

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary ___ Date: _____ Final ___ Date: _____

Name of Proposed Development:

Kevin Kirby Primary Residence /The Barksville Inn

Applicant: Plans prepared by:

Name: Kevin Kirby
10 Flat Iron Road
Brooktondale, NY 14817
(607) 227-1636

Owner (if different) (If more than one owner, provide information for each)

Name: _____ n/a _____

Address: _____

Telephone: _____

Ownership intentions - i.e., purchase options: I purchased 1.4 acres of unimproved land located at Goodman Road (TPN 20.-1-8.220 in the Rural Agricultural Zoning District) in June, 2022 from Jeannine Kirby and Keith Kirby; my aunt and cousin, respectively. The lot was the last vacant parcel from the original planning of lots on Goodman Road from 1998. The lot, as designed, is set-back roughly 250 feet from Goodman Road, A 60 foot wide - right-of-way access on the East side of my property - remains for access to the fields behind the property. I will maintain this land for my Aunt and Cousin. All school and town taxes have been paid and are current as of the date of this application.

Location of site: 89 Goodman, Road Groton, NY 13073 (Town of Lansing)

Tax map description: TPN 20.-1-8.220

Current zoning classification: Rural Agricultural Zoning

State and federal permits needed (list type and appropriate department): N/A

Proposed use of site: I intend to build a one story ranch primary residence for myself and a live-in home healthcare aide. The two bedroom, 1 bath 1600 sq. foot live-work Steel framed home will measure 36 x 45 (rendering included herewith). The house will also be home to my in-home small business, The Barksville Inn, where I provide cage-free dog boarding for a maximum of 5 dogs who are under 50 pounds each.

Total site area (square feet or acres): 1.4 acres

Anticipated construction time: April - June, 2023

Will development be staged? No

Current land use (agriculture, commercial, undeveloped, etc.): Undeveloped agricultural land

Current condition of site (buildings, brush etc.) Brush/overgrown grass. The Town of Lansing Highway Department has installed a culvert for access onto the property. In addition, Bill Kirk of Kirkway Farm of Lansing installed a stone driveway from Goodman Road leading into the proposed job site. No trees were removed or damaged to install the driveway and none will be for or during construction..

Character of surrounding lands (suburban, agriculture, wetlands, etc.): A mix of agriculture/farm land and single family homes.

Estimated cost of proposed improvement: \$250,000 - \$275,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): Minimal / 6 - 12 drop off/pick ups per week. The Barksville Inn was created to be an alternative to traditional commercial kennels. Instead of 20-40 confined 4'x10' chain-linked "runs" that you would find at a kennel - I wanted to create a dog focused environment - a dog home - that I could welcome a few non-aggressive guests to enjoy when their family was traveling.

Why should Duke or /Mia go to jail when their humans go to Disney World?

By incorporating some pack friendly design techniques (rather than human focused) we greatly reduce separation anxiety and thus the barking and destructive behaviors that go with it for a much less stressful experience for all. Remaining small (with a maximum of 5 guests) and longer stays (one week to one month is typical) - no significant increase in traffic will occur. In addition, our typical drop/off and pick/times are between 11:00 am - 4:00 pm - neighbors can expect no additional street noise. Additionally - all guests will remain indoors from 10:00 pm to 6:00 am. Our proposed outdoor is located in the rear of the property - further shielding our neighbors from our guests. No grooming and training services are provided on site.

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

The home will be a one story ranch home with a steel exterior (navy with white trim) totalling 1,620 sq foot (36 x 45 x10) with a 4/12 pitched roof in charcoal. The build out of the interior will include 2 bedrooms, one ADA bathroom, kitchen dining/living room and dog room with a side entrance. For resale value purposes - the dog space has been designed to allow it to a master bedroom. The side entrance will open into a fenced-in area which the dogs (maximum of five (5) and under 50 pounds) will have access to from 6am - 10pm.

Once construction is complete and I have the proper documents to move into the home - I plan to personally meet my Goodman Road neighbors, explain who I am/what I am doing and give them direct contact information. Being respectful of my neighbors - especially regards to noise - is incredibly important. I regularly speak with my neighbors here in Brooktondale to ensure my guests are not causing any issues and/or to see if there is anything I can do for them.