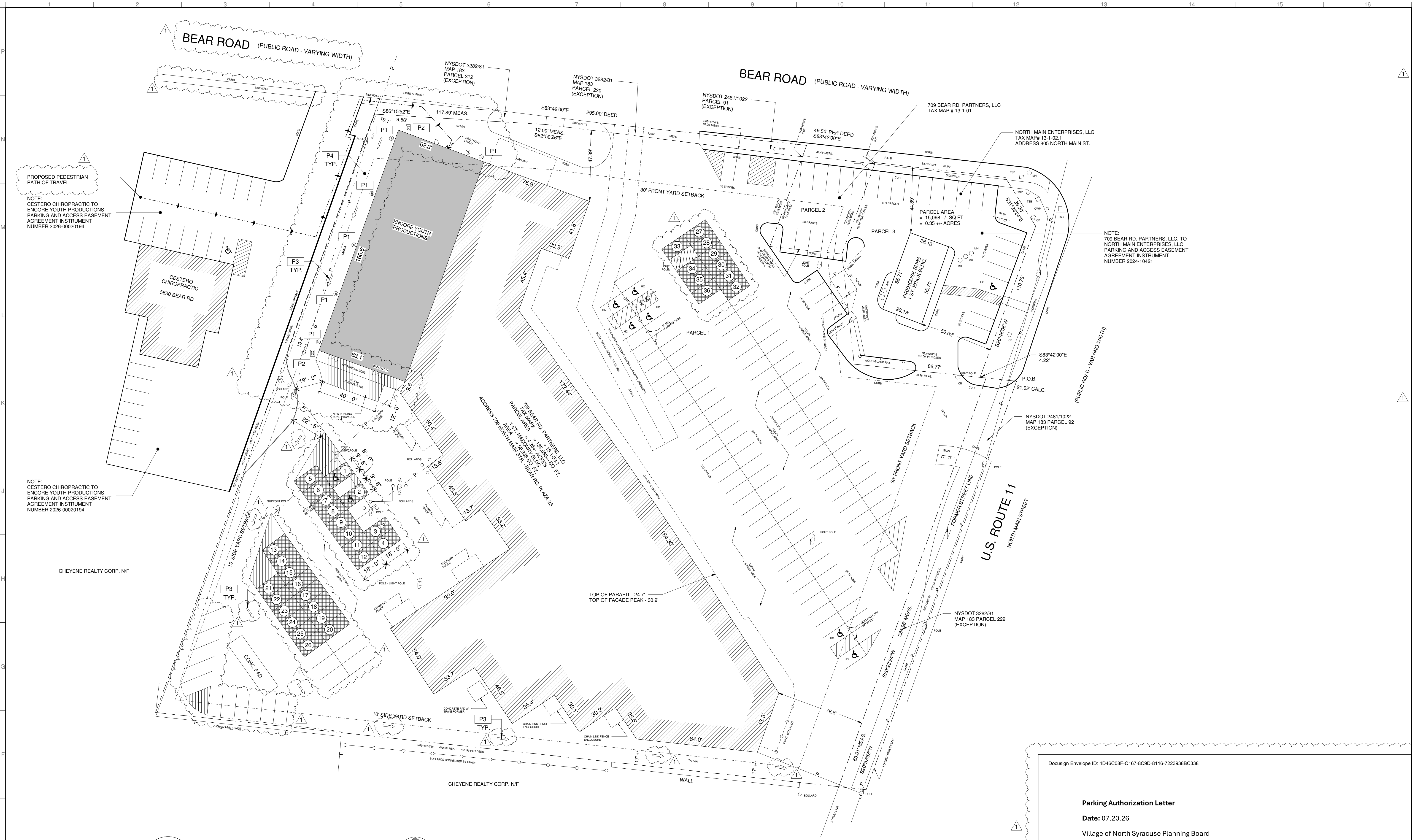




E3 OVERALL PARKING PLAN
1" = 30'-0"

PARKING LEGEND	
	HYDRANT (HYD)
	MANHOLE (MH)
	TRAFFIC SIGNAL POLE (TSP)
	TRAFFIC SIGNAL BOX (TSB)
	CROSS WALK POLE (CWP)
	CATCH BASIN (CB)
	LIGHT POLE
	BOLLARD
	FENCE
	NO PARKING SIGNAGE
	ONE-WAY TRAFFIC SIGNAGE
	NO STOPPING ANYTIME SIGNAGE
	DESIGNATED SHARED PARKING SPACES INCLUDED IN PARKING ANALYSIS

NOTE: THE HATCHED PARKING SPACES REPRESENT THE PORTION OF THE EXISTING SHARED PLAZA PARKING AREA LOCATED IN CLOSEST PROXIMITY TO THE ENCORE YOUTH PRODUCTIONS TENANT SPACE AND IDENTIFIED BY THE APPLICANT FOR PURPOSES OF THE PARKING ANALYSIS. THESE SPACES REMAIN PART OF THE EXISTING SHARED PARKING SYSTEM SERVING BEAR ROAD PLAZA AND ARE NOT RESERVED FOR THE EXCLUSIVE USE OF ANY TENANT.

Parking Authorization Letter
Date: 07.20.26
Village of North Syracuse Planning Board
600 South Bay Road
North Syracuse, NY 13212
Re: Encore Youth Productions
709 North Main Street, Unit #10
Bear Road Plaza
Parking Authorization
To the Members of the Planning Board:
This letter is provided on behalf of **709 Bear Road Partners, LLC**, owner of the Bear Road Plaza located at **709 North Main Street, North Syracuse, New York**, in connection with the proposed occupancy of Unit #10 by **Encore Youth Productions**.
As landlord of the shopping plaza, 709 Bear Road Partners, LLC authorizes Encore Youth Productions, its employees, volunteers, students, performers, and patrons to utilize the parking spaces located **behind the principal building** during normal business operations and scheduled performances, subject to the orderly operation of the shopping plaza.
The parking area located behind the building has historically served as overflow parking for the plaza and is available to accommodate employee parking as well as additional parking associated with the proposed theater use. The use of these spaces is intended to help distribute parking demand throughout the site while maintaining convenient parking for customers of the other businesses located within the plaza.
Should you have any questions regarding this authorization, please feel free to contact the undersigned.
Respectfully,
709 Bear Road Partners, LLC
By:
Name: Guy Tuvia
Phone: 212.971.7072
Date: 07.20.26

PARKING ANALYSIS

PARKING ANALYSIS
ENCORE YOUTH PRODUCTIONS
THE PROPOSED USE IS CLASSIFIED AS A PLACE OF PUBLIC ASSEMBLY PURSUANT TO VILLAGE CODE §240-29(C)(4).
1 SPACE PER 5 SEATS PER ORDINANCE REQUIREMENT §240-29(C)(4) (THEATER / ASSEMBLY)
TOTAL NUMBER OF SEATS = 180
180 SEATS / 5 = 36
TOTAL REQUIRED: (36) PARKING SPACES
1 ACCESSIBLE SPACES PER 25 SPACES PER ORDINANCE REQUIREMENT §195-58
TOTAL NUMBER OF SPACES = 36
36 SPACES / 25 = 1.44
TOTAL REQUIRED: (2) ACCESSIBLE SPACES
TOTAL PROVIDED: (34) PARKING SPACES + (2) ACCESSIBLE SPACES
TOTAL SPACES: (36) TOTAL PARKING SPACES
ADDITIONAL SHARED PARKING IS PROVIDED PURSUANT TO THE PARKING LOT USE AGREEMENT DATED JUNE 3, 2026, BETWEEN CESTARO CHIROPRACTIC AND ENCORE YOUTH PRODUCTIONS. DURING APPROVED PERFORMANCES AND EVENTS, ENCORE YOUTH PRODUCTIONS IS GRANTED THE RIGHT TO UTILIZE DESIGNATED PARKING SPACES WITHIN THE ADJOINING PARKING LOT, SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT
1 LOADING SPACE PER 10,000 SF OF FLOOR AREA PER ORDINANCE REQUIREMENT §195-59 OFF-STREET LOADING
TOTAL SQUARE FEET = 10,035 SF
10,035 SF / 10,000 = 1.0035
TOTAL REQUIRED: (1) LOADING ZONE
TOTAL PROVIDED: (1) LOADING ZONE

PARKING MANAGEMENT SUMMARY

ON-SITE PARKING PROVIDED: 36 EXISTING **NON-EXCLUSIVE** PARKING SPACES (INCLUDING 2 ACCESSIBLE SPACES)
SUPPLEMENTAL PARKING: DESIGNATED SHARED PARKING SPACES AVAILABLE PURSUANT TO THE PARKING LOT USE AGREEMENT WITH THE ADJOINING PROPERTY OWNER DURING SCHEDULED PERFORMANCES AND RELATED EVENTS.
SHARED PARKING OPERATIONS
THE SUPPLEMENTAL PARKING SPACES IDENTIFIED ON THIS PLAN REMAIN PART OF THE EXISTING SHARED PARKING FACILITIES SERVING THE ADJOINING PROPERTY.
PURSUANT TO THE PARKING LOT USE AGREEMENT, THE DESIGNATED SHARED PARKING SPACES ARE AVAILABLE FOR USE BY ENCORE YOUTH PRODUCTIONS DURING APPROVED PERFORMANCES AND RELATED EVENTS.
OUTSIDE OF APPROVED EVENT PERIODS, THESE PARKING SPACES REMAIN AVAILABLE FOR THEIR CUSTOMARY SHARED USE.
EXISTING PLAZA PARKING
EXISTING PARKING IMMEDIATELY ADJACENT TO THE TENANT ENTRANCE WILL CONTINUE TO SERVE ALL TENANTS OF BEAR ROAD PLAZA.
PARKING ASSOCIATED WITH ENCORE YOUTH PRODUCTIONS WILL UTILIZE THE EXISTING PLAZA PARKING TOGETHER WITH SUPPLEMENTAL SHARED PARKING DURING SCHEDULED PERFORMANCES AND EVENTS.
EMPLOYEE PARKING
PARKING LOCATED BEHIND THE PRINCIPAL BUILDING IS AVAILABLE FOR EMPLOYEE AND OVERFLOW PARKING PURSUANT TO WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER.
EMPLOYEE PARKING HAS BEEN DISTRIBUTED TO MINIMIZE CONFLICTS WITH CUSTOMER AND PERFORMANCE PARKING.
EVENT PARKING OPERATIONS
ALTHOUGH THE MAXIMUM OCCUPANT LOAD IS APPROXIMATELY 250 PERSONS, APPROXIMATELY 60 OCCUPANTS ARE STUDENT PARTICIPANTS WHO ARE DROPPED OFF PRIOR TO PERFORMANCES AND DO NOT INDEPENDENTLY GENERATE PARKING DEMAND. THE MAXIMUM NUMBER OF EMPLOYEES ON-SITE WILL BE APPROXIMATELY (10).
PARKING DEMAND IS PRIMARILY GENERATED BY AUDIENCE MEMBERS DURING A LIMITED NUMBER OF ANNUALLY SCHEDULED PERFORMANCES.
PEDESTRIAN CIRCULATION
PATRONS UTILIZING SUPPLEMENTAL SHARED PARKING SHALL ACCESS THE THEATER VIA THE DESIGNATED PEDESTRIAN ROUTE SHOWN ON THIS PLAN.
PEDESTRIAN CROSSING LOCATIONS HAVE BEEN SELECTED TO MAXIMIZE VISIBILITY WHILE MAINTAINING REQUIRED FIRE APPARATUS ACCESS.
FIRE APPARATUS ACCESS
FIRE APPARATUS ACCESS ROADS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
NO PARKING SHALL BE PERMITTED WITHIN DESIGNATED FIRE LANES.
FIRE LANE STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE CODE OFFICIAL.
PARKING MANAGEMENT STATEMENT
THE PROPOSED PARKING PLAN HAS BEEN DEVELOPED TO UTILIZE THE EXISTING PARKING RESOURCES SERVING THE COMMERCIAL PLAZA WHILE ACCOMMODATING THE OPERATIONAL CHARACTERISTICS OF ENCORE YOUTH PRODUCTIONS.
PARKING DEMAND IS CONCENTRATED DURING LIMITED SCHEDULED PERFORMANCES RATHER THAN DAILY OPERATIONS.
THE COMBINATION OF EXISTING ON-SITE PARKING, DESIGNATED SHARED PARKING, EMPLOYEE PARKING ACCOMMODATIONS, AND MANAGED PEDESTRIAN CIRCULATION PROVIDES ADEQUATE PARKING AND SAFE SITE OPERATION WHILE PRESERVING EMERGENCY VEHICLE ACCESS.

PARKING MANAGEMENT KEYED NOTES

- P1. PROVIDE "NO PARKING - FIRE LANE" AND "NO STOPPING ANY TIME" SIGNS AT LOCATIONS SHOWN TO MAINTAIN UNOBSTRUCTED FIRE APPARATUS ACCESS. PROVIDE PAVEMENT MARKINGS, CURB STRIPING (WHERE APPLICABLE), AND SIGNAGE AS REQUIRED BY THE FIRE CODE OFFICIAL. FIRE LANES SHALL REMAIN CLEAR OF ALL VEHICLES AT ALL TIMES.
P2. PROVIDE MUTCD-COMPLIANT "ONE WAY" (R6-4 AND R6-2M) TRAFFIC SIGNS AT LOCATIONS SHOWN TO ESTABLISH A ONE-WAY VEHICULAR CIRCULATION PATTERN THROUGH THE FIRE APPARATUS ACCESS ROAD AND ADJACENT PARKING ASLE. THE ONE-WAY TRAFFIC PATTERN SHALL BE MAINTAINED TO FACILITATE SAFE VEHICLE MOVEMENT, IMPROVE PEDESTRIAN CIRCULATION, AND PRESERVE REQUIRED EMERGENCY VEHICLE ACCESS.
P3. PROVIDE MUTCD-COMPLIANT DIRECTIONAL PAVEMENT ARROWS AT LOCATIONS SHOWN TO REINFORCE THE DESIGNATED ONE-WAY VEHICULAR CIRCULATION PATTERN. PAVEMENT MARKINGS SHALL BE CENTERED WITHIN THE TRAVEL LANE, ORIENTED IN THE DIRECTION OF TRAFFIC FLOW, AND INSTALLED IN ACCORDANCE WITH THE MUTCD AND THE REQUIREMENTS OF THE VILLAGE OF NORTH SYRACUSE.
P4. PROVIDE "FIRE LANE - NO PARKING" PAVEMENT STENCILS (TYP.) WITHIN THE DESIGNATED FIRE APPARATUS ACCESS ROAD. STENCILS SHALL BE CENTERED WITHIN THE TRAVEL LANE, ORIENTED IN THE DIRECTION OF VEHICULAR TRAVEL, AND INSTALLED AT APPROPRIATE INTERVALS TO CLEARLY IDENTIFY THE FIRE LANE. COORDINATE FINAL SIZE, SPACING, AND COLOR WITH THE VILLAGE FIRE CODE OFFICIAL.

ARCHITECT

831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.223.1300 FAX: 315.223.1314

ENGINEER

SEAL

PROJECT NAME

TENANT IMPROVEMENT PROJECT

709 NORTH MAIN ST., STE. 10
NORTH SYRACUSE, NY 13212

REVISION				
REV	DATE	BY	NOTES	
01	07.20.26	JJA	VILLAGE COMMENTS	

PROJECT NUMBER: 1082

DRAWN BY: STAFF

CHECKED BY: JJA

DATE: 03.20.26

SHEET TITLE

PARKING AND CIRCULATION MANAGEMENT PLAN

SHEET NUMBER

C100

PROJECT STATUS

PERMIT SET