Conditional Use Permit for 1556 Prospect Rd to be a boarding kennel

Bed and Bark and Dogs with Style are looking to expand their businesses and move locations to a new state of the art facility at this location. The desire of owners to have all businesses offering services at one location and inability for growth at their current locations has also helped speed up this process. The previous use at this location until 2017 was a boarding, daycare, grooming facility(known as the Chalet) . Our services will be exactly the same. Our current locations have not had any issues from residents to our knowledge with noise, smells or other issues except for parking, which this will help alleviate.

In regards to the neighbors to the north and east of the property, we will limit noise, smells, light from building by placing the building 100 ft from Prospect and leaving the heavily wooded north border of property intact. The wooded area has helped prevent some of the noise from both the train and freeway and will continue to help with any additional noise from dogs. We will limit the times of dogs being outside to reduce this impact on the neighbors during typical hours. Dogs will only be allowed outside to play from 6am-10pm. This 8 hour window allows the animals enough time for bathroom breaks without disrupting typical sleep patterns. We will be open 7 days of the week for care of animals and office hours will be typical to current hours between 7am-7pm. These hours are similar to most daycares, grooming and boarding facilities.

The parking area will be located closest to the freeway to limit noise from cars and all outdoor dog play areas will be kept behind the building to limit sound as well. If requested, we can provide you the document showing current decibel (dB) levels at Bed and Bark during day time hours from different distances away from the play yards as well as current dB levels at 1556 Prospect rd from distances similar to Bed and Bark currently. In summary, there is no increase in dB levels over 65 dB from peak animal noise compared to the over 70 dB from the train and over 65 dB from the noise due to the turnpike traffic. More importantly, cars driving on the road had similar dB's to the noise from the barking at peak times. If you would like the exact dbs and dates when tested and recorded, please let us know. Solid fencing will be utilized to help prevent further sound to the north and any other visual areas to the parking lot. Luckily, the elevation of the property slopes and helps create a natural sound barrier to this property unlike most flat properties. Landscaping will be utilized around the building for both design and sound buffering per current code. As this is a unique parcel, a true sound barrier like a concrete wall bordering both the turnpike and the train would be needed to limit the sound from the train and freeway as the sound from dogs will have limited impact to surrounding neighbors. For this reason, we want to stress the importance that adding additional landscaping costs for buffer yards to mitigate any possible additional sound for the area is an unnecessary and costly expense.

Moreover, fear free training and boarding techniques will be utilized to make this boarding experience as close to stress free as possible therefore limiting fearful barking common at other facilities. Please visit our website, www.vetcenterofhudson.com, to learn more about fear free techniques and animal behavior for advice and suggestions about our specific methods. Animals will be indoors except during designated play times and/or for bathroom breaks. We are one of only a few boarding and animal facilities that are Fear-Free certified, AAHA accredited hospitals in a 10 mile radius.

On a different topic, we will look to tap in to city sewer on site but with the guidance and recommendation of the city manager through BZBA approval will need a variance for well water over running public water on site. In speaking with Thom Sheridan and others, it appears a public water line would not be a feasible solution to that area of town and this property due to the exorbitant costs of running over the turnpike and limited parcels that could tap into this new line. The current parcel already has several wells from its prior use as a boarding, grooming, daycare business and residential home.

The current design will look to develop a roughly 10,000 sq ft building on 7.5 acres. As the rising cost of materials may affect the ability to build this project initially with potential tariffs causing 35-125% increase in some raw materials, we are asking for help navigating the best path forward to complete at least the initial 3-4000 sq ft building with slight modifications should the full 10000 sq ft not be in budget once building commences. As such, we are asking for understanding that the design plan focus on developing within 5 acres in the event we look to parcel off 2.5 acres for another use whether commercial or residential. We will develop the landscape plan to reflect the buffer yards and factor that into our final site plan. We wanted to remind everyone that the extent of the powerlines and set backs from the power company negatively impact the buildable areas on this site and that safety of animals was of upmost importance when designing this facility. By keeping additional expenses in landscaping to a minimum, this will hopefully offset any change in cost due to price increases leading to the full buildout. We will look to start the building process in July with site work should full proposal go through planning commission in June with completion of the full building within 2 years of receiving the permit. The property has been staked out to show property boundaries, building envelope, limits of disturbance and parking areas.

Conditional Use Standards

(1) The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).

Yes, it is consistent with the policies and intent of the corresponding plan district as a conditional use.

(2) The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:

 Location on a site of activities that generate potential adverse impacts such as noise and glare;

We will be conducting activities towards the rear of the property closest to the train tracks and behind fencing to limit noise impact.

 Hours of operation and deliveries;

6am-10pm will be the hours of operation 7 days per week similar to other facilities of this nature.

 Location of loading and delivery zones;

This will be at the south and western sides of the building closest the turnpike and during the business hours.

 Light intensity and hours of full illumination;

This will only be needed during walking of animals in the early morning and late evening but within 6am and 10pm with more of landscape lighting present and soft light instead of bright white lights.

 Placement and illumination of outdoor vending machines;

Placement will only be around the parking lot for safety and in the outdoor areas similar to residential lighting. No outdoor vending machines are planned.

 Loitering;

We will not have any loitering on site.

 Litter control;

Our staff will manage trash and litter appropriately per city code.

 Placement of trash receptacles;

Animal receptacles for feces will be near parking lot and play yards with larger trash dumpsters near south and west of the building.

 On-site parking configuration and facilities;

Please see our diagram for parking on-site.

 On-site circulation;

Please see our diagram for driveway access.

 Privacy concerns of adjacent uses.

Being bordered by the turnpike to the south, train tracks to the east, we do not expect any privacy concerns there. On the north there is only 1 parcel and there are heavy woods located between the 2 parcels and our building will be more central on the 7.5 acres.

(3) The use can generally be accommodated on the site consistent with any architectural and design standards set forth in the applicable district regulations of this Code, and in conformance with all dimensional, site development, grading/drainage, performance, and other standards for the district in which it will be located.

Yes, the use can be accommodated per our architect and civil engineer.

(4) To the maximum extent feasible, access points to the property are located as far as possible, in keeping with accepted engineering practice, from road intersections and adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.

We designed the driveway to be south of Hunting Hollow and just north of the turnpike to allow for good sight lines both leaving and exiting the property.

(5) On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

There should not be any impact both on-site or off-site traffic circulation due to expected number of cars from the traffic impact study.

(6) The use will be adequately served by public facilities and services.

Yes, the use will be adequately served by public facilities and services.

(7) The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section 1207.12.

Off-streeet parking will not be needed for this parcel due to the size of the lot and on-site parking.

(8) Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.

The use shall meet or exceed the standards set forth below with appropriate screening and fencing and or landscaping as appropriate if the use may result in an adverse impact on adjacent property.

(9) The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.

We are planning on a commercial use so the residential use is not applicable at this time.