

PUBLIC HEARING – TOWN OF SULLIVAN PLANNING BOARD –OCTOBER 6, 2020
JAMES FOSTER/SHEA FOSTER - ROUTE 5 – FORMER - DOGGIE DAY CARE –
“BLUEPRINTS TRAINING AND SOCIALIZATION” -SLB-48.7-1-11

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

No one spoke for or against this proposed expansion of a day care center for dogs. They will have a maximum of 20 dogs to be kept overnight. Daycare of dogs during the day is proposed for 30-45 dogs in three groups. The daycare is “play and train” in a structured center. The ratio is 20 dogs per person. The Board would like to control the number of dogs at any one time.

The applicants would like to have a maximum of 50 dogs in the daycare at any one time.

A motion was made by Sherry Menninger and seconded by Dave Allen to close the hearing. All in favor.

PUBLIC HEARING -TOWN OF SULLIVAN PLANNING BOARD – LARISSA BOYCE
(FORREST SEGUIN) – 4 LOT SUBDIVISON – 2044 ROUTE 31, CANASTOTA – SLB 10-1-
31.2

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

Ms. Boyce would like to subdivide five lots. Lot #1 is 3.1 acres, lot #2 is 3.19 acres, lot #3 is 5.01 acres, lot #4 is 10.1 acres and lot #5 is the remainder of 239 acres.

Mr. Seguin presented a map dated 9/24/20.

The boundary line for Lot #5 has been changed and is indicated on the map to give that lot adequate road frontage.

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – OCTOBER 6,
2020

The regular meeting of The Town of Sullivan Planning Board began at 7PM

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, and John Langey, atty.

The minutes of the September 1, 2020 meeting were accepted with a motion by Dave Allen and seconded by Paul Jasek. All in favor.

The minutes of the September 8, 202 meeting were accepted with a motion by John Ceresoli and seconded by Dave Allen. All in favor.

JAMES FOSTER/SHEA FOSTER - ROUTE 5 – FORMER « DOGGIE DAY CARE –
“BLUEPRINTS TRAINING AND SOCIALIZATION” -SLB-48.7-1-11

Hours of operation 7AM to 6:30PM Mon thru Friday. Saturday are training class 9AM to 2PM. Overnight is 7 days per week by appointment. A maximum of 20 dogs will be boarded overnight. Boarding, training, doggie daycare with a maximum of 50 during the day. Including any dogs that are to be boarded. There is 24 hr. staffing when dogs are boarded overnight. A site plan was submitted by the Fosters. The height of the fence is a 6’ white opaque privacy fence.

TOWN OF SULLIVAN

PLANNING BOARD RESOLUTION

CARMEN ROSEMELIA (Owner) and JAMES and SHEA FOSTER (D/B/A BLUEPRINTS TRAINING & SOCIALIZATION CENTER) (Applicants) - Application for an Amended Special Use Permit to Operate a “Boarding, Training and Doggie Daycare” Business as a Mixed Use at Owner’s Premises Located at 1292 NYS Route 5 West, Chittenango (Tax Map No. 48.7-1-11) in the Town of Sullivan in the Business and MR-12 Districts - GRANTED WITH CONDITIONS.

October 6, 2020

S. Menninger moved and J. Ceresoli seconded the following Resolution:

WHEREAS, Carmen Rosemelia, as Owner, and James and Shea Foster (d/b/a Blueprints Training & Socialization Center), as Applicants, of property located at 1292 NYS Route 5 West, Chittenango (more commonly known as Tax Map No. 48.7-1-11) in the Town of Sullivan (the “Property”), appealed to the Town of Sullivan Planning Board (the “Board”) on or about August 19, 2020 for a Special Use Permit to operate a “boarding, training and doggie daycare” business, as a mixed use, at the Owner’s premises in the Business and MR-12 Districts pursuant to Article V, §275-9(C) of the Town of Sullivan Zoning Law, as amended (the “Law”); and

WHEREAS, the Town of Sullivan Planning Board conducted a public hearing on the application at the Board’s regular meeting held on October 6, 2020 and after due notice by publication in the Oneida Daily Dispatch and due notice to the Owner and Applicants, neighboring landowners and Board members, in accordance with the law and the Zoning Law; and

WHEREAS, Volume 6 N.Y.C.R.R. Part 617 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (“SEQRA”), requires that as early as possible and within (20) days of a complete application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, the Applicants have completed and submitted a Short Form Environmental Assessment Form and the same has been reviewed and considered by the Board along with the other submissions provided by the Applicants; and

WHEREAS, the application was referred to the Madison County Planning Department (“MCPD”) for review and comment pursuant to General Municipal Law 239-m and said Board having issued its report, GML Log # 089-2020, received on September 4, 2020, indicating that this matter was being returned for local determination as it will not have any county-wide impacts; and

WHEREAS, the Applicants’ application was considered fully by the Planning Board and upon such consideration the Board hereby finds among other things that the proposed use:

1. The proposed use, as a Doggie Daycare Business, was previously approved at this location on October 2, 2017 and has operated without incident;
2. Will comply with all provisions and requirements of Article V of the Town of Sullivan Zoning Law and all of the other local laws and regulations of the Town of Sullivan and will be consistent with the purposes of the land use districts in which it is located; to wit, the Business and MR-12 Districts, for this proposed “doggy day care” business;
3. The project location, size of use and structure will be in harmony with the orderly development of the Business and MR-12 Districts and will be consistent with the Comprehensive Plan and with the purposes of Article V of the Town of Sullivan Zoning Law because the project, as proposed, meets all parking requirements, setbacks and lot coverage requirements. Further, the proposed business use as a mixed-use “doggie day care” is entirely consistent with the land use districts and surrounding properties, which have been identified as both active residential and commercial in nature. It is also acknowledged that the proposed use is an allowed use subject to this Special Use Permit and is therefore consistent with the character of the neighborhood if properly sited and operated. Further, the use has been previously approved with another owner/operator;
4. The project will not be more objectionable to nearby properties than would the operation of any permitted other use and since it will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odor, solid waste or glare because the project includes the necessary measures needed to minimize the possibility of the release of harmful substances. Once operational, the proposed use will generate noise at levels equal to or less than other permitted uses, which have occurred on and near the site itself;
5. The project will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering the current width, surfacing and condition because the site is located along NYS Route 5 West. In addition, the project will have sufficient sight distance and utilize an existing commercial road cut;

6. Adequate public and private parking is provided and the project will be accessible to fire, police and other emergency vehicles because the site has access from NYS Route 5 and provides parking in order to meet the current Zoning Code minimum requirements;
7. The location, nature and height of the existing building will not discourage the appropriate development and use of adjacent land and buildings or impair their value. The project will be suitable to such conditions on operation, design and layout of structures and provision of fencing will ensure compatibility with surrounding uses and to protect the scenic resources of the Town because the site has been designed to provide the applicant with a site that balances the compatibility with the surrounding uses and the functionality of the business operations; and

WHEREAS, the Board has fully considered all of the application materials, drawings and submissions associated with the proposed use.

NOW THEREFORE, BE IT RESOLVED that the Town of Sullivan Planning Board hereby determines that the proposed action is an Unlisted Action, that the action does not involve any federal agency and the proposed action does not involved more than one agency; and it is further

RESOLVED that the Town of Sullivan Planning Board hereby notices all agencies involved, if any, that it shall be lead agency for this project; and it is further

RESOLVED that the Town of Sullivan Planning Board hereby determines that the proposed action will not have a significant adverse effect on the environment, and this resolution shall constitute a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617, for the following reasons:

1. There are no identified unusual or unique land forms or environmentally sensitive areas at the proposed location;
2. No other areas of concern have been identified by the public or the Board; and it is further

RESOLVED that the Town of Sullivan Planning Board hereby allows and grants the Applicants' request for an amended Special Use Permit for the operation of a "doggie day care" business, as a mixed use, at the Owner's premises, all in specific accordance (and specifically

conditioned upon compliance) with the plans and drawings submitted, conditioned upon the following:

1. All site improvements and operations will be in strict compliance with the submitted plans and drawings;
2. Hours of operation shall be Monday through Friday, 7:00 a.m. to 6:30 p.m. and Saturday training classes from 9:00 a.m. to 2:00 p.m.;
3. There will be no more than five (5) employees on-site at any one time;
4. Overnight boarding will be allowed to occur 7 days a week by appointment, subject to staffing;
5. Weekend services will be allowed by appointment;
6. Allowed uses will include boarding (no more than 20 dogs), training and doggie daycare (daytime) with a total number of dogs during the day not to exceed 50 at any given time;
7. Fencing shall be improved on the site as per the submitted plans initialed and dated by the Chairman, including the use of chain-link fencing on the sides of the property;
8. A stockade fence is to be constructed and maintained in the front yard of the business, as shown on the plans, to be used as an exercise yard for the dogs on -site;
9. All fencing will be setback 6' - 10' from the building, except where such fencing must adjoin a building for security purposes;
10. The existing eight (8) regular and one (1) handicap parking space shall be designated for this specific use;
11. Existing signage will be utilized, subject to modification of the messaging contained therein;
12. Existing lighting will be utilized and will be shielded so as to not spill onto neighboring properties or interfere with traffic along adjoining highways;
13. Applicants shall remove all animal waste no less than once a week; utilized;
14. Saturday training sessions will be through group classes (3 x 1-hour classes) from 9:00 a.m. - 10:00 a.m.; 10:30 a.m. - 11:30 a.m.; and 12:00 p.m. - 1:00 p.m.
15. Any changes to the use shall require Planning Board approval; and

BE IT FURTHER RESOLVED that the applicant shall comply in all respects with the Zoning Law; and

BE IT FURTHER RESOLVED that the Town's Zoning Officer is hereby authorized and directed upon payment of any required fees (including reasonable and necessary professional fees

incurred by the Town in association with the application) to issue such permits and certificates or to take such other actions as may be required to effectuate and enforce this Resolution; and

BE IT FURTHER RESOLVED that this Resolution shall be effective as of the date of its filing with the Town Clerk and shall be subject to annual inspection for compliance.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Paul Jasek	Voted	YES
John Ceresoli	Voted	YES
Sherry Menninger	Voted	YES
Dave Allen	Voted	YES
Frank Park, Chairman	Voted	YES

The Chairman, Mr. Park, then declared the Resolution to be duly adopted.

FRANK PARK, Chairman of the Planning Board of the Town of Sullivan, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on October 6, 2020, a quorum being present.

FRANK PARK, CHAIRMAN
Town of Sullivan Planning Board

JILL DOSS, Deputy Town Clerk of the Town of Sullivan hereby certifies that the foregoing Resolution was duly filed in her office on October ____, 2020.

JILL DOSS
Deputy Town Clerk

LARISSA BOYCE (FORREST SEGUIN) – 4 LOT SUBDIVISION – 2044 ROUTE 31, CANASTOTA – SLB 10-1-31.2

The Board found no problems with this 5-lot subdivision at 2044 Route 31, Canastota. A motion was made by Dave Allen and seconded by Paul Jasek to accept this 5-lot subdivision. All in favor.

CHRIS MCDONALD -348 ROUTE 31, BRIDGEPORT – SPECIAL USE PERMIT – RETAIL POWER SPORTS BUSINESS – SLB 8.6-1-25, 8.6-1-30.1

Mr. McDonald appeared before the Board with the owner of the property, Vincent Cerio and Forrest Seguin, surveyor.

It was determined that both properties belonging to Mr. Cerio are in the business zone. The driveway will be off the southern boundary of the Kirkville-Bridgeport Road.

Hours of operation will be Mon thru Sat 10AM to 7PM Monday through Saturday. Mr. McDonald will utilize the existing lighting. There will be a staging area, as stated on the map, for vehicles brought in. The parking area will be sited on the map. This permit is not for the sale of vehicles. The site shall not be accessed from Route 31. No other outside storage will be allowed. Mr. Cerio, the owner, will write a letter stating that he is allowing this business on his property.

A motion was made by Paul Jasek and seconded by Sherry Menninger to grant the Town of Sullivan Planning Board lead agency and make a negative declaration to the SEQR and to allow approval of this special use permit for retail power sports business with the above contingencies. All in favor.

JEFF TAYLOR – LIGHTING – THE WILD

A motion was made by Dave Allen and seconded by John Ceresoli to re-affirm the SEQR and to amend the PDD plan to reflect the existing lighting.

A motion was made by Paul Jasek and seconded by Sherry Menninger to adjourn the meeting at 7:45PM. All in favor.

Respectfully submitted,