

**TOWN OF NEVERSINK  
ZONING BOARD OF APPEALS  
P.O. Box 307 - 273 Main Street  
Grahamsville, NY 12740  
(845) 985-2262 fax (845) 985-7686**

**REGULAR MEETING MINUTES**

**November 15, 2022**

<b>Board Members:</b>	Mike Dean, Chairman	PRESENT
	Jim Wells	ABSENT
	Ian Constable	PRESENT
	Steve Porter	ABSENT
	Stephen Poley	PRESENT
	Andrew McCabe, Alternate	PRESENT
<b>Other Officials:</b>	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein, Esq., Town Attorney	ABSENT
<b>Other Guests Present:</b>	Anthony Siciliano, LS, P.C., Licensed Land Surveyor	

Chairman Mike Dean called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 with the Pledge of Allegiance.

A motion to **APPROVE** the minutes of the February 15, 2022 meeting was

**Moved by:** Zoning Board of Appeals Member, Ian Constable

**Seconded by:** Zoning Board of Appeals Member, Steve Poley

**Approved by UNANIMOUS** vote: AYES 4 NAYS 0 ABSTAIN 0

**APPLICATION:**

**36.-1-3.4: Stephanie Pennino - Special Use for the development of a small dog training facility (A Dogs Life Camp and Spa) - located on 211 Thunder Hill Rd, Neversink**

Chairman Mike Dean read the Agenda and addressed Stephanie Pennino's Special Use, which was previously reviewed by the Planning Board. Code Enforcement Officer Keith Stryker confirmed that a Sketch Plan Conference took place during the last Planning Board Meeting on November 2, 2022. Keith explained that the conference was an informal pic of an idea that was presented to the board, and received positive feedback. There, it was concerted that Stephanie Pennino's property is short some area requirements, and that she would need to appear today before the ZBA Board with the Application and Site-Plan. There was a short discussion about the need for a Special Use Permit and a 55.5 ft. Area Variance set-back. The setback requirements are 100 feet in each direction and a 5-acre minimum. It was agreed that the property does not encroach on any neighboring property. Land Surveyor Anthony Siciliano stated that the only

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physical change being proposed is a privacy fence, which Stephanie explained was there to block any noise or traffic.

There will be a maximum of ten dogs housed at any given time. They will be housed in crates inside the garage, and will not be left outside unattended. They will go outside for exercise and recall training only. There will be no traffic from clientele, as the facility owners will pick up and transport the dogs to and from mostly Manhattan, Greenwich CT, and the Tri-State Area.

A motion to **SCHEDULE a PUBLIC HEARING and Request a GML239** was

**Moved by:** Zoning Board of Appeals Member, Ian Constable

**Seconded by:** Zoning Board of Appeals Alternate Member, Andrew McCabe

**Approved by UNANIMOUS** vote: AYES 4 NAYS 0 ABSTAIN 0

Entrance location, outside lighting, and dog waste disposal were discussed. Floodlights exist, but will be upgraded in the future. The minimal dog waste will be picked up by Thompson Sanitation Department. Mike Dean inquired about state requirements regarding licensing. Stephanie stated that she already has a Kennel Permit, and that a new license will be obtained. A previous license existed in conjunction to the former kennel location. Regular random inspections from the state will occur. It is an unregulated industry, but a license is needed.

Andrew McCabe was interested in details about the history on the previous location. Stephanie Pennino stated that "A Dogs Life Camp and Spa" was originally located in Middletown and had been in business for over 20 years. She and her business partner have been running it since 2001. Ian constable was curious about what brought them up this way to start the business again. Stephanie explained that the pandemic forced her business to shut down and that the property was sold soon after. Stephanie added that she actually grew up here in Grahamsville, and so after searching the market, found the aforementioned property and purchased it.

**OTHER: NONE**

**CORRESPONDENCE: NONE**

There being no further business before the Board, a motion to **CLOSE** at 7:47 PM was

**Moved by:** Zoning Board of Appeals Member, Ian Constable

**Seconded by:** Zoning Board of Appeals Member, Steve Poley

**Approved by UNANIMOUS** vote: AYES 4 NAYS 0 ABSTAIN

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Respectfully submitted:

Michelle Goodman  
Zoning Board of Appeals Clerk  
(ZBA111522)

**NEXT MEETING: December 20, 2022 at 7:30 PM.**

DRAFT