

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT

Name Taylor Dezotell Fee Paid check

Address 315 Southworth Rd Phone 802-999-2114

Dryden, NY 13053

PROPERTY OWNER (contingent on variance approval + Environmental Assessment)

Name Taylor Dezotell
Dannalyn Moran Phone 802-999-2114

Address 315 Southworth Rd, Dryden NY 13053

6812 E Keeney Rd, Cuyler NY 13158

PROPERTY INFORMATION

Location of property 4294 US Route 11, Cortlandville, NY

Tax Map No. of Parcel 76.19-01-47.100

PROPERTY ACQUIRED ON, OR PENDING DATE OF ACQUISITION 10/11/2019

IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT 05

PROJECT DESCRIPTION Dog Daycare and Boarding

Information to be included will be drawn from a check list in Article XIII, Section 178-71 of the Cortlandville Zoning Law. A sketch plan conference may be deemed necessary by the Planning Board.

DATE OF APPLICATION 9/13/19


Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

The Fur Seasons - Doggy Daycare and Boarding Facility

Owners: Donnalyn Moran and Taylor Dezotell

4294 US Route 11 Cortlandville NY; Formerly Tarson's Pool and Spa

Submitted to Bruce Weber of Cortlandville Zoning and Planning

September 15th, 2019

Goals and Objectives

Our objective is to provide a safe and engaging environment for dogs of all breeds, temperaments, and energy levels. By utilizing our professional experience in dog training and dog behavior, we will foster a positive environment for all dogs and their owners.

Executive Summary

The Fur Seasons is the culmination of a few big dreams belonging to two local moms!

Taylor Dezotell is a devoted pet owner, and has dreamed of opening a dog care facility for years. While working in a business management, sales, and marketing capacity, she has spent years jotting down multiple shorthand business plans and ideas, but never had the right partner to execute this dream with. Enter Donnalyn Moran!

Donnalyn has years of experience working with rescue dogs, law enforcement dogs, and pets. She owns successful dog training business (now in it's sixth year) and has an established and loyal clientele in the Cortland, Tompkins, and Broome County area. Donnalyn recently acquired the Wagside Inn, a successful doggy daycare and boarding facility in Cuyler, NY.

Taylor and Donna met in 2017, and formed a professional trainer/client relationship that quickly formed into a friendship. Their passion and devotion for dog training and for helping dogs live their best life has allowed them to combine their professional experience and dreams. Taylor and Donna are ecstatic to take on this new business venture together!

Daily Operations

Staff Operating Hours: 6AM-7:30PM

'High' Traffic Hours*: 7AM-10AM, 4PM-6:30PM

***These are the hours that we anticipate traffic during the day. From 10AM-4AM, there will be little traffic to/from the facility.**

A typical day at The Fur Seasons would begin in the morning at 6AM with optional pick-up of our daycare clients. This is to accommodate our working class clients as to maintain a healthy lifestyle for their pet without inconvenience. In turn, this expands our radius of cliental. At this time, clients are also welcome to drop off their dogs at our facility between 7AM and 10AM.

Upon completing check in, employees will begin arranging and then monitoring play groups in our indoor/outdoor facility. Throughout the day, employees will be responsible for cleaning and maintaining hygienic standards throughout the facility.

After ample amount of exercise, the dogs will be placed in comfortable accommodations to rejuvenate and relax.

During this time, employees will be responsible for ensuring that the dogs have resources available (water, food if required) and work with those who are seeking additional individual exercise or training. This will be an opportunity for management to catch up on back-of-house responsibilities as well, such as reporting and marketing.

After an appropriate rest period, play groups will be established and employees will again monitor group play.

Drop-Off will commence for those who request the transportation service, at 4PM. At the facility, owners will be able to pick their dogs from daycare between 4PM and 6:30PM.

Staff will begin to thoroughly clean the kennels and play areas at closing time, while ensuring that the appropriate number of employees are monitoring the remaining dogs.

For those who are staying the night, dinner is served at 5pm. A final 30 minute group play session is offered for those that are boarding at 6:00pm, before the dogs are kenneled for the evening. This allows the boarding dogs time to rest after eating, and to burn off the last of their energy before they are turned in for the evening.

Accommodations

Our facility will have a fence around the perimeter of the entire property. Two automatic gates will be in place at the entrance and exit of the property. These gates will be opened during pick-up and drop-off hours, but will be closed otherwise.

Our facility will have 6 fenced outdoor play yards behind the building. There will be two larger play areas in doors. These areas will be monitored at all times when dogs are outdoors. We anticipate one employee per play yard, groups of no more than 5 dogs to a play yard. Groups will be arranged each day based on similar temperaments to ensure safety and most fruitful experience.

Our daycare amenities will accommodate up to thirty dogs per day.

Our boarding amenities will accommodate up to twenty dogs per night.

Our owner-involved training program will accommodate ten dogs per session.

Parking spaces (10x20) will be appropriately designated on the left side of the building, facing the neighboring property. Handicapped parking will be available near the entrance of the building. As we do not expect prolonged parking at our facility (primarily drop off and pick up), ten spaces will be plenty to accommodate staff and clients.

Safety Considerations

Throughout our planning process, we have maintained the utmost consideration for the surrounding community, our clients (human and dog alike), and the environment. We welcome all questions and requests for clarification.

The Fur Seasons will be full enclosed by fencing to provide a barrier between the surrounding roadways and the facility. This not only offers a sound and visual buffer, but also serves as 'catch-all' barrier should a situation occur where a dog becomes unleashed outside of the facility.

Our parking lot will be accessible by one entry point (Route 11), and departing traffic will be routed through the property to exit onto Traction Rd. This 'one-way' traffic pattern cuts down on merging and stoppages on Route 11 as it currently flows. The entrance and exit will both be gated with barriers that automatically open and close, but will remain open during pick-up and drop-off times.

For the safety of our dogs, our clients, and the surrounding community, all dogs will be required to prove up-to-date vaccinations that comply with state regulation as well as our facility's additional vaccination requirements. Dogs will also need to be licensed within their home town. Lastly, we require all dogs to be leashed at all times when outside of the facility.

Environmental Considerations:

We acknowledge that dogs have a tendency to make noise. To mitigate the potential sound, we will be installing sound-proofing material during our initial interior renovations. The immediate surrounding environment includes the DPW, Interstate 81, an Auto Repair and Sales business, as well as a realty business. There are no residential dwellings neighboring the property. Furthermore, We are confident that the dogs will be under control and comfortable in our facility, which will greatly reduce barking. Our facility specifically tailors to providing comfortable accommodations, unlike many dog kennels and boarding facilities. By providing frequent care, exercise, and an environment that is specifically designed to create a more relaxing and home-like experience for dogs, we are eliminating the triggers of stress and anxiety that often contributes to barking and anxious behaviors that could be considered nuisances. The sound levels of our facility will certainly not compete with the immediately neighboring interstate, heavy machinery of the DPW, emergency vehicles traveling to the hospital, and the general volume of traffic that travels on US Route 11.

We will be maintaining strict hygienic standards at The Fur Seasons in the best interest of our staff, clients, dogs, and community. As per the recommendation of the ASPCA and Humane Society, we will be using a 1:32 ratio of bleach to water to clean safely and effectively. To further control odor and maintain cleanliness, we will use vinegar, baking soda, lime, and Simple Green as needed.

Solid waste (feces) will be composted in a designated compost receptacle on the property, to ensure the most efficient and eco-friendly practices. We are strongly considering the option of outsourcing a local service to remove feces from the property on a daily basis. Liquid waste will be properly drained into a septic tank.

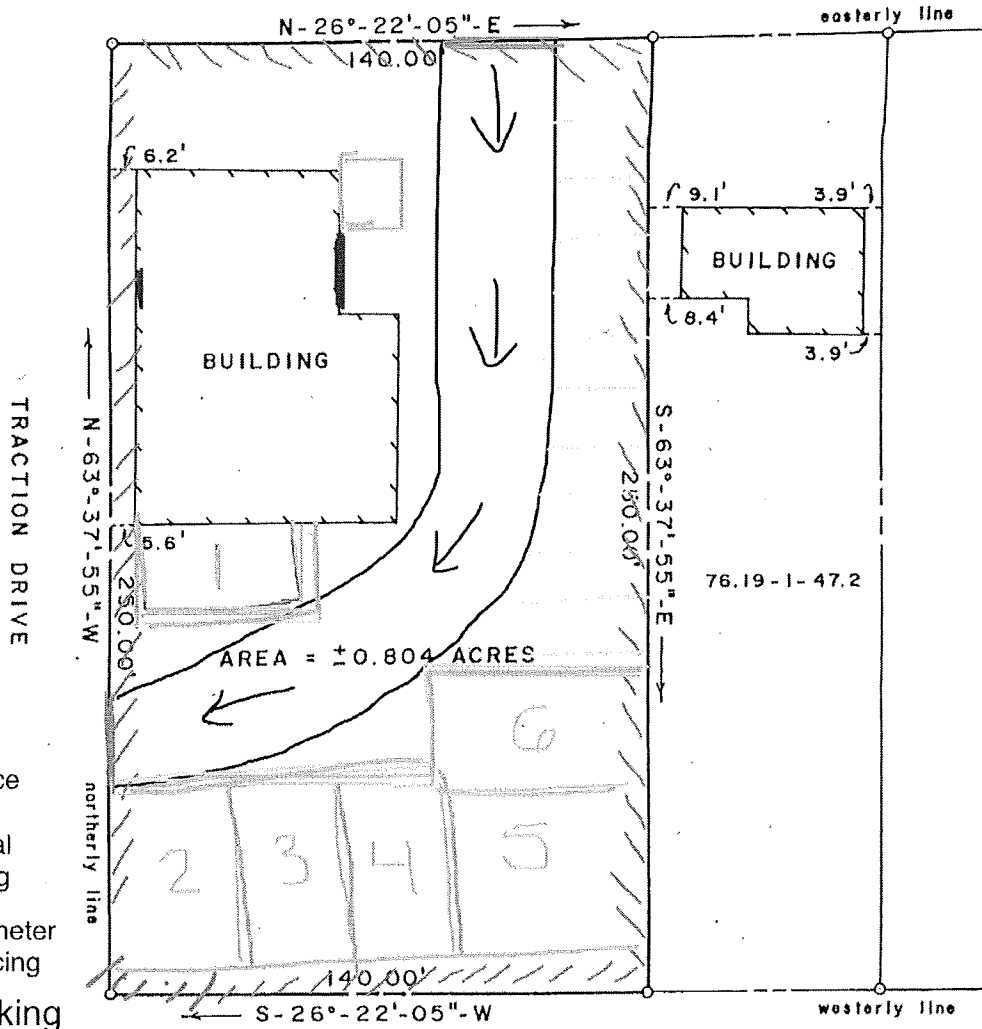
Renovations:

Minimal renovations will be made to the exterior of the property. The driveway is already existing, however we will clearly mark it as a one way driveway (black lines). 10 parking spaces will be designated (yellow lines). 6 play yards will be designated in the back of the property (green and light blue).



SCALE: 1" = 40'

NORTH HOMER AVENUE
(U. S. ROUTE 11)

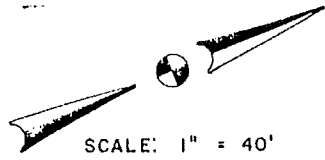


- Entrance
- Internal fencing
- Perimeter fencing
- Parking
- Play yard
- Driveway

○ SET 5/8" REBAR W/SURVEY CAP

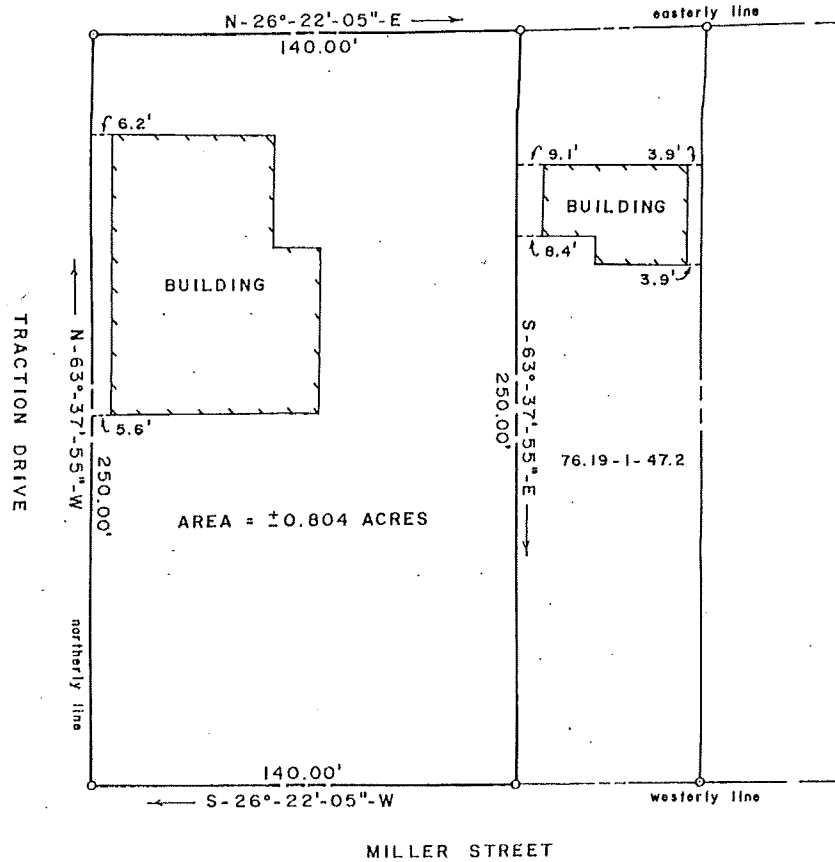
THE FUR SEASONS RENOVATION PLAN FOR 4294 US ROUTE 11 CORTLANDVILLE, NY

Original Survey:



SCALE: 1" = 40'

NORTH HOMER AVENUE
(U. S. ROUTE 11)



○ SET 5/8" REBAR W/SURVEY CAP

Warning: It is a violation of Section 7209, Subdivision 2 of the New York State Education Law to alter, in any way, a map bearing the original seal and signature of a licensed professional. Only maps bearing such seal and signature may be considered valid.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Dog Daycare + Boarding Facility			
Name of Action or Project:			
4294 US Route 11, Cortlandville NY			
Project Location (describe, and attach a location map):			
(Formally Tarson's Pool + Spa)			
Brief Description of Proposed Action:			
With minor renovations to the existing building and property, we will be opening a 'doggy daycare' and boarding facility. The intention is to provide a safe and engaging environment for pets. We will have daily clients as well as multi-day clients (overnight).			
Name of Applicant or Sponsor:		Telephone: 802-999-2114	
Taylor Dezotell + Donnalyn Moran		E-Mail: dee.tayl@llc@gmail.com	
Address:			
315 Southworth Rd			
City/PO:		State:	Zip Code:
Druiden		NY	13053
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		804 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		804 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <i>elevation 113ft</i>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Taylor Dezotell, Donnalyn Moran</u> Date: <u>9/13/19</u>		
Signature: <u><i>Taylor Dezotell, Donnalyn Moran</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT