



April 17, 2024

Via email

Akina Sushi Syracuse Inc.

c/o Hong Zheng
709 N. Main Street
North Syracuse, NY 13212

c/o Michael Fogel, Esq.
Fogel & Brown, PC
120 Madison St, Suite 1620
Syracuse, NY 13202

c/o Keplinger Freeman Associates
6320 Fly Rd, Suite 109
East Syracuse, NY 13057

Re: SITE PLAN APPLICATION & SPECIAL USE PERMIT REVIEW - #3

CHA File No.: 22015.1032

Applicant: Akina Sushi Syracuse Inc.

Owner: 709 Bear Rd. Partners, LLC

Address: 709 North Main Street, Bear Road Plaza

Tax Map No.: 013.-01-03.1

Parcel Size: 4.25± acres

Zone: Commercial (C-2A)

SEQR Determination: Unlisted

Planning Commission Meeting Date: TBD

OCPB Meeting: 12/13/23

INFORMATION SUBMITTED:

- Site Plan Review and Approval Application
- Application for Special Use Permit
- Use Variance Application
- Area Variance Application
- Interpretation of Zoning Code Application
- Short Environmental Assessment Form, revised 2/19/2024
- Long Environmental Assessment Form
- Survey Map
- Site Plan** dated 2/19/2024 prepared by Keplinger Freeman Associates consisting of **3** sheets: L-100 Site Preparation Plan, L-200 Site Layout Plan, L-201 Site Plan
- Plan Set** dated 2/14/2024 prepared by Lam & Lam Designs D.P.C. consisting of **18** sheets
- Other Information Provided: Project Narrative prepared by Keplinger Freeman Associates dated 3/7/2024

On behalf of the Village of North Syracuse Planning Commission, CHA Consulting, Inc. has reviewed the above information regarding the referenced application and offers the following comments for the Commission's consideration:

1. The location of the dumpster has been shown on the provided plan. Note that a permit for the screening fence shall be obtained from the Code Office prior to installation. The height and material of screening as shown on sheet L-201 appear to be in conformance with the Village Code, which must be no more than 6' height, opaque screening, and screen the entire height of the dumpster. However, as mentioned at the January 18, 2024 Planning Commission meeting the visual aesthetic of the screening is at the discretion of the Planning Commission, in which the discussion was for vinyl and/or stone block.

2. Please label the signage on either side of the building canopy. It is assumed they will both be key note “A” per the *Sign Schedule* as shown on sheet L-200 as “Do Not Enter;” however, the provided Narrative states that the driveway will remain and “act like a normal driveway.” Please clarify.
3. Please correct the Plant List to reflect the proposed plants shown on the Site Plan.
4. As sent via email January 4, 2024 to the Applicant and as discussed at the January 18, 2024 Planning Commission meeting, the Village Attorney and Codes Office are requiring the parking and access easement that was a condition of the Firehouse Subs approval to be filed and recorded with the County’s Clerk’s Office.
5. With respect to parking, there are 172 existing parking spaces within the plaza. With the change of use from a bank to a restaurant, 15 additional parking spaces are required. Due to the varying times of the business’s parking demands within the plaza, the parking lot serves as shared parking. Note that the Planning Commission may require additional or may modify the off-street parking and loading spaces for any use if it finds that the required minimum spaces are not sufficient or are excessive, provided that the safety and general welfare of the public are not jeopardized. This may be a condition of Site Plan Approval and the Special Use Permit.
6. Based on the square footages and uses provided by the Applicant, there are 463 parking spaces (incl. 19 handicap spaces) required and there are 172 existing parking spaces (incl. 6 handicap) within the plaza, which is a difference of 291 spaces. This was discussed at the January 18, 2024 Planning Commission meeting for the Applicant to pursue a variance with the Zoning Board of Appeals (ZBA).
7. A Special Use Permit is required based upon the proposed restaurant use per Article VI: Special Use Permits. In particular the Planning Commission’s decision shall be based upon the criteria listed in §240-58 and the following factors:
 - Traffic generation and impact on existing transportation systems.
 - Proximity to other uses inherently incorporated with the proposed use.
 - Visual and aesthetic considerations regarding the proposed use.
 - General compatibility of the proposed use with other uses in the vicinity.
 - Availability of all municipal services.
 - Any other factors affecting the general health, safety or welfare of the inhabitants of the Village of North Syracuse as the Village Board may deem germane or important.
 - Compliance with any other specific criteria as hereinafter set forth as may be applicable to the proposed use.
 - The Planning Commission may, but shall not be required to, condition the approval of any such special permit upon the applicant's obtaining site plan approval.
8. There are no building signage details or sizes provided; however, the narrative states new front signage and new pylon signs. Without that information, no signage shall be approved with this Site Plan Approval. All proposed signage shall be submitted to the Code Enforcement Officer to obtain a sign permit. If these sizes are known, the Applicant may include these in the Site Plan Application. Refer to §240-33C. of the Village Code as it relates to allowable signage.
9. A revised SEQR Short Environmental Assessment Form (SEAF) has been submitted that reflects the involved acreages and stormwater discharge of the site.



The Applicant should form a response to the above comments and a revised plan set prior to or in preparation for the Planning Commission meeting. If you should have any questions or require additional information, please feel free to contact me at 315-257-7236 or afranco@chasolutions.com.

Very truly yours,

A handwritten signature in blue ink that reads "Amy Franco". The signature is written in a cursive, flowing style.

Amy M. Franco, RLA
Municipal Engineer Representative

AMF

Cc (via email):

Planning Commission members (via Code Clerk)
Pearl Fuller, Code Clerk
Nick Rohm, Village Code Enforcement
Greg Lancette, Planning Commission Chairman
Neil Germain, Esq., Village Attorney

V:\Projects\SNY\22015\Data\Other\2023\1032 - 709 N Main (Akina Restaurant)\709 N Main_Akina-Review_4-17-24.docx