

VILLAGE OF MILLERTON
Planning Board Meeting
April 10, 2013

The Village of Millerton Planning Board held its regular meeting on Wednesday, April 10, 2013 at 7:05 pm with Lance Middlebrook presiding. Planning Board Members present: Carol Gribble and Patti Lynch. Absent: Peter Greenough and Peter Richmond. Also present: Karen P. McLaughlin – Secretary, Nancy Brusie- Deputy Zoning Enforcement Officer and Jonathan Scarinzi- Pet-Topia.

Preliminary Site Plan: 17 N Center Street – Jonathan Scarinzi presented plans for a pet store called Pet-Topia. Jonathan has at this time the entire plans and completed EAF. Jonathan prepared a power point presentation for his business. He plans to purchase Canaan Valley Pet Shop and proposed to relocate it to Millerton. Pet-Topia is registered at the County as a DBA. He is proposing three staff parking spaces with hedges to block head lights. There will be 6 customer parking spots on the side. The signs will be placed on the side of the building and on the 3 doors. There will be one 60 sq ft sign, in conformance with the village sign ordinance. A handicapped ramp already exists.

Carol Gribble asked if he plans to purchase the bldg. Jonathan explained that he has a lease with an option to buy if his business takes off. He announced that the shop will have an educational piece to it, as well. There will be presentations in the small room for education of animals and care of animals. There are 2 bathrooms and he may have a dog grooming station in one of them. Hours of operation: M-F 8-5:30, Sat 8-7 and Sun 8-12 noon. He will employ local kids.

After hours the lights will not be left on, so as to be as close to the animals’ natural habitat. The cats and dogs will be by adoption only and require applications and reference checks. He will have a full stock of pet supplies. He will have rodents, pocket pets, fish, birds, reptiles and dogs and cats (by adoption only).

Lance asked how you screen the customers. Dogs and cats will be referral only and the other animals will be judgment calls.

Lance asked if he considered the neighbors and noise. Jonathan stated that the SPCA will bring the dogs and cats in on the weekends but they won’t be staying there. The board consensus was that the location was a good fit for his proposed business.

SEQR – LEAD AGENCY

As there were no other interested agencies, a motion was made by Patti Lynch, seconded by Carol Gribble and all were in favor to declare the Planning Board lead agency. The board reviewed the SEQR questions and answered them as attached.

The applicant will need a special permit to operate a Pet Store, through NYS Dept of Agriculture. The washing station will be through the DC Department of Health for the septic system. Jonathan reported that there will be a trap in the bathtub and he will work with the building inspector to comply with the fire and safety code regulations.

The board completed the short EAF addressing the SEQR questions and a motion was made by Pattie Lynch, seconded by Carol Gribble and all were in favor to make a negative declaration.

1 Motion made by Patti Lynch, seconded by Carol Gribble and all were in favor to approve the
2 site plan with the following contingencies: that a building permit be obtained, Department of
3 Health license for the Septic System be obtained and that all permits required to operate the
4 business be obtained.

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6 **Minutes-** Motion made by Carol Gribble, seconded by Patti Lynch and all were in favor to
7 accept the minutes of March 13, 2013 minutes, with the submitted grammatical correction.

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9 **New Business-** The Planning Board is being notified that Cumberland Farms will be renovating
10 their business in the near future.

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12 **Adjourn-** Motion made by Patti Lynch to adjourn the meeting at 8:10 pm, seconded by Carol
13 Gribble and all three (3) board members approved and motion was passed.

14
15 Respectfully submitted,

16
17 Karen P McLaughlin, Secretary

18 **Next meeting: Wednesday, May 8, 2013 at 7:00 pm.**