

DRAFT UNAPPROVED

**PITTSTOWN ZONING BOARD OF APPEALS
February 24, 2026**

ATTENDANCE:

Chairman, Frederick Howard
Member Randy Hall
Member Colton Hill
Member Doug Jensen
Member Dave Schmidt
Secretary, Colleen Thomas

The meeting was called to order at 7:01 PM by Chairman Fred Howard.

AGENDA

Member Colton Hill made the motion to approve the meeting agenda of February 24, 2026 with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

MINUTES

Member Doug Jensen made the motion to adopt the meeting minutes of January 27, 2026 with Member Randy Hall seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

NEW BUSINESS

There was no new business.

PUBLIC HEARING HANNAH BORNT

Application for a Special Use Permit by Hannah Bornt to be allowed to establish a dog daycare and future boarding facility at 2306 State Highway 7, TPID# 63.3-3-1, in the vicinity of the Hamlet of Raymertown. The facility will be located on a 20.3 acre parcel in the Residential/Agricultural zone. Establishment of this usage requires a Special Use Permit and is subject to the applicable requirements found in the Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019.

Zoning Board Secretary, Colleen Thomas read the public hearing notice. Member Randy Hall made the motion to open the public hearing with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Chairman Fred Howard stated that the Board received revised documentation that was submitted by Hannah Bornt. Chairman Fred Howard requested that Hannah Bornt carefully walk the Board through the revised project. Each board member had a copy of the revised documentation to review as Hannah Bornt presented it to the Board. Some of the points that were made were sticking to the 10-25 dogs due to size requirement and traffic. Boarding less than 10 dogs. Hours expanded 6:30 am -6:30 pm. There

DRAFT UNAPPROVED

Hannah Bornt (continued)

will be a dumpster container for waste. Five minute time allotment to drop off and pick up per client. Driveway single access for 1 way. Staggering five minutes to take care of that. The pull off area can be used as a waiting area. The property area is also used for: two ponies; a couple of chickens; equipment; hay storage; grain storage, and shaving storage.

Member Colton Hill stated that the driveway would have to meet the requirements of a fire truck, ambulance, being able to go up and down and turn around. Also, for the truck that comes up for the dumpster.

Member Colton Hill questioned if there would be signs labeling directions, parking etc. Hannah Bornt responded yes.

Member Colton Hill made the motion to close the public hearing with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

The site plan submitted is as required by ARTICLE 5 ZONING SCHEDULE OF USE REGULATIONS and ARTICLE VII SPECIAL USE PERMITS of the 2019 ZONING SCHEDULE AND LAND USE REGULATIONS and is adequate to meet future enforcement needs. Chairman Fred Howard made the motion to approve the Site Plan with Member Randy Hall seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Member Colton Hill made the motion to approve the application with Member Randy Hall seconding the motion with the following conditions:

Conditions of the Special Use Permit

1. Hours of operation of the daycare program will be 6:30 AM to 6:30 PM. Daycare will be provided up to 7 days per week. Hours of operation may be adjusted within this 12 hour window by the operator.
2. The Arrival of animals in the morning shall be on a staggered schedule over a minimum period to facilitate traffic safety on State Highway 7. For up to 10 animals, one hour is required. For up to 25 animals, two hours are required; and for 30 animals, two and one half hours are required.
3. The facility will initially be for dog daycare only allowing up to 30 dogs per day. Minimum staffing of the facility shall be 1 caregiver for every 10 dogs.
4. The facility may later be configured to allow up to 10 dogs to be boarded. Generally, boarded dogs will be part of the daycare regulars. In no case will there be more than 30 dogs under care at the facility – daycare + boarded.
5. The facility will be developed in general conformance with the concept plans filed with the Special Use Permit Application and the relevant minutes of Zoning Board of Appeals meetings where the matter was considered.
6. Water and sewer facilities shall be approved by the Rensselaer County Health Department, or NYSDEC if appropriate.
7. The facility shall be licensed, if required, by the NYS Department of Agriculture and Markets.

DRAFT UNAPPROVED

8. A detailed site plan shall be provided to the Town of Pittstown Code Official as part of the building permit application process. The access road to the site shall comply with the Fire Code of NYS and be adequate to allow clients to use the access road in a two way traffic pattern.
9. Modification of the existing agricultural pole barn, which is being converted to dog daycare/boarding, shall be done under building permit issued by the Town of Pittstown Code Official. It is permissible to modify for daycare with an initial permit and then to modify the facility for boarding under a subsequent permit.
10. Once plans are finalized, and the project is moving forward, inform the Rensselaer County NYSDOT Resident Engineer to allow installation of any additional signage that they may feel is appropriate.

Expiration. Under the provisions of Local Law #2-2017, this permit and/or variance expires if: 1. The use ceases for more than 6 months and, 2. Construction has not commenced (completed) in accordance with the approval within two (2) years of the date of approval.

A vote was taken. The motion was carried unanimously by the Board. Hannah submitted her check for the legal ad advertisement.

OLD BUSINESS

There was no old business.

PROJECT ON HOLD

Halse Boondocks Motocross Track Application. This incomplete application requires conditions documented at the January 27, 2026 meeting minutes to be fulfilled before it will be included on a ZBA agenda. Chairman Fred Howard stated that there has been no communication from the applicant on this project.

COMMUNICATION RECEIVED BY THE BOARD

Construction on the Johnsonville Solar farm has been completed and a Certificate of Compliance has been issued by the Town Code Official.

NEXT MEETING

The next regular meeting will be held on Tuesday March 24, 2026 at 7:00 PM at the Town Hall.

Respectfully Submitted By:

Colleen Thomas
Zoning Board Secretary