



Date: July 28, 2026

Re: Project Narrative

Property: 709 North Main Street, Unit #10 (Bear Road Plaza)

Tax ID: 013.-01-03.1

The proposed project is located at **709 North Main Street (Bear Road Plaza), Unit #10**, Tax ID #013.-01-03.1, within the Village of North Syracuse, New York, and under the jurisdiction of the Village of North Syracuse Planning Board. The subject tenant space was formerly occupied by Petphoria and will be occupied by Encore Youth Productions.

Encore Youth Productions is a non-profit organization dedicated to enriching the lives of young people throughout the Syracuse area through learning, experiencing, and creating theatre. The organization provides opportunities for students to develop confidence, character, and creativity in a safe and inclusive environment while fostering a greater appreciation of the performing arts. The proposed use consists of youth theatre activities including rehearsals, theatrical instruction, and live performances and is consistent with an assembly-type occupancy within the existing commercial plaza.

Hours of operation will vary throughout the year. During the school year (September through June), the facility will generally operate Monday through Friday from **4:00 PM to 9:00 PM** and Saturdays from **9:00 AM to 4:00 PM**. During school breaks and the summer months, operating hours may extend to Monday through Friday from **9:00 AM to 9:00 PM** while Saturday hours will remain **9:00 AM to 4:00 PM**. During approximately **15 to 20 performance weekends annually**, Saturday hours may extend until **9:00 PM** to accommodate scheduled performances. The maximum number of employees on site at any given time will be approximately **ten (10)**, together with a maximum of **sixty (60)** student participants. During performances, the theatre may accommodate up to **one hundred eighty (180)** audience members, resulting in an anticipated maximum occupant load of approximately **two hundred fifty (250)** persons. It should be noted that the sixty (60) student participants are minors participating in productions and are not anticipated to independently generate parking demand. Students are generally dropped off well in advance of rehearsals and performances and remain on site for the duration of the event. Accordingly, the primary parking demand is generated by audience members and a limited number of staff.

Interior work associated with this project will be limited to tenant improvements within the existing space. Improvements may include minor layout modifications, installation of theatrical equipment, and finish upgrades necessary to support rehearsal and performance functions. No structural modifications are proposed, and all work will comply with the applicable provisions of the New York State Uniform Fire Prevention and Building Code.

Parking for the proposed use will be accommodated within the existing parking facilities serving Bear Road Plaza together with supplemental parking available pursuant to a written **Parking Lot Use Agreement** with the immediately adjacent property owner, Cestaro Chiropractic, located at **5630 Bear Road**.

Core Level Architecture, D.P.C.

308 Maltbie St., Suite 200, Syracuse, NY 13204 Phone: (315) 233-1311 Fax: (315) 233-1314



Pursuant to **§240-29(A)** of the Village of North Syracuse Zoning Code, off-street parking is required where a change of use occurs. The proposed use is classified as a **Place of Public Assembly**. Under **§240-29(C)(4)**, such uses require **one (1) parking space for every five (5) seats**, or where fixed seating is not provided, **one (1) parking space per one hundred (100) square feet of gross floor area**.

The existing on-site parking supply consists of **thirty-four (34)** standard parking spaces together with **two (2)** accessible parking spaces for a total of **thirty-six (36)** on-site parking spaces. In addition, Encore Youth Productions has secured a written Parking Lot Use Agreement with the adjacent property owner permitting the use of designated parking areas during approved performances and related events. The adjacent parking area is directly contiguous to the subject property, allowing patrons to conveniently access the theatre without crossing any public streets or roadways and providing a safe pedestrian connection between the two properties. Based upon the proposed maximum audience seating of **one hundred eighty (180)** seats, the required parking is calculated as follows:

180 Seats ÷ 5 = 36 Required Parking Spaces

Although the overall occupant load of the facility is approximately **250 persons**, that figure includes approximately **60 student participants** and up to **10 staff members**. Because the student participants are minors who are dropped off prior to rehearsals and performances and do not independently operate vehicles, actual parking demand is substantially lower than would be suggested by total occupant load alone.

The existing on-site parking supply exceeds the minimum parking requirement calculated for audience seating. Supplemental parking is also available through the Parking Lot Use Agreement during approved performances and related events. Peak parking demand occurs only during a limited number of scheduled performances throughout the year.

Furthermore, **§240-31(A)** of the Village Code authorizes the Planning Board to modify off-street parking requirements where the prescribed number of spaces would be excessive for a particular use, provided that public health, safety, and welfare are not adversely affected. In this instance, strict application of parking requirements based solely upon total building occupancy would substantially overstate actual parking demand due to the operational characteristics of the proposed use, including the presence of non-driving student participants and staggered arrival patterns associated with rehearsals and performances.

Accordingly, the proposed parking arrangement, consisting of the existing on-site parking supply supplemented by parking available through the Parking Lot Use Agreement during approved performances and events, satisfies the intent of the Village's off-street parking requirements by providing safe, practical, and adequate parking while avoiding unnecessary overdevelopment of parking facilities.

Prior to tenant occupancy, the landlord shall complete any required parking lot repairs and restriping in accordance with the tenant lease. Existing accessible parking spaces are provided within Bear Road Plaza in close proximity to the tenant entrance. Supplemental accessible

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parking may also be available within the adjacent parking area during approved use periods pursuant to the Parking Lot Use Agreement.

The existing building and tenant space are accessible and include accessible entrances, parking facilities, and restroom accommodations in accordance with applicable accessibility requirements. No modifications to existing accessibility features are proposed. No modifications to existing utilities or site drainage systems are proposed, as the scope of work is limited to interior tenant improvements.

Tenant identification signage will be installed in accordance with plaza standards and applicable Village regulations. The proposed signage will identify the tenant as **Encore Youth Productions**. Signage is anticipated to be installed at a later date under separate review, if required. Snow removal for tenant entrances and adjacent pedestrian areas shall remain the responsibility of the tenant in accordance with the lease agreement. Refuse collection will utilize the existing dumpster facilities serving the plaza.

Existing site circulation will remain generally unchanged. Minor pavement striping and signage may be added to designate passenger loading and child drop-off/pick-up areas in accordance with Planning Board review. Existing fire department access, drive aisles, and emergency vehicle maneuvering will remain unchanged.

Existing fire protection and life safety systems will remain in service. A security camera system will be installed within the tenant space. Coordination with the Fire Department regarding installation of a Knox Box will be completed if required.

No additional site lighting is proposed, and the existing exterior lighting will remain unchanged. The proposed use is expected to operate in a manner generally consistent with other commercial tenants occupying the plaza. No specialized noise mitigation measures are anticipated.

No regular commercial deliveries are anticipated for this tenant.

No additional external agency approvals are anticipated beyond those associated with Village review and permitting.

The anticipated opening date for Encore Youth Productions is **Fall of 2026**, contingent upon receipt of all required Planning Board approvals and building permits.

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