

**Project Narrative**  
**Proposed Redevelopment Project**  
**3920 Brewerton Road & 101 E. Taft Road**  
**Village of North Syracuse & Town of Clay,**  
**Onondaga County, NY**  
**September 11, 2023**

**Introduction:**

The applicant, Chick-fil-A, Inc. (“CFA”) is proposing to redevelop a ±1.311-acre lease area at the intersections of Brewerton Road (U.S. Route 11), South Bay Road and East Taft Road (the “Project Site”) as a quick serve drive thru only restaurant. Most of the Project Site is located in the Town of Clay but a small portion south of Taft Road is in the Village of North Syracuse. The Applicant is currently pursuing Site Plan Review and a Special Permit from the Town of Clay Planning Board. The Town of Clay Planning Board declared intent as lead agent for a coordinated SEQRA review and distributed project information to involved agencies including the Village of North Syracuse for the Project.

Associated parking, signage and site appurtenances to support the proposed redevelopment project lie within the Village of North Syracuse and the applicant is applying for Site Plan Review accordingly. All access to the site lies within the Town of Clay.

**Existing Conditions**

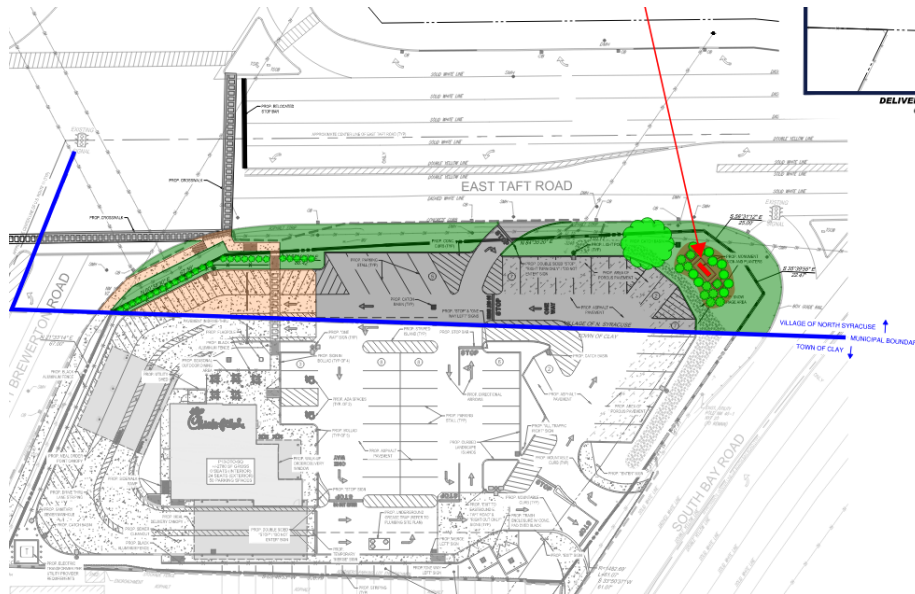
The Project Site is comprised of tax map parcel numbers 118.00-1-1.1&2 in Clay and 8.00-6-1.1 & 2.1 in the Village of North Syracuse. The Site is currently developed with a ±6,350 SF restaurant and a single-family dwelling with an associated accessory structure. All existing structures on the Site are proposed to be demolished as part of this redevelopment project and the site cleaned up. Access to the Site is currently provided via existing full access drives on East Taft Road & South Bay Road of which will be consolidated and improved as well. Currently, the Village of North Syracuse portion of the site is developed with a single-family house and parking associated with the adjacent “Basil Leaf” restaurant located in the Town of Clay. The residential house and parking spaces are proposed to be demolished as a part of this project.



*Project Site Aerial Imagery*

## Proposed Project

CFA proposes to redevelop the Site with a new  $\pm 2,800$  SF GFA restaurant with a dual lane drive thru, outdoor patio area (24 outdoor seats total), a detached  $\pm 1,450$  SF meal ordering canopy and a  $\pm 1,800$  SF meal delivery canopy over the drive (the “Project”). Almost all Project development will occur in the Town of Clay, although some of the Project’s parking, signage, egress drive, curbing and landscaping will be built on the Village of North Syracuse portion of the Project Site, where the lands are zoned C-2 – Commercial. The Project Site is surrounded by other commercial uses to the north, south and west and governmental uses to east, so the Project is compatible with the neighborhood in this developed corridor. In addition to the drive thru restaurant, new parking, lighting, curbing, utilities, and other appurtenances are proposed for the Project as depicted on the accompanying “Site Development Plans” prepared by Bohler Engineering, dated February 8, 2022, last revised September 11, 2023.



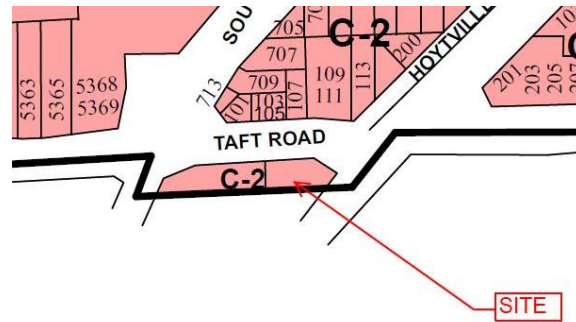
*Site Plan with Colored portion in the Village of North Syracuse*



*Proposed Site Plan Render*

## Zoning Compliance Summary:

The project site lies within the C-2 Commercial Zoning District :



**Village Zoning Map**

Bulk Requirements for C-2 Districts - Section 240-12E.: Nonresidential lot and structure requirements (except public utility substations) in C-2 Districts shall be as follows:

(1) Lot.

- (a) Area, minimum: 20,000 square feet. – *Existing non-conformance with 13,683 SF within the Village of North Syracuse and 43,409 SF within the Town of Clay.*
- (b) Width, minimum: 70 feet. – *Existing non-conformance as a corner lot approximately ±33ft x 256ft within the Village of North Syracuse. Additional ±140ft x 330ft within the Town of Clay.*
- (c) Depth, minimum: 100 feet. - *Existing non-conformance as a corner lot approximately ±33ft x 256ft. Additional ±140ft x 330ft within the Town of Clay.*
- (d) Coverage, maximum: 50%. – *Not applicable, no structures proposed within Village.*

Definition of COVERAGE: That percentage of the lot area covered by structures of any kind.

(2) Principal structure.

- (a) Front yard setback: 30 feet. - *Not applicable, no structures proposed within Village*
- (b) Side yard setback.[1] One side: 10 feet. [2] Total of both sides: 20 feet. - *Not applicable, no structures proposed within Village*
- (c) Rear yard setback: 20 feet. - *Not applicable, no structures proposed within Village*
- (d) Maximum height: 35 feet. - *Not applicable, no structures proposed within Village*

(3) Accessory structures and/or uses.

- (a) Front yard setback. [1] Attached: 30 feet. [2] Unattached: existing principal building front line. - *Not applicable, no structures proposed within Village*
- (b) Side yard setback: 10 feet. - *Not applicable, no structures proposed within Village*

(c) Rear yard setback: 10 feet. - *Not applicable, no structures proposed within Village*

(d) Maximum height: 15 feet. - *Not applicable, no structures proposed within Village*

F. C-2 supplemental regulations shall be as follows:

(1) Off-street parking and loading: see §§ 240-29 through 240-31. – *Minimum 9x18ft parking spaces with 25ft drive aisle for perpendicular parking; 9.5x20ft (Town of Clay requirement) proposed with 25ft aisle.*

(2) Signs: see § 240-33. – *Minimum 15ft setback from any street right-of-way and 10ft from any property line; ±16ft proposed. One freestanding sign not exceeding 50 SF in area and not exceeding 25ft in height shall be allowed in the C-2 & PD Zones; a 20SF monument style decorative sign at 6ft tall is proposed.*

(3) Screening: see §§ 240-35 and 240-36. – *No screening requirements identified however screening along US Route 11 is proposed with a decorative ornamental fence and shrub hedge row to protect pedestrians walking along the proposed sidewalks in the ROW. The screening helps channelize pedestrians to a safe access point into the site.*

(4) Landscaped buffer areas: see § 240-34. – *Not applicable as the project does not abut a residential district or use. However, landscaping has been provided as shown on the landscaping plan.*

(5) Site plan review: see Article VII. – *Application made herein.*