



4 March 2022

Mike McCracken
Hospitality Syracuse
290 Elwood Davis Road, Suite 320
Syracuse, NY 13088

Re: Site Plan Review (SP-01-21-22)
1737 Mt. Hope Avenue, 20 Elmerston Road, 35 Shelbourne Road
C-2 Community Center District

Dear Mr. McCracken:

We appreciate the thorough and detailed response to our preliminary findings. This office remains concerned about the appropriateness of this design given the numerous waivers from the current zoning code required in order to make it work on this very restricted site, as well as its inability to meet the draft new code for Drive-Through Restaurants. This draft code is not yet adopted, but aligns the current zoning with the Rochester 2034 Comprehensive Plan, which is adopted. Therefore it is appropriate for consideration in this review.

However, we will be proceeding to Project Review Committee in accordance with the Site Plan Review process. In preparation for that meeting, we offer the following additional commentary. The current and alternate schemes proposed fail to address the desired changes to the site. These include, but are not limited to:

- Direct pedestrian access.
- Building frontage on Mt. Hope Avenue.
- Minimization of conflict points with internal vehicular circulation including:
 - Elimination of cars entering the drive through from two possible directions.
 - Establishment of a by-pass lane.
- Elimination of drive-through elements between the building and the public streets.

After review of the materials presented, it is clear that a plan could be provided that meets all or most of these requests. It is also clear that, in meeting all of them, there are significant detriments to the goals of the development and developer. This brings into question whether this site is workable at all and continues to lead this office towards denial.

We believe there are reasonable considerations that could greatly improve the site with minimal detriment to the development that have not been explored. These include, but are not limited to, the items below. These items are not necessarily additive:

- One-way traffic to eliminate conflict points. While the applicant has shown multiple examples of projects with conflict points, in all cases they are sites adjacent to multiple parking and access aisles that allow alternative routes, and the sites

themselves offer enough clear visibility of the conflict point for a potential customer to see the conflict point well before they are stuck in the queue line because additional cars have come in behind them, and cars are blocking their access to the drive aisle to leave.

- Reduction of the number order lanes.
- Elimination of Shelbourne Road access except for truck access. This access could be gated and limited to use by delivery trucks.
- Use of a non-standard building layout/design to address the non-standard site constraints, including corner frontage to keep the existing curb cut on Mt. Hope, provide direct pedestrian access and eliminate the vehicular elements between the building and the street. The applicant has used the example of the Lake Avenue project to show the need for pedestrians to cross at least one driveway curb cut to get to the Taco Bell. This is true, however we continue to contend that walking along a sidewalk and crossing driveways/curb cuts along that sidewalk is inherently different from crossing internal drive aisles within a site. The use of curbing on the site plan does mitigate this difference. But direct pedestrian access remains a code requirement and a desired part of the site design.
- Shifting of the building further back on the site.

We hope we are able to resolve these major issues and find a site plan that uses the new C-2 zoning to its advantage and meets the requirements for a C-2 site. We look forward to further discussion at the Project Review Committee. If you have any further questions regarding this proposal, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Roseanne Khaleel", written in a cursive style.

Roseanne Khaleel
Manager of Zoning

cc: Stephanie Albright, P.E., ADP
Anna Keller, COR
Marcia Barry, COR