



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 18, 2024

OCPB Case # Z-24-152

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of My Best Friend's House, Inc. for the property located at 709 North Main Street, Suite 10; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of North Main Street (Route 11), a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a use variance to allow pet boarding / kenneling in an existing doggie day-care on a 4.21-acre parcel in a Commercial (C-2A) zoning district; and
- WHEREAS, the Board recently recommended No Position on site plan and special permit referrals (Z-23-304, Z-23-305) to install a sushi and hibachi restaurant in this plaza; the Board also previously recommended No Position with Comment on a use variance referral (Z-19-361) to allow the boarding of dogs and cats on site within this subject tenant space, advising the applicant and municipality to contact Onondaga County Department of Transportation early in planning processes to coordinate any requirements; and
- WHEREAS, the site is located at the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is just south of the municipal boundary with the Town of Clay and east of the municipal boundary with the Town of Cicero; surrounding land uses include roadside commercial and residential; and
- WHEREAS, aerial imagery shows the site contains an existing shopping plaza, Bear Road plaza, with a large asphalt parking lot in front of the plaza, additional parking at the rear of the plaza, and two driveways each onto Bear Road and Route 11; the subject business will lease Suite 10 within the plaza, previously occupied by Petphoria doggy daycare; the subject space has direct access to Bear Road; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Bear Road must meet Department requirements; and
- WHEREAS, the applicant is proposing to operate a doggy daycare and kennel facility in an existing space that has been operating a doggy daycare and kennel facility; per Village code, a doggy daycare is permitted, but a kennel is not a permitted use and requires a use variance; per the referral materials, the space is already equipped for kenneling with "pet suites and indoor and outdoor play areas" and "has zoning code interpretation [from the Village] allowing for boarding of cats and

dogs on a limited basis of 10 cats or dogs for one night and over the weekends”; the proposed use variance would expand the existing kenneling use of the facility, allowing the business to be more financially viable; the referral does not describe any proposed exterior changes to the site; and

WHEREAS, the Land Survey dated 6/24/21 shows an easement belonging to the Onondaga County Water Authority located within the parking lot; and

WHEREAS, the site is served by public drinking water and may result in an increase in use; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is served by public sewers and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Village must document and ensure proper permitted disposal of pet waste for the proposed use, prior to, or as a condition of, plan approval.

A handwritten signature in black ink, appearing to read 'M. LaFlair', written in a cursive style.

Michael W. LaFlair, Vice Chairman
Onondaga County Planning Board