

Business Narrative:

Shannon Harvey, as the sole owner of My Best Friend's House, Inc. (the "Business"), is in the process of purchasing the assets of Petphoria, Inc., a doggy daycare and luxury pet hotel which leases space located at 709 North Main Street, Suite 10, North Syracuse, New York (the "Property").

The Business plans to operate a doggy day care, pet hotel and retail storefront at the Property and assume Petphoria's lease. The goal of the Business is to provide a safe, clean and nurturing space where pet owners feel comfortable leaving their pets. The Business will operate 24 hours a day 7 days a week with a staff member always on site. The Business will also be open on all holidays. If there is a dog on the Property, a staff member will be there. The Business will initially operate with three staff members and plans to hire more staff as the business grows.

The doggy day care will operate from 7:00 am, when dogs will begin to be dropped off, and close at 7:00pm. A typical day would look as follows:

- 7:00am-7:30am: drop off
- 8:00am-11:00am: playtime
- 11:00am-12:00pm: address any special needs of the dogs
- 12:00pm-1:00pm: lunch
- 1:00pm-3:00pm: rest time
- 3:00pm-6:00pm: playtime
- 7:00pm: last pickup

Water and bathroom breaks will be provided to the dogs at all times. Trusted and professional staff will provide constant oversight to the dogs and security cameras will be located in all rooms so pet owners may monitor their pet at any time. With over 7,000 square feet of indoor play, there will be plenty of space for dogs to play inside. A yard, that is currently in existence and used by the current owner, behind the property will provide the dogs with the opportunity to play outside.

The Business also plans to offer a pet hotel service. The service would include overnight stays beginning around 5:00pm with pick up the next morning. Overnight stays will include dinner, bathroom breaks and outside play time, treats, overnight stay in a dog suite with a tv, breakfast and a puppacino. The Business plans to board ten dogs a night, seven days a week to allow pet owners to take longer vacations. The hotel will be open 24 hours a day and accept emergency drop-offs for overnight stays.

The Business will also include a retail storefront that will be open from 7:00am to 5:00pm each day. The Business will also offer grooming and training services that will be outsourced to other professionals in the community.

Interpretation:

Currently, a kennel, as defined in the zoning code, is not a permitted use in any zoning district in the Village of North Syracuse. However, the Zoning Board has expressed its willingness to allow this type of business in the Village of North Syracuse, specifically at 709 N. Main Street, Unit 10, North Syracuse, NY.

Furthermore, in its December 5, 2019 meeting, the Village of North Syracuse Zoning Board of Appeals rendered a code interpretation of the Village Code to allow short term boarding for cats and dogs as an accessory use to the allowed use of “retail and personal services” under the C-2 Zoning District (which should be C-2A Zoning District). Under this code interpretation the Zoning Board of Appeals permitted current tenant Petphoria, Inc. to board up to ten cats or dogs at one time for one night during the week and boarding over the weekend as an accessory use. Our client would like to be able to board up to ten dogs for multiple nights at a time, which is only a slight expansion of the current use of the property that this Board has approved.