

Pleasantville Planning Commission
May 27, 2015

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at 8 P.M. on Wednesday, May 27, 2015. Attending the meeting were: Russell Klein, Chairman; Scott Blasdell, David Keller, Stephen Harrigan, Philip Myrick and Robert Stone, Commissioners; Sarah Brown, Planning Consultant; Robert Hughes, Building Inspector; and Mary Sernatinger, Secretary. There is one vacancy on the Commission.

(1) ***Kevin and Cathy Martyn, 4 Orbaek Lane***. Proposal to legalize an existing deck within a wetlands, specifically a designated 100-year floodplain according to FEMA. *To set Public Hearing*. Present: Mr. and Mrs. Martyn's Architect. *Public Hearing*

On a motion by Mr. Keller, seconded by Mr. Harrigan and unanimously carried, the Public Hearing was opened. There were no comments from the public. On a motion by Mr. Keller, seconded by Mr. Harrigan and unanimously carried, the Public Hearing was closed.

Mr. Blasdell asked how this type of situation occurs – decks being built illegally. Mr. Hughes said that in the 1970s, many people apparently did not realize that they were supposed to have a building permit, and even fewer would have been aware of wetlands regulations. Mr. Stone thought it would be a good idea if, when people were buying a home, they could be educated about building permits and zoning regulations. Mr. Hughes said that some municipalities require an updated Certificate of Occupancy whenever a house changes hands, but Pleasantville doesn't have that in its Code.

Mr. Hughes said he would inspect the deck after it is built to make sure it is according to what was proposed. The architect said he would be installing new railings and stairs so that everything would comply with today's Code.

The Resolution notes that the necessary variance had been granted.

A motion to approve the Resolution was made by Mr. Harrigan and seconded by Mr. Myrick.

VOTING took place as follows:

Ayes	-	5	(Messrs. Klein, Blasdell, Harrigan, Keller and Myrick)
Noes	-	0	
Abstentions	-	1	(Mr. Stone)
Vacancy	-	1	

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- (2) **Paul Goerke d/b/a Dogtopia, 484 Bedford Road.** Proposal to develop the existing tenant space into area for the day of dogs (“Dogtopia”). Letter of introduction by Paul Goerke dated May 17, 2015.

Dogtopia is a franchise of facilities that provide day care services for dogs. The franchise started in 2002 and has 31 locations in the U.S. and Canada. Ten more are scheduled to open in the next 18 months. All of them are in towns or villages like Pleasantville.

Ms. Goerke said that Dogtopia is setting the standard for dog day care. People want high quality care for their dogs. Dogtopia has day care, boarding, grooming and small retail. The Goerkes think this space is perfect for this use.

Mr. Goerke showed an aerial photo of the site, which is the former location for the cleaning business and next to Subway. There is a back entrance from the parking lot, and all of the parking in the lot is designated for the portion of the building where Dogtopia would be. Mr. Goerke said there is plenty of parking, but Mr. Klein explained that the parking requirement would be calculated based upon a formula, once the type of use has been determined. The Code does not list dog day care as a use in any districts in Pleasantville. Mr. Keller added that even though the parking spaces are designated for one portion of the building, the parking calculation would take into account the parking requirements for the entire building.

Mr. Goerke said that the average time it takes for someone to drop off a dog is three minutes. There would be about 40 dogs in the center. Some people have two dogs, so there wouldn't necessarily be 40 cars coming in and out. Mr. Harrigan suggested someone could come out to meet the cars and take the dogs in.

Dogs would not be outside, but would be kept inside all day. There are three playrooms to accommodate different sized dogs as well as an active dog room. There is closed circuit TV so owners can view their dogs during the day.

The boarding service would accommodate 10 dogs. People going on vacation use the boarding service. The center would have a “spa” where dogs that board would be cleaned before they go home.

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A staff member is on site 24/7. At most, there would be six staff on site at one time, including Mr. and Ms. Goerke.

Mr. Harrigan thought the biggest problem would be noise, since there are residences nearby. Mr. Goerke said the walls would be sound proof, and hallways run along the outside of the rooms where the dogs are, providing additional sound barriers. Also, the building is built into the side of a hill.

They might add skylights, if the owner is amenable.

Staff would be trained to deal with waste. It would be picked up immediately by a handler, wrapped and taken out to a dumpster in the back, which has a lid. Garbage would be picked up three times a week.

Mr. Klein said the main issues are zoning components, operational components, and concerns about this being located in a residential neighborhood. In particular, concerns are noise, waste, and traffic – especially at “rush” times in the morning when everyone could show up at once to drop off their dog.

Mr. Hughes said he brings his dog to a day care service, and he has observed that morning drop-off is the busiest time.

The dog care facility on Marble Avenue is a different type of business, and it is in the M1 Zone. This property is the A1 Zone.

Mr. Hughes told the applicants that the next step would be for them to make a formal application. He will determine the use category and parking requirement, and the applicant can then come back to the Planning Commission for review.

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- (3) **Adoption of Resolution: Athlete's Warehouse, LLC, 220 Tompkins Avenue.** Proposal to develop the existing vacant second floor into area for batting cages and personal training.

Ms. Brown said she would add one additional condition stating that no site disturbance can take place until the Building Inspector has issued a permit and has inspected the site.

A motion to approve the Resolution was made by Mr. Harrigan and seconded by Mr. Blasdell.

VOTING took place as follows:

Ayes	-	5	(Messrs. Klein, Blasdell, Harrigan, Keller and Myrick)
Noes	-	0	
Abstentions	-	1	(Mr. Stone)
Vacancy	-	1	

- (4) **Minutes**

The minutes of the May 13, 2015 meeting were accepted as submitted.

Respectfully submitted,

Mary Sernatinger
Secretary

These minutes were accepted as submitted and are ready to be FILED.