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July 17, 2024

Town of Clay
Jill Hageman-Clark, Town Clerk
4401 Route 31
Clay, New York 13041

Re: My Best Friend's House, Inc. (Shannon Harvey) Applicant
709 North Main Street, #10, North Syracuse, NY 13212

Dear Town Clerk Hageman-Clark:

As required by the New York State General Municipal Law, the Village of North Syracuse hereby notifies you of a pending project that is located within 500' of the municipal border of the Village of North Syracuse, Town of Clay and Town of Cicero.

Please be advised under the Village of North Syracuse Code, the property located at 709 N. Main St. (Tax ID. No. 013.-01-03.1) known as Bear Road Plaza, owned by 709 Bear Road Partners, LLC. which is zoned C-2A (Storage Unit District). As per §240-12.1 B. it refers other uses to follow permitted uses in §240-12 Commercial C-2 District. We have taken in a Use Variance Application for the location of Space #10; Use Variance, defined by code as Kennel, to run pet hotel allowing regular overnight boarding, in addition to doggy daycare and retail storefront to go in where Petphoria is currently located. Per §240-12.1 C2-A Zone (Storage Unit District) refers to uses, currently allowed under code-interpretation as an accessory use to the current dog daycare and storefront operated at the property. There are no such businesses in North Syracuse and kennels are not a permitted use in any zoning district in North Syracuse.

The Village Zoning Board of Appeals shall conduct a meeting to review the proposal on August 1st, 2024 commencing at 5:00 PM and to be held at the North Syracuse Community Center at the corner of South Bay Road and Centerville Place in the Village, unless otherwise specified.

The public will be allowed to attend the meeting, however, the public is encouraged to offer its written comments in one of three of the following ways: Email: codes@northsyracuse.ny.org, Fax: (315) 458-5079 Attn: Codes Dept., or Mail: Village of North Syracuse Planning Commission, 600 South Bay Road, North Syracuse, NY 13212; to be remitted no later than July 31st, 2024 by 10:00 a.m. All comments will be entered into the record and distributed to all the Board members. All meetings of the Village will be recorded and later transcribed. The transcriptions will be made available online upon review.

For further information please contact the Village Codes Department at (315) 458-4763 during normal business hours.

We have not noticed businesses or residents in your area. Please feel free to do so if you so desire.

Sincerely,

Pearl Fuller, Codes Department

Cc: Nicholas Rohm, Codes Enforcement Officer
Tracy Cosilmon, Town Clerk
Planning Commission