

City of Syracuse Zoning Administration

Application for SPECIAL PERMIT Review by the Planning Commission

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: Case Number: SP- Zoning District:

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

1001 E fayette st, 223 S. Crouse Ave (these are a connected continual space) Syracuse NY 13210

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section: Block: Lot:
Section: Block: Lot:
Section: Block: Lot:

This APPLICATION is for a:

- Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
- Gasoline Service Station
- Car Wash Facility
- Care Home
- Parking Lot or Parking Garage
- Transitional Parking Area
- Offices of Religious and Educational Institutions
- Bed and Breakfast
- Other Special Permit Uses (describe)

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

As we spoke about in our meeting. Luna Cafe is a cat cafe with a large continues space, that is divided off to ensure both the cat are and the dining area are completely seperate. We will have no alcohol. In the dining area, we will have window seating with city views, counter seating, and table seating. We will have warm lighting hung up inside to be inviting. All of our food is currently baked and will be served in the dining area. We won't need a hood per the fire dept due to only baking our food. The second area will have tables, seating, cat trees, and an area cordoned off for the cats to be able to have their "me" time. Each room has a bathroom, so if a patron needs to use it, they will be no back and forth. We will have a cat handler in the cat room at all times to monitor the cats, patrons, and make sure everything runs smoothly. Each area has multiple exits and all will be labled. We will code this as a restaurant for both based on advice at meeting

PROPERTY OWNER INFORMATION:

Name(s):
Mailing Address:
Zip: Daytime phone: Home phone:
E-mail:

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

Contract Purchaser(s)
 Tenant
 Co-Applicant
 Other (please state):

Name(s):

Mailing Address:

Zip:
 Home phone:
 Day Phone:

E-mail:

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

Attorney
 Architect
 Contractor
 Other

Name(s):

Mailing Address:

Zip:
 Telephone:
 E-mail:

DESCRIPTION OF OPERATION:

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

Number of off-street parking available (site plan required to indicate location):

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR: OTHER FLOORS:

12 residential units total - 6 on second and 6 on 3rd.

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

SIGNAGE INFORMATION:

Size and location of all **existing AND proposed** signage (use additional sheet if necessary)

A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

Size	<input type="text" value="7ftx2ft"/>	Location	<input type="text" value="Side of build existing signage"/>	Type	<input type="text" value="side of building"/>
Size	<input type="text"/>	Location	<input type="text"/>	Type	<input type="text"/>
Size	<input type="text"/>	Location	<input type="text"/>	Type	<input type="text"/>

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

- Dining room Bar Service Drive-thru
- Entertainment Stage DJ Booth
- Light Duty auto repair Heavy Duty auto repair
- Car Wash Facility New Auto Sales Used Auto Sales

Has owner obtained or applied for a Certificate of Use: Yes No

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.

T. Andrew Devorsetz Member 1001 Fayette LLC

10/7/2020

Signature of CURRENT PROPERTY OWNER
(or owner's LEGAL representative)

Date

T. Andrew Devorsetz

PRINT NAME OF PROPERTY OWNER

***Please note that if referrals are necessary for this application,
additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

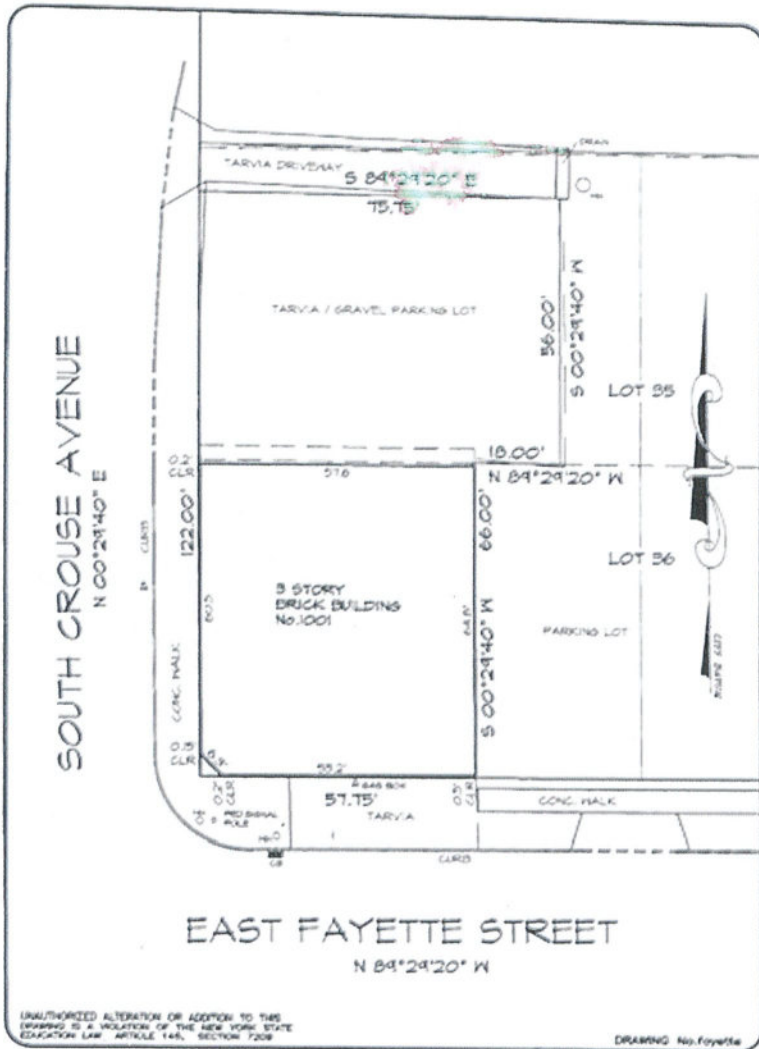
REFERRAL NEEDED



ONONDAGA COUNTY PLANNING BOARD

SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).

OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

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	LOCATION SURVEY ON PART OF LOTS 35 & 36, BLOCK 210, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK. KNOWN AS No. 1001 EAST FAYETTE STREET	DATE 4/28/01 SCALE 1"=20' REVISED 9/28/01
	THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF THE ACTUAL SURVEY	
	GLEN A. MIHAL, L.S. #049865 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK	

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: Luna Cafe			
Project Location (describe, and attach a location map): 1001 E Fayette St and 223 S Crouse Ave Syracuse NY 13210			
Brief Description of Proposed Action: I am opening a cat cafe in Syracuse. I am doing no remodeling or construction and the building is ready for move in. I had a meeting with city officials via web ex to go through all the details of the project and the area. We received praise and support from the city as well as the mayor who was on the meeting. We are almost ready to open, but need to finish getting our permits. I am not the building owner. He assisted me in filling this out.			
Name of Applicant or Sponsor: Joshua Davis		Telephone: 315-935-6966	
		E-Mail: jad2113@gmail.com	
Address: k7 cedar circle			
City/PO: liverpool		State: ny	Zip Code: 13090
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 checked="" type="checkbox"/>
			YES <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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .17 +- 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? _____ .17 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Public Sewer	<input type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

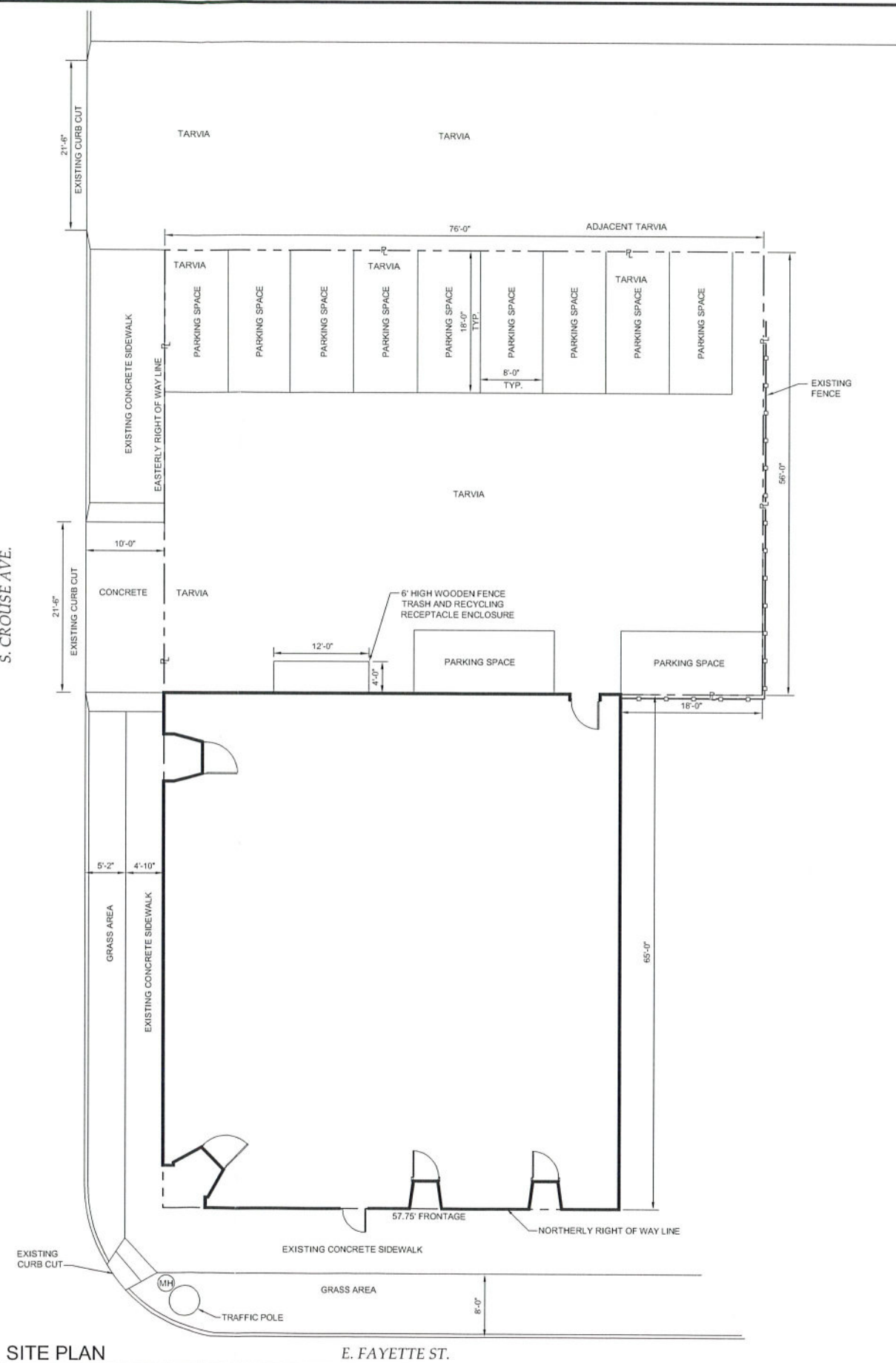
S. CROUSE AVE.



E. FAYETTE ST.

SIGNAGE

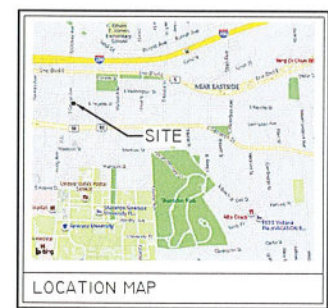
S. CROUSE AVE.



SITE PLAN

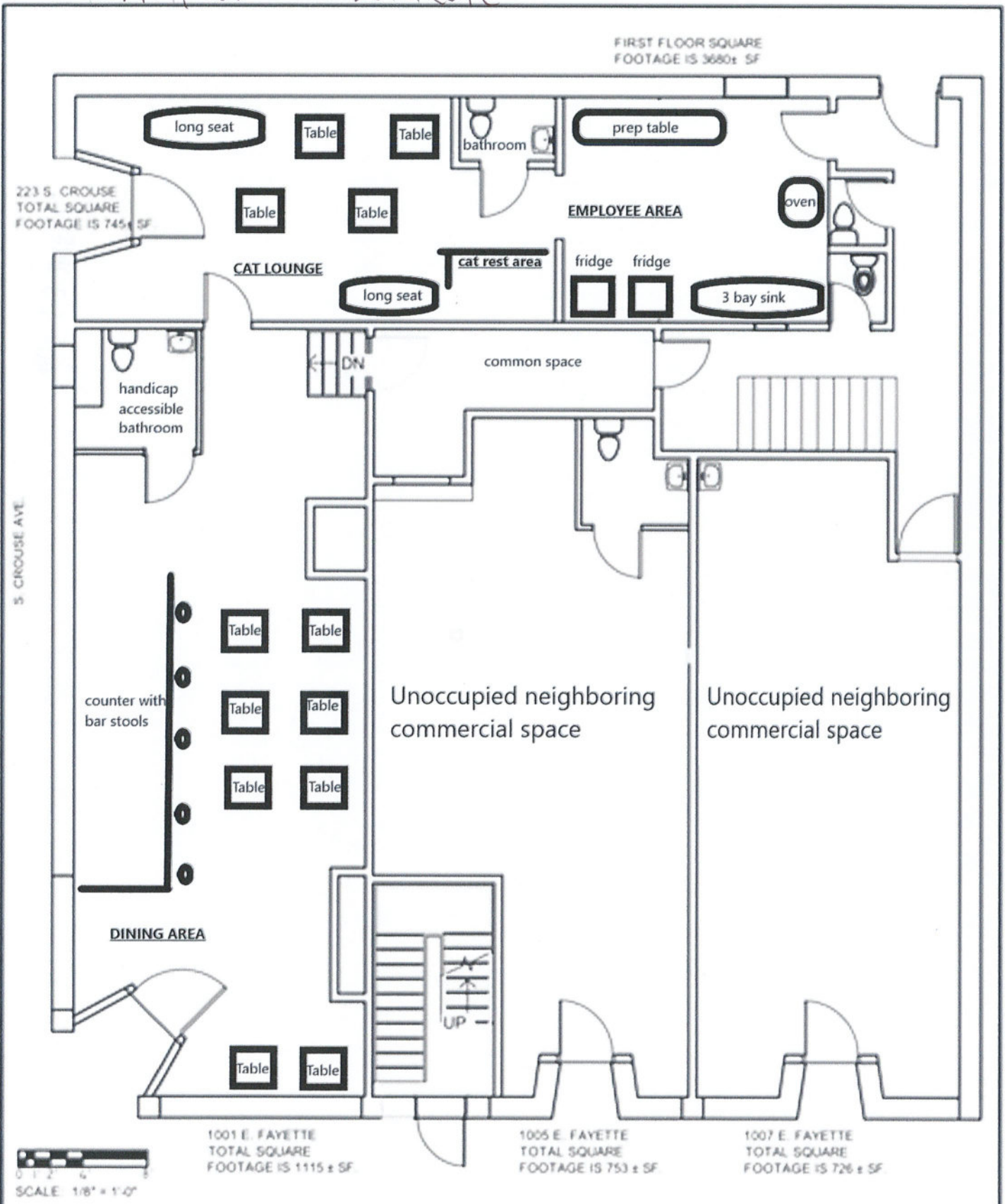
E. FAYETTE ST.

0 1 2 4 8
SCALE: 1/8" = 1'-0"



LUNA CAFE SITE PLAN
1001 E. FAYETTE STREET
SYRACUSE, NEW YORK

Floor Plan w/ Scale - Luna Cafe



1001, 1005, 1007 E. FAYETTE STREET
AND 223 S. CROUSE AVE.

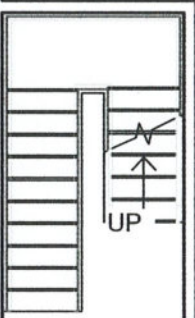
floor plan with scale - Luna Cafe

FIRST FLOOR SQUARE
FOOTAGE IS 3680± SF

223 S. CROUSE
TOTAL SQUARE
FOOTAGE IS 745± SF.

S. CROUSE AVE.

DN



SCALE: 1/8" = 1'-0"

1001 E. FAYETTE
TOTAL SQUARE
FOOTAGE IS 1115 ± SF.

1005 E. FAYETTE
TOTAL SQUARE
FOOTAGE IS 753 ± SF.

1007 E. FAYETTE
TOTAL SQUARE
FOOTAGE IS 726 ± SF.

1001, 1005, 1007 E. FAYETTE STREET
AND 223 S. CROUSE AVE

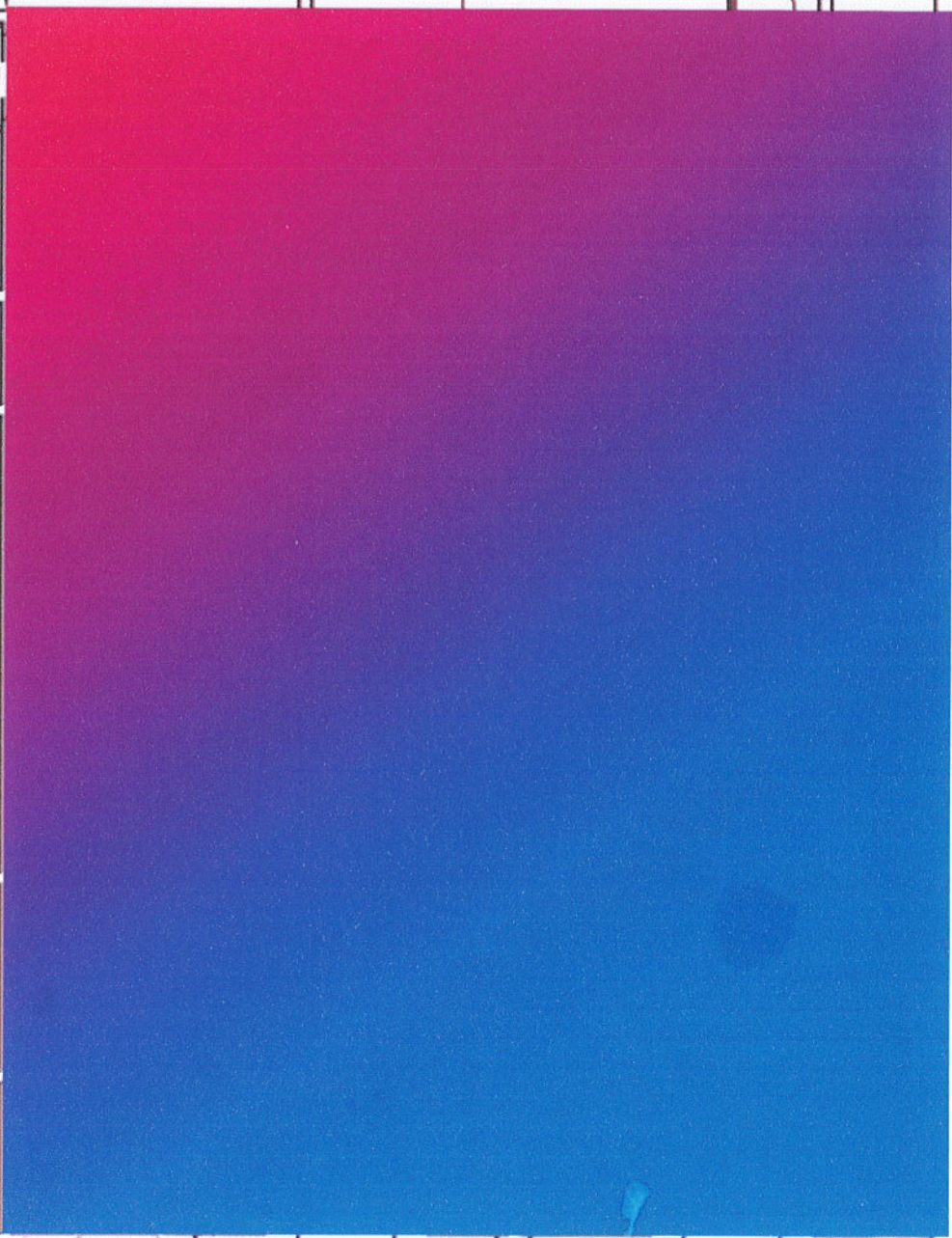
223 S. CROUSE
TOTAL SQUARE
FOOTAGE IS 745± SF.

FIRST FLOOR SQUARE
FOOTAGE IS 3680± SF

Cat
Lounge

Employee
Area

Dining
Area



S. CROUSE AVE.

1001 E. FAYETTE
TOTAL SQUARE
FOOTAGE IS 445± SF

1005 E. FAYETTE
TOTAL SQUARE
FOOTAGE IS 753± SF

1007 E. FAYETTE
TOTAL SQUARE
FOOTAGE IS 735± SF

30'

LOFT ABOVE
3'-0"

14'

47'

4'-10"

5'-10"

7'-5"

7'-6"

10'-7"

3'-9"

DN

18'-2"

47'-9 1/2"

18'-0"

8'-4"

5'-10 1/2"

Luna Cafe Parking Waiver

To whom it may concern:

We are requesting a parking waiver for our cat cafe and have multiple options available to our customers. We presented these during our virtual meeting to the city.

Alternate options:

- 1- Ample street parking that goes on for multiple blocks.
- 2-1 bus stop that stops directly in front of cafe and another on the other side within a block.
- 3-Uber discount program, anyone who takes a ride share will get 10% off. We want to help residents save who aren't able to drive to us.
- 4- Paid lots nearby and monthly lots for employees to rent.
- 5- Bike racks to be installed where the city approves. The building owner loves this idea.

Thank you for your consideration. I believe we have so many options at this location for our customers.

Josh Davis

Luna Cafe

Luna Cafe Packet 1:

Application

Floor plan to scale

Site plan to scale

Survey

Labeled hand drawn layout

Note: Due to not doing any construction, remodeling, or any building changes. We called and were told to add this note as there may not be a need at all for a site plan. I didn't realize in the first mail out packet that we didn't. I still included a site plan to scale if this information is incorrect.

Luna Cafe Packet 2-

Exterior signage drawing/photo

Photos keyed to property and area

Letter of Introduction

Contact Sheet

To Whom It May Concern;

Thank you for educating me on what was missing and needed to process the application for Luna Cafe. The entire process has been a learning experience and I apologize about any errors of the past or going forward. I greatly appreciate your patience. I'm including all contact information on this page. If you need anything else, please feel free to email me and let me know. That way you wont have to go out of your way to send anything back to me/we can expedite correcting the error. I believe I have everything in this new packet. Thank you again!

Josh Davis
Luna Cafe
315-935-6966
jad2113@gmail.com

Luna Cafe

10/20/20

To The City,

Thank you again to all of the members of the city leadership including Youlanda, Heather, and Mayor Walsh that attended the meeting with our cafe. It was incredibly helpful having you all review the location and explain different steps we needed to take to open up. As per what was recommended, we have included all of the paperwork to get our special permit for the cafe. Once this is complete we will apply for the waiver for parking that was also recommended. We have already been in contact with the fire dept. and we actually will not need to install a hood because we are going to be only baking with a electric oven and there will be no cooktops (open fire or otherwise) in the cafe. We may even utilize a local rentable commercial kitchen if there is something additional that we need made for the day. This will save a lot of my savings and help not having to worry about that expensive installation or coding.

In the meantime we have been diligently working on painting and organizing the inside. Once we open we will have an article in the Daily Orange and Spectrum News. We were also going to work with 93Q on having an awesome live event. These are future plans though. So right now it's just trying to organize the many things that need to be done like this special permit, then parking, then I believe sewer. Once all that is done and we are closer to opening we will get our food service permit. Unless of your course you all recommend I should do that faster.

Thank you again for assisting me in not only allowing my dream to come true, but allowing us to bring such a unique cafe to our city.

-Josh Davis,









FOR LEASE
CALL 415-8018
RETAIL OR OFFICE

COMING SOON



















