

**Project Narrative – Proposed Mirabito Convenience Store:**

**Location:** 2877 E. Main Street (State Route 69)  
Parish, NY Syracuse, NY 13131  
Tax Map ID 173.20-6-14, 173.20-6-11  
Parcel Size 2.86 acres

**Applicant:** Mirabito Energy Products  
PO Box 5306  
49 Court Street  
Binghamton, NY 13901  
c/o Brett Hughes, Director of Business Development  
[Brett.Hughes@Mirabito.com](mailto:Brett.Hughes@Mirabito.com)  
(315) 725-3781

**Contacts:** Project Site Engineer  
Napierala Consulting, (315) 682-5580

Mirabito Energy Products is proposing a new building with drive-thru coffee/donut shop at their existing location at 2877 E. Main Street. The project includes the previously acquired parcel to the west and subdivision (combination) into one property to allow for the expansion. The project includes demolishing the existing Mirabito store and site features such as the gas canopy, pavement, removal of the existing underground fuel tanks, and demolishing the house on the acquired parcel to the west.

The properties are within the Village of Parish's Highway Commercial zone (HC) and complies with the town's zoning code approved uses for all building setbacks, parking requirements and lot size/coverage.

The project includes a combined 4,650 sf convenience store and a 1,800 sf coffee/donut shop with drive-thru window along with six (6) fueling stations and fuel canopy. Two full access driveways on Route 69 will serve the site, the easterly drive will be in the same location and improved upon, and the westerly driveway will be newly constructed for this project. NYSDOT has accepted two driveways for this site in their concept review. The project includes 42 parking spaces, which meets the parking requirement based on the town code. The site amenities include curbing and sidewalk at the building, proposed light poles and building mounted lights which will all be LED fixtures and dark sky compliant, and a dedicated area for electric vehicle charging. Public utilities include existing sewers while the water will be supplied by a private well. Electric services will be coordinated with National Grid. Street trees will be provided along Route 69 as well as decorative landscaping throughout the site.



Stormwater management will mitigate the proposed conditions by infiltration for the redevelopment portion of the site (east side) and bioretention and detention on the west side of the site to replicate the pre-development conditions. The stormwater management will meet the current NYSDEC regulations, and a full Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted to the town and NYSDOT for review.

Below is a preliminary project schedule for this project. This schedule will likely be ever-evolving and based on lease agreements, contractor timeframes and available material.

Preliminary Project Schedule				
ID	Task Name	Duration	Start	Finish
1	Town Approvals	90 days	04/2022	06/2023
2	Construction Documents	30 days	06/2023	07/2023
3	Bid/Contract Award	10 days	07/2023	07/2023
4	Mobilization	1 days	07/2023	07/2023
5	Site Work/SWPPP	30 days	07/2023	08/2023
6	Foundation/Utilities	30 days	08/2023	08/2023
7	Bldg Shell/Exterior Finishes	90 days	08/2023	10/2023
8	Fine Grading/Paving	5 days	10/2023	10/2023
9	Landscaping/Site Amenities	5 days	10/2023	10/2023
10	Interior Work	120 day	10/2024	02/2024
11	Certificate of Occupany/Inspection	1 day	02/2020	02/2024
12	Final Completion	1 day	02/2020	02/2024

Respectfully Submitted,  
NAPIERALA CONSULTING  
Professional Engineer, P.C.

Neal H. Zinsmeyer, Jr., P.E.  
Project Engineer