

*Staff Report – December 13, 2021 (Continuation)
November 22, 2021 (Public Hearing)*

SP-04-38M1 Special Permit Modification-Restaurant
Modify Floor Plan, Site Plan, and Signage
2378-2390 James Street
Palace on James, LLC (owner)
Katrina Skinner (applicant)
Business, Class A, Residential, Class A-1, James Street Overlay District

Summary

- 1) The applicant is requesting to **modify the floor plan, site plan, and signage for a Special Permit for a Restaurant** in order to maintain existing land uses and signage on property situated at 2378-2390 James Street pursuant to Part B, Section III, Article 2, Part B, Section I, Article 1, and Part C, Section IV, Articles 1 and 2 of the City of Syracuse Zoning Rules and Regulations, as amended.
- 2) The **property is encumbered by two Special Permits for Restaurants**; SP-04-38 for a café restaurant at street level, and SP-06-09 for a banquet hall on the second floor. **The City Planning Commission approved a modification to the banquet hall Special Permit (SP-06-09) on November 1, 2021, to facilitate repairs to the exterior wall fronting on Stafford Avenue (SP-06-09M1).** It was during this review when **it was noted that the existing floor plans, site plan, and signage for the rest of the building and the site did not comply with plans previously approved by the Commission in 2004** for the street-level café (SP-04-38).
- 3) The City Planning Commission held a **Public Hearing** for the proposal **on November 22, 2021**, during which **the City Planning Commission requested a revised sign plan in compliance with comments from the Syracuse Landmark Preservation Board.** The Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the applicant an opportunity to submit the additional information as requested.
- 4) The **applicant was working with the Syracuse Landmark Preservation Board** at the time this report was produced. Any **revised sign proposals will be presented to the Commission on or before the Public Hearing on December 13, 2021.**
- 5) The original proposal necessitated **two exceptions and one waiver** from the City of Syracuse Zoning Rules and Regulations, as amended, **with respect to the James Street sign type and sign area standards**, and the **off-street parking** regulations.
- 6) **Revised signage is to be reviewed by the Syracuse Landmark Preservation Board.** Received comments will be provided under separate cover when available.
- 7) Pursuant to the New York State Environmental Quality Review Regulations, **the proposal is an Unlisted Action.**

Issues

- 8) No issues identified other than the three deviations from the City of Syracuse Zoning Rules and Regulations, as amended, noted in this report.

Property Information

- 9) The subject property is irregular in shape with approximately **75 feet of frontage on James Street and 283 feet of frontage on Stafford Avenue**, and a lot area of approximately 30,345 square feet.
- 10) The property lies within **Business, Class A and Residential, Class A-1** zoning districts. Adjacent and neighboring properties to the north, east, and west lie within a **Business, Class A** zoning district. Adjacent and neighboring properties to the south lie within a **Residential, Class A-1** zoning district.
- 11) **Land use** in the area consists primarily of **residential** uses to the north and south of James Street and a **mix of residential, commercial, retail, and office** uses along James Street.
- 12) The **“Syracuse Land Use and Development Plan”** designates the character of this site, which lies within the Eastwood neighborhood, as **Neighborhood Center** along this portion of James Street and **Traditional Residential** along Stafford Avenue (see attached character area description).
- 13) **Additional land uses** on the site include the Palace Theater, a banquet hall (SP-06-09), and a salon.
- 14) The City Planning Commission approved a **Special Permit for a Restaurant** (SP-04-38) on October 4, 2004, which included a **customer area of approximately 500 square feet**. The Commission approved the request with **40 off-street parking spaces** at the rear of the building **available for all patrons of the subject restaurant as well as the movie theater and any other use(s) within the building**.
- 15) The City Planning Commission approved a **Special Permit for a Restaurant** (SP-06-09) on April 3, 2006, to establish a **banquet hall with approximately 1,875 square feet**. **Additional uses** at the time **included the theater, a street-level café, and a street-level retail storefront**. The Commission approved the request with **40 off-street parking spaces**.
- 16) The City Planning Commission approved a **Special Permit Modification for a Restaurant** (SP-06-09M1) on November 1, 2021, in order **to maintain modifications to the floor plan** of an existing banquet room **and to facilitate repairs to the Stafford Avenue façade**.

Deviations and Exceptions/Waivers:

- 17) The original proposal deviated from Part C, Section X, Article 1, paragraph 3.g of the City of Syracuse Zoning Rules and Regulations, as amended, in that **the restaurant is allowed one wall or projecting sign with a maximum sign area of 30 square feet**. **The applicant is proposing to maintain one 18-square foot wall sign and six window signs** totaling 28 square feet, for a **total of seven signs with a total sign area of 46 square feet**.

Exception to Allow Six Window Signs Granted: Yes No

Exception to Allow 46 Square Feet of Sign Area Granted: Yes No

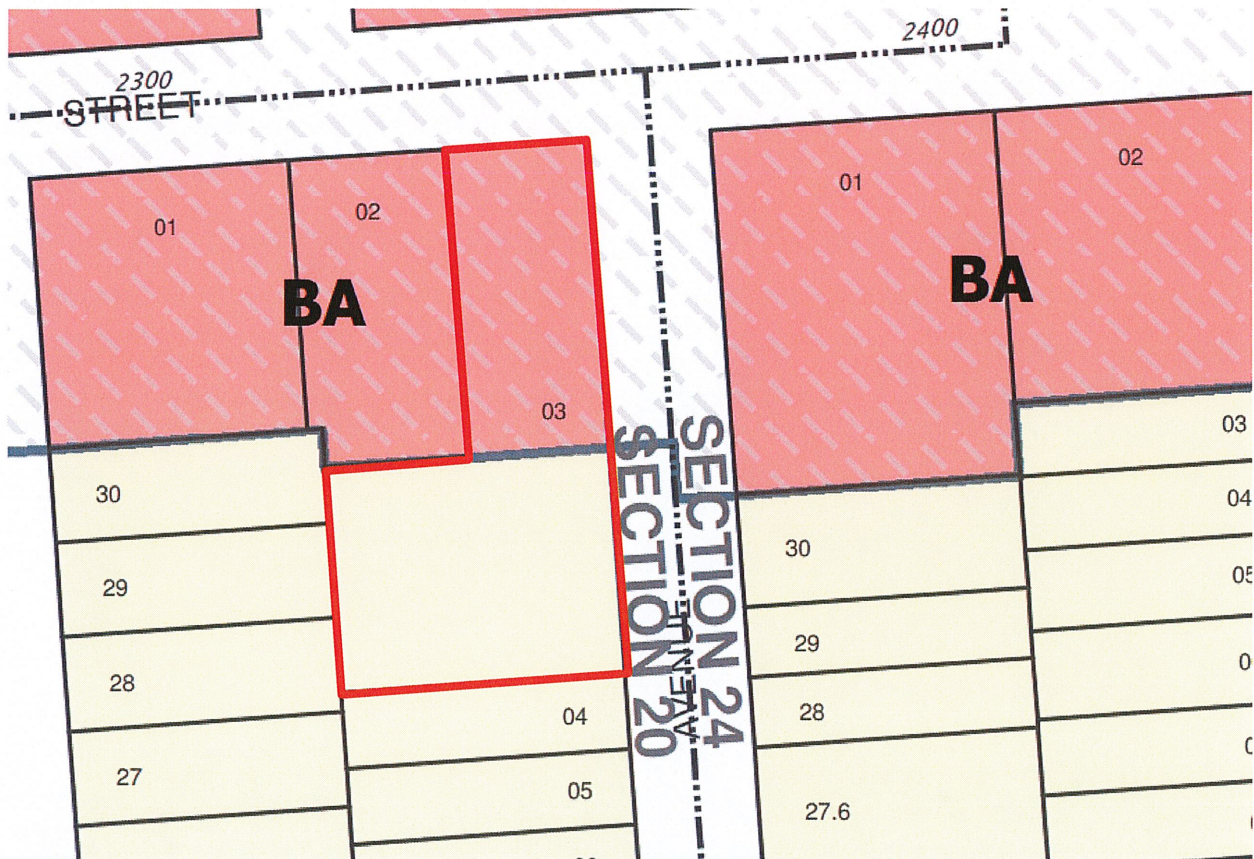
- 18) The original proposal deviated from Part C, Section IV, Article 2-8.1 of the City of Syracuse Zoning Rules and Regulations, as amended, in that **the additional 120 square feet of customer area for the restaurant requires four additional off-street parking spaces**. **The applicant is providing one additional off-street parking space**.

Waiver of Off-Street Parking Requirement Granted: Yes No

Details

- 19) The **hours of operation** for the café will continue to be from 7:00 a.m. until 4:00 p.m. Wednesday through Saturday, with a maximum of **four employees** on premises at one time.
- 20) The applicant submitted **overall floor plans** (Sheet 1 of 2) dated October 16, 2021, which **illustrate existing land uses** consisting of an existing café, a salon, a theater, and a banquet room.
- 21) The applicant submitted a **floor plan for the restaurant** (Sheet A2 of 2) dated October 16, 2021, which **illustrates** the existing **café with approximately 21 feet of façade frontage** and a **customer area of approximately 620 square feet**. The proposal increases the customer area of the restaurant by 120 square feet, thus **increasing the off-street parking requirement by four spaces**.
- 22) Given previous approvals from the City Planning Commission (SP-04-38 and SP-06-09), the proposal establishes an **off-street parking requirement of 44 off-street parking spaces**. The **applicant is requesting to maintain 41** existing off-street **parking spaces**.
- 23) The applicant submitted a **site plan** dated November 5, 2021, which **illustrates an existing masonry building** and a blacktop, accessory parking lot with **41 off-street parking spaces** and **two driveways on Stafford Avenue**.
- 24) The applicant originally proposed to **install/maintain one 18-square foot**, internally-illuminated **wall sign, and six window signs** consisting of four four-square foot window signs and two six-square foot window signs, **totaling 28 square feet** for a **total of seven signs with a total sign area of 46 square feet**. Previous approvals from the City Planning Commission (SP-04-38 and SP-06-09) did not include any signage.
- 25) Pursuant to Part C, Section X, Article 1 of the City of Syracuse Zoning Rules and Regulations, as amended, **each business shall be permitted to have one wall or projecting sign** on each façade facing a street **with a maximum area of each sign of one square foot for each linear foot of the façade width**.
- 26) The application included the following plans:
 - Overall Floor Plans (Sheet 1 of 2); Plans for: The Palace Theatre, 2384 James Street; prepared by: D.G. Dunsmore, Architect P.C.; dated: 16 Oct 2021; scaled: as noted;
 - Café Plan (Sheet A2 of 2); Plans for: The Palace Theatre, 2384 James Street; prepared by: D.G. Dunsmore, Architect P.C.; dated: 16 Oct 2021; scaled: 1/8"=1'-0";
 - Site Plan with Parking; prepared by: Katrina Skinner; dated: 11/5/21; scaled: as noted;
 - Sign Plan (3 pages); City of Syracuse Office of Zoning Administration Sign Form, undated; two, street-view photographs.

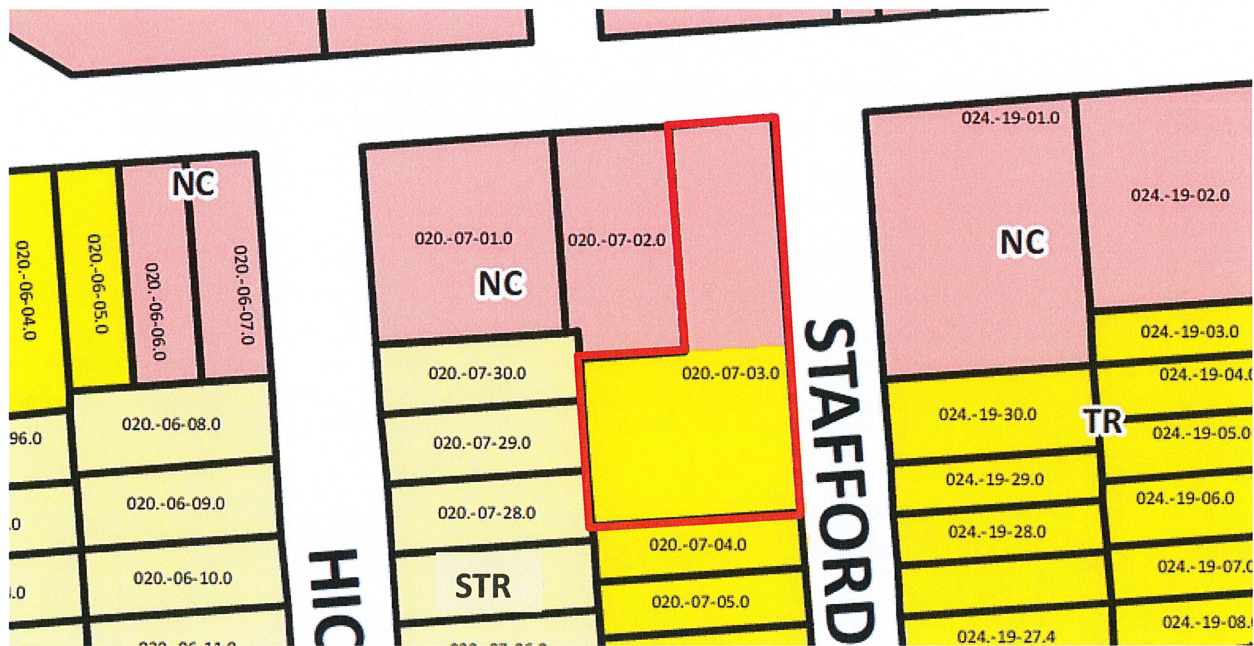
2378-2390 James Street



Zoning District Map



Aerial Photograph



Land Use Plan – Character Area Map

Neighborhood Center

These neighborhood-scale commercial centers were designed to serve pedestrians and so buildings were tightly packed together, built up to the sidewalk, and featured large storefront windows to entice shoppers—all of which are desirable characteristics in new development today and assets of these neighborhood centers that should be protected and expanded upon. Most buildings here are one-to-two stories tall, but some with residential or office uses above can be up to four stories tall.

Uses here include retail, services, restaurants, office, and residential. Active uses should be located on the ground floor whenever possible. Large new buildings inserted into the streetscape should break up their sidewalk-facing façade with vertical articulation and windows to fit in with the smaller surrounding buildings and avoid visual monotony. Sidewalks should be wide enough to accommodate heavy pedestrian traffic and, in some locations, café seating.

Occasionally detached housing is mixed into these centers, especially when they take the form of a corridor rather than a node, such as South Ave. and Butternut Circle. Residential building forms like this are not unusual in this character area, and they are often converted to commercial use with the addition of a storefront—a mix and match of forms and uses should be allowed here. (See the table following and the photos of the Northside Gallery and Recess coffee shop elsewhere in this plan, illustrations of converted residential buildings.)

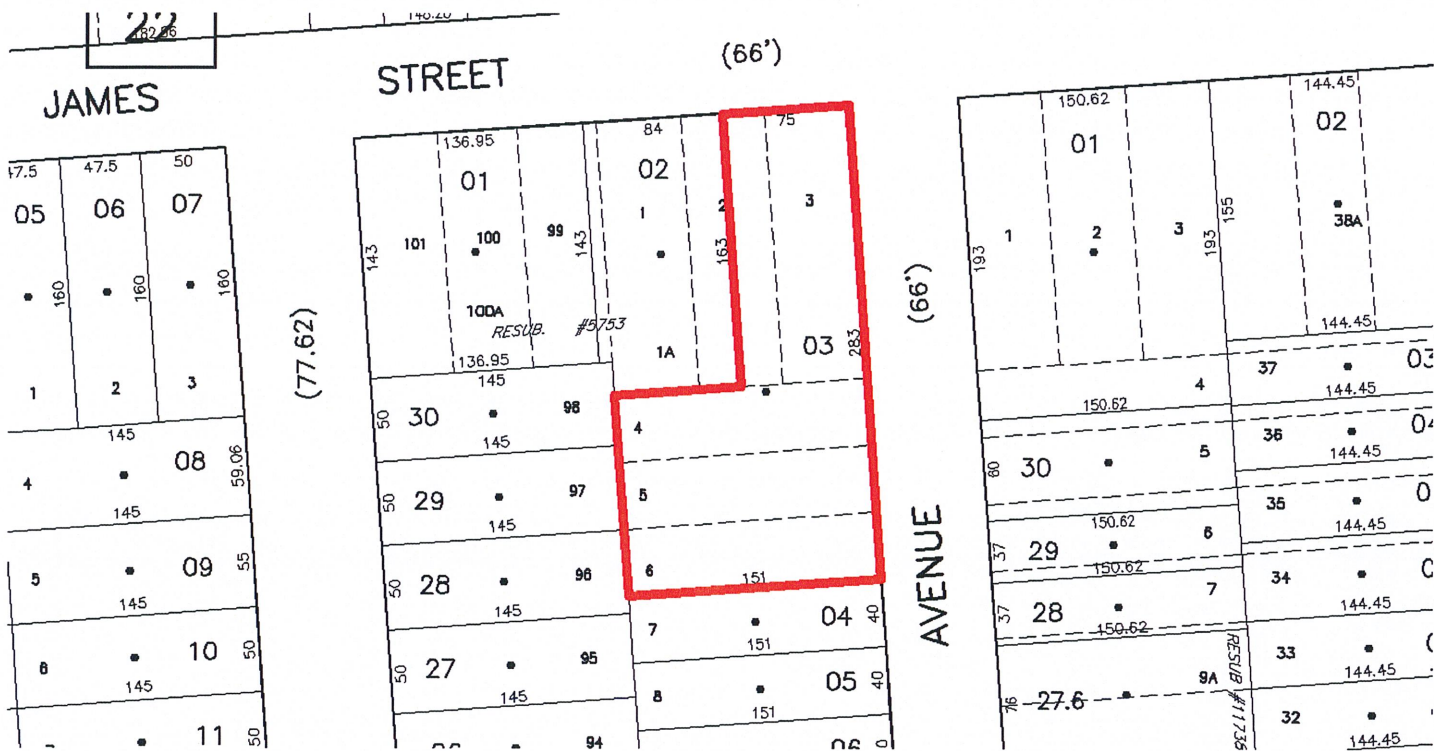
Traditional Residential (Single- and Two-Family)

These neighborhoods developed earlier in the streetcar era and include a mix of single- and two-family detached residences. The majority of housing in these areas was developed between the late-1800s and the 1920s. These typically have smaller setbacks, narrower lots, and more lot coverage than the “suburban” models that followed. Like the Streetcar Residential areas, garages are typically not attached and do not figure prominently on the primary elevation of the house. Building massing and windows are typically vertically oriented.

The two-story porch, so common throughout Syracuse, is a significant element throughout these neighborhoods. The most common are typically from the early 1900s and are built in a wide variety of styles including Colonial and Classical Revivals. Victorian-era neighborhoods, developed a few decades earlier, have different residential forms, although many of these include one-over-one, “flat-style” duplexes, as well. Many homes from this era were built as two-family homes, but larger Victorians have often been subdivided into multiple units.

These areas are typically tightly clustered around neighborhood commercial areas, which often form the spine of the neighborhood.

2378-2390 James Street



Tax Map

Lamendola, Heather

From: Auwaerter, Kate
Sent: Tuesday, December 07, 2021 2:34 PM
To: Lamendola, Heather
Cc: Don Radke
Subject: Palace Theater tenant signage standards

Heather:

Below is the follow-up to the site visit at the Palace Theater on 12/6/21. Don Radke, Bob Haley and I met with Katrina Skinner.

Members of the Syracuse Landmark Preservation Board (SLPB) met with the applicant/owner of the Palace Theater on 12/6/21 to discuss a new tenant signage standard for the theater's commercial spaces. The James Street overlay permits one wall or projecting sign on each façade facing a street with a per sign maximum area of no more than one square foot for each linear foot of façade width. The existing wall signs appear to fall within these parameters; however, the placement of the signs detracts from the unique architectural character of the building. (Note: The owner of the coffee shop has removed the logo stickers from the shop windows. The remaining seasonal decorations and small social media stickers do not negatively impact the character of the historic theater.)

The SLPB recommends and the applicant/owner was amenable to adopting the following new signage standard for the tenant spaces at the Palace Theater: No tenant signs will be attached to the brick above the storefronts. Each tenant space will have a projecting or "flag" sign that meets the guidelines of the overlay district; specifically, each projecting sign will have a clearance of 7 feet above finished grade, preferably at transom height. The exact location of each sign will be based on the individual storefront, preferably close to the tenant entrance. The sign frames will be of a standard color, material, size and illumination. Internal illumination is not recommended.

The timeline for the removal of the existing signage is up to the Planning Commission. The SLPB recommends that the change in signage take place when an existing sign is damaged, broken, or when there is a new tenant.

Kate

Kate Elliot Auwaerter
Preservation Planner/Public Art Coordinator
Syracuse-Onondaga County Planning Agency
201 East Washington Street, Suite 512
Syracuse, NY 13202
(315) 448-8108 (phone)
(315) 448-8705 (fax)



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Palace On James LLC
From: Jeffrey Harrop, Zoning Planner
Date: 11/19/2021
Re: SP - Restaurant SP-04-38M1
2378-90 James St & Stafford Ave, Syracuse, 13206

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Landmark Preservation Board	Internal Review Complete	11/19/2021	Kate Auwaerter	The SLPB reviewed the application at its 11/18/21 meeting. The board determined that the existing signage was excessive and poorly designed for the building. At a minimum, the board recommends that the logos for the café tenant be removed from the storefront windows and doors. To address the overall tenant signage, the board recommends that the property owner implement a tenant signage plan that compliments the architectural character of the building. The existing wall signs, which are located in the brick above the first story, obscure the brick and compete with the marquee. The appropriate location for the wall signs is in the transom area within the storefronts. (The salon's storefront has a delineated transom, which could be carried over to the café's storefront.) The SLPB welcomes the opportunity to provide further technical assistance to the applicant on a signage plan.

Approval	Condition
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Draft



Landmark Preservation Board
Thursday, November 18, 2021

Meeting Minutes

City Hall Room 215

CALL TO ORDER

Chair Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Cynthia Carter, Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Patrona Rowser, Lisa Tonzi

Excused: Tom Cantwell

Staff: Kate Auwaerter

APPROVAL OF MINUTES

J. Romano made a motion to approve the minutes of November 4, 2021, which was seconded by D. Leary. The minutes were approved unanimously as submitted.

OLD BUSINESS

No Old Business

NEW BUSINESS

CA-21-23 132 E. Genesee Street. The property owner was unable to attend the meeting and had requested that the board hold its review until the December 2, 2021 meeting.

Project Site Review (PR-21-23) 633-639 N. Salina Street. The applicant was not present at the meeting. K. Auwaerter provided a brief overview of the project, which includes the removal of the existing faux-stone storefront to be replaced by a new metal-frame storefront with PVC composite paneling. The project also includes all new single-hung, aluminum-clad wood windows that will fit into the existing upper-story window openings. The applicant is seeking the rehabilitation tax credits for the proposed work.

The board reviewed the application and supporting materials. Although in favor of the project, it noted that PVC composite paneling (i.e. Azek) is not recommended for storefronts in the historic district with the exception of base panels, which are in direct contact with rain, salt and snow. With the exception of the base paneling, the board recommended an alternative material for the storefront paneling, such as paintable wood. It also recommended that the upper-story windows be double-hung to allow for better ventilation of the building. The application also includes new signage that includes a projecting sign, a wall sign and logos located on the panels to either side of the storefront. The proposal requires a waiver for number of signs. The board recommended that the applicant remove the logos on the panels in order to bring the building's signage into compliance with the city's sign ordinance.

Project Site Review (PR-15-40M3) 400-28 S. Salina Street. Dave Schlosser (applicant/architect) and Jeremy Thurston (Hayner Hoyt) provided a summary of the project. D. Schlosser reminded the board that the project had received approval a number of years ago, but for a number of reasons had not moved forward. After a major tenant change, the project is again prepared to move forward, but requires some tenant-driven modifications. The chief modification is at the corner of W. Jefferson and S. Clinton streets. The new tenant has requested patio space, which they have incorporated into the upper stories of the northwest corner of the building.

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 * www.syr.gov.net/Zoning.aspx

Office Use _____ Date: 11/12/21 Case: SP-21-38ML Zoning District: BA (J50)

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

- Restaurant** (bars, taverns, coffee shops, night clubs): **Customer Area Square Footage:** _____ **Customer SqFt** _____
- Dining Room _____ Entertainment - hours & details **ENT Desc** _____
- Bar Service _____ Stage - hours _____
- Drive-Thru _____ DJ Booth - hours **DJ Desc** _____
- 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>2378-2390 James St</u>	<u>020.-07-03.0</u>	<u>Palace on James LLC.</u>	<u>09/15/2016</u>
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

* As listed in the **Department of Assessment property tax records** at <http://syr.gov.net/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) _____ 2) _____ 3) _____

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

- Demolition** (full and partial): _____
- New Construction:** _____
- Exterior** (façade) **Alterations:** _____
- Site Changes:** To update what the city has on file to the current floor and site plans

PROJECT INFORMATION (Briefly describe, as applicable.)

Business/Project Name: Cafe and Salon site plan update

Current Land Use(s): Theatre, Cafe, Salon

Proposed Land Use(s): Same

Total Number of Dwelling Units: 0

Days and Hours of Operation: Cafe Wed-Sat 7am-4pm, Salon by apt

Max Total Employees per Shift: 4

Total Number of Onsite Parking Spaces: 40+

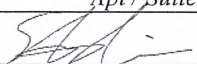
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

We changed the flooring to laminate in the cafe and the salon and updated the signage for the new cafe tenant. There is now a non permanent cooler in replacement of one of the counters. We are turning in the current floor plans, though not all the items in this plan are attached to the floor and are moveable.

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.**

Stephen	Skinner	Owner	Palace on James LLC.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
116 Hickok Ave		Syracuse	NY	13206	Phone: 315-373-6896
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 11-5-21		

<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**

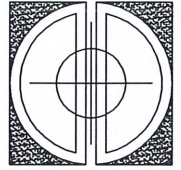
I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best 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)

Katrina	Skinner	CFO	Palace Theatre		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2384 James st		Syracuse	NY	13206	Phone: 315-491-3272
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: katrina@sacredmelod</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)

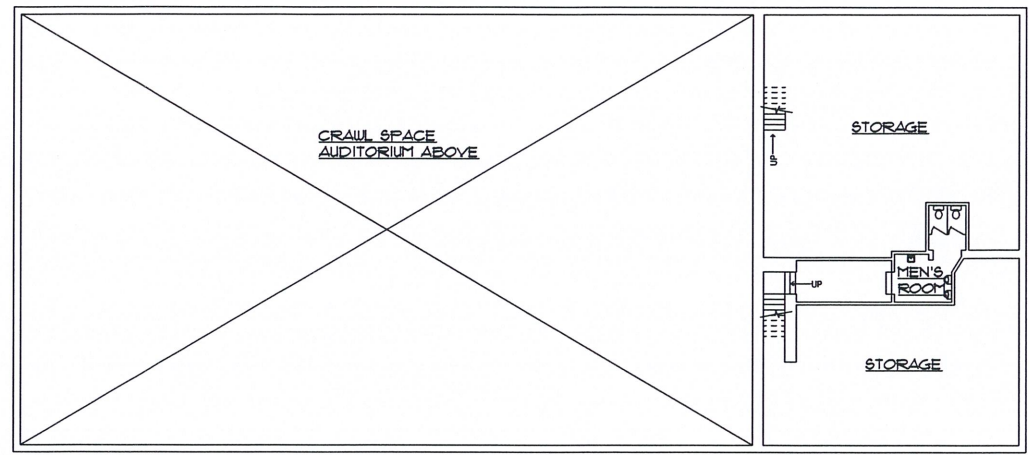
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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>



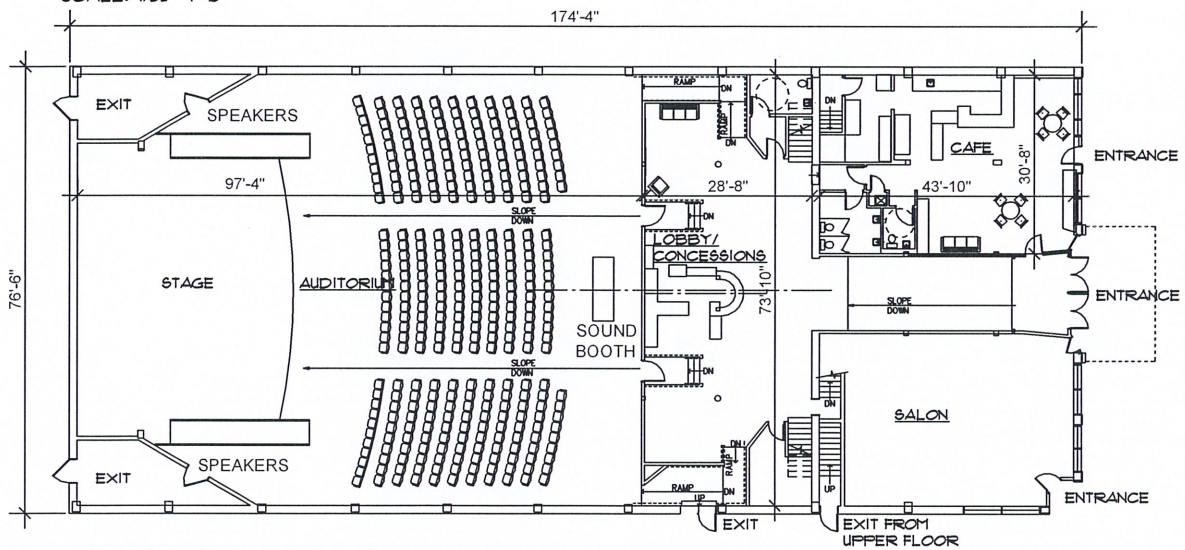
D.G. Dunsmore
 Architect P.C.

4929 MANOR HILL DRIVE
 SYRACUSE, NEW YORK 13215
 TEL. (315) 720-3006

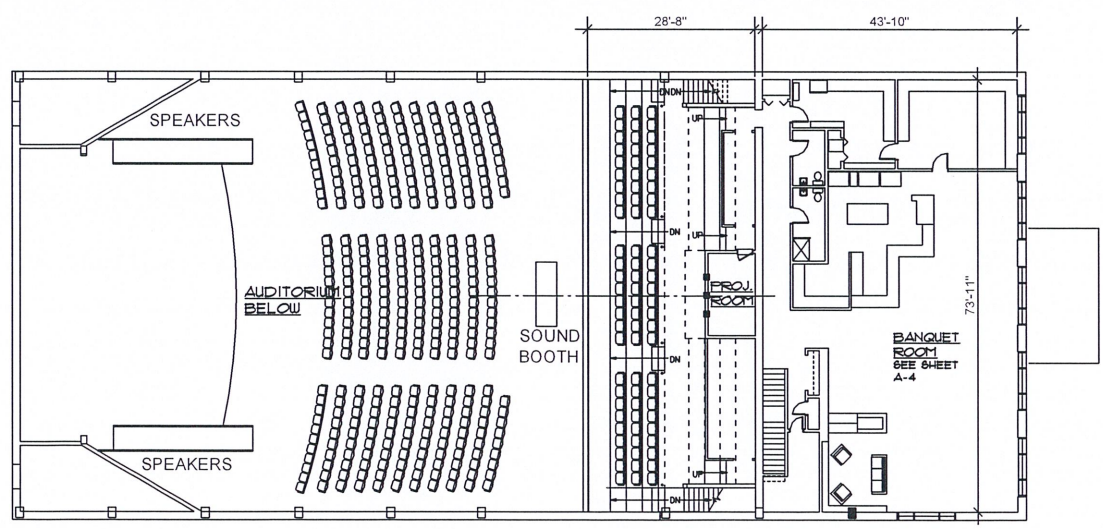
E-MAIL
 ddunsmo1@tcwcn.nyrr.com



PARTIAL BASEMENT PLAN
 SCALE: 1/32" = 1'-0"



GROUND FLOOR PLAN
 SCALE: 1/32" = 1'-0"

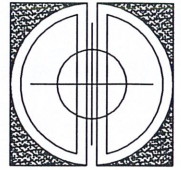


UPPER FLOOR PLAN
 SCALE: 1/32" = 1'-0"

PROJECT

Plans for:
THE PALACE THEATRE
 2384 James Street
 Syracuse, New York 13206

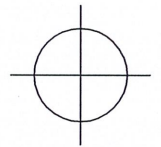
PROJECT NO
DRAWN BY DGD
CHECKED BY
DATE 16 OCT 2021
SCALE AS NOTED
TITLE OVERALL FLOOR PLANS 8.5"x11" SHEET
SHEET NO 1 of 2



D.G.
Dunsmore
 Architect P.C.

4929 MANOR HILL DRIVE
 SYRACUSE, NEW YORK 13215
 TEL. (315) 720-3005

E-MAIL
 ddunsmo1@twcny.rr.com



PROJECT

Plans for:
THE PALACE THEATRE
 2384 James Street
 Syracuse, New York 13206

PROJECT NO

DRAWN BY
DGD

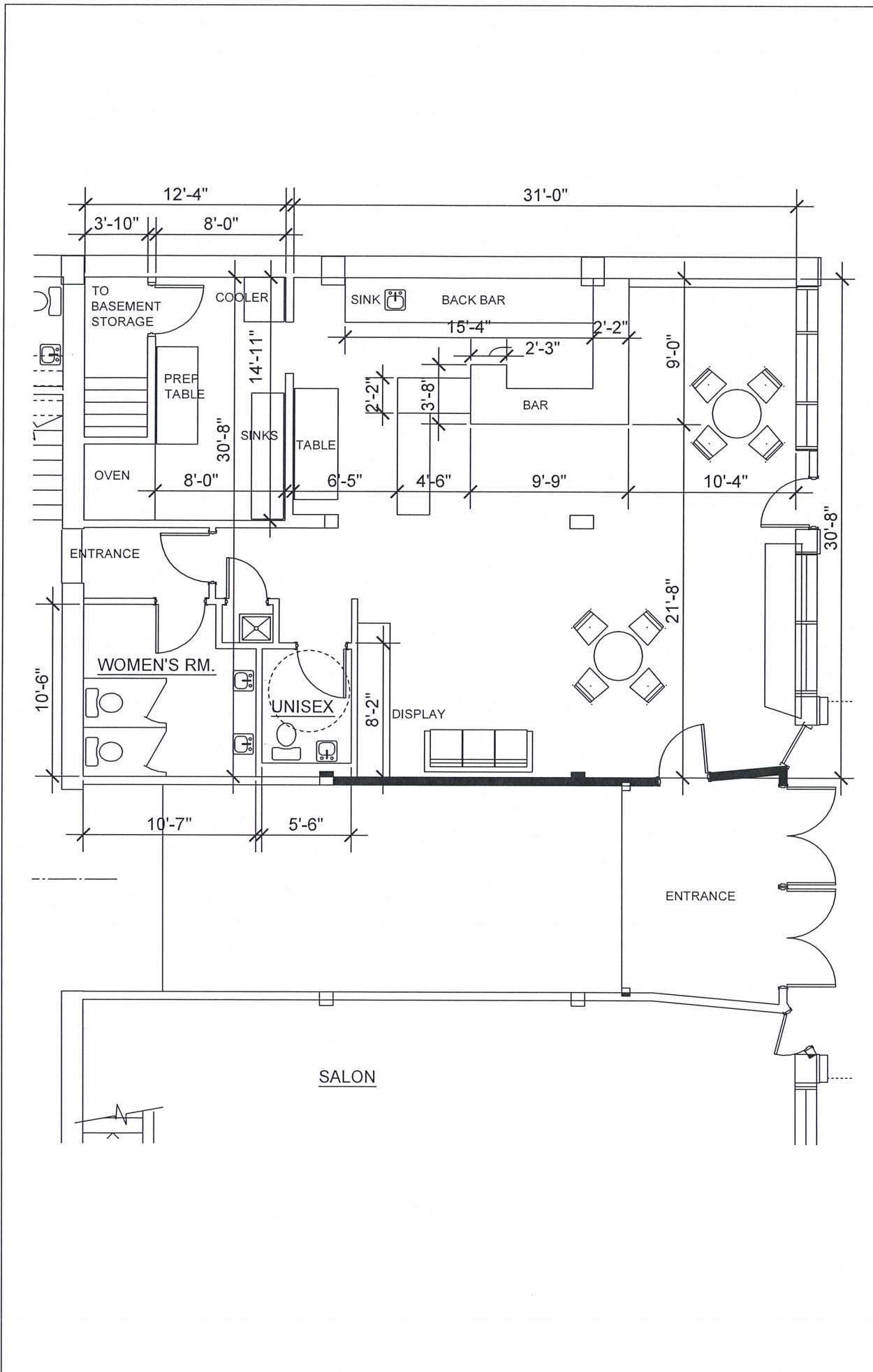
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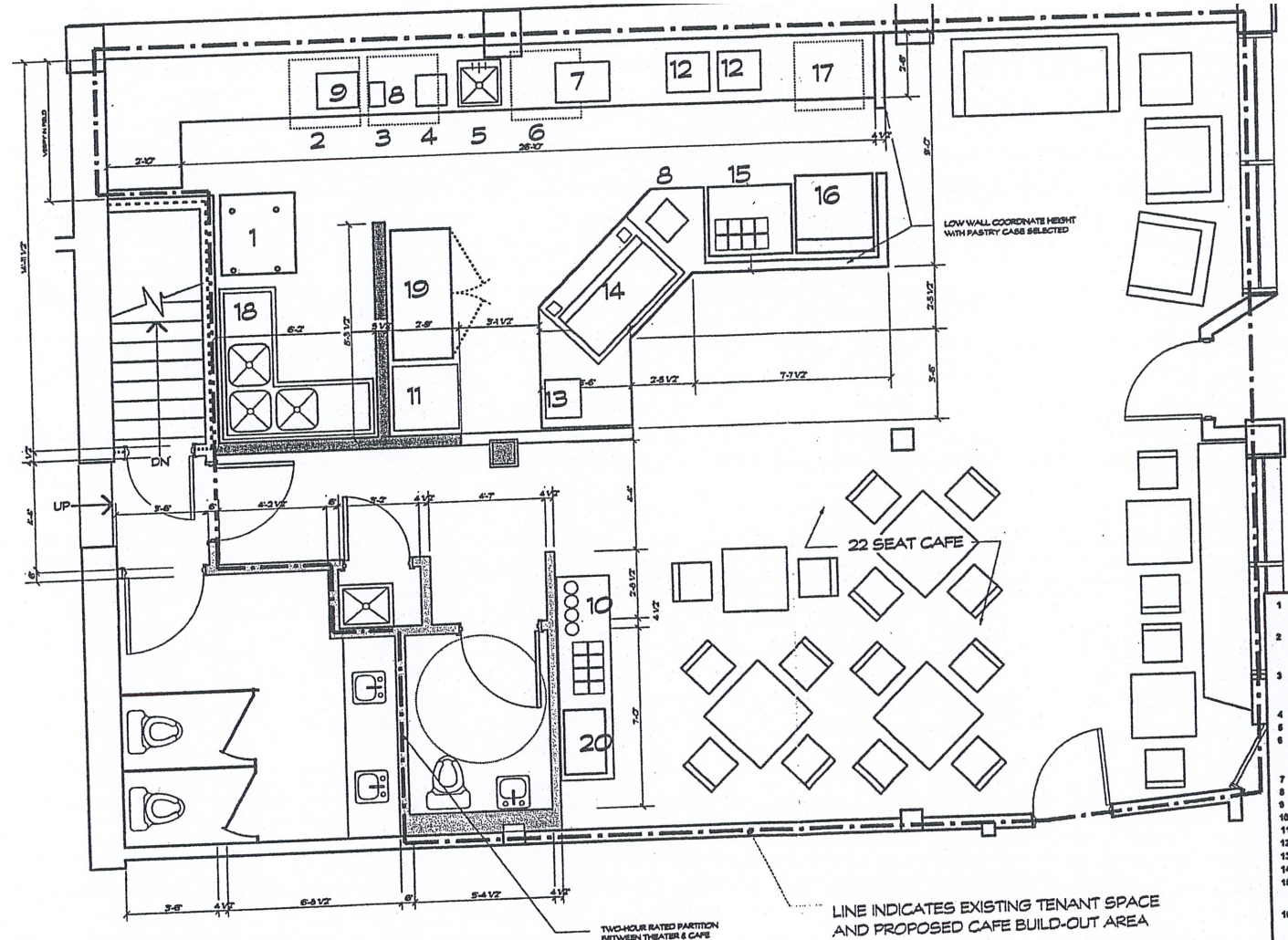
DATE
16 OCT 2021

SCALE
1/8" = 1'-0"

TITLE
**CAFE
 PLAN
 8.5"x11"
 SHEET**

SHEET NO
A2 of 2





LOW WALL COORDINATE HEIGHT WITH PASTRY CASE SELECTED

TWO-HOUR RATED PARTITION BETWEEN THEATER & CAFE

LINE INDICATES EXISTING TENANT SPACE AND PROPOSED CAFE BUILD-OUT AREA

A1 CAFE FLOOR PLAN
SCALE: 1/2" = 1'-0"



- 1 DOUBLE DECK MASTER HALF-SIZE CONVECTION OVENS - OPEN STAND GARLAND # MOC-E-525
- 2 FRONT-BREATHING UNDERCOUNTER REACH-IN REFRIGERATOR DELFIELD # UC4432N
- 3 FRONT-BREATHING UNDERCOUNTER REACH-IN FREEZER DELFIELD # 4532N
- 4 BLENDER
- 5 HAND SINK
- 6 FRONT-BREATHING UNDERCOUNTER REACH-IN REFRIGERATOR DELFIELD # UC4432N
- 7 BULK MILK DISPENSER
- 8 COFFEE GRINDER
- 9 COFFEE BREWER
- 10 AIR POTS
- 11 REACH-IN JUICE REFRIGERATOR
- 12 PANINI GRILL
- 13 CASH REGISTER
- 14 ESPRESSO MACHINE
- 15 SELF-CONTAINED SALAD TOP REFRIGERATED TABLE DELFIELD # 145295
- 16 HIGH VOLUME REFRIGERATED BAKERY CASE FEDERAL INDUSTRIES # SGR3648
- 17 FRONT-BREATHING UNDERCOUNTER TWO-DRAWER REFRIGERATOR DELFIELD # UC04432N
- 18 GREASE TRAP BELOW TRIPLE BASIN SINK
- 19 DOUBLE DOOR REACH-IN REFRIGERATOR DELFIELD # RR-8 SERIES
- 20 ICE - SODA DISPENSER

MG
Architects
617 North Baldwin Street
Syracuse, NY 13208 USA
Tel 315-423-2797
Fax 315-423-3711
www.mgarchitects.net

PER-IT REVIEW 07 SEPT 04
PL&S CONTROL REVIEW 25 AUG 04
OWNER REVIEW 08 AUG 04

CAFE FLOOR PLAN
A2.3

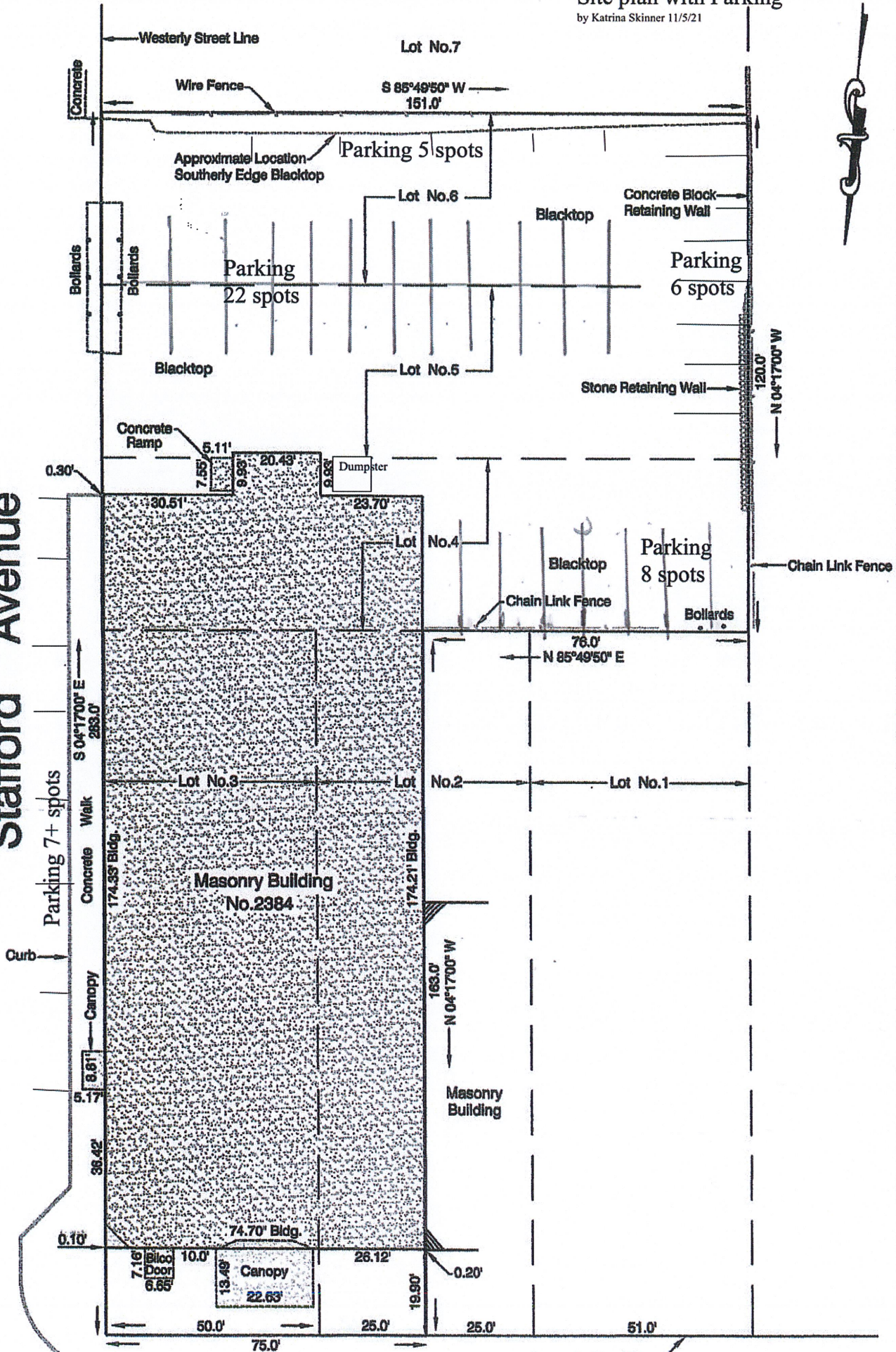
SP-04-38

*App'd by CPC
10/4/2004*

Site plan with Parking

by Katrina Skinner 11/5/21

Stafford Avenue







Signage:

Header sign

temporary vinyl logos on window

temporary vinyl social media on

window, hours beside window

the rest is temporary holiday
decoration

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Palace layout update			
Project Location (describe, and attach a location map): 2378-2390 James Street at the Palace theatre.			
Brief Description of Proposed Action: It has been requested that we turn in current floor plans to the theatre and the two current store fronts.			
Name of Applicant or Sponsor: Stephen & Katrina Skinner		Telephone: 315-491-3272 E-Mail: katrina@sacredmelody.com	
Address: 2649 James Street			
City/PO: Syracuse		State: NY	Zip Code: 13206
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"/>
			YES <input checked="" 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: Special permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

