

June 12, 2024

Village of North Syracuse  
Attn: Planning Board Members  
600 South Bay Road  
North Syracuse, NY 13212



Re: Akina Sushi Syracuse Inc. – Planning Board comments

KFA received planning board comments on the Akina Sushi site plans on April 17th, 2024. We have addressed all concerns in the comment letter; those changes are outlined below for your reference.

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.

**Response: Agreed. The client prefers the chain-link vinyl strips for easier maintenance. Vinyl/ PVC fences are prone to damage and more expensive to maintain, especially since the dumpster enclosure will not be a fully protected area.**

2. Please label the signage on either side of the building canopy. It is assumed they will both be keynote "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.

**Response: Plans have been updated to show signage on either side of the building canopy. The driveway will be signed to restrict travel but not physically altered to prevent a vehicle from driving through. The owner intends to park the regular delivery truck in spaces in front of the main entrance and hand-truck the deliveries into the building.**

3. Please correct the Plant List to reflect the proposed plants shown on the Site Plan.

**Response: The plant list has been updated to show the proposed plants as called out 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.

**Response: The Parking and Access Easement was filed and recorded with the County Clerk's Office on 05/08/24. The client's attorney provided the town attorney with a copy of the easement. A copy has been provided with this submission.**

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.

**Response: Our office believes there is sufficient parking for the public. All employees will be encouraged to park behind the Bear St. Plaza, and customers can park in the front lot to access the main entrance. Due to the difference in operating hours between the various businesses in the plaza, we feel the parking will not overlap significantly, and sufficient space is available for patrons. Additionally, the current plans have altered the interior layout of the restaurant to reduce the total occupant load from 226 to 150 people, and the number of fixed seats has been capped at 128. Although this does not account for how parking is calculated in the town, we believe it supports our position that the existing parking is sufficient. See Table 1**

<b>Name:</b>	<b>Opening Hour</b>	<b>Closing Hour</b>
Dollar General	8:00 AM	9:00 PM
Kid to Kid	9:00 AM	8:00 PM
Harbor Freight Tools	8:00 AM	8:00 PM
Vietnamese Noodle House	11:30 AM	9:00 PM
Petphoria	7:00 AM	5:00 PM
Little Caesars	11:00 AM	9:00 PM
Joy Nail & Spa	9:30 AM	7:30 PM
Zoom Tan	10:00 AM	8:00 PM
Northeast Orthodontics	8:30 AM	5:00 PM
<b>Proposed Akina Sushi</b>	<b>11:00 AM</b>	<b>10:00 PM</b>

Table 1: Operating Hours of Bear Road Plaza Businesses:

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).

**Response: Based on the previous responses, we do not believe a variance is necessary.**

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:

- a. Traffic generation and impact on existing transportation systems.

**Response: The use will not have an adverse impact on existing transportation systems.**

- b. Proximity to other uses inherently incorporated with the proposed use.

**Response: Other restaurants, including Little Caesars, Firehouse Subs, and Noodle House, are currently in the plaza.**

- c. Visual and aesthetic considerations regarding the proposed use.

**Response: The current building is vacant, and a new use will improve the aesthetic of the plaza.**

- d. General compatibility of the proposed use with other uses in the vicinity.

**Response: Other restaurants, including Little Caesars, Firehouse Subs, and Noodle House, are currently in the plaza.**

- e. Availability of all municipal services.

**Response: The new use does not exceed the existing capacity that serves the existing storefront/ plaza.**

- f. 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.

**Response: The proposed use will be an improvement to health, safety, and welfare of the village.**

- g. Compliance with any other specific criteria as hereinafter set forth as may be applicable to the proposed use.

**Response: Project does not require other approvals at the time.**

- h. 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.

**Response: Agreed. The client has already submitted an application for 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.

**Response: A complete signage set shall be submitted as a separate package for the board to review at a later date before the start of construction.**

- 9. A revised SEQR Short Environmental Assessment Form (SEAF) has been submitted that reflects the involved acreages and stormwater discharge of the site.

**Response: Agreed.**

We look forward to presenting the updated plans to the planning board at the next meeting. Please feel free to contact us if you have any questions regarding our updated plans.

Very truly yours,  
Keplinger Freeman Associates



Scott Freeman  
Principal Landscape Architect, PLA