

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK  
January 29, 2019

Present: David Cooper, Heather O'Grady, Pat Liddle, Jack Steffek

Board Chair David Cooper opened the meeting at 7:00 with 2 people in the audience. There is one file to consider on the agenda for this meeting.

Motion made by Pat Liddle to accept as submitted the November meeting minutes. 2<sup>nd</sup> was made by Heather O'Grady. All in favor.

7:05- Consideration of file #2019-1 which is an application submitted by Rachel Clarke and Daniel Sharry for property located at: 12532 State Route 22, Canaan, NY. Tax ID #70.-1-44.

David read the file. Application is for a special use permit to utilize an existing auxiliary structure on the property as a dog day care and training facility. Rachel is a Certified Dog Trainer, Certified in Pet First Aid & CPR and a member of Association of Professional Dog Trainers. Daniel is a Certified Pet First Aid & CPR Instructor. Hours of Operation will be Monday-Friday 8:00am -6:00pm. Dog training will be offered one weeknight and Saturday mornings. Training classes are 1 hour and limited to 6 clients. Because the facility will not be open to the general public there will be minimal traffic in and out of the facility at limited times. All is done by reservation.

David read through the SEQR. There will be no changes to the landscape and no environmental impact.

Daniel Sharry provided an aerial map of the property. The parcel is located in both MA and NY. The personal residence is in MA and the auxiliary building is located in NY on 2.1 acres. There is a small enclosed area for the dogs. There is also an existing fence surrounding the area, in case a dog was able to get through the enclosed area. The appellants stated that they will not be boarding any animals. Because of this it was determined that this would not classify as a kennel. But could be classified as a school.

David asked how the existing auxiliary building tied into the plans. Daniel stated the barn would be used as a day care area to keep the dogs out of the bad weather. There will be one cage on premises in case it is needed, however it is considered a cage-free facility.

Pat questioned if they anticipated having any retail (selling collars, dog toys, etc.) Rachel stated they had no plans as of now but may visit the idea down the road. Pat suggested including this in their current request.

Pat would like to see the addendum address how many dogs will be in the day care. The appellants were asked to give an ideal number of dogs on a day-to-day basis.

Pat asked how the business would be set up. The appellants are still discussing with their accountant on whether to set up as LLC or S-Corp.

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David explained the process of notifying the abutters prior to the public hearing.

7:40 David entertained a motion to accept file as submitted with conditions, so moved from Heather and a 2<sup>nd</sup> from Pat. All in favor. Public hearing scheduled for 2/26/2019

The conditions include:

- Site Plan
- Tax Map
- Label pertinent roads on colored aerial map provided at meeting
- Notarized Application
- Updated Narrative/Addendum
  - o Dimensions of parking area
  - o Day to Day operations
  - o Signage
  - o Retail
  - o Dog Feces
  - o Number of dogs per day for day care

Heather made a motion to adjourn with a 2<sup>nd</sup> from Pat. All in favor.  
8:00.

For the Board,

Jennifer Carmon  
Clerk