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August 5, 2026

Tracy Cosilmon, Town Clerk
8236 Brewerton Road
Cicero, New York 13039

Re: Encore Youth Productions (Amy Nickels) Applicant
709 North Main Street, Unit 10, North Syracuse, NY 13212

Dear Town Clerk Cosilmon:

As required by the New York State General Municipal Law, the Village of North Syracuse hereby notifies you of a pending project that is located within 500' of the municipal border of the Village of North Syracuse, Town of Clay and Town of Cicero.

Please be advised under the Village of North Syracuse Code, the property located at 709 N. Main St., Unit 10 (Tax ID. No. 013.-01-03.1) known as Bear Road Plaza, owned by 709 Bear Road Partners, LLC. which is zoned C-2A (Storage Unit District): Per §240-12.1 B. refers other uses to follow permitted uses in §240-12 Commercial C-2 District. Applicant proposes opening a youth theater production in the vacant former Petphoria space. Giving youth a chance to learn, experience, and create theater, with occasional performances.

The Village Planning Commission shall conduct a meeting to review the proposal on August 20th, 2026, commencing at 5:30 PM and to be held at the North Syracuse Community Center at the corner of South Bay Road and Centerville Place in the Village, unless otherwise specified.

The public will be allowed to attend the meeting, however, this is not advertised as a Public Hearing, but the public is encouraged to offer its written comments in one of three of the following ways: Email: codes@northsyracusenyny.org, Fax: (315) 458-5079 Attn: Codes Dept., or Mail: Village of North Syracuse Planning Commission, 600 South Bay Road, North Syracuse, NY 13212; to be remitted no later than August 19th, 2026, by 10:00 a.m. All comments will be entered into the record and distributed to all the Board members. All meetings of the Village will be recorded and later transcribed. The transcriptions will be made available online upon review.

For further information please contact the Village Codes Department at (315) 458-4763 during normal business hours.

We have not noticed businesses or residents in your area. Please feel free to do so if you so desire. Should you have any questions or require additional information, please contact the Village of North Syracuse Codes Office.

Sincerely,

Pearl Fuller, Codes Department

Cc: Larry Nestell, Codes Enforcement Officer
Jill Hageman-Clark, Town of Clay Town Clerk
Planning Commission