

PB# 70-A-1

Richard Seelig

70- A-1

filed 5-19-70

70- A-1

Filed 5-19-70

10:45 AM

font.

PUBLIC NOTICE OF HEARING

Before the Planning Board
PLEASE TAKE NOTICE that the Planning Board of the Town of New Windsor will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition.

REQUEST of RICHARD SEELIG for a Conditional Use Permit of the regulations of the Zoning Ordinance, to permit OPERATION OF A COMMERCIAL DOG KENNEL, being a Conditional Use Permit of Article 3 Section 48-6A(4), for property owned by LEO A. KRAMP and MARGARET C. KRAMP, under contract of sale to RICHARD SEELIG, situated as follows: On the West side of Drury Lane consisting of 65 acres and buildings, North by Axtell, East by Drury Lane, South by Palazzo, West by Tenney and designated on the Tax Map of the Town of New Windsor as Section 29 Plot 7.

SAID HEARING will take place on the 11th day of March, 1970 at the Town Hall, Town of New Windsor, 555 Union Avenue, New Windsor, New York, beginning at 8:00 o'clock, p.m.

Dated: February 25, 1970.

HOWARD COLLETT
Chairman
Planning Board
Town of New Windsor
Orange County, New York

Feb. 27

State of New York
County of Orange, ss:

Hugh V. Nocton , being duly sworn deposes and says that he is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published

..... One Time
in said newspaper, commencing on the..... 27th day of
..... February A.D., 19 70 , and ending on
the 27th day of February A.D., 19 70

Subscribed and sworn to before me this
..... 27th day of February 19 70

Hugh V. Nocton
Paul M. [unclear]

Notary Public of the State of New York, County of Orange.

MY COMMISSION EXPIRES MARCH 30, 1971



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Everett J. Johns, Esquire

- ✓ Collett, Howard
Rock Tavern, New York 12575
- ✓ Haber Morton & Arnold J. Wallace & Henry
1 Tower Hill Rd
Tuxedo Park, New York (2 parcels)
- ✓ Haber, Wallace & Faber
c/o Wallace - In German & Co.
885 Flatbush Avenue
Brooklyn, N. Y. 11226
- ✓ Tenny, Charles Thomas and Eunice Edwards
Grand Avenue, MD #16
Newburgh, New York 12550
- ✓ Kramp, Florence R. M., Leo A. & Margaret C.
Drury Lane
Rock Tavern, New York
- ✓ Kramp, Florence R. M.
Drury Lane
Rock Tavern, New York
- ✓ Cutler, Preston & Carol I.
Drury Lane
Rock Tavern, N. Y. 12575
- ✓ Leetch, Adam B. & Margaret A.
Drury Lane
Rock Tavern, New York 12575
- ✓ Phelps, Everett E. & Evelyn B.
Drury Lane
New Windsor, New York (2 parcels)

Respectfully submitted,

Ellsworth E. Weyant, pt

ELLSWORTH E. WEYANT, Chairman
Board of Assessors
Town of New Windsor

EEW/pt

W. J. Sullivan

Planning Bal

Cash \$ 25⁰⁰ Messina sub plan

Seelig - Dury Lam 25⁰⁰ Court
steno.

" " 10⁰⁰ sub plan

Central Hudson - 37⁵⁰ (12.50 steno)
(25. - sub plan)

Con Ed. 37⁵⁰ (12.50 steno)
(25. - sub plan)

Rock Tavern Estates

Court steno 25⁰⁰

appl. fee 50 -

Res. Fee 400. -

None will be created by the proposed use and all refuse will be removed by commercial refuse disposal.

Intended use as a dog kennel will not emit electrical discharges, dust, light, vibration noise or radioactivity.

Proposed use will be carried on at a distance of some 1050± feet from Drury Lane and more than 300 feet from any property line and is similar to the existing use of the stabling and breeding of horses. The first 500 feet of the premises from Drury Lane are zoned General Industry.

Operation of a Commercial Dog Kennel converting the existing barn and horse corrals to a dog kennel and runs. Hours of operation will be from 7 A.M. to 8 P.M. and the main dwelling will be occupied by Mr. and Mrs. George Mitterman, Managers and Irmhild K. Deiters, Office Manager, one of whom will be in attendance at all times.

APPLICANT TO BE ASSOCIATED IN A FEEC, subject to the Town of Nyack Charter in the amount of \$10.00. Application to be returned per Clerk, Planning Board

Richard Seelig

Richard Seelig
70 No. Number Western Highway
West Nyack, New York

19th Feb.
Everett J. Johns

NOTARY PUBLIC
XXXXXXX
Rockland
EVERETT J. JOHNS
Notary Public, State of New York
Residing in Rockland County
My Commission Expires March 30, 1970

70-A1
3/1/70
4/22/70

Granted

Date Received 2/19/70
Date Issued 2/27/70

May 5, 1970

Everett Johns, Esq.
61 Maple Avenue
New City, New York 10956

Re: Richard Seelig

Dear Sir:

Please be advised that our meeting of April 22, 1970, this Board voted to approve the application of your client, Richard Seelig, for a Conditional Use Permit for a commercial dog kennel upon property owned by him on Drury Lane, Town of New Windsor.

This Board also voted to grant final site plan approval to Mr. Seelig for conversion of the present structure.

If you have any further questions, please do not hesitate to contact us.

Very truly yours,

jt/mr

Joseph Tallarico, Chairman

EVERETT J. JOHNS
ATTORNEY-AT-LAW
61 MAPLE AVENUE
NEW CITY, NEW YORK
10956
NEW CITY 4-5111

April 2, 1970

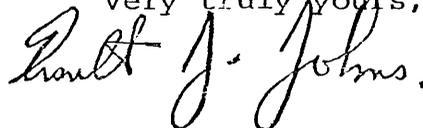
Bernard Sommers, Esq.
Town Attorney, Town of New Windsor
McCann, Ahern & Sommers, Esqs.
280 Broad Street
Newburgh, New York

Re: Conditional Use Application
Richard Seelig, Town of New Windsor

Dear Mr. Sommers:

In connection with the Conditional Use Application pending before the Planning Board of the Town of New Windsor, I wish to state, on behalf of my client, Richard Seelig, contract purchaser, that the conversion of existing facilities to a commercial dog kennel and the operation and maintenance thereof will be in strict compliance with all the municipal regulations of the Town of New Windsor, the County of Orange, the State Health Department regulations applicable thereto and other recognized organizations who have interested themselves in the welfare of dogs and other animals. The applicant is fully aware of all such requirements from his prior experience in the breeding of dogs as testified to under oath at the Public Hearing on March 11, 1970. I shall be agreeable to the inclusion in any resolution of approval the imposition of conditions that adhere to the above requirements and any others as determined in the discretion of the Planning Board.

Very truly yours,



Everett J. Johns

EJJ:jk
cc: Chairman, Planning Board
Town of New Windsor

ORANGE COUNTY PLANNING BOARD
COUNTY BUILDING, GOSHEN, NEW YORK

PETER GARRISON
PLANNING DIRECTOR

EDWIN J. GARLING
ASSISTANT PLANNING DIRECTOR

ROYAL BRUCE HARDE
ASSISTANT PLANNER

(914) 294-5151

February 20, 1970

Mr. Howard Collett, Chairman
Town of New Windsor Planning Board
Drury Lane
Rock Tavern, New York

re: Special Use Application - Richard Seelig

Dear Mr. Collett:

We have reviewed the application of Mr. Richard Seelig for a special permit use for a dog kennel on Drury Lane according to Sections 239 1 and m, Article 12-B of the General Municipal Law.

We find that the proposed use will have no adverse influence on county facilities in the area and that it is compatible with uses recommended around major airports.

This application is essentially a local matter and we have no objection to the proposed use.

Very truly yours,



Peter Garrison
Commissioner of Planning

PG:ph

cc: Mr. Bernard Sommers, Attorney
Newburgh, N. Y.

Advised by 4/24/70
ML

DESCRIPTION OF BUILDING:

The main building is a frame colonial dwelling, two stories with a finished attic; heated by oil; and containing a bathroom and stall shower in the basement; dining room, kitchen, living room and office on first floor; four bedrooms and bath together with a separate two bedroom, bath and kitchen apartment on the second floor. The attic consists of three finished rooms.

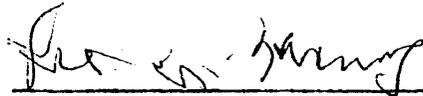
There is a large frame barn presently used for stabling horses and several small outbuildings.

The applicant will submit testimony at the Public Hearing in relation to the findings to be made by the Planning Board for approval of conditional uses pursuant to Article 10, Section 48-35.

The Applicant intends to produce at the Public Hearing, in addition to himself, his engineer and George Pendell or Peter Pendell, Realtors, to elicit before the Board these necessary facts in order for the Board to make its findings.

C O N S E N T

WE, the undersigned, being the record owners of the premises described in the annexed Notice of Public Hearing, which premises are under contract of sale to RICHARD SEELIG, do hereby give our consent and approval to the application and the granting of the Conditional Use as a Commercial Dog Kennel to RICHARD SEELIG.



Leo A. Kramp



Margaret C. Kramp

STATE OF NEW YORK

SS.:

COUNTY OF ORANGE

On the day of March, 1970, before me appeared LEO A. KRAMP and MARGARET C. KRAMP, to me known and known to me to be the individuals described in, and who executed, the foregoing instrument, and acknowledged to me that they executed the same.



Notary Public

Peter L. Pendell

Notary Public, Washingtonville
Orange County, N. Y.

My Commission Expires March 30, 1973

PUBLIC NOTICE OF HEARING

BEFORE THE PLANNING BOARD

PLEASE TAKE NOTICE that the Planning Board of the Town of New Windsor will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition.

Appeal No. _____

Request of RICHARD SEELIG for a Conditional Use Permit of the regulations of the Zoning Ordinance, to permit OPERATION OF A COMMERCIAL DOG KENNEL, being a conditional use permit of Article 3, Section 48-6A(4), for property owned by LEO A. KRAMP and MARGARET C. KRAMP, under contract of sale to RICHARD SEELIG, situated as follows: On the West side of Drury Lane consisting of 65 acres and buildings, North by Axtell, East by Drury Lane, South by Palazzo, West by Tenney and designated on the Tax Map of the Town of New Windsor as Section 29 Plot 7.

SAID HEARING will take place on the 11th day of March, 1970, at the Town Hall, Town of New Windsor, 555 Union Avenue, New Windsor, New York, beginning at 7:30 o'clock P.M.

HOWARD COLLETT, Chairman
Planning Board
Town of New Windsor
Orange County, New York

March 11, 1970

Gentlemen of the planning Board:

During my 15+ years of residence in the town of New Windsor, I have had considerable experience with dogs, kennels, and veterinary hospital/ boarding kennels and their operation. I feel that, as a result, I am more knowledgeable than the average citizen of the problems arising from such operations both for the owner/operator and for those who own adjoining properties and/or live near such an operation.

The problems are many, but can generally be reduced to these three:

1. odor
2. noise
3. waste disposal.

First; as any person who has owned or lived with a dog or dogs knows, there is always and inevitably an odor associated with dogs, no matter how clean the dog. It is easy to understand, therefore, that the greater the number of dogs confined or kept in close quarters, the greater is the problem associated with this body odor. It is very nearly impossible to reduce this odor where one or more dogs is confined let alone eliminate it.

Second; Again, as any person who has owned or lived with dogs is aware, dogs cannot be forced, or even expected to remain silent forever, so that a certain amount of noise must be anticipated with even one dog. It has been my experience that as the number of animals increases mathmatically, the noise level increases geometrically - that is to say, the noise level is far greater than the number warrants. As is

inevitable with a kennel (whether breeding or boarding), there will be the additional problem of the noise which is always produced when a female enters her period of oestrus (heat), which occurs twice yearly per female. The response of the frustrated males is to bark and whine, fight, and create a general nuisance during the entire period (usually ten days to two weeks) whether or not the female is bred during this period. The scent which is produced by the female is strong enough that it will attract every male in a very large radius, and will draw them all to the place in which she is confined. Those of you who have had this experience know this -- no matter what precautions are taken, every dog in the neighborhood will congregate at the place of confinement until the oestrus period is over. The result is, of course, fights, noise, property damage and annoyance to all local residents.

Third; The wastes produced by dogs, large or small, must be sanitarily disposed of in as odor-free a fashion as is possible. If restrictive precautions are not taken, the already somewhat polluted Drury Lane watershed, upon which the officials of the Town of New Windsor are depending as a future water supply, will be further and un-necessarily contaminated and polluted by the waste products of the proposed kennel, located at the "headwaters" of the Drury Lane watershed. By requiring that such operations maintain a sewage treatment plant or other septic means of control of waste, as would be required of a high-density human habitation, this un-necessary pollution can be controlled. This conclusion is not merely my own

but is that of the American Veterinary Medical Association - published in one of their bulletins of about 8 years ago.

If the planning Board of the Town of New Windsor does ~~not~~ turn down this application to operate a kennel, or does not make such a requirement part of its approval; I must regretfully conclude that the said planning Board does not always act in the best interests of the majority of the Town's residents.

I must ask, as a long-time resident, voter, and tax-payer of the Town of New Windsor, that the application for use of the lands (presently owned by Leo and/or Margie Kramp) as a kennel be rejected. I am joined in this petition by the majority of residents living in the area affected.

I thank you gentlemen for listening to this petition, and can only regret that I was unable to bring it before you myself.

Yours truly,

Susan R. Axtell
(Mrs. Daniel Axtell)

APPLICATION is hereby made for the following:

Agenda 2/11/70 Service _____

1. Name RICHARD SEELIG

Address c/o EVERETT J. JOHNS, ESQ., 61 Maple Avenue,
New City, New York 10956

Telephone Number _____ or Everett J. Johns, Esq.,
914 634-5111

Are you the owner of the property? Contract Purchaser

2. Briefly describe intention (or attach) and location of
property: W/Side of Drury Lane, shown on annexed sketch.
Intended use: Commercial Dog Kennel pursuant to Article 3,
Section 48.6 paragraph 4(n) as amended.

PLANNING BOARD

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Informational Meeting

AGENDA DATE _____

ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

_____ Variance (Notify P/B - Plans if necessary)

_____ Informational Meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

_____ ZBA, action needed

_____ Site Plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that my expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

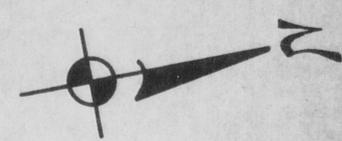
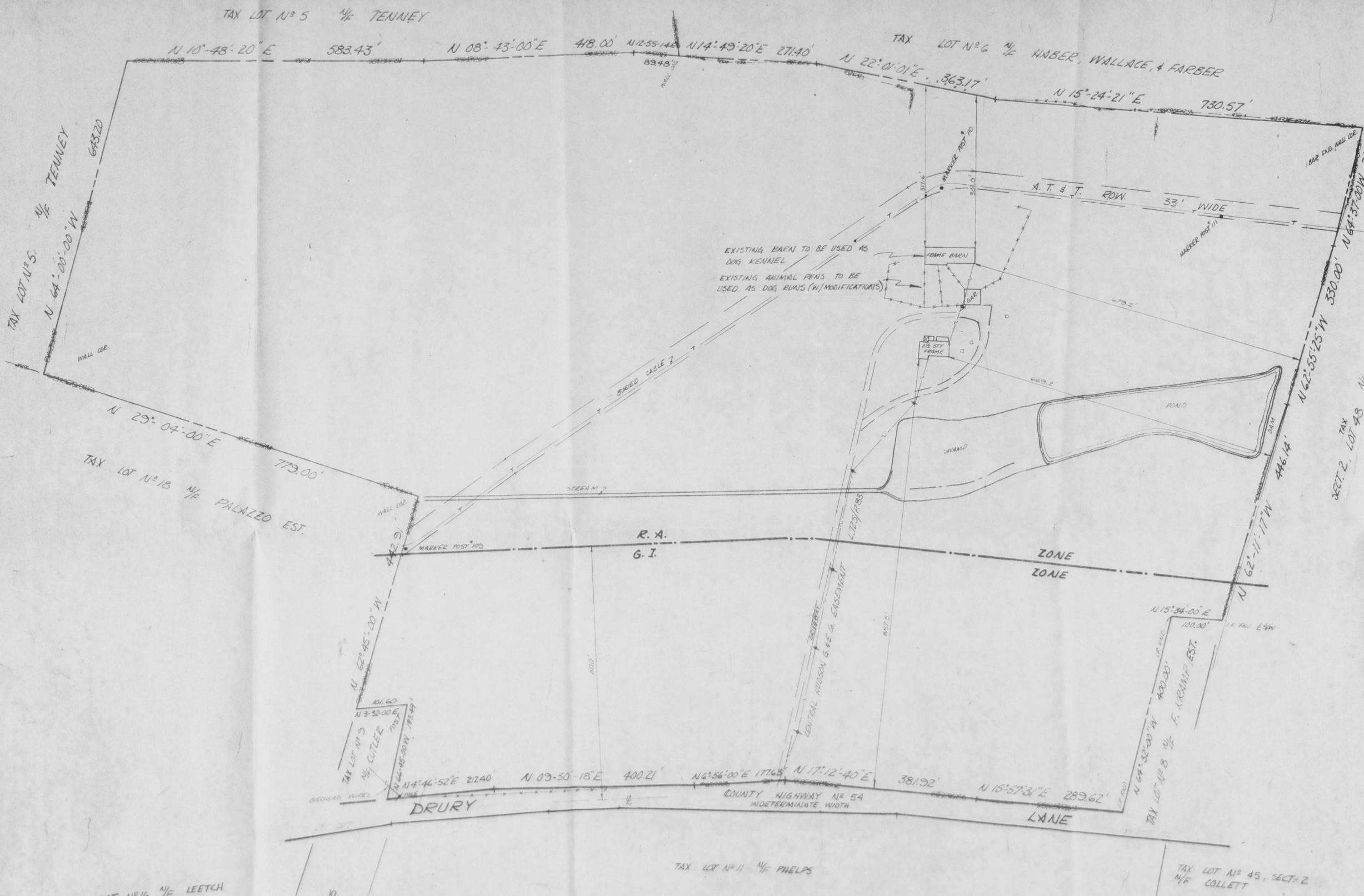
Signed: _____



(APPLICANT)

RICHARD SEELIG

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



NOTES:

1. BEING LOT 197 AS SHOWN ON SECTION 19 OF THE NEW WINDSOR TAX MAP.
2. SUBJECT TO AN EASEMENT TO CENTRAL HUDSON GAS AND ELECTRIC CO. AS RECORDED IN ORANGE COUNTY CLERK'S OFFICE IN PAGE 41 OF LIBER 1232 OF DEEDS.
3. SURVEY "AS IN POSSESSION" AND FROM DEEDS AND MAPS OF RECORD.
4. WASHINGTONVILLE CENTRAL SCHOOL DISTRICT NO. 2.
5. SUBJECT TO AN A.T. & T. RIGHT OF WAY 33 FEET IN WIDTH AS RECORDED ON PAGE 368 OF LIBER 1047.
6. RECORD OWNER:
LEO & MARGARET KRAMP
DRURY LANE
ROCK TAVERAI, N.Y.
7. TOTAL AREA PARCEL: 2,879,696 ± S.F.
66.100 ± ACRES

RECEIVED TOWN OF NEW WINDSOR
PLANNING BOARD
DATE: 3/1/70
BY: [Signature]

SURVEY AND SITE PLAN
PREPARED FOR

RICHARD SEELIG

TOWN OF NEW WINDSOR ORANGE CO. NEW YORK

SCALE: 1" = 100'

DATE: FEB 1970

REGISTERED ENGINEERS AND SURVEYORS
M^{RS} DOUGLASS REV. 25 FEB. 70
SUFFEREN, N.Y. - PORT JERVIS, N.Y.

