



VIA DELIVERED AND EMAIL

June 6, 2021

Lisa Beeman
301 Brooklea Drive
Fayetteville, NY 13066

Re: Proposed Restaurants, Lot 15, Towne Center at Fayetteville
Tax Parcel 87.-01-15.2

Dear Lisa,

Enclosed are 12 hard copies and an electronic copy of a revised site plan for the above noted project.

Significant changes to the site plan were made to address the board's concerns outlined in Doug Miler's 5.20.21 email. The building has been rotated to be perpendicular to Genesee street, with the drive thru lane along the south and east sides adjacent the Key Bank.

1. Parking. ***Parking has increased from 52 spaces on the 5.13.21 plan to 70 parking spaces.***
2. Double lane drive through for two restaurants.
 - a. Where else has this been done? ***The DiMarco group is constructing a Starbucks and Chipotle in the town of Perinton NY. A copy of their site plan is attached for reference.***
 - b. If so, Can we make site visits? ***A site visit can be coordinated.***
 - c. Can buildings be rotated/moved to make better use of the site. ***Revised plan shows building rotated.***
3. Truck delivery issues. ***A dedicated truck unloading area is identified for deliveries with defined access to the rear service doors for each tenant. Truck access is via the thru lane around the building. Tenants will coordinate delivery times to avoid peak drive thru times.***
4. Dumpster location. ***Dumpsters have been moved behind the building off the thru lane adjacent to the truck unloading area.***
5. Easterly exit, parking appears to back into drive lanes. ***Condition has been eliminated.***
6. Westerly exit too close to McDonald. ***The westerly entrance / exit to the ring road remains in the same location, but a center entry/exit has been added to provide an alternate path.***
7. Snow storage. ***COR will remove snow off site as needed.***
8. NYSDOT/OCDOT traffic reviews...***Plans have been submitted no comments received to date.***



9. Internal traffic flow assessments in shopping center. *Data has been collected, analysis to be completed.*
10. Noise *Rotating the building moves the order boards for Restaurant B further to the east and on the other side of the building. Restaurant A is a mobile order pick up with no on site order boards.*
11. Pedestrian movements *Pedestrian access connects the sidewalk in front of the restaurants to the existing sidewalk network.*
12. Neighborhood concerns
 - a. Noise *refer to #10*
 - b. Trash *refer to #4*
 - c. Stormwater complying with current NYS *Plans will comply with applicable stormwater regulations.*
 - d. Traffic
 - i. Fayette Manor HOA turning conditions *We understand this is an existing condition, however, this project will not significantly impact the traffic on East Genesee Street. The traffic study provided identified this project as adding 1 car every 2 minutes to the thru traffic on East Genesee Street.*

These are for your use in distributing to the Planning Board for their June 7th work session.

Please contact me with any questions 315-569-6534 (cell).

Regards,

COR DEVELOPMENT COMPANY, LLC

C. Hanson

Carlie Hanson, AIA, Director of Architecture and Design

CC Kate Johnson / COR

Andy Hart / Bergmann (email)

Doug Miller/ Town of Manlius (Email)