

Kevin Kirby
10 Flat Iron Road
Brooktondale, NY 14817
(607) 227-1636
Kirby13073@gmail.com

January ____, 2023

Planning Board Members
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: 89 Goodman Road

Dear Planning Board Members:

As per the Town of Lansing code, I am hereby submitting, for your review and approval, my proposed plan for the unimproved property located at 89 Goodman Rd, TPN 20.-1-8.220 in the Rural Agricultural Zoning District.

BACKGROUND

I was born and raised in Tompkins County. I grew up on East Lansing Road in a home my parents built nearly 55 years ago - and still live in today. Under former Parks & Rec Director Steve Colt, I worked as a lifeguard at Myers Park for seven summers. In 1991, I graduated from Lansing High School and Ohio University in 1995.

While working at Cox Communications in Atlanta, Georgia - I was offered, and accepted, a long term disability package. I live with GNE Myopathy, a rare genetic neuromuscular disorder (a form of Muscular Dystrophy) that causes progressive skeletal muscle atrophy and eventually death. There is no cure or available treatment options for GNE Myopathy at this time - but researchers remain hopeful.

In 2015, I moved back to New York to be closer to family. To stay active and productive I began doing a number of odd jobs - one being caring for my neighbors dogs when they would travel. Before I knew it, I had the start of a thriving small in-home business that I loved. However, my increasing mobility challenges make navigating conventional homes or apartments difficult. After spending two years house hunting for a wheelchair accessible home (or one that could be modified) with no luck - I decided building would be my best option.

PROPOSAL

From researching different building options - I decided on a Morton steel post-framed ranch home. The Morton "shell" structure (barndominium), would give me the flexibility to build out the roughly 1600 sq foot barrier-free interior to my specific needs. Working with a ADA home designer - we came up with a custom designed home with 2 bedrooms, 1 oversized bath (with roll-in shower for example) that would allow me and my live-in home healthcare aide to live permanently. The design also incorporated space for my in-home dog sitting business - The Barksville Inn. We purposefully designed the dog area to be that of a master bedroom space for resale value purposes.

To date - some pre-construction work has been completed on the site (completed before I learned I needed Planning Board approval - my apologies). The Town of Lansing Highway Department has installed a culvert to access the property from Goodman Road. Bill Kirk of Kirkway Farms in Lansing installed a natural stone driveway without needing to remove any trees. Randolph Well & Drilling of Freeville has dug and capped a 120 feet well on the property in the location determined by the Tompkins County

Department of Health. The home footprint has been staked, as well as the approved septic system, but we wait for your approval before beginning work.

LIVE WORK HOME

I registered The Barksville Inn as a Limited Liability Company (LLC) entity with New York State as of June 15, 2016 (IRS Federal Tax Number: 81-3278040) with the guidance from the Alternatives Federal Credit Union and the Small Business Development Center (SBDC) at SUNY Binghamton. The business is classified as an “in-home business.” No breeding, grooming, training or sheltering of homeless dogs occurs; thus, we do not fall under the New York State Animals and Markets Laws Sections #350 and #355. (although we surpass these state set standards for animal care as well as the federal Animal Welfare Act). For the past four (4) years, I have been renting a home in Brooktondale - where the Town of Caroline has no planning or zoning codes regarding approval..

I intend to create an alternative to traditional commercial kennels. Instead of 4’x10’ chain-linked “runs”- my proposed new home is a custom designed open concept space where I can remain mobile and welcome a few non-aggressive guests to enjoy when their family is traveling. As stated, I began the business by simply helping my neighbors. I found a tremendous need for more personal, cage-free dog care in Tompkins County. Living off my Social Security Disability - the additional income has been helpful as well and given me renewed purpose. I am currently the ASPCA District Caption for New York 19th Congressional District for Legislative Engagement.

The Inn proudly donates 20% of net revenue to charitable organizations who rescue, care for, support and/or advocate on behalf of companion, farm and wild animals.