



INCORPORATED:  
APRIL 18, 1854

## Village of Youngstown

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February 12, 2024

**Site Plan application for Trisha Carter and Michael Kotarski, Happy Tails of Niagara, located at 120 Lockport Street to operate a dog daycare, grooming, boarding and training facility.**

Attendee	Present	Absent
Chairperson Bruce Andrews	X	
Member Sue MacNaughton		X
Member Claudia Andres	X	
Member Dale Halverson	X	
Member Jennifer Dick	X	
Planning Board Clerk Amy Beaudreau	X	

The following notice of public hearing was mailed to all residents within 500 feet of the parcel perimeter and published on the Village website on January 31, 2024. The notice was published in the Niagara Gazette on February 2, 2024.

### ***VILLAGE OF YOUNGSTOWN PLANNING BOARD OF NOTICE OF PUBLIC HEARING***

*NOTICE IS HEARBY GIVEN THAT, pursuant to Village Law and the Zoning Ordinances of the Village of Youngstown, a public hearing will be held by the Planning Board, at the Village Center, in the Board Room at 240 Lockport St., Youngstown, NY on Monday, February 12, 2024 at 6:00 p.m. for the purpose of hearing and considering the following application for a variance:*

*Site Plan for Trisha Carter and Michael Kotarski, Happy Tails of Niagara, located at 120 Lockport Street to operate a dog daycare, grooming, boarding and training facility.*

*Applicant or representative must be present. Complete application is available for viewing at the Village Clerk's office during normal business hours.*

*Amy L. Beaudreau  
Zoning Board of Appeals and Planning Board Clerk*

The meeting of the Village of Youngstown Planning Board was called to order at 6:01 p.m. by Chairperson Andrews with the Pledge of Allegiance.

Trisha Carter was present to represent the application. The Planning Board was provided with a copy of the Site Plan to review prior to the meeting. Ms. Carter stated she didn't have a formal presentation to make, but was open to all questions.

Chairperson Andrews asked how Ms. Carter would handle barking dogs. Ms. Carter stated that her number one priority is community consideration. She stated that personally she will not tolerate a dog barking all day long and there is no way she would want her neighbors to endure extended barking either. She stated that the dogs will be inside as well as playing outside throughout the day. There will be playing noises outside, but the dogs outside will never be unattended. The fencing outside will have privacy slats to reduce noise. And dogs will not regularly be outside after 7:00 p.m.

Ms. Carter continued that if a dog is barking for an extended period of time, there is an issue – just like if a baby is crying. She stated that she will have full security screen access in her home that will alert her if barking occurs. She stated that she can check on the dogs from home and if she sees any issues or hears barking, staff will go into the building to control the situation. She stated there is no reason for incessant barking and it will not be tolerated.

Ms. Carter stated that all dogs will be temperament tested before they are able to sign up for services.

Member Holverson asked if the fenced in area will be grass. Ms. Carter explained it will be artificial turf so that she can disinfect it daily using an ecofriendly solution that diminishes bacteria growth.

Member Andres asked about customer parking. Ms. Carter stated that customers can pull into her driveway or in front of the building to drop off their dogs. She stated that if staff is available, they will get the dog directly from the vehicle as a drop off service. No dogs will be permitted without a leash outside of the fenced in area. Chairperson Andrews asked if parking on her site plan was for 4 employees. Ms. Carter stated that there is room for 4 employee vehicles if needed.

A motion to open the public hearing was made by Chairperson Andrews and seconded by Member Andres. All in favor, motion carried.

Chairperson Andrews asked if there were any comments or questions from the audience.

With none, a motion to close the public hearing was made by Chairperson Andrews and seconded by Member Andres. All in favor, motion carried.

A motion to approve the Site Plan as presented was made by Chairperson Andrews and seconded by Member Andres.

With no further discussion, each member verbally voted on the motion.

Member	Yes	No	Absent
Chairperson Bruce Andrews	X		
Member Sue MacNaughton			X
Member Claudia Andres	X		
Member Dale Halverson	X		
Member Jennifer Dick	X		

Motion carried.

With no further discussion, a motion to adjourn the meeting at 6:00 p.m. was made by Chairperson Andrews and seconded by Member Andres. All in favor, motion carried.

Respectfully submitted,

*Amy L. Beaudreau*

Amy L. Beaudreau  
Planning Board Clerk