

City of Syracuse  
Office of Zoning Administration

**SPECIAL PERMIT APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov/Zoning.aspx](http://www.syr.gov/Zoning.aspx)

Office Use Date: 9/17/2021 Case: SP-09-13M Zoning District: BA L1927

**SPECIAL PERMIT REQUESTED** (Check all that apply and briefly describe.)

- Restaurant** (bars, taverns, coffee shops, night clubs): **Customer Area Square Footage:** 3,742 SF
- Dining Room  Entertainment - hours & details
- Bar Service  Stage - hours
- Drive-Thru  DJ Booth - hours
- Other** (describe): \_\_\_\_\_

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)*</u>	<u>DATE ACQUIRED</u>
1) <u>1333 West Fayette St.</u>	<u>099.01-01.0</u>	<u>Michele Roesch</u>	<u>11/2019</u>
2) <u>1331</u>	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

\* As listed in the Department of Assessment property tax records at <http://syr.gov/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) Project Site Review      2) Encroachment      3) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Please check all that apply and briefly describe.)

- Demolition** (full and partial): Partial Demolition of exterior finishes & majority of interior.
- New Construction:** New roof addition, entrances, & building finishes.
- Exterior (façade) Alterations:** New facade materials and addition of roof patio
- Site Changes:** Exterior seating space on W Fayette facade

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Business/Project Name: 1333 West Fayette Street Renovation

Current Land Use(s): A-2 Assembly - Restaurant / Residential

Proposed Land Use(s): A-2 Assembly - Restaurant

Total Number of Dwelling Units: 0

Days and Hours of Operation: N/A

Max Total Employees per Shift: N/A

Total Number of Onsite Parking Spaces: 0

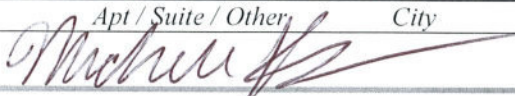
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)

Renovation of existing 2-story building into a 3-level restaurant. Expanding first floor restaurant to second floor and open rooftop level.

City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S)** (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Michele	Roesch	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
1333 W Fayette St		Syracuse	NY	13204	315-436-6717
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:				Date:	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:				Date:	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:				Date:	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:				Date:	

**\* OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**APPLICANT(S)** (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

**REPRESENTATIVE(S)/CONTACT(S)** (if applicable)

239 E Water St	Rojas, ANTHONY	Principal	In-Architects		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
239 E Water St		Syracuse	NY	13202	315-728-9458
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					arojas@in-architects.com

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

## Special Permit Application

### INSTRUCTIONS AND REQUIRED SUBMITTALS

**Incomplete applications will not be processed.**

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDED**, and **NOT BOUND** to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202-1426. E-mailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- APPLICATION** filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) ASSESSMENT FORM** (for most applications a Short Form (SEAF) - Part One) – filled out to the best of your ability, dated, and signed.
- PHOTOGRAPHS (COLOR)** of the **PROJECT SITE** keyed to a property survey or site plan.
- PHOTOGRAPHS (COLOR)** of the **STREETSCAPE**, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- WAIVER JUSTIFICATION** providing a written justification on why any signage, parking, and/or density waivers are requested.
- SIGN FORM**
- APPLICATION FEE – \$25 check or money order made out to the Commissioner of Finance.**

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) REDUCED SET** (11X17, or smaller) for copying, of the items listed below. All plans must include a title block with author, date, scale, and Department of Assessment property tax address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating **boundaries, easements, and current conditions** including structures, fencing, parking surface, retaining walls (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey:
  1. **zoning schedule** (density, setbacks, building and parking surface coverage, screening, parking requirements)
  2. **demolitions and post demolition** conditions
  3. **structures, facilities, utilities and drainage**
  4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
  5. **loading** dock and delivery areas
  6. **dumpsters** and/or trash receptacles
  7. **landscaping** including type, height, and number of plantings
  8. **screening** including parking, dumpsters, and site
  9. **screening/fencing** including type and height for parking, dumpsters, and site
  10. **ground signs**
  11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

**EXTERIOR BUILDING ELEVATIONS** illustrating proposed exterior (façade) alterations, if applicable, with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings (plans), if available.)

**FLOOR PLANS** with all uses, dimensions, and square footages clearly labeled.

**Commercial Layouts**

1. Customer areas
2. Employee areas
3. Storage areas and restrooms
4. Office space
5. Counters, tables, chairs, booths
6. Stages, dance floors, DJ booths
7. Shelving and display areas
8. All kitchen equipment
9. Coolers, freezers, etc
10. Vending machines, amusement games, etc

**Residential Layouts (Dwelling units)**

1. Common areas (living and dining room, kitchen)
2. Bathrooms, hallways and closets
3. Bedrooms

# Short Environmental Assessment Form

## Part 1 - Project Information

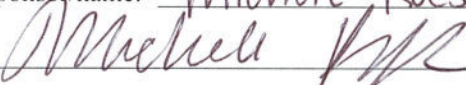
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 1333 West Fayette Street Building Renovation			
Project Location (describe, and attach a location map): 1333 West Fayette St. Syracuse, NY 13202			
Brief Description of Proposed Action: Renovation of existing 2-story building into a 3-level restaurant. Expanding first floor restaurant to second floor and open rooftop level.			
Name of Applicant or Sponsor: Michele Roesch		Telephone: 315-436-6717 E-Mail: roeschm218@gmail.com	
Address: 1333 West Fayette St			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse Zoning Approval City of Syracuse Building Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ <.1 acres b. Total acreage to be physically disturbed? _____ <.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ <.1 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Michele Roesch</u> Date: <u>8/30/21</u>		
Signature: <u></u> Title: <u>President</u>		

## Special Permit

### APPLICATION PROCEDURES

Special Permit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Mondays at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at [http://www.syr.gov.net/Planning\\_Commission.aspx](http://www.syr.gov.net/Planning_Commission.aspx).

An application will not be considered complete and ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are also referred (forwarded) to other departments, typically the Departments of Public Works and Engineering, and the City Division of Planning for review and comment and to also assist with coordinating the project with their requirements. Applications involving historic properties are referred to the Syracuse Landmark Preservation Board for review and comment. Applications involving properties within the jurisdiction of the Onondaga County Planning Board are referred for their review.

This review process will ultimately make the process of obtaining any additional permits, like building permits, more efficient. Applicants will be required to address any comments, often through the modification of the application plans that must be resubmitted to the Syracuse Zoning Office. This review process is often iterative in nature and may require additional review time if the project is complex.

Once an application is complete, reviewed, and ready for a public hearing, the application will be placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Zoning Office.

[http://www.syr.gov.net/Planning\\_Commission.aspx](http://www.syr.gov.net/Planning_Commission.aspx).

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration.

If the Special Permit is approved by the City Planning Commission, it is then forwarded to the City Common Council for their consideration at the next available regularly scheduled meeting, which are held every two weeks on Wednesdays at 1:00 p.m. at [http://www.syr.gov.net/Common\\_Council\\_Calendar.aspx](http://www.syr.gov.net/Common_Council_Calendar.aspx). The Zoning Administrator presents the Resolution to Common Council and the applicant is not required to, or otherwise does not, attend this meeting. Once the Common Council renders a decision, the final City Planning Commission Resolution and the Common Council Ordinance are mailed to the owner and applicant.

Depending upon the type and complexity of the request, additional necessary reviews, and the public hearing schedule, the entire Special Permit application process from the submission of the application to the Syracuse Common Council's consideration and decision may take eight weeks, or longer.

**APPLICANTS PLEASE NOTE:** Approval of your application does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.







ARCHITECT

239 E. Water Street - 2<sup>nd</sup>  
Syracuse, New York 13202

www.in-ARCHITECTS.

IT IS THE VIOLATION OF THE LAW FOR ANY PERSONS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY IF AN ITEM BE SEAL OF AN ARCHITECT IS ALTERED. THE ARCHITECT SHALL AFFIX TO HIS ITEM THE NOTATION "ALTERED BY" FOLLOWED BY HIS AND THE DATE OF SUCH ALTERATION AND DESCRIPTION OF THE ALTERATION.

# 1333 WEST FAYETTE ST. RENOVATION

SYRACUSE, NEW YORK

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PRIORITELY NOTIFY THE ARCHITECT IN ANY DISCREPANCIES.

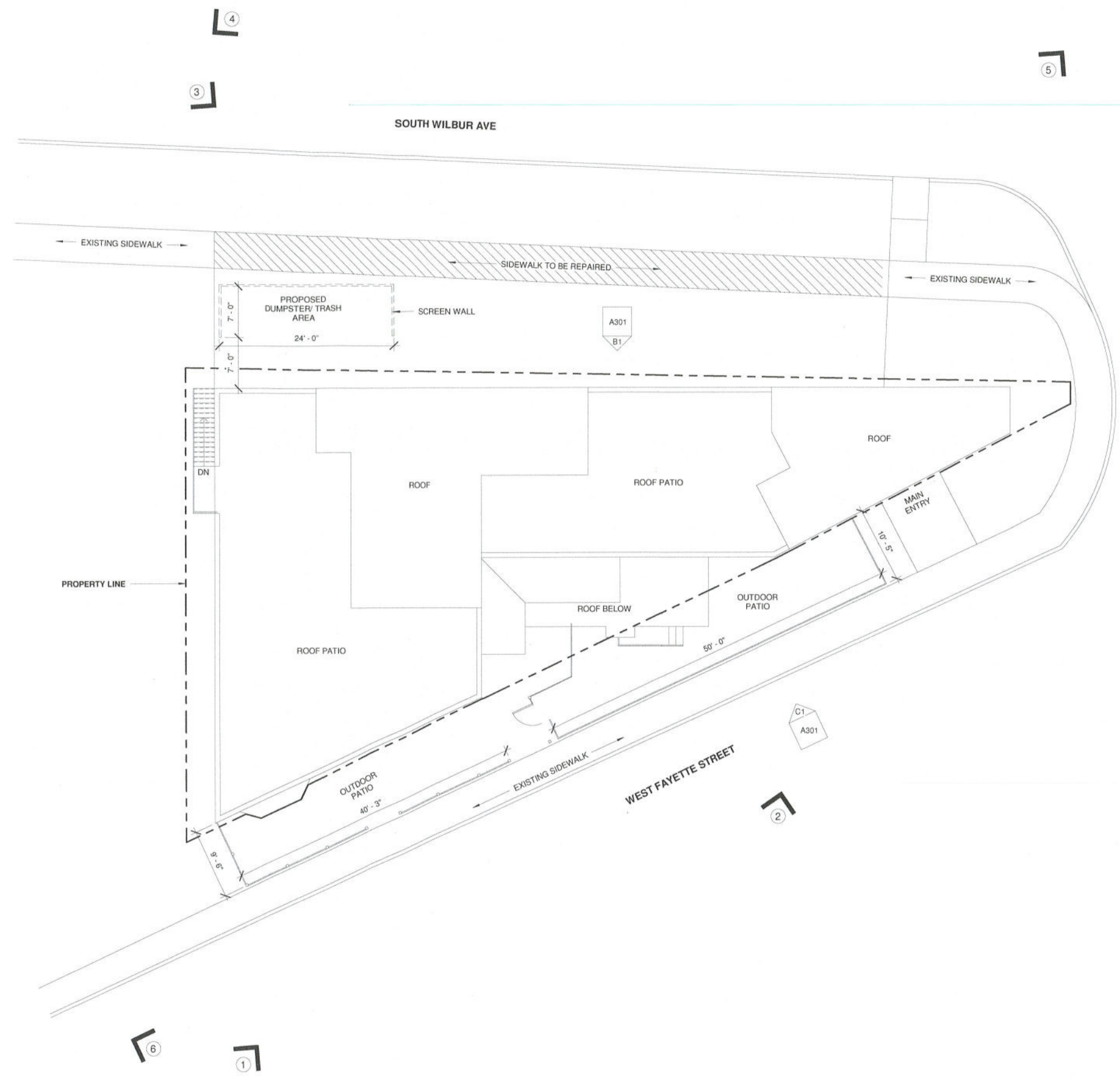
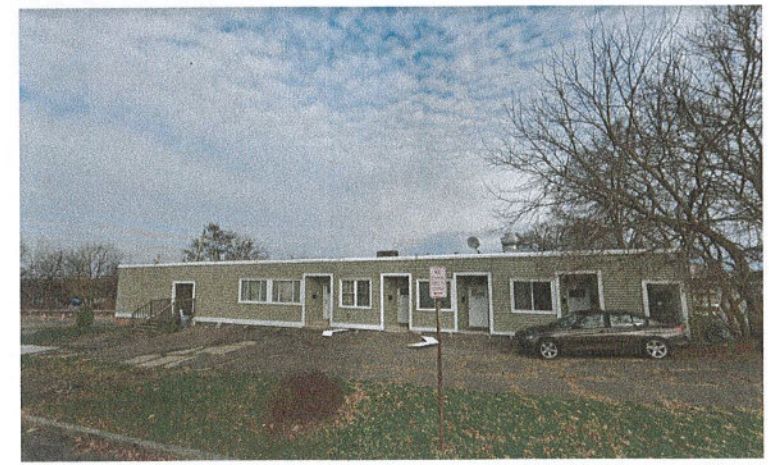
REVISIONS	
NO.	DESCRIPTION

## SITE PLAN

Project Status	ZC
Date	08/27
Project Number	
Drawn By	
Checked By	

# A200

### EXISTING SITE IMAGES (KEYED)



8/30/2021 11:24:02 AM  
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C1 EXISTING SITE IMAGES  
A200 SCALE: 1/4" = 1'-0"

C2 SITE PLAN  
A200 SCALE: 1/8" = 1'-0"

**PROJECT:**  
1333 WEST FAYETTE STREET RENOVATION - EXISTING BUILDING

**GOVERNING CODES:**  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
2020 BUILDING CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 PLUMBING CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 ENERGY CODE OF NEW YORK STATE  
PROPERTY CONSERVATION CODE OF THE CITY OF SYRACUSE

**REFERENCE CODES:**  
ICC A117.1-09 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES  
NFPA 13-16 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS  
NFPA 72-16 NATIONAL FIRE ALARM CODE  
NFPA 101-18 LIFE SAFETY CODE

**USE AND OCCUPANCIES:**

	EXISTING	NEW
GROUND FLOOR	A2 ASSEMBLY	A2 ASSEMBLY
SECOND FLOOR	RESIDENTIAL	A2 ASSEMBLY
THIRD FLOOR (ROOF)		A2 ASSEMBLY

**TYPE OF CONSTRUCTION:**  
TYPE IIIB CONSTRUCTION (SPRINKLERED)

**HEIGHT/ AREAS:**  
EXISTING 2-STORY STRUCTURE  
APPROX. 3,370 SF PER GROUND FLOOR, APPROX. 3,348 SF PER SECOND FLOOR

PROPOSED ROOF ADDITION - 1,460 SF

MEETS ALLOWABLE HEIGHTS AND AREA AS PER TABLES 504.3, 504.4 AND 506.2 - 3 STORIES ALLOWED

**FIRE RESISTANCE RATING REQUIREMENTS (TYPE VB)**  
TABLE 601: EXISTING EXTERIOR MASONRY BEARING WALLS ASSUMED TO PROVIDE REQUIRED 2HR RATING.

**EGRESS CHAPTER 10 (IBC/ IEBC):**  
SEE ADJACENT PLANS FOR OCCUPANCY CALCULATIONS

GROUND FLOOR = 126 OCC TOTAL  
2 EXITS REQUIRED, 4 PROVIDED

SECOND FLOOR = 60 OCC TOTAL  
2 EXITS REQUIRED, 3 PROVIDED

ROOF = 111 OCC TOTAL  
2 EXITS REQUIRED, 2 PROVIDED

**TOTAL BUILDING OCCUPANCY = 297 OCC**

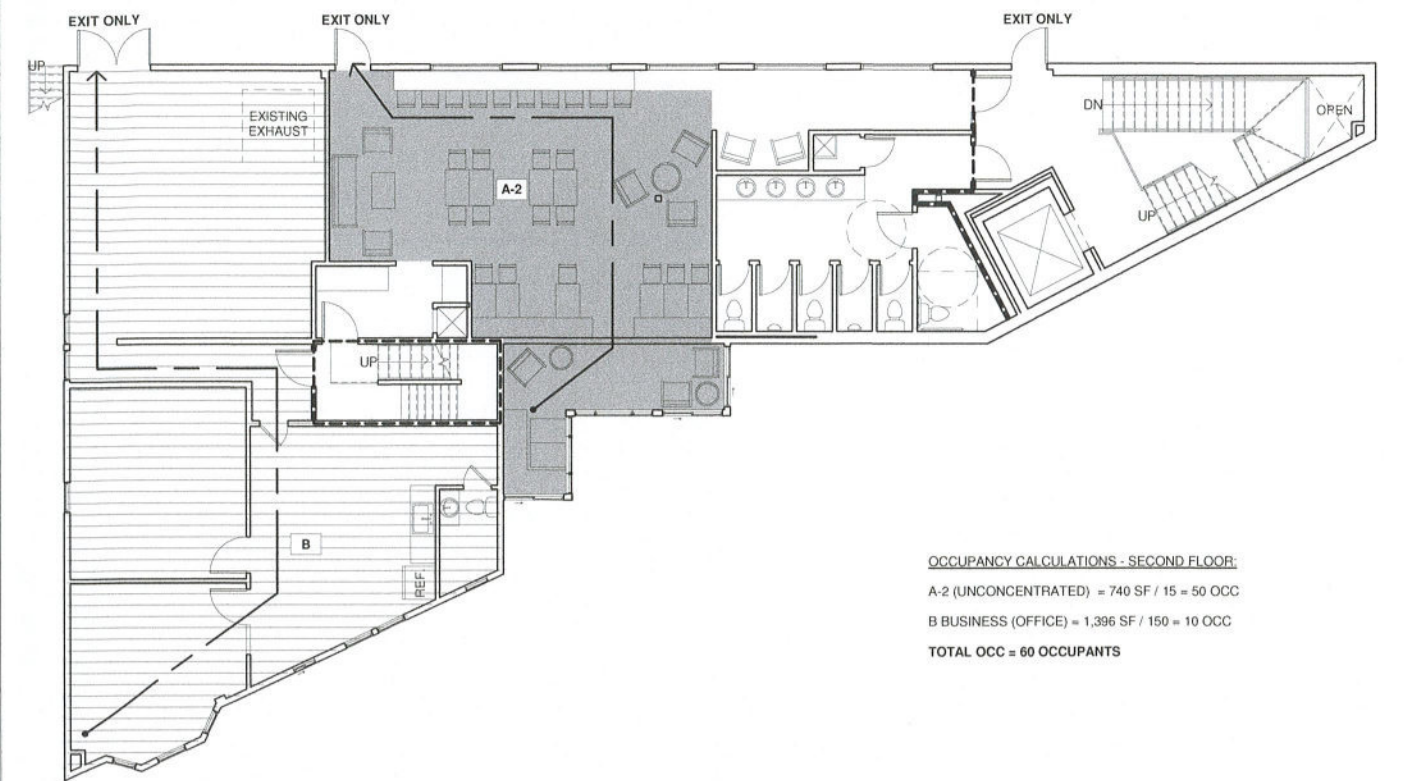
**ACCESSIBILITY:**  
ASSEMBLY AREAS TO COMPLY W/ IBC CHAPTER 11. NEW ACCESSIBLE ROUTE PROVIDED TO UPPER LEVELS

**PLUMBING FIXTURES:**  
A-2 ASSEMBLY - 288 OCCUPANTS = 144 MALE, 144 FEMALE

WATER CLOSETS = MALE AND FEMALE - 1 PER 75 = 2 REQUIRED FOR EACH SEX, 4 PROVIDED  
URINALS = 2 PROVIDED BASED ON SECTION 424 OF 2020 PLUMBING CODE OF NYS  
LAVATORIES = MALE AND FEMALE - 1 PER 200 = 1 REQUIRED FOR EACH SEX, 4 PROVIDED  
SERVICE SINK = 1 REQUIRED

**DRAWING LEGEND**

	A-2 (COMMERCIAL KITCHEN) OCCUPANCY
	A-2 (STANDING) OCCUPANCY
	A-2 (UNCONCENTRATED) OCCUPANCY
	B BUSINESS OCCUPANCY
	S STORAGE OCCUPANCY
	1-HOUR RATED PARTITION
	TRAVEL DISTANCE

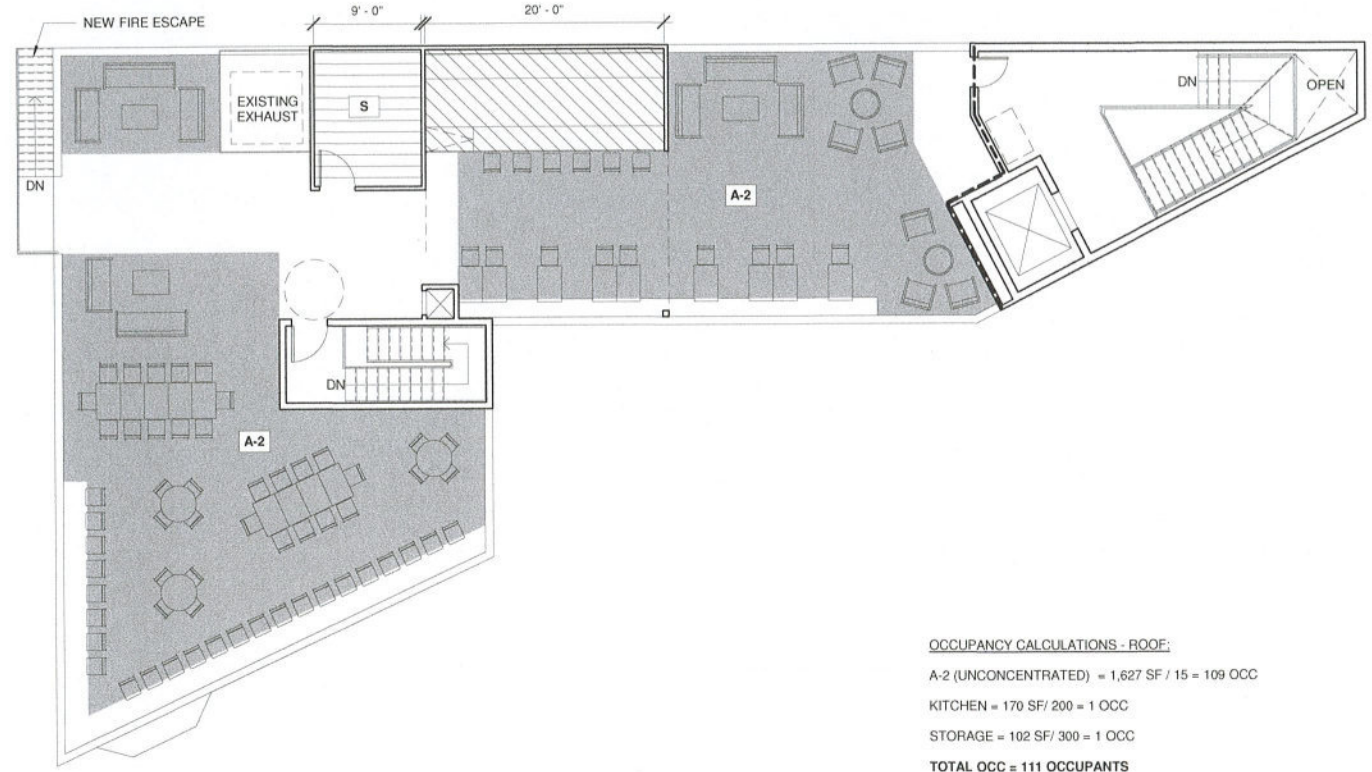


**OCCUPANCY CALCULATIONS - SECOND FLOOR:**  
A-2 (UNCONCENTRATED) = 740 SF / 15 = 50 OCC  
B BUSINESS (OFFICE) = 1,396 SF / 150 = 10 OCC  
**TOTAL OCC = 60 OCCUPANTS**

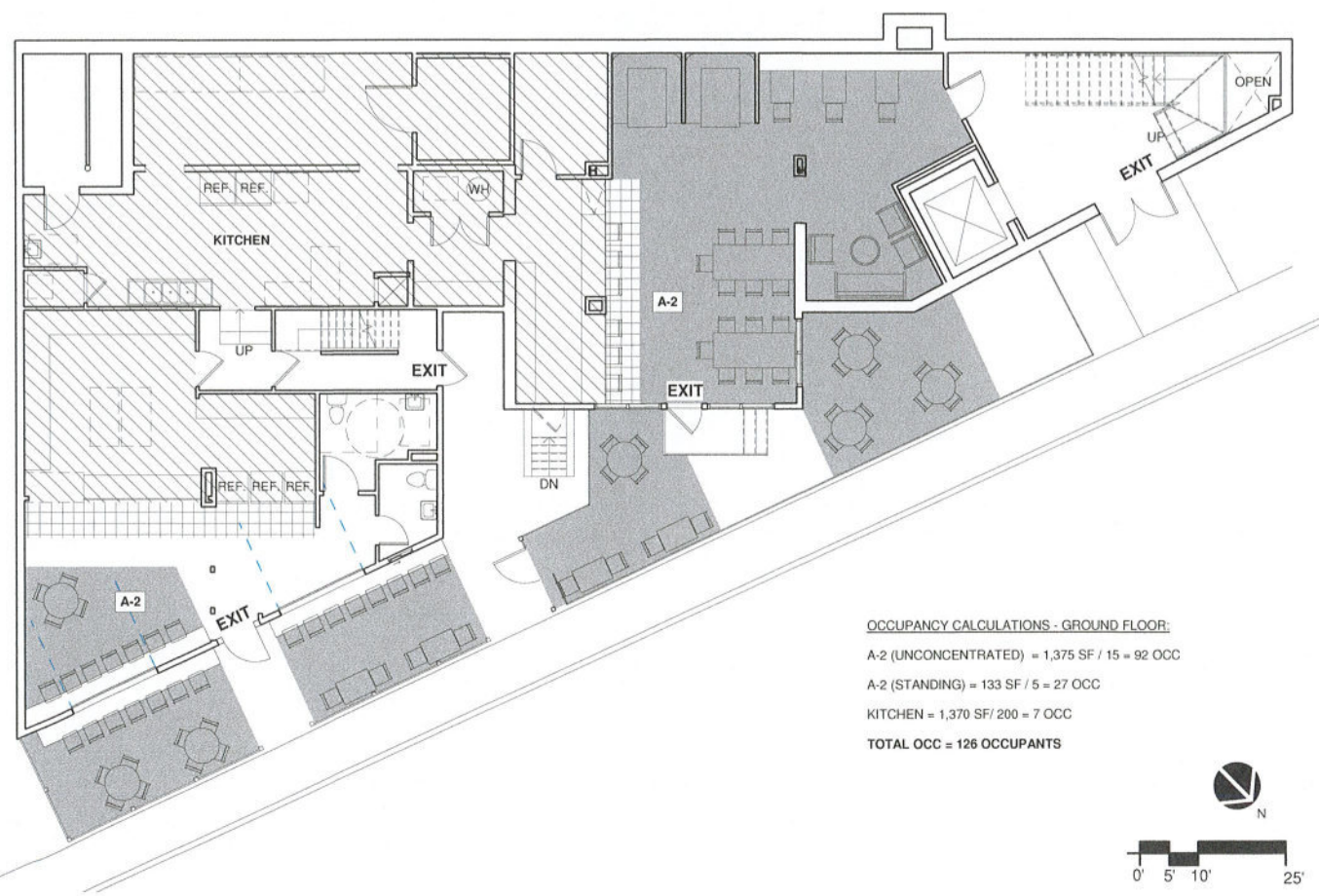
B1 CODE SUMMARY  
A003 SCALE: NO SCALE

B2 DRAWING LEGEND  
A003 SCALE: NOT TO SCALE

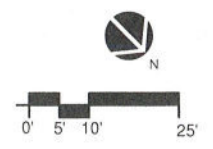
B3 OCCUPANCY PLAN - SECOND FLOOR  
A202 SCALE: 1/8" = 1'-0"



**OCCUPANCY CALCULATIONS - ROOF:**  
A-2 (UNCONCENTRATED) = 1,627 SF / 15 = 109 OCC  
KITCHEN = 170 SF / 200 = 1 OCC  
STORAGE = 102 SF / 300 = 1 OCC  
**TOTAL OCC = 111 OCCUPANTS**



**OCCUPANCY CALCULATIONS - GROUND FLOOR:**  
A-2 (UNCONCENTRATED) = 1,375 SF / 15 = 92 OCC  
A-2 (STANDING) = 133 SF / 5 = 27 OCC  
KITCHEN = 1,370 SF / 200 = 7 OCC  
**TOTAL OCC = 126 OCCUPANTS**



C1 OCCUPANCY PLAN - ROOF  
A202 SCALE: 1/8" = 1'-0"

C3 OCCUPANCY PLAN - GROUND FLOOR  
A202 SCALE: 1/8" = 1'-0"

8/30/2021 11:24:06 AM © COPYRIGHT 2021, in-ARCHITECTS, PLLC

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON TO ALTER AN ITEM IN ANY MANNER IF AN ITEM SEAL OF AN ARCHITECT IS ALTERED. THE ARCHITECT SHALL AFFIX HIS ITEM IN THE NOTATION ALTERED BY FOLLOWED BY THE DATE OF SUCH ALTERATION AND A DESCRIPTION OF THE ALTERATION.

**1333 WEST FAYETTE ST. RENOVATION**  
SYRACUSE, NEW YORK

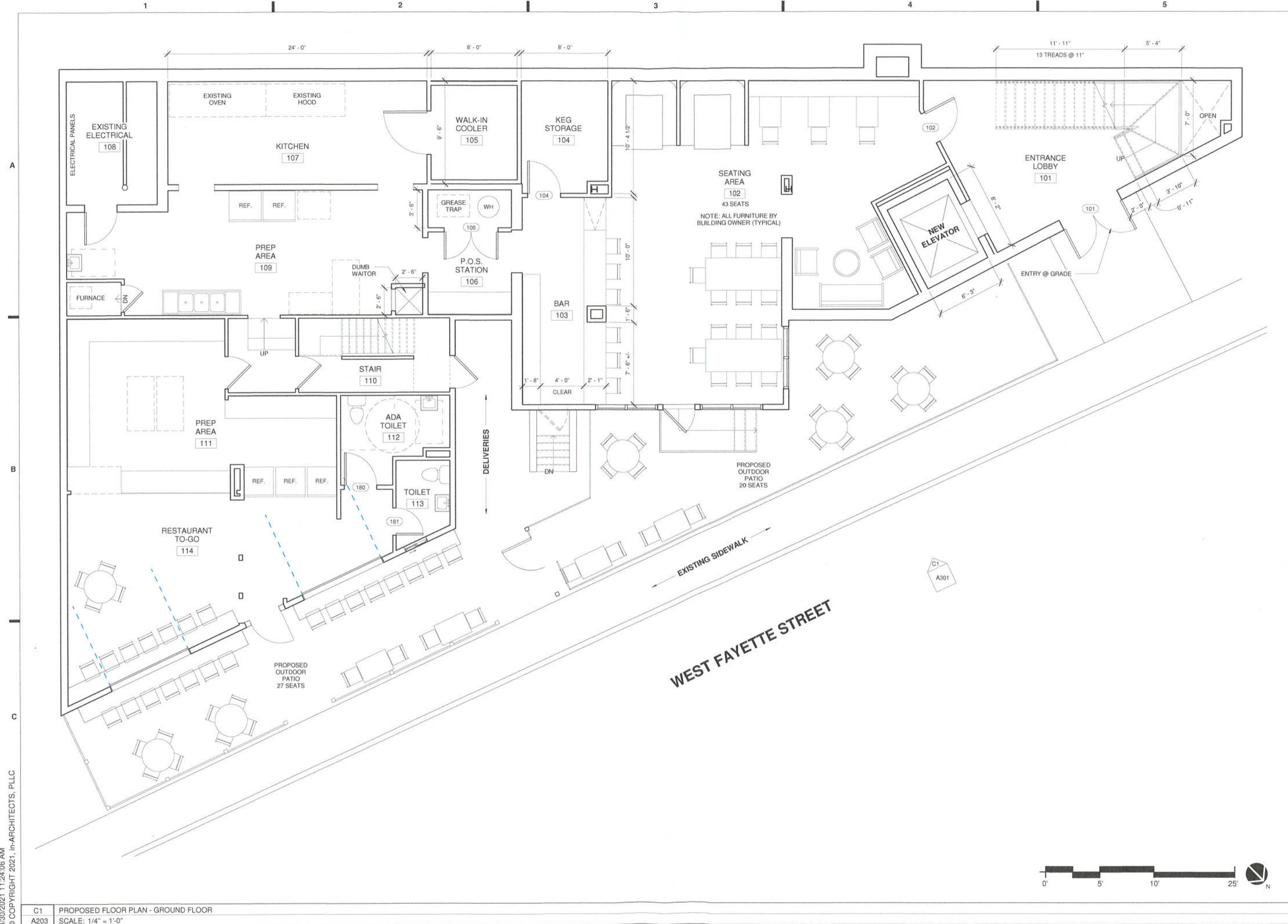
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

REVISIONS	
NO.	DESCRIPTION

**CODE SUMMARY OCCUPANCY PLANS**

Project Status: Z  
Date: 08/2  
Project Number:  
Drawn By:  
Checked By:

**A202**



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**1333 WEST FAYETTE ST.  
 RENOVATION**  
 SYRACUSE, NEW YORK

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

REVISIONS	
NO.	DESCRIPTION

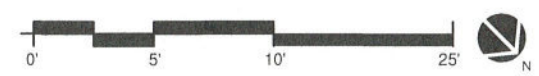
**GROUND FLOOR PLAN**

Project Status: 2  
 Date: 08/2  
 Project Number:  
 Drawn By:  
 Checked By:

**A203**

8/30/2021 11:24:06 AM  
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C1 PROPOSED FLOOR PLAN - GROUND FLOOR  
 A203 SCALE: 1/4" = 1'-0"





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SIGN. OF AN ARCHITECT IS ALTERED.  
ARCHITECT SHALL AFFIX TO HIS ITEM  
THE NOTATION "ALTERED BY FOLLOWED BY  
AND THE DATE OF SUCH ALTERATION  
DESCRIPTION OF THE ALTERATION

# 1333 WEST FAYETTE ST. RENOVATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
STEAD PROMPTLY NOTIFY THE ARCHITECT  
ANY DISCREPANCIES

REVISIONS	
NO.	DESCRIPTION

## SECOND FLOOR PLAN

Project Status

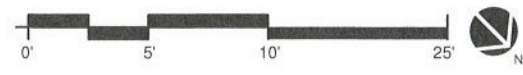
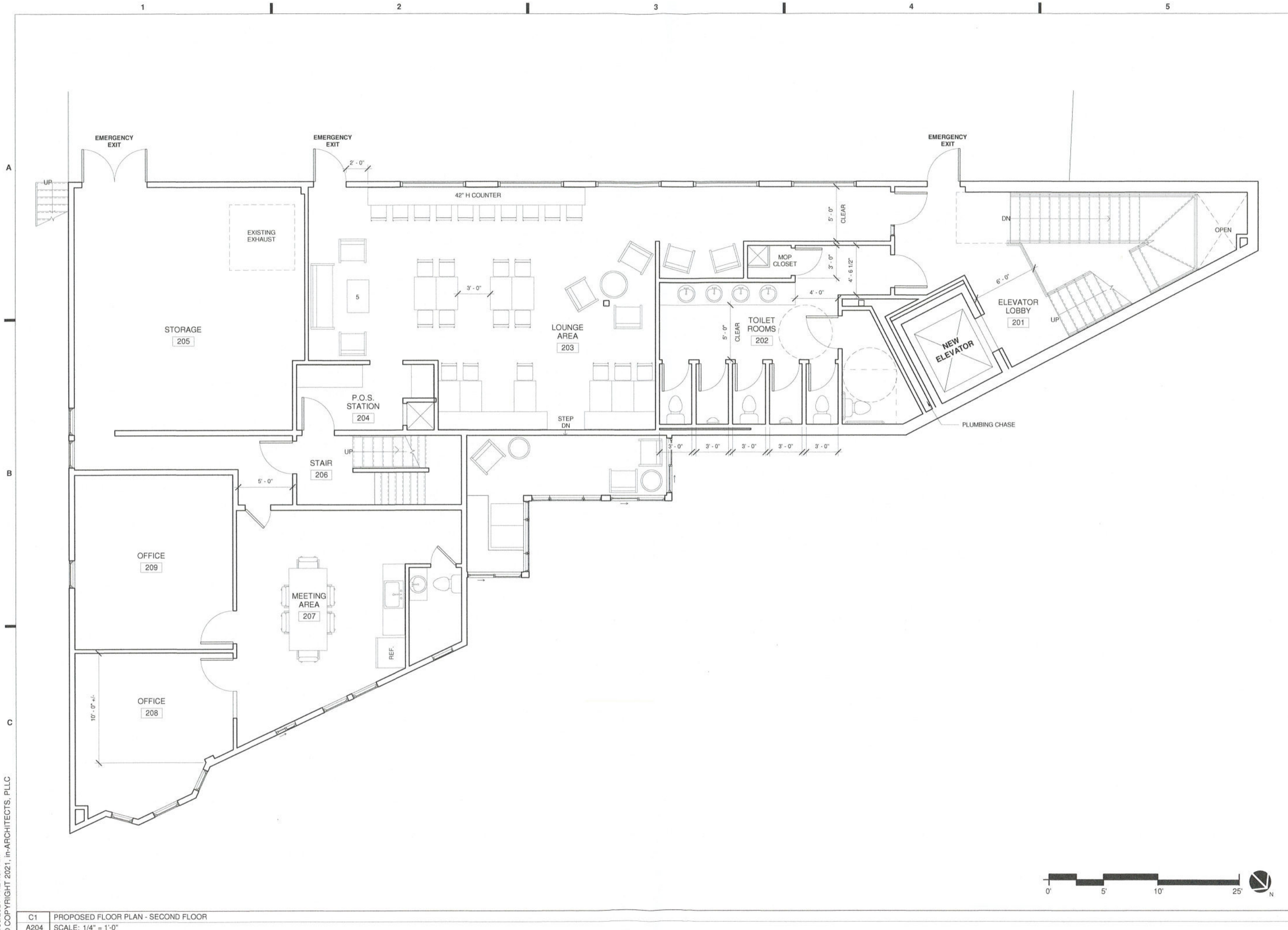
Date 08

Project Number

Drawn By

Checked By

# A20



8/30/2021 11:24:07 AM  
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C1 PROPOSED FLOOR PLAN - SECOND FLOOR  
A204 SCALE: 1/4" = 1'-0"



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TO ALTER AN ITEM IN ANY MANNER IF AN IT  
SEAL OF AN ARCHITECT IS ALTERED.  
ARCHITECT SHALL AFFIX TO HIS ITEM  
THE NOTATION "ALTERED BY FOLLOWING #"  
AND THE DATE OF SUCH ALTERATION  
DESCRIPTION OF THE ALTERATION

# 1333 WEST FAYETTE ST. RENOVATION

CYRACUSE, NEW YORK

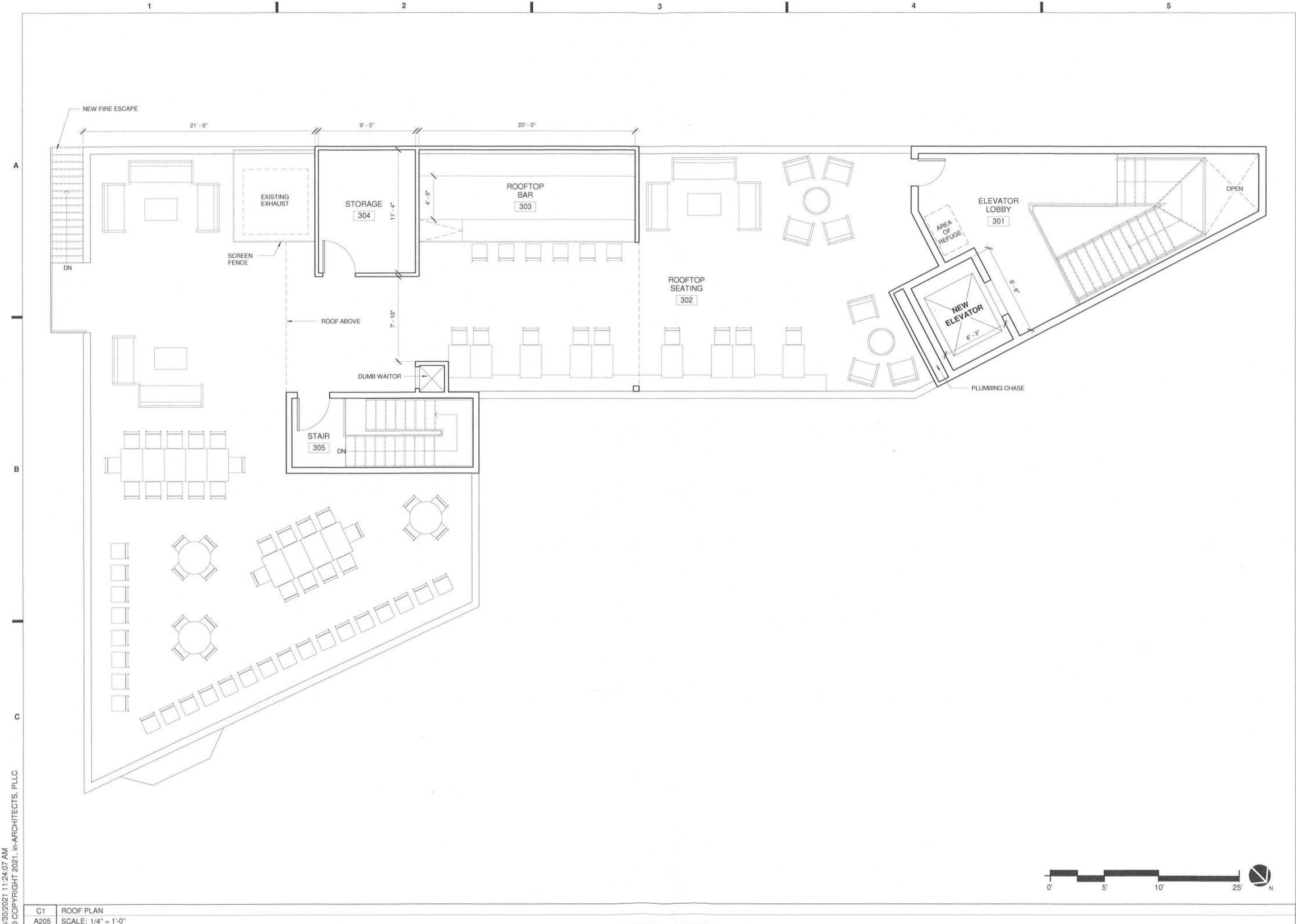
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
SITE AND PROMPTLY NOTIFY THE ARCHITECT  
ANY DISCREPANCIES

REVISIONS	
NO.	DESCRIPTION

## ROOF PLAN

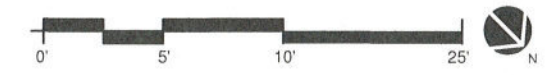
Project Status :  
 Date : 08/20/21  
 Project Number :  
 Drawn By :  
 Checked By :

# A20



8/30/2021 11:24:07 AM  
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C1 ROOF PLAN  
A205 SCALE: 1/4" = 1'-0"





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**1333 WEST FAYETTE ST.**  
**RENOVATION**  
SYRACUSE, NEW YORK

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

**EXTERIOR ELEVATIONS**

Project Status ZONIN

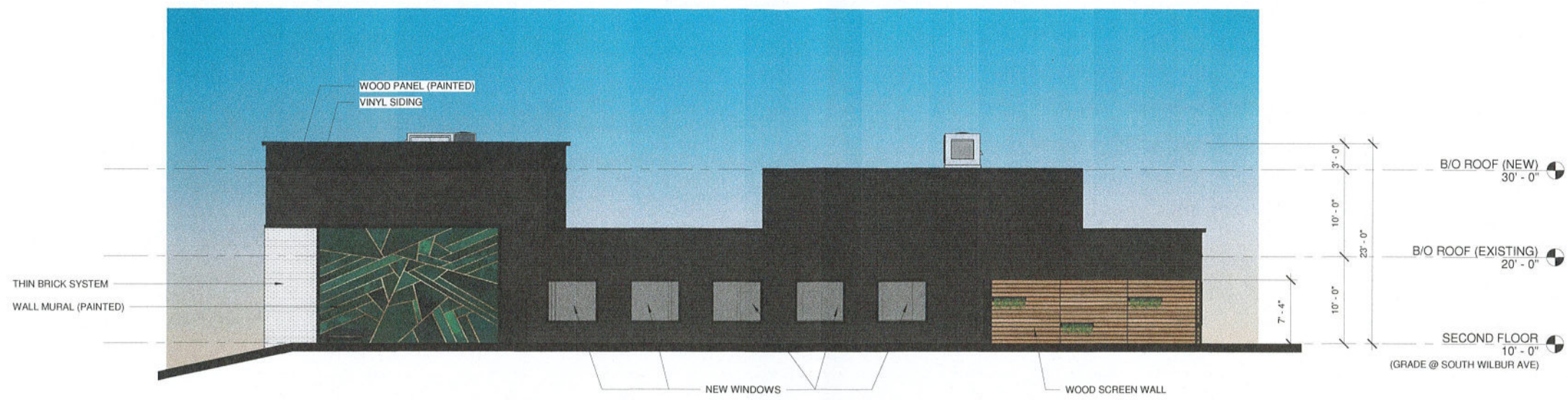
Date 08/27/2021

Project Number 2101

Drawn By KD

Checked By AE

**A301**



B1 EXTERIOR ELEVATION - NORTH  
A301 SCALE: 1/8" = 1'-0"



C1 EXTERIOR ELEVATION - SOUTH  
A301 SCALE: 1/8" = 1'-0"



8/30/2021 11:24:08 AM  
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## LETTER OF INTENT TO LEASE

August 26, 2021

Donohue Enterprises, LLC  
1224 Fayette Street, West  
Syracuse, New York 13204

REMOTE  
PARKING LOT

Re: Letter of Intent to Lease  
Donohue Enterprises, LLC ("Lessor") to Roeco, Inc. ("Lessee")  
28 Parking Spaces  
1224 Fayette Street, West  
Syracuse, New York 13204

Dear Mr. Donohue:

This letter of intent to lease the above referenced parking spaces represents the proposed terms for a non-binding agreement between the Lessee and Lessor (the "Letter of Intent"). Once the Letter of Intent has been made, a formal Lease Agreement shall be drafted and mutually agreed upon between the parties (the "Lease Agreement"). The Lessee intends to lease the parking spaces from Lessor in accordance with the following terms and conditions:

Lessor Property: 1224 Fayette Street, West  
Syracuse, New York 13204

Demised Premises: Up to 28 parking spaces as marked 1-28 and identified on the attached Exhibit A ("Parking Spaces").

Lessee Property: 1333 Fayette Street, West  
Syracuse, New York 13204

Lease Term: Initial term to be \_\_\_\_\_, 2022 or upon completion of the Lessee's restaurant located at 1333 Fayette Street, West, Syracuse ("Effective Date") for a period of Five (5) years ("Initial Lease Term"). Lessee shall have the option to renew to be negotiated.

Lease Rent: Rent shall be Five Dollars and 00/100 (\$5.00) per Parking Space for a total monthly rent of up to One Hundred Forty Dollars and 00/100 (\$140.00).

Deposit: \_\_\_\_\_

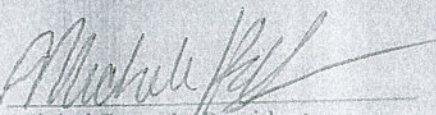
Scope of Lease: Lessee shall have the non-exclusive use of the Parking Spaces Monday through Sunday. Lessor's customers have priority to Parking Spaces.



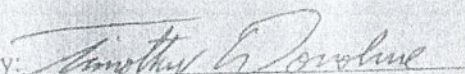
Insurance: Lessee shall maintain liability insurance to include Lessor as additional insured the policy limits shall be negotiated as part of Lease Agreement.

The parties shall enter into a formal Lease Agreement within fifteen (15) days from the date of this Agreement.

LESSEE:  
Roeco, Inc.

By:   
Michel Roesch, President

LESSOR:  
Donohue Enterprises, LLC

By:   
Timothy Donohue, Manager/Member

City of Syracuse

**Parcel History**

01/01/1900 - 09/17/2021

Tax Map #: 109.-09-23.0

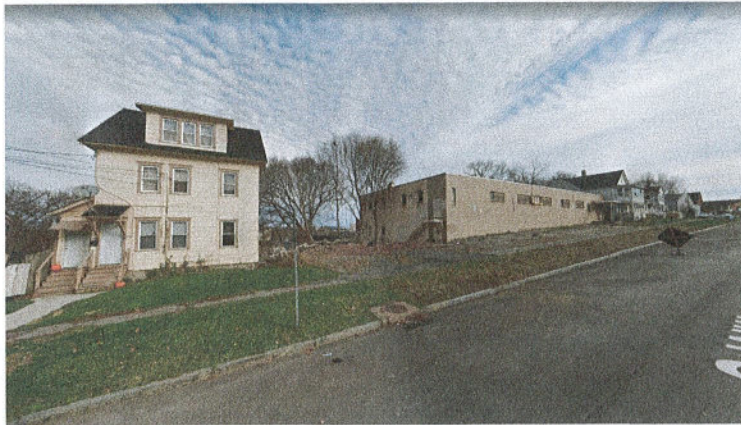
Owners: Donohue Enterprises LLC

Zoning: IA

Address	Date	Transaction	Transaction Type	Status	Description
1216-30 Fayette St W To Magnolia	06/18/64	Project	Variance (Converted)	Denied	V-64-020   To remodel and expand a non-conforming gasoline station. aka 1216-30 Fayette St W to Magnolia St
1216-30 Fayette St W To Magnolia	03/30/65	Project	SP - Gas. Service Station	Approved	SP-64-08   Remodel an existing gasoline service station. aka 1216-30 Fayette St W to Magnolia St
1216-30 Fayette St W To Magnolia	09/30/75	Project	SP - Gas. Service Station	Approved	SP-75-19   Snowmobile sales & service addition to gasoline station. aka 1216-30 Fayette St W to Magnolia St
1216-30 Fayette St W To Magnolia	09/19/19	Project	Project Site Review	Approved	PR-19-22   FACADE ALTERATIONS (AUTO REPAIR SHOP - SYRACUSE AUTO WORKS)
1216-30 Fayette St W To Magnolia	10/18/19	Permit Application	Com. Reno/Rem/Chg Occ	Issued	39739   Relocate exterior walls enclosing the existing covered entry area and create (1) accessible bathroom and customer entry for Syracuse Auto Works Type S-1.  ***C OF O TYPED--AWAITING SIGNATURES 1/27/2021 CO ISSUED 2/3/2021
1216-30 Fayette St W To Magnolia	06/16/20	Permit Application	Electric	Issued	41621   Electrical for Syacuse Auto Works
1216-30 Fayette St W To Magnolia	08/03/20	Permit Application	Fire Alarm	Issued	42271   Fire Alarm - Syracuse Auto Works
1216-30 Fayette St W To Magnolia	08/07/20	Permit Application	HVAC/Mechanical	Issued	42358   HVAC - Syracuse Auto Works (AKA 1224 W Fayette St)
1216-30 Fayette St W To Magnolia	08/10/20	Completed Permit	HVAC/Mechanical	Certificate Issued	42358   HVAC - Syracuse Auto Works (AKA 1224 W Fayette St)   Certificate of Completion #42358
1216-30 Fayette St W To Magnolia	01/19/21	Completed Permit	Electric	Certificate Issued	41621   Electrical for Syacuse Auto Works   Certificate of Completion #41621
1216-30 Fayette St W To Magnolia	01/22/21	Completed Permit	Fire Alarm	Certificate Issued	42271   Fire Alarm - Syracuse Auto Works   Certificate of Completion #42271

**SURROUNDING SITE IMAGES (KEYED ON SHEET A200)**

4 216 SOUTH WILBUR STREET, SYRACUSE, NY 13204



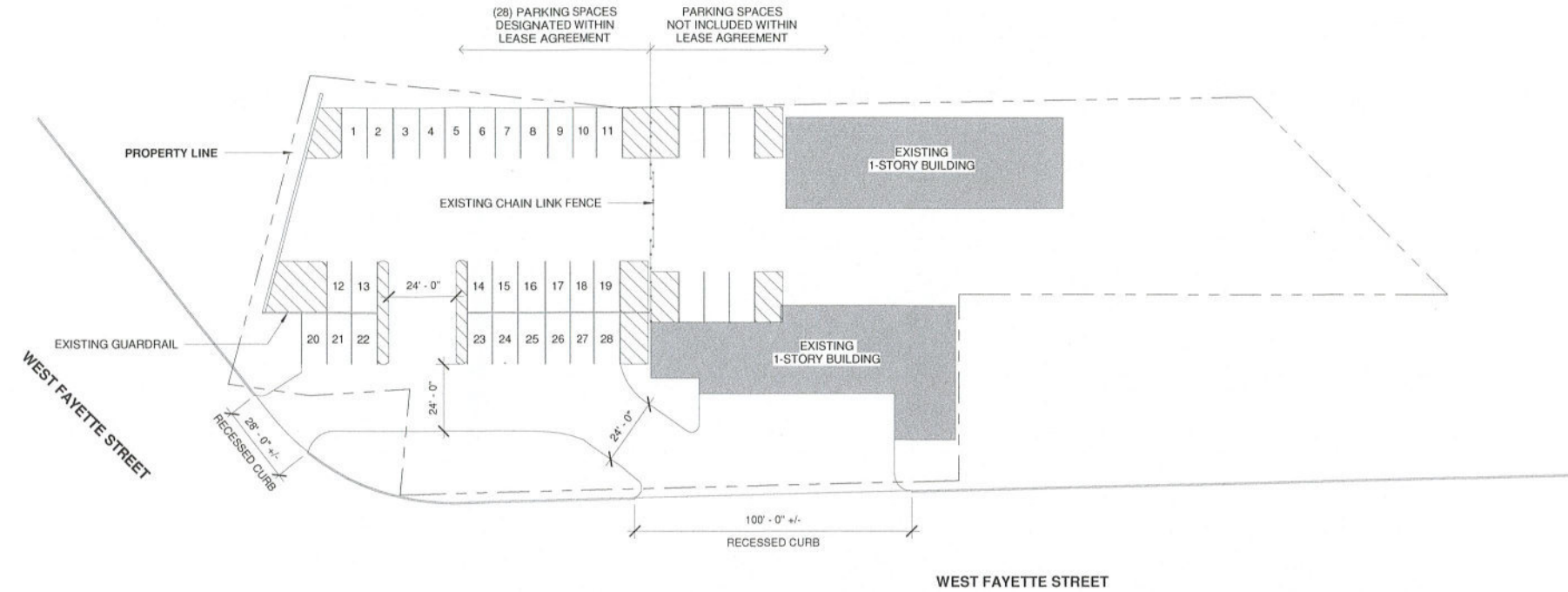
5 112 SOUTH WILBUR STREET, SYRACUSE, NY 13204



6 1325 WEST FAYETTE STREET, SYRACUSE, NY 13204



**REMOTE PARKING LOCATION:  
1224 W FAYETTE STREET  
SYRACUSE, NY 13204**



**PARKING SUMMARY**

GROUND FLOOR RESTAURANT	1,375 SF TOTAL
SECOND FLOOR RESTAURANT	740 SF TOTAL
ROOFTOP RESTAURANT	1,627 SF TOTAL
<b>TOTAL</b>	<b>3,742 SF TOTAL</b>

PARKING CALCULATION:  
3,653 SF / 200 = 19 PARKING SPACES REQUIRED

9 PARKING SPACES FOR EMPLOYEES



SITE PLAN  
SCALE: NOT TO SCALE



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**1333 WEST FAYETTE ST.  
RENOVATION  
SYRACUSE, NEW YORK**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY NOTIFY THE ARCHITECT IF ANY DISCREPANCIES.

REVISIONS	
NO.	DESCRIPTION

**SITE PLAN  
PARKING**

Project Status ZC  
Date 08/2  
Project Number  
Drawn By  
Checked By

**A20**

# Encroachment Permit Instructions and Application

Jeremy Robinson  
Commissioner



Ann Fordock  
Deputy Commissioner

Martin E. Davis, L.S.  
Deputy Commissioner

## DEPARTMENT OF PUBLIC WORKS

Ben Walsh, Mayor

Encroachment Application and documents must be submitted to:

Central Permit Office  
201 East Washington Street, Room 101  
Syracuse, New York 13202, Phone # 315-448-4715  
[CentralPermitOffice@syr.gov.net](mailto:CentralPermitOffice@syr.gov)

COPY

### SUBMITTAL REQUIREMENTS

Only complete applications will be accepted for review:

- Pages 5 and 6 of the Encroachment Application completed in full and signed by the owner of the property adjacent to the right-of-way.
- A copy of the stamped survey map\* (**must be to scale**, not reduced) for the private property abutting the street right-of-way in question.
- A stamped or signed site plan\* (**must be to scale**, not reduced) showing specific location and distances from front of main building abutting right-of-way, front and side property lines, curbs, sidewalks, sidewalk widths, and driveways and improvement dimensions (lengths, widths, and heights) for all encroaching features. Also, for fencing, location of any gates and direction they will open. **The proposal can be drawn (to scale) on a copy of the property survey, but applicant must initial all changes made to the stamped survey and cross out the surveyor's stamp.**
- Elevation drawing\* or manufacturer's catalogue cut of any features of the improvement.

*\*If you submit full size architectural drawings or survey maps, you must also submit one additional copy no larger than 11" x 17" or an electronic copy.*

### PLEASE FILL IN COMPLETELY

Address of Proposed Encroachment: 1333 W Fayette Street  
Street address abutting the right-of-way where the improvement is being requested

Section, Block & Lot # (if known) 099.01.01.0

Property Owner (print name): Michele Roesch

Mailing Address (if different): \_\_\_\_\_

Phone #(s): 315-436-6717

Email Address(es): roeschm218@gmail.com



Jeremy Robinson  
Commissioner

Martin E. Davis, L.S.  
Deputy Commissioner



Ann Fordock  
Deputy Commissioner

DEPARTMENT OF PUBLIC WORKS

Ben Walsh, Mayor

## Encroachment Permit Instructions and Application

### TERMS & CONDITIONS

- The public **right-of-way**, as used in this application, refers to land and facilities that are maintained and regulated for public use, typically roads and sidewalks and the utilities and amenities on, under or above them.
- To “encroach” means to construct, erect or maintain in, over or under any public place, right-of-way, easement, roadway, parking strip and/or sidewalk, including the airspace above them, any structures **permanent in nature** (Major Encroachment; removal is difficult, expensive, or requires special equipment), or **temporary in nature** (Minor Encroachment; can be removed with minimal effort or expense).
- An Encroachment is required to encroach upon any portion of public space, City right-of-way or easement area with permanent or temporary structures.
- Encroachments are **revocable**, i.e. the City can cancel the Encroachment Permit.
- An Encroachment is not an entitlement – not all encroachment requests are approved.
- Only the owner of the adjacent property can apply for an Encroachment.
- Property Owner accepts all liability and responsibility for maintaining the encroaching improvement.
- Property Owner must remove the encroachment at the City’s request. In the event the City removes the encroachment the owner may be charged.
- Property Owner must restore the City's right-of-way to City standards when the improvement is removed.
- Please refer to **Encroachment Types And Examples** on Page 4 for sample encroachments and the appropriate way to request approval. Some types of right-of-way improvements or uses require a different application and review process.
- Multiple improvements in one right-of-way location can be included on one application.

## Encroachment Permit Instructions and Application

### ENCROACHMENT APPLICATION REVIEW PROCESS

1. Application is submitted.
  - A. Application (pages 5 and 6) and all required submittals are submitted to the Central Permit Office. If application package is determined complete, it is accepted and circulated for review.
2. Application and plans are reviewed.
  - A. The Commissioner of the Department of Public Works makes the final determination regarding whether the proposed (or existing) improvement in the City right-of-way is a Major Encroachment, a Minor Encroachment, or requires a different type of approval or review process.
  - B. At the discretion of the Commissioner of the Department of Public Works, the City Engineer, the Zoning Administrator or their respective designee, Encroachments may be issued.
  - C. Among the factors that will be considered in the review are the proposed improvement's:
    - I. Adverse impact on public space open to vehicular or pedestrian travel
    - II. Unreasonable interference with the rights of the public
    - III. Benefit to public interest, safety or convenience (e.g., supports or protects the City streets)
    - IV. Proposed structure normally associated with residential use of the property
    - V. Impact on any City Department's responsibility to maintain the public right of way
    - VI. Permitted by right (allowed without need of review by the City) if on the abutting private property
    - VII. If *not* permitted as a matter of right on the abutting private property, if any adverse effect would be created from the improvement
    - VIII. Potential to impair or interfere with any utilities, monuments, or other land survey or geodetic considerations
    - IX. Potential to disrupt or interfere with the functioning of or plans for the respective area within the street right-of-way
3. After review by City departments
  - A. **Encroachments** are legislative requests, which require approval by the Common Council. An encroachment request will only be heard by the Common Council after favorable review by City departments, local utility companies, and other reviews deemed necessary by the Commissioner of the Department of Public Works.

## Encroachment Permit Instructions and Application

- I. If there is a denial, the application will not advance to the Common Council and applicant will be notified of the denial.
  - II. If the application is approved by all reviewing departments and entities, and legislation is passed by the Common Council, the applicant will be notified.
- B. **Other approvals** may be required. In most cases, other permits or city approvals will be required in addition and/or prior to the Encroachment Permit. Examples include zoning approvals, building permits, curb cut and road cut permits, etc. You will be advised by the Central Permit Office if additional approvals are required.



# Encroachment Permit Instructions and Application

## ENCROACHMENT TYPES AND EXAMPLES

*This list is only a guide. The Commissioner of Public Works will make the final determination as to whether and how each specific request for private use of public right-of-way will be reviewed.*

### Major Encroachment ("Permanent"/Durable)

#### Surface

Building additions with floor area  
Retaining wall  
ADA ramp; hand rail  
Antenna, light pole, flag pole  
Masonry or cement planters  
Entry features: porch, stairs, landing, vestibule  
Statuary, sculpture, kiosk  
Sign (ground; monument; pylon)

#### Aerial

Architectural projections >2' into ROW  
> Floor space  
> Marquee  
Fire escape  
Removable awning with ground support

### Minor Encroachment (Temporary/Removable)

#### Surface

Parking area, driveway expansion  
Walkway (sidewalk, pavers, etc.)

#### Aerial

Architectural projections <2' into ROW  
Wall mounted light fixture or pole

The following improvements may be applied for as Minor Encroachments. Upon review of the proposed installation plans, they may be deemed to be Major Encroachments, requiring additional review:

- Benches (masonry or attached to ground)
- Fence
- Bike racks
- Removable posts or bollards

### Right-of-Way Uses Reviewed by Different Processes

- Underground Utilities (apply to City Engineer for Revocable Permission; a linear foot fee is charged annually)
- Sidewalk Café Permit (apply at Central Permit Office; square foot fee is charged per season)
- De Minimis Encroachments (small encroachments typically associated with real estate transactions; attorneys contact Corporation Counsel)
- Public Art (contact City Public Art Coordinator for review by Public Art Commission)
- Street trees (permit from Parks Dept required to add, remove, or prune)