

5357 W TAFT RD.
NORTH SYRACUSE, NY
13212 - PROPOSED
DEVELOPMENT OF
RESTAURANT W/DRIVE
THRU

EMPIRE MANAGEMENT OF CNY, INC.

CONTACT

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VILLAGE OF NORTH SYRACUSE PLANNING BOARD

PLANNING BOARD • VILLAGE HALL • 600 SOUTH BAY RD. • NORTH SYRACUSE, NY 13212

November 14th, 2022

Dear Village of North Syracuse Planning Board,

For your consideration, enclosed is the formal submittal of our site plan application to re-develop the property located at 5357 W. Taft Road North Syracuse, NY 13212 (Tax Map ID # is 007.-01-22.). The proposed land use is for a restaurant (special permit required for restaurant and drive-thru).

- **Narrative:**
 - **Building description:** The proposed building is approximately 2,400 square feet. The exterior will consist mainly of brick façade and storefront window glass. It is likely we will apply for an area variance as the business requires more signage than allowed by code. We have asked our tenant to provide more information pertaining to the signage as we acknowledge the code only allows for 45 square feet. Tenants at 628 S. Main Street include Planet Fitness, Thrifty Shopper, Family Dollar, and a host of others, while surrounding businesses along this corridor include Rite Aid, restaurants, and other national branded stores. These stores have significantly larger

and more prominent building and pylon/monument signs.

- **Site:** The site is in the C-2 Commercial Zoning District and is an outparcel to the shopping center located at 628 S Main St. North Syracuse, NY. The lot area is 35,500 square feet. The site is 143 feet in width and 248.25 feet in depth. Our site coverage is only 7%, which is far less than the maximum site coverage of 50% per code. The proposed front yard setback 52.2 feet, the side yard setback is 37 feet and the rear yard setback is 116 feet. All setbacks meet the zoning requirements. We are providing 28 parking space with two handicap spaces located near the entrance of the building. There is additional parking and cross-access to the shopping center at 628 S Main St. There will be one dumpster enclosure on the northeast side of the site. Significant landscaping with trees/shrubs/grasses are proposed around the site perimeter and the building to compliment the project. There will be one right-in/right-out driveway for ingress/egress from Taft Road. Patrons will also have cross-access to the north to/from the existing shopping center at 628 S Main St. Stormwater will flow to existing storm drains on the site and discharge to the north similar to existing conditions. The proposed sewer connection will be coordinated with Onondaga County WEP and water will be coordinated with OCWA. National Grid will provide natural gas and electric. The communication provider will likely be Verizon or Spectrum.
- **Business:** The business is a coffee shop with drive-thru that also serves light sandwiches and bakery items. It is anticipated to have 4-5 employees at most at any given time. Hours of operation anticipated are for the store to open around 5-6AM and close in the window of 9-10PM. The company store hours vary and have fluctuated since the Covid-19 pandemic and based on labor availability, etc.
- **Permits:** A highway work permit from Onondaga County is required. Additional permits will be water

and plumbing permits through OCWA and Water Environment Protection. Building Permits and Site Application are being handled with the Village of the North Syracuse.

- The property at 628 S Main St. is also owned by the applicant, New Plan North LLC, and managed by Empire Management of CNY, Inc. Both companies are owned and operated by David C. Muraco and Louis D. Muraco.

Sincerely,
Louis D. Muraco & David C. Muraco
New Plan North, LLC c/o Empire Management of CNY, Inc.

cc: Site Engineer: Napierala Consulting – Neal Zinsmeyer