.

L. Dougherty (resident):

I understand that.

G. Baright (Ridgeyard rep.):

So you're not, like, U-Haul trucks will just, just like they do at an intersection, they'll pull in.

L. Dougherty (resident):

We have a hard enough time getting into our driveway, turning into our driveway without being hit. I can't imagine how people are not going to cause accidents, stopping with, like I said, U-Haul trucks and that kind of thing, pickup trucks, to try and turn into the thing. There should be more accommodation. It should be set back further with some sort of turning lane so that people can...

J. Berger (Ridgeyard engineer):

The road is, this is a state highway, and the state highway DOT determines the type of entrance, and they have what's called a minor commercial entrance that they want us to build here. And that's what we're building, which is much bigger than a normal driveway. This is like a town road entrance. So they're going to have plenty of room. The traffic curves we show fire trucks and large trucks here. We're pulling in here. Even though we don't think they're going to be, we have to design it for a fire truck coming right in. So it's not going to be a problem.

F. Fazio (resident):

You know what it is? That's the only structure, 44/55. You come out of Modena, it's 45 to 55 [mph]. You get Gardiner...

J. Berger (Ridgeyard engineer):
Down the road it changes, yes.

F. Fazio (resident):

But now you come out of Gardiner and the way it's actually marked, they got the lane coming west, no going east, is 45 [mph], and the lane going the opposite way is 55 [mph].

J. Berger (Ridgeyard engineer):
Exactly.

F. Fazio (resident):

That would be totally making no sense on that hill. I don't know exactly where your driveway is going to be. That blind hill is bad.

J. Berger (Ridgeyard engineer):

We have sight distance over 1,000 feet when we measure it, which the standard...

F. Fazio (resident):

So you're going to be all the way up on the top of the hill.

J. Berger (Ridgeyard engineer):

We're at the top and our sight distance is over 1,000 feet, and the standard is 625. For a 55 mile an hour, and actually, if you base it on the average speed out there, which is 60, it's even the average speed by what the DOT says is 60 miles an hour there. We still exceed the sight distance for 60 miles an hour.

I. Gadol (resident):

But that would be under perfect conditions. If it's raining, if it's snowing, it's a hazard if somebody has to stop fast.

J. Berger (Ridgeyard engineer):

The sight distance, DOT sight distance takes into consideration wet weather and snow weather. That's what's assigned. AASHTO standards are not based on sunny day conditions. They're based on worst case conditions. And again, we exceed it by 30 percent. We're not close. We exceed it.

I. Gadol (resident):

Also, who designed the AASHTO? It looks like a square, even on that, because it's covering at least about 1,000 foot from here to here of the frontage. I'm just saying, like, for instance, All Space by New Paltz. I'd rent there, and it's small, visible footprint, and it extends straight back.

J. Berger (Ridgeyard engineer):

Well, that's what this basically does. We only have three buildings along the front. That, again, is the hardest thing. This is what we're building. We have the three buildings here. Most of it's way in the back.

I. Gadol (resident):

It's still at least 800 feet, three buildings across, with the driveway. On the frontage, I'm just saying, the frontage is way, way large. As the woman said, she's going to be looking at this for the rest of her life.

L. Dougherty (resident):

Are there any restrictions in what can be stored?

J. Berger (Ridgeyard engineer):

I mean, it's going to be for commercial use, so whatever commercial.

R. Gorres:

I think he's asking if people are going to be storing hazardous chemicals in there.

J. Berger (Ridgeyard engineer):

No, of course not. State law wouldn't allow that. This is commercial use, so whatever commercial standards are. You cannot be making a brewery in there. You can't have dynamite. You can't put hazmat. These are things that state law would prevent.

P. Hines (MHE Engineering):

Most of the time, they're restricted on the lease, too, what they can and can't do it.

J. Berger (Ridgeyard engineer):

They're going to be restricted to just normal commercial use.

E. VanDeMark:

Anybody else?

J. Delamater (resident):

My name is John M. Delamater. I reside at 2117 State Route 32. The lot where I reside is owned by Cole Farm LLC, which is the contiguous property owner to the 51 acres on the east. What side of the 51 acres is this 17-acre subdivision? Is it on the west side or the east side?

J. Berger (Ridgeyard engineer):

East. This is on the east side of this parcel right here. Here's the entire parcel. This is the commercial.

G. Baright (Ridgeyard rep.):

The piece you're talking about is down here in the cove. Just a piece of zone there. Where the stream is.

J. Delamater (resident):

I own the stream bed. The Plattekill, which is the formal name for the stream, is on my property. I was wondering, how close to my property on the east is this 17 acres?

J. Berger (Ridgeyard engineer):

Which one is your property?

J. Delamater (resident):

My property is the 70-acre lot immediately to the east. What does that mean? I know you're contiguous to my property, but where is the 17-acre subdivision? I understand where your lot is, the 51 acres, but my question is where is the 17 acres?

P. Hines (MHE Engineering):

It's the southeast corner of the lot. So, contiguous to your site. You can take a peek up there.

E. VanDeMark:

You can go on up and look at the map.

J. Berger (Ridgeyard engineer):

The commercial site is right up against your property.

J. Delamater (resident):

Okay, so the concern here is that if you're going to macadam your site, there's a potential for a runoff from the macadam getting into the stream bed. And I think that that environmental concern should be...

J. Berger (Ridgeyard engineer):

Yeah, well, if I may, we've already addressed that. We've done a full study on that. In actuality, because of the gravel out there in the infiltration basin...

J. Delamater (resident):

What'd you say?

J. Berger (Ridgeyard engineer):

The gravel that is out there, we're proposing an infiltration basin, and our study showed that there won't be any flow going offsite. It gonna go right in the ground. We tried doing our infiltration test, and we were pouring truckload after truckload into the test.

J. Delamater (resident):

So, are you saying that instead of macadam, you're going to have gravel?

J. Berger (Ridgeyard engineer):

No, because of the gravel onsite, we're proposing an infiltration basin. The stormwater from our site will be draining to the infiltration basin, which will infiltrate into the ground.

J. Delamater (resident):

Okay, and how far from my property line will be the infiltration basin?

J. Berger (Ridgeyard engineer):

The edge of it will be about 40 to 50 feet away.

J. Delamater (resident):

From my property line? Okay, that'll only be maybe 150 feet or 200 feet from the stream bed?

J. Berger (Ridgeyard engineer):

About that, yes, about 150 from the stream. Okay.

P. Hines (MHE Engineering):

So, there's a requirement, a DEC requirement, because they're disturbing greater than one acre. They have to prepare what's called a stormwater pollution prevention plan, and it's very volume, it's thick. My office is currently reviewing it. We gave them a first round of comments back in March for compliance with that, and we're waiting for them to address those comments. But there's requirements in both the town code and the DEC requirements that they control the runoff, and there's both water quality and quantity control that's required. So, they're implementing that plan, and they won't get any approvals until my office is done reviewing it.

J. Delamater (resident):

In favor of a full review.

E. VanDeMark:

Anyone else?

K. Schultz (resident):

One last question. Kendra Schultz 45 Deyo Drive. Are you going to just be clear cutting the whole thing? I mean, there's not much room in the front. I know we talked about, you know, trying to mask this in some way. You don't have a lot, you're not going to have big trees to cover the front, but for his property, will you be leaving some of those trees and things on the side?

J. Berger (Ridgeyard engineer):

In this area here, there's not much there to begin with. It's all scrub. The tree line is way over here, right here. This is all scrub.

P. Hines (MHE Engineering):

It was formerly a mine, wasn't it?

E. VanDeMark:

Gravel pit.

J. Berger (Ridgeyard engineer):

That's a tree line, we're leaving it. So, we're not touching the tree line that's along the property line. And where we're building, it's nothing but scrub. The miniature tree line against here.

R. Gorres:

Yeah, the trees and stuff that's there is not very open. That used to be a gravel bank. So, they're going to have to plant trees.

J. Delamater (resident):

Are you speaking about scrub trees on the east?

P. Hines (MHE Engineering):

No, in the center.

J. Berger (Ridgeyard engineer):

All nothing but small... Nothing.

J. Delamater (resident):

Because I believe that the DEC mapped a recognized wetland all along the course of the Plattekill [stream] through my property and all the way up to the next two farms.

P. Hines (MHE Engineering):

Yeah, that's shown on the map. They've provided us what's called a wetland validation map signed by the DEC. They provided us that.

J. Delamater (resident):

Good.

J. Berger (Ridgeyard engineer):

So, the wetlands that are on site here, here, and here are way outside the area where we're building.

J. Delamater (resident):

You're cognizant of those wetlands?

J. Berger (Ridgeyard engineer):

Yes, we are.

J. Delamater (resident):

All I can ask.

J. Berger (Ridgeyard engineer):

Yes, we did it. First thing we did.

J. Delamater (resident):

They're all along the stream bed.

E. VanDeMark:

Anyone else? Sir?

I. Gadol (resident):

Il Gadol, 1781 route 4455. How many will be climate controlled?

J. Berger (Ridgeyard engineer):

It depends on the sizes. Those will be determined based on the lease at that time. Internal separations.

I. Gadol (resident):

But you have the buildings. I'm saying usually 10 by 20s, 10 by 10s, 10 by 5s. How many units are proposed?

J. Berger (Ridgeyard engineer):

Those are not determined at this time.

G. Baright (Ridgeyard rep.):

Well, yeah. I mean, we don't know exactly, but maybe a couple hundred.

J. Berger (Ridgeyard engineer):

Not in the climate control. No, not in the climate control.

I. Gadol (resident):

It looks like there's more than 400, 500 units at least.

G. Baright (Ridgeyard rep.):

Well, in this building here, there's only six in this building. Eight in this one, eight in this one, six in this one. This is only 20 feet deep, so it would just be... If it's 10 by 20, there would be probably 15 in here.

J. Berger (Ridgeyard engineer):

15. So if you're talking average of 10 per unit per building, that's 130. Even if you go 15 per building, it's 100, 200.

J. Delamater (resident):

How many buildings did you say were going to be on the site?

J. Berger (Ridgeyard engineer):

13.

J. Delamater (resident):

And three of those will be climate controlled?

J. Berger (Ridgeyard engineer):

Yes.

K. Schultz (resident):

Only because you have it on your map to the west of it, the staging area to be graded, does that have anything to do with this? What does that mean?

J. Berger (Ridgeyard engineer):

We're grading it so that we can store things while we're building, make it easier for construction. So that's just normally... Towns want to know where you're going to be staging the construction equipment. A lot of people just say anywhere. We decided we wanted to show specifically where we're going to be storing the things while we build.

P. Hines (MHE Engineering):

And that'll be revegetated upon completion. We asked that comment early on as well.

J. Berger (Ridgeyard engineer):

We want to be open up right from the beginning where we plan on doing this stuff. So while we're building these things, we need to be able to bring the material, trucks and stuff. At the end, this will become a lawn.

E. VanDeMark:

Anyone else? Yes.

L. Dougherty (resident):

So are you the property owner?

J. Berger (Ridgeyard engineer):

I'm the engineer.

E. VanDeMark:

Anyone else? Gentlemen in the back?

F. Fazio (resident):

Is the town board going to look into... The way this is set up and you look at it, the houses across the street are definitely going to be devalued. They're going to go down.

J. Berger (Ridgeyard engineer):

I want to point out what was proposed before. They still own the property. This is something that could end up...If ours doesn't go through, this is also a very viable and legally allowed to be built on this site, 400,000 square foot building.

F. Fazio (resident):

Well, we went through that last year.

J. Berger (Ridgeyard engineer):

No, they pulled it. They could easily come back. It wasn't denied.

F. Fazio (resident):

Would you want to live across the street from here?

J. Berger (Ridgeyard engineer):

I didn't say that. I'm just telling you there are options out there. Sometimes the better part of the options are...

L. Dougherty (resident):

Now you're threatening us.

J. Berger (Ridgeyard engineer):

No, I'm not I'm just telling you...

R. Gorres:

Can I? Okay. The property is zoned light industrial and commercial.

J. Berger (Ridgeyard engineer):

Yes.

R. Gorres:

Nothing they put on that property is going to, I hate to defend them, is going to please you and they have a right to do it. We just have to make the best of it for you and the neighborhood to make it look good and palatable. But they have the right to do what they're doing or they wouldn't be here.

J. Berger (Ridgeyard engineer):

As an engineer, if I may continue with that thought, as an engineer, this site is gravel. It's a wonderful gravel. I've never seen such great gravel in my field as a civil engineer. This site is going to be built for something. If not this, I would bring one of my other large clients in to show them how great this is. The infiltration basin, artesian wells, this site is made for industrial commercial use, and that's why it's zoned. So the town has to decide. It's been zoned, it's not zoned residential. This is going to be a commercial industrial site at some point, whether this one or another one I bring in six months from now from one of my other clients.

F. Fazio (resident):

If you planted 100 trees down there, you wouldn't like that, right? That wouldn't...

J. Berger (Ridgeyard engineer):

We're not saying that.

K. Beinkafner (resident):

They'll probably die.

F. Fazio (resident):

Well, that's what we're not saying.

J. Berger (Ridgeyard engineer):

We're listening to you. We're not saying no. We're listening to you. We're listening to everything you said. We have not said no to anything yet.

F. Fazio (resident):

You just turned around and threatened me.

J. Berger (Ridgeyard engineer):

No, I'm telling you that as reality, as an engineer, this site's going to get developed. This is one project that I'm proposing. I can easily bring other clients in. This is a wonderful site. Clients of mine say, Hey, Joe, do you know of 20 acres where I can put 200,000, 300,000 on? This is one I would propose to them. It is viable. It's on a state highway, and it's got the ability for that. This site is, in my opinion, as a civil engineer, a low-impact use of this site. You may not agree with me, but in fact, as a civil engineer, I have nothing in the gain on this other than the evaluation of a site. This is a low-impact use of the site. What we're saying is make it so we don't see it.

F. Fazio (resident):

If you're going to plant 50 trees, 100, I don't care.

J. Berger (Ridgeyard engineer):

Again, I said we're going to listen to you on that. I can't give you that answer.

P. Hines (MHE Engineering):

I'm going to recommend to the board they take a look at the landscaping plan based on the comments from the neighbors across the street.

F. Fazio (resident):

When you sit there, your house is looking directly at it.

P. Hines (MHE Engineering):

That's the reason for this public hearing, for you guys to bring this forward. They're listening, we're listening.

F. Fazio (resident):

There were also sites on there that had clay on the back.

P. Hines (MHE Engineering):

Yeah, there's some wet areas where they mined it out.

J. Berger (Ridgeyard engineer):

Believe me, I did over 40-some tests on that site. I spent two days on that site digging holes, pouring water in the ground. This is just, it's a dream. It's a dream, and there's a lot of gravel still left. It's a dream site for construction.

E. VanDeMark:

Hang on one second. One at a time.

R. Gorres:

What's that?

J. Berger (Ridgeyard engineer):

You really want a solar farm there?

D. Eisenhardt:

Nobody's brought that application before us, so this is our second applicant for this.

J. Delamater (resident):

Is the town's own engineer going to do anything to verify that the catch basin for the runoff works as effectively?

P. Hines (MHE Engineering):

Yes, sir. That's the role my office plays here. So there is a detailed review going on right now of the stormwater pollution prevention plan.

J. Delamater (resident):

I understand that the catch basin is only 40 feet from the property line.

J. Berger (Ridgeyard engineer):

To clarify, the edge of the top of the basin is 40 feet away. It's an infiltration basin like a pond that's dry.

J. Delamater (resident):

I understand. But the top of the basin is 40 feet from your property line.

J. Berger (Ridgeyard engineer):

The top of the berm is closed. Yes.

J. Delamater (resident):

And that's only about 150 feet from the stream.

J. Berger (Ridgeyard engineer):

We're only... Our standard by DEC is 100 feet from the stream, and we're more than that. We're over 140, 150. So again, we are in excess of the standard.

J. Delamater (resident):

Well, it depends on the volume of water that you have running off of the macadam.

P. Hines (MHE Engineering):

Yes, so those calculations are all modeled. Yes. Up to a 100-year storm.

J. Berger (Ridgeyard engineer):

Just to clarify, we've done a 100-year storm.

J. Berger (Ridgeyard engineer):

We've done a 100-year storm, and we've modeled it, and the stormwater infiltration basin works for... exceeds the state requirement. It exceeds it. It's not close to, it's not meeting the minimum. It exceeds the standard.

J. Delamater (resident):

If there's pollution in the stream, I doubt that you're going to see that water go up.

J. Berger (Ridgeyard engineer):

The state standard doesn't allow us to discharge at a rate higher than the 100-year storm does currently. Our study shows that if we're not going to see, most of the water is going to go right in the ground.

K. Schultz (resident):

Kendra Schultz. So I heard you say that you haven't bought the property. Is this contingent, you guys buying the property to do this?

J. Berger (Ridgeyard engineer):

Yes.

K. Schultz (resident):

Okay. I agree. I did not like the mega warehouse. That was not a good thing for this part of town. This is a better fit. I do think that if you can kind of put in some trees, some brush, make it look a little pretty. It's not the prettiest storage unit I've ever seen, and this is something that many of us will be staring at, driving by 500 times a day as we go to Hannaford, school. So if there's a way that we can kind of look at the front of it, just kind of cover up those lights that many of my friends here are going to be staring at across the street. It's not the worst thing this town could have for it. But looking at this, this is only one small part of this property. If you purchase this, you do this. Are you looking to expand this in the future? You know, everyone wants a storage unit. What are you looking to do with the rest of the property? If we have in good faith that you're not going to go and put a mega warehouse on the other half of it or something, I mean, I know we're here to talk about just this specific property, but if this is something that's happening and you don't want the angry mob out, I mean, are you looking to expand?

J. Berger (Ridgeyard engineer):

This is all that I'm purchasing here. Yeah, that's why we're subdividing it.

K. Schultz (resident):

Oh, you're only purchasing? Oh, okay. Gotcha. Subdivided to sell. Okay.

R. Gorres:

Okay, what has been talked about in the past, because this is only their project, is for the rest of the property, you know, the building out front where the guy does the chimney stuff. They're looking for a small commercial park with small businesses on the rest of the property. Now, that's not their project. That's just theirs. But the project was originally the warehouse. They came back and asked what they could do with it. I said the town would prefer a small

commercial park because there's less traffic and less impact, and there'll be businesses there. That's what the proposal was down the road. We don't know what they're going to do with the rest of it yet.

E. VanDeMark:

When they do, they have to come back before this board and present everything, and there would be a public hearing on that as well.

J. LaFiandra:

If I may ask...Your intention is to just purchase that portion of it? And Modena developers will still continue to own the rest of it?

J. Berger (Ridgeyard engineer):

Yes.

J. LaFiandra:

Okay. Thank you.

D. Eisenhardt:

Go ahead.

L. Dougherty (resident):

Is this hearing going to be left open so that we can, if people have letters or whatever that they want to send in?

P. Hines (MHE Engineering):

Give them 10 days.

E. VanDeMark:

We can keep it open for an additional 10 days for written comment. I don't see the need to keep it open any longer than that. Okay.

R. Gorres:

Would you like me to make that motion?

E. VanDeMark:

As long as we have no more comments, I will entertain that.

D. Eisenhardt:

Go ahead, Frank.

F. Fazio (resident):

Okay. As far as you were talking about storage commercial, this is a little out of the realm, but can people come in or a company come in and store lithium batteries?

J. Berger (Ridgeyard engineer):

I don't believe that's allowed by law. That's a massive storage. Somebody, say a landscaper, rents out a unit and stores 50 of them for his self-use. We all do that. Massive storage of batteries needs a permit.

P. Hines (MHE Engineering):

It also probably wouldn't, these structures wouldn't meet New York State Fire Code, most likely.

J. Berger (Ridgeyard engineer):

That's it, exactly. The construction we have wouldn't permit it.

P. Hines (MHE Engineering):

Wouldn't permit storage of those for hazardous waste or something like that.

J. Berger (Ridgeyard engineer):

That would fall under hazardous waste. Hazardous waste, no. Biochemicals, no winery.

F. Fazio (resident):

If they come up with a proposition to put trees or something, will we be able to see that or hear it?

P. Hines (MHE Engineering):

Yeah, this process is going to continue on. It's just the public hearing portion I think the board is considering closing, but there will be other meetings as this progresses. We have some technical comments that they need to address. They need permits from DOT, Ulster County Health Department. So there's other permits and approvals. This board has not made a state environmental quality review determination yet because we need that stormwater pollution prevention plan to be accepted first. We need information from DOT, who is the authority that would permit the access drive. We can ask almost anything of them, but the DOT is the one that has the authority regarding the access. So they're working with the DOT now. I think you're in your stage two review with that. I do have a technical comment requesting that that documentation be forwarded to the board as lead agency to have that on the record. But there's more to do here. They're moving along. Well, the DOT, because of the use on the site, it's not a big traffic generator, so I don't believe the DOT asked for a site-specific study. They're familiar with the uses and the intensity of the use on the site based on their numerous studies.

E. VanDeMark:

Mike, did you have something?

M. Lembo (Supervisor):

I just want to say we have that law in the books already for the lithium battery storage, so that won't be an issue there.

J. Berger (Ridgeyard engineer):

We never intended to have batteries. This is for construction. Commercial use only.

E. VanDeMark:

Kathy?

K. Beinkafner (resident):

Yeah, I have one. Katherine Beinkafner, 1003 route 4455 I think where you had, like, the 30 feet along the road, I would put the buildings back a little further and get some trees in there. Then the people across the street can't complain, they'll have trees.

R. Gorres:

Trees are prettier than buildings. We get that.

K. Beinkafner (resident):

Yeah. We keep the lights on. And we keep the water. That's the tricky part, because it's very...

P. Hines (MHE Engineering):

It's crowded. Yeah, it's crowded there.

K. Beinkafner (resident):

It's not really soil. Yeah.

E. VanDeMark:

Is there anyone else?

MOTION: *Close Ridgelyard public hearing, open 14 days for written comment only*

R. Gorres:

I'll make a motion we keep the public hearing regard open for a...

P. Hines (MHE Engineering):

Well, let's close the public hearing and leave it open for written comments. 14 days, whichever you want. 14 days. But we have to close it.

D. Eisenhardt:

So you're making a motion to close the public hearing and keep it open for written comments for 14 days.

E. VanDeMark:

Okay, we got that. We got a second?

D. Eisenhardt:

Second.

E. VanDeMark:

On the vote?

All:
Aye.

E. VanDeMark:
Opposed? Carried.

D. Eisenhardt:
Thank you, guys.

J. Berger (Ridgeyard engineer):
Thanks, everyone. I sent you responses back over a month ago.

P. Hines (MHE Engineering):
I actually had it delivered to your office. Okay. It's probably under review, then.

J. Berger (Ridgeyard engineer):
Okay. I just wanted to clarify that. We didn't skip it.

P. Hines (MHE Engineering):
I passed them around.

J. Berger (Ridgeyard engineer):
That's okay. I have no problem. I just wanted to... 325 is the one we sent today.

P. Hines (MHE Engineering):
Oh, okay. Because those comments were from 17. Okay. We have it, then.

J. Berger (Ridgeyard engineer):
I just want to, you know, so the board knows, too. We're just waiting for yours to come back.

P. Hines (MHE Engineering):
I just didn't have it in the file, but it's probably...

J. Berger (Ridgeyard engineer):
I don't know if I can correct the record on that, that we did submit.

P. Hines (MHE Engineering):
It's fine. It's not an issue.

J. Berger (Ridgeyard engineer):
I don't see it as an issue, either. I just wanted to clarify. Especially for my comments.

P. Hines (MHE Engineering):
Yeah. I'm not doing my job. Yeah, yeah. Sorry about that.

J. Berger (Ridgeyard engineer):

That's the only reason. I asked why I didn't respond. I'm not... I know it takes time to respond, and you're not confusing anything, but I just wanted to verify.

R. Gorres:

Okay. Okay. All right.

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D. Eisenhardt:

Yeah. I don't think I had anything. I think it was...

E. Ackerly (Clerk):

Joe gave me a lot, like always, very critical of my work.

D. Eisenhardt:

Because we love you. It's all outta love.

N. Baum:

All I've got are numbers to get on the record. I have to abstain from the minutes.

E. VanDeMark:

And I wasn't here either, so I have to abstain from the minutes.

R. Gorres:

I can read them. Hold on. You can read them and if there's grammatical errors, you can correct those. But as far as statements... Statements you can't correct because you weren't here. But you can correct grammar.

N. Baum:

I usually just abstain.

R. Gorres:

And you can correct who said what.

D. Eisenhardt:

All right. So Rich, Joe or Eric, do you guys have any comments on the minutes?

J. LaFiandra:

I submitted mine already.

D. Eisenhardt:

Eric, you good?

E. Merritt:

I am good.

MOTION: *Approve April 14th, 2026 minutes with changes*

D. Eisenhardt:

OK, so I make a motion we accept the minutes with changes of Tuesday, April 14th, 2026.

R. Gorres:

Second.

E. VanDeMark:

On a vote.

All:

Aye.

N. Baum:

I abstain, Nathaniel. And then I have the notices to go for the record for the TEG Federal Credit Union. 28 went out. 28 came back. One was returned to sender. For National Great Pyrenees Rescue, we had 37 go out. 36 counted and one returned. And for the Ridgeward, we had 23 total. Two returned, so 21 counted.

D. Eisenhardt:

We make a motion we adjourn.

E. VanDeMark:

I'll second it. On the vote.

All:

Aye.

E. VanDeMark:

Aye aye. We're done.

D. Eisenhardt:

9:24, actually.