

MEETING OF THE LOUISVILLE PLANNING BOARD
AUGUST 27, 2026
LOUISVILLE MUNICIPAL BUILDING 6:00 PM

PLANNING BOARD MEMBERS PRESENT:	BRIAN HURLBUT, CHAIRMAN
	CHRISTINE AMO
	DIANA CLARK
	JAMES KENNEY
	TOM WILLSON
PLANNING BOAD MEMBERS ABSENT:	REBECCA CASSELMAN
	CAROL PULLEY
CODE ENFORCEMENT OFFICER PRESENT:	TONY MCMANAMAN
CODE CLERK PRESENT:	DAWN PARKER
PUBLIC PRESENT:	VARIOUS LOUISVILLE RESIDENTS

Chairman Brian Hurlbut called the meeting to order at 6:00 pm.

The purpose of this meeting is to discuss a Special Exception/Special Use Permit request submitted by Heidi Bradish to relocate the Massena Humane Society to 9999 State Highway 56, tax map #16.001-6-2.2. This parcel is located in the RA – Residential Agricultural district, where Animal Hospitals/Kennels are allowed with a Special Exception. Code Clerk Parker read the response from the St. Lawrence County Planning Office which stated that the Special Use Permit was approved with the following conditions:

- The applicant ensure that any exterior dog runs, both now and in the future, are located as far from adjacent residences as possible;
- All signage for the structure be in compliance with Town sign regulations;
- All lighting be downcast and Dark Sky compliant
- An assessment should be done to determine how far sound from the facility will travel and what additional mitigation measures may be necessary to ensure a proper fit into the community;
- Adequate fencing for the facility should be specified;
- The development comply with Article 26C, Regulation of Animal Shelters.

Heidi Bradish, owner of the Massena Humane Society, explained that she has owned the property at 9999 State Highway 56 for some time and was waiting on funding to start the project. She has been awarded a \$500,000 grant from New York State and a \$20,000 grant from the RVRDA, which will allow the project to get underway. Ms. Bradish stated that the project will be completed in two phases, with the first focusing on renovation of the existing building and the second phase of adding enclosed kennels behind the building.

Neighbor and community concerns included the following:

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- Sound Levels: Primary concern is dog noise. Ms. Bradish explained that New York State requires that interior noise levels be under 85 dB and that a significant investment is being made in sound baffling. The insulated exterior walls are expected to reduce sound by ~40 dB.
- Animal Dumping: Concern about abandoned animals. A security system will deter dumping and help identify offenders.
- Fencing: A secure, six-foot containment fence with an inward-tipping top will enclose the back of the building. Ms. Bradish would like to install a true dog fence to avoid injury, but if not economically feasible, likely black chain-link for aesthetic blending. Dogs in this outdoor area will be on leash with a handler at all times.
- Property Aesthetics: Grounds will be well-maintained to match surrounding properties.
- Waste Management: All animal waste will be removed by a waste management service and will not enter the septic system.
- Hours of Operation: Ms. Bradish explained that while employees will be present all day, the center will be open to the public Monday-Friday from 1pm-5pm, unless there is some type of special event.
- Training: All employees and volunteers are trained and certified by New York State.

Ms. Bradish explained that this will not be a boarding facility and will only house homeless animals. Capacity is 16-18 dogs. She hopes to, in the future, provide low-cost veterinarian services to the general public as well as educational events for children.

James Kenney motioned to grant the special use permit for 9999 State Highway 56, tax map #16.001-6-2.2, owned by the Massena Humane Society/Heidi Bradish, contingent on meeting all conditions set forth by the St. Lawrence County Planning Board. Tom Willson seconded the motion. The motion passed unanimously.

Moved by Brian Hurlbut, seconded by James Kenney and duly carried to adjourn the meeting at 6:29pm.

Respectfully Submitted,

Dawn Parker
Code Clerk