

Town of Northumberland Planning Board  
Minutes  
Corrected by the Planning Board  
Monday, March 10, 2014 7:00 pm  
Page 1 of 3

**Planning Board Members Present:** Melanie Eggleston, Lisa Black, Jeff King - Vice Chairperson and Wayne Durr, Chairperson.

**Absent:** Jayme Heber, CJ Lofgren, Brit Basinger and Susan Martindale

**Zoning Board of Appeals Members Present:** Mark Boyce, Chairperson, David Gougler and Bruce Bemis

**Town Employees Present:** Tia Kilburn and Clerk, Richard Colozza, Code Enforcement Officer

Mr. Durr, Chairperson opened the public hearing at 7:15 PM.

All in attendance stood and recited the Pledge of Allegiance

Mr. Durr stated he would like to recognize the members of the Zoning Board of Appeals present for the joint public hearing.

**JOINT PUBLIC HEARING WITH ZONING BOARD OF APPEALS**

Application #: 0002-14 - Site Plan Review / Use Variance

Applicant: Randall Countermine / Route 50 Commerce Centre

SBL#: 103.-3-24.2

Location: 4911 Route 50

Zoning: C/R

Acres: 2

Randall Countermine addressed the Board(s) and stated he added the items the Planning Board requested to his plan, and gave the Board members a new copy. Mr. Durr asked if there were any questions, concerns or comments from the public in attendance. Doris Gifford stood and introduced herself stating she resided in the dwelling behind Mr. Countermine's building, she asked what the hours of operation would be, Mr. Durr suggested Mr. Countermine go through his plan as he did for the Board the previous month. Mr. Countermine gave Ms. Gifford a copy of the plan and proceeded to explain it, stating the business is his Daughters offering, Dog obedience classes, grooming services, agility classes, daycare and 5 doggy suites for the occasional overnight. All activities will take place inside the building but they do have a fenced outdoor area for the dogs to relieve themselves. He stated there will be 2 Employees in grooming and daycare with the operating hours, Monday - Friday, 7am - 5pm and Saturday 9am - 12pm. There will also be 2 Employees in the training Classes, Monday - Saturday, 9am - 9pm and 12pm - 5pm on Sunday. Ms. Gifford asked if the property would be fenced and stated she has 6 dogs and a kennel next door, her dogs go outside and they bark. Mr. Countermine said there is a stockade fence around the dog bathroom area and another fence around the perimeter to limit access to the neighbors. He then stated the dogs will arrive on a leash and leave on a leash, he then discussed the parking and drop off area for the dogs. The egress into the stockade fenced area is from inside the building only. Mrs. Bemis asked where the daycare part would be in the building; Mr. Countermine indicated it would be on the left side of the building behind the office part on the side of the existing entrance. He said the classes will be 1 hour each and indicated where the well, septic and outside lighting was. Mr. Bemis, member of the Zoning Board asked if there will be a separate septic system for the dog grooming, Mr. Countermine said no, there will be filters placed on all the appliances used to prevent hair from getting into the septic. Mrs. Bemis asked if the daycare and agility / obedience classes would operate at the same time because the dogs may distract each other. Mr. Countermine responded yes, however, the classes will be held in the larger area of the shop part on the right of the building and the daycare on the left. Ms. Gifford asked when he planned on opening, Mr. Countermine stated as soon as he receives approvals. Chairperson of the Zoning Board of Appeals, Mark Boyce, asked when he purchased the

Town of Northumberland Planning Board

Minutes

Corrected by the Planning Board

Monday, March 10, 2014 7:00 pm

Page 2 of 3

property. Mr. Countermine responded 2 years ago. Ms. Eggleston asked if the dogs would be alone overnight, Mr. Countermine said it would be rare for them to stay overnight and they have cameras inside the building to monitor the dogs. Mr. Durr asked about signage, Mr. Countermine stated the sign will be affixed to the building in the same location as the previous business's sign above the entrance door and will be within the size limits. Mr. Boyce asked if this was a "startup business", Mr. Countermine responded no, it is his daughters and she was located in Ft Edward, Mr. Boyce then asked how long she has been in business, Mr. Countermine stated 4 years. Mrs. Bemis asked what the name of the business in Ft. Edward was, Mr. Countermine responded "Pets on Broadway". Mr. Gougler asked if she needed more space than she has, the response was yes. Mrs. Bemis asked if it was more for agility or obedience classes, Mr. Countermine stated the biggest portion was for obedience and the grooming on the other side of the building. Mr. Durr asked if there was to be anything out behind the building, Mr. Countermine said no, it is gravel and he has planted trees as a buffer for the neighbors. Mr. Durr reiterated for training the owners stay with the dogs and for grooming they just drop them off, Mr. Countermine agreed and indicated the drop off area is in front of the entrance door, usually taken about 5 minutes each time and the parking for the classes is over in front of the present overhead door area. Mr. Durr then asked if there were any plans for the pole barn on the side, Mr. Countermine said dry storage, currently he has some equipment parked there. Mr. Durr asked if there were any additional questions for the applicant, Mr. Boyce asked the clerk if the registered letters went out and if we have received any responses, the Clerk indicated they went out and nothing has come into the office, he then asked Mr. Colozza if the septic was acceptable for the use of the grooming, Richard Colozza, Code Enforcement Officer, stated the filters on the equipment would be sufficient. Mr. Durr asked where the information came from; Mr. Colozza said he talked to NY State Department of Health and that is what they recommended. Mr. Countermine said he was glad Mr. Colozza called the department of Health because he doesn't want any trouble with it in the future. Mrs. Bemis asked if there would be any veterinary services, just in case of disease or something like kennel cough. Mr. Countermine stated he was unsure because it is his daughters business however, he can get the answer. Discussion ensued on shot requirements and prevention. Mrs. Bemis then stated he wasn't important she was just curious. Mr. Boyce asked if a State Environmental Quality Review, SEQR, form was submitted, the Clerk responded yes. Ms. Black asked how many dogs would be in each class; Mr. Countermine said 8 - 10. Mrs. Gifford asked how much the classes were, Mr. Countermine said he did not know, but could get the answer. Mrs. Bemis stated she felt it was a good plan for the daycare and obedience classes she was just curious about the prevention of disease, Mrs. Gifford stated usually at these type of places the owners have to show proof of vaccinations. Mrs. Bemis then asked what the floor consisted off. Mr. Countermine said they are tile in the daycare / grooming area and a turf in the training areas. Mr. Durr asked if there were any additional questions or concerns, none were noted, he stated they would leave the public hearing open a bit longer for comments. Mr. Boyce asked if they would be closing the public hearing, discussion ensued on closing the public hearing before the Zoning Board's meeting in April.

PLANNING BOARD PUBLIC HEARING

Application #: 0003-14, Minor Subdivison

Application: JeanAnn Dennis

SBL(s): 105.-1-28.111 & 105.-1-28.4 & 104.-1-110

Location: 221 Peters Rd

Not Present, Mr. Colozza stated Mr. Tommell needed more time to obtain all the information such as National Heritage Letter.

Mr. Durr stated they would open the monthly meeting at 7:30 pm.

Town of Northumberland Planning Board  
Minutes  
Corrected by the Planning Board  
Monday, March 10, 2014 7:00 pm  
Page 3 of 3

OLD BUSINESS

Ms. Eggleston made a motion to close the public hearing for application #0002-14,  
Ms. Black 2nd the motion,  
All in attendance unanimously agreed.

Mr. Durr asked for the SEQR form, Mr. King reviewed and completed the form. Ms. Eggleston asked if there were any chemicals such as for fleas used in the grooming, Mr. Durr also asked if the water was treated in any way with any preventative chemicals for things like fleas, Mr. Countermine responded no. Mr. Colozza interjected no treatment of the water just the filters to be used to protect the system. Mr. King asked about public rest rooms and if public health said anything about it. Mr. Colozza stated this is just a small business it is not for public assembly. Mr. Countermine stated during the rehab of the building he followed all the regulations for handicap access.

Mr. King made a motion to declare a negative declaration, no significant impact on the SEQR form for application #0002-14,  
Ms. Eggleston 2nd the motion,  
All in attendance unanimously agreed.

Mr. Countermine asked what was next, Mr. Durr explained the process, Mr. Countermine has to go to the Zoning Board for his variance's and if approved he will return to this Board for final review of the site plan. Mr. Countermine asked what the Zoning Board will be looking for, Mr. Colozza said they will consider why you need the variances, the size of each of them and does the use fit in the neighborhood.

ACTION

Public Hearing closed, Negative declaration on SEQR, Returning to Zoning Board of Appeals.

NEW BUSINESS

None

MISCELLANEOUS

Mr. King made a motion to accept the February meeting minutes as submitted,  
Ms. Black 2nd the motion,  
All in attendance unanimously agreed.

Mr. King made a motion to adjourn the monthly meeting at 7:45 PM,  
Ms. Black 2nd the motion,  
All in attendance unanimously agreed.

FUTURE MEETINGS:

Public Hearing and regular monthly Planning Board meeting, April 14, 2014, 7:00 PM.

Respectfully Submitted,  
Tia Kilburn,  
Planning Board Clerk