

City of Syracuse
Office of Zoning Administration

VARIANCE APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

VARIANCE REQUESTED (Check applicable and briefly describe.)

- ☒ Area Variance: Business-A zone, off street parking: B-III-2.9
Cited Zoning Ordinance _____
Part(s), Sec(s), Art(s): _____
- ☐ Use Variance: _____
Cite Zoning Ordinance _____
Part(s), Sec(s), Art(s): _____

<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>1011-1013 Park Street</u>	<u>009.-16-29.0</u>	<u>Hassan & Salat Muse</u>	<u>3-13-2020</u>
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the **Syracuse Department of Tax 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) Special Permit 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe.)

- ☐ Demolition (full and partial): _____
- ☒ New Construction: interior: convert apartment to hot-food take-out business
- ☐ Façade (Exterior) Alterations: _____
- ☒ Site Changes: fencing, replacement of asphalt with new paving and plants

PROJECT INFORMATION (Briefly describe, as applicable.)

Business/Project Name: _____

Current Land Use(s): Business A - residential use

Proposed Land Use(s): Business A - mixed residential and retail use

Number of Dwelling Units: two apartments

Days and Hours of Operation: 10am-9pm, 7 days per week

Number of Onsite Parking Spaces: zero

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

Change of occupancy from an existing apartment to a new commercial fast-food take-out business requires interior renovations. Such renovations must meet the NYS Building Code 2020 for new construction. The existing driveway is not sufficiently wide enough for both a parked car and an unobstructed 3'-0 wide exit pathway. DPW Traffic Planner has recommended the abandonment of the driveway, and its use as a pedestrian alley. This application shows those changes, but those changes do not provide the required two parking spaces. We request waiver of off-street parking, otherwise, this project is not feasible.

USE VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

A Use Variance is permission to establish a land use which is not allowed by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that this has caused an unnecessary hardship using all of the four tests below. ***Briefly describe below how each of the required Use Variance tests is met and attach all supporting materials.***

1. Describe how the property is incapable of earning a **reasonable return** on initial investment if used for any of the allowed uses in the district (actual "dollars and cents" proof must be submitted):
N.A.

2. Describe how the property is being affected by **unique circumstances**, or at least highly uncommon circumstances:
N.A.

3. Describe how the variance, if granted, will not alter the essential **neighborhood character**:
N.A.

4. Describe how the hardship is not **self-created**:
N.A.

AREA VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety and welfare through a five-part balancing test. *Briefly describe how an Area Variance would affect the community using the following five tests and attach all supporting materials.*

1. Describe whether an undesirable change will be produced in the **character of the neighborhood**, or a detriment to nearby properties will be created by the granting of the area variance:

~~Elimination of the driveway and parking will improve the appearance of the neighborhood by creating new grass/lawn areas, and new hard landscaping surfaces. The metal fence and gate at the building front, and a wood wall beyond will screen equipment from street view. It will demark the separation between public and private spaces, and will create new outdoor living spaces for the apartment tenants. Many apartment renters in this neighborhood do not have vehicles, which reduces the neighborhood's overall parking demand.~~

2. Describe whether the benefit sought by the applicant can be **achieved by some other method** which will be feasible for the applicant to pursue but would not require an area variance:

~~Even with the removal of five large trees, the site is too small to create "workable parking" spaces on the site. Workable parking requires sufficient space for vehicles to turn-around on the site so that a vehicle can exit the driveway in forward direction, rather than backing into the street. Presently only one car can park in the driveway and must back into the street.~~

3. Describe whether the requested area variance is **substantial**:

~~The requested variance is not substantial. The entire block of Park Street is zoned for business, and on-street parking is common. The addition of one or two cars on the street will not noticeably change the appearance of the neighborhood. Neither of previously approved changes on this property, the special permit for the bar and the subsequent conversion to 3 apartments, did not have the required off-street parking, so granting this waiver will not increase neighborhood parking demand.~~

4. Describe whether the proposed area variance will have an **adverse effect or impact** on the physical or environmental conditions in the neighborhood or district:

~~Changing the driveway to an alley will not increase the impact on the environment. The alley surface will maintain the same square footage of hard surface of the driveway, so no increase in drainage -- but the removal of the driveway entrance will increase rain-adsorbing lawn area, reducing run-off. Also the site improvements in the front of the building will remove existing asphalt and create new planting beds and lawn area to adsorb rain.~~

5. Describe whether an alleged difficulty is **self-created**.

~~The building appears to be Victorian style, c. 1880-1890, which was constructed prior to the existence of the present Zoning Code. The property is zoned Business-A. Retail use is by-right in this zone. The property had an existing special permit for a previous bar. The only impediment to the by-right use of this property for retail purposes is the residential parking requirement.~~

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

Hassan	Muse	owner			
First Name	Last Name	Title	Company		
1224 Park St.			NY 13203	Phone: 315 414 7154	
Street Address	Apt / Suite / Other	City	St Zip	Email: Hassenmuse@yahoo.com	
* Signature: Hassan Muse			Date: 01-28-2021		

Salat	Muse	owner			
First Name	Last Name	Title	Company		
1224 Park St		Syracuse	NY	Phone: 315 414 7154	
Street Address	Apt / Suite / Other	City	St Zip	Email: hassanmuse@yahoo.com	
* Signature: Salat Muse			Date: 01-28-2021		

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

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* 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)

Hassan	Muse	owner			
First Name	Last Name	Title	Company		
1224 Park St.		Syracuse	NY 13203	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	
First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	

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

William	Pitcher	Architect	Pitcher Architect PLLC		
First Name	Last Name	Title	Company		
124 Feigel Avenue		Syracuse	NY 13203	Phone: 315 474 1210	
Street Address	Apt / Suite / Other	City	St Zip	Email: JobsPitArch@gmail.com	
First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	

617.20
Appendix B
Short Environmental Assessment Form

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: Renovations - 1011 Park Street; Syracuse, NY							
Project Location (describe, and attach a location map): 1011 Park Street, middle of block between Division Street & Mary Street, Syracuse, NY							
Brief Description of Proposed Action: Majority of work is interior renovations. New ADA ramp will be constructed next to the public sidewalk.							
Name of Applicant or Sponsor: <i>Hassan Muse</i>		Telephone: <i>315 414 7159</i>					
Address: <i>1224 Park St</i>		E-Mail: <i>hassanamuse@yahoo.com</i>					
City/PO: <i>Syracuse</i>		State: <i>NY</i>	Zip Code: <i>13208</i>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 2px;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building permit from City of Syracuse, NY			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 2px;"><input type="checkbox"/></td><td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td></tr></table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.1 acres					
b. Total acreage to be physically disturbed?		0.01 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.1 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	
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"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	<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: _____	<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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<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? If Yes, describe: _____	NO	YES
_____	<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? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Hassan Muse</u> Date: <u>11-17-2020</u> Signature: <u>Hassan Muse</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Name of Lead Agency </div> <div> <hr/> Date </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Print or Type Name of Responsible Officer in Lead Agency </div> <div> <hr/> Title of Responsible Officer </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Signature of Responsible Officer in Lead Agency </div> <div> <hr/> Signature of Preparer (if different from Responsible Officer) </div> </div>	

PRINT

AREA VARIANCES.

1011 Park Street

Syracuse, NY

March 31, 2021



PITCHER architect PLLC

124 Feigel Avenue | Syracuse, NY 13203
315.474.1219 | JobsPitArch@gmail.com

Area Variance Documents

This report: Special Permit Summary
 Letter – Wavier Requests
 Site photographs
Special Permit Application form
Environmental Short form
Proposed Menu
Onondaga County, Tax Report
Syracuse, current Zoning Map: Residential, RA
Syracuse, proposed Rezone Syracuse map, Mixed Use, MX-1
Rezone Syracuse, code requirements, MX-1

AREA VARIANCE APPLICATION

The applicant is proposing to convert an apartment to a hot-food take-out store. The change of occupancy will have a small waiting/service area for customers, food preparation area, and a storage room. The property is in a Business-B zone, and commercial uses are by-right.

The neighborhood has many immigrants from northern Africa, but lacks any store that provides traditional ethnic foods. Proposed operation would be 7 days per week from 9:00 a.m. to 11:00 p.m., with two full-time staff.

The property was constructed in the late 1800's as a residential house. In the past the entire building had been a bar. It was then converted to three apartments (two on the first floor and one on the second floor). It is proposed to convert the first floor front apartment back into the new hot-food take-out.

Proposed exterior renovations are (see drawings L-2, A-3 & A-4):

- Conversion of driveway into non-vehicle alley, with new fence
- New sidewalk and pavers
- New wall signage on the building

The proposed interior renovation is to convert the front first-floor apartment into one commercial space. This new space will become the hot-food take-out business. The first-floor rear and second-floor apartment will remain unchanged. After the change of occupancy, the building will have two apartments and one commercial space. Per recommendation of DPW planning, the driveway is being abandoned, so there will be no off-street parking spaces. The applicant asks for a waiver of this requirement.

The property, a Business-A, shares a rear property line with a Residential-RA property. A new fence screening is proposed along rear property line that abuts the neighboring residential property line, and will continue along the side property line to the neighboring building on a Business-A lot.



PITCHER | architect PLLC

124 Feigel Avenue
Syracuse, NY 13203
315.474.1219
JobsPitArch@gmail.com

March 31, 2021
Zoning Administration
Via Email

Subject: Area Variance Application, 1011 Park Street, Syracuse, NY

To Whom It May Concern:

It should be noted that there was a Special Permit for a bar on this property. When the bar closed, the building was converted to 3 apartments on a Business-A lot. This request for a modified Special Permit will convert the front first floor apartment to a "hot food take-out" business, leaving two remaining apartment in the building.

Following are the responses to the City Department and Zoning Administration comments.

1. A **Special Permit** is being sought for a "hot food take-out" business. The existing Zoning Code states the requirements of "sit-down, table services restaurants" where patrons will be parking vehicles and spending 45 minutes or more for service. Hence, the various requirements for lot sizes, off-street parking, street frontage and screening.

- However, patrons of this establishment may only be in the building 5 minutes, parking demand is reduced.
- Further, it is anticipated the ethnic menu will draw neighborhood residents, many of whom do not have vehicles.

2. **Off-street parking.**

Zoning: one space is required for the each apartment, and one space is required for the hot-food take-out space. We REQUEST WAIVER OF ALL OFF-STREET PARKING SPACES.

The applicant mailed letters to the three nearby property owner, inquiring about renting the required off-street parking spaces. None of the owners responded to the inquiries.

DPW Traffic Planner:

- We agree with his recommendation to eliminate the driveway, thus eliminating the one possible parking space, because it provides space for locating the kitchen equipment.
 - Further the NYS Building Code will require a clear 3-foot wide exit pathway to

the street. Any vehicle parking would block that exit pathway, due to the narrowness of the driveway. Therefore, the currently enforce Building Code prevents continued use of the driveway.

- As shown on the site plan, sheet L-2, there isn't sufficient turn-around radius without the neighbor also giving up one of his tenant parking spaces.
- Regarding the suggestion of securing an easement across the neighboring property, we have not pursued those options because:
 - Because of the lack of responses to our letters,
 - "Shared driveways" are expensive to create (the neighbor will want some payment to sell the easement rights, plus legal fees),
 - Easements are expensive to maintain (the neighbor will probably want shared maintenance and repair expenses),
 - Such an easement would reduce the neighbor's lot development size by prohibiting any construction within the easement,
 - Easements dependent the good will the neighboring property owner and neighboring tenants to maintain access to this property,

3. Visual fencing at lot lines: There is an existing wood fence to the northwest property line and facing an adjacent Business A property. Proposed is a new 6-foot high wood stockade fence along the rear property line with a Residential property on Division Street, and the fence will continue along the southeast property line with an adjacent Business A building. We propose to stop this fence at the building because the neighboring building lacks any active windows on the first floor

WE REQUEST A WAIVER FOR THIS PORTION OF THE FENCE.

4. Landscape planting beds: The required 8 foot wide landscape planting bed along the sidewalk is not physically possible, the building is only setback two feet six inches from the right-of-way line. We do propose new plants within that space.

WE REQUEST WAIVER OF EIGHT-FOOT WIDTH FOR PLANTING BEDS. We believe that the

Sincerely yours,



William J. Pitcher, R.A.

Park street runs southeast to north west.

These are the property lines:

FRONT, north east line

RIGHT SIDE, north west line

REAR LINE, south west line

LEFT SIDE, south east line



1. Across street from 1011, looking down Park Street to southeast. Division street is at the far end of the apartment building.



2. 1011, house to left.



3. To right: diagonally across Park Street



4. Looking down Park Street to northwest, to Mary St intersection.



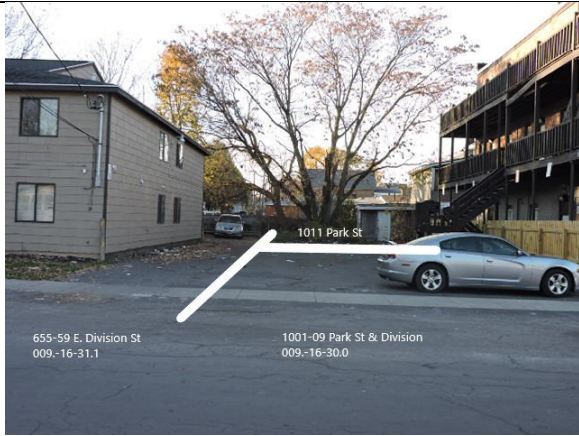
5. Cross street, standing in front of 1011, looking northwest down Park Street to Mary Street



6. Turning right, houses across the street.



7. Turning right, Park St to southeast, towards Division Street.



8. On Division Street, looking northwest towards 1011 garage: two property's parking lots abutting rear lot lines of 1011 Park St. Small addition at white door is 1011's garage.



9. The big tree is on 1011 Park Street lot. Parking lots of the RA property (left) and B property (right) are not screened from rear yard of 1011. 1011 driveway stops before garage. Big tree prevents parking at rear of lot.



10. Neighboring residential property: from rear yard looking to neighboring parking lot.



11. Driveway width: can't accommodate required 3-foot wide exit pathway and the car.



12. Neighboring Business A property, first floor facing existing driveway (proposed new pedestrian alley) has boarded over windows.



13. Proposed alley from rear yard: will remove chain link and debris. New stockade fence will stop at the neighboring building (right side).

FILE: V20-317-15501.dwg

TAX ID: 009-16-29.0, 1011 PARK STREET
OWNER: SALAT MUSE
TENANT: SAME
DESIGNER OF RECORD: PITCHER ARCHITECT PLLC
EXISTING BUILDING PERMIT: NONE

NUMBER OF STORIES: 2 ABOVE GRADE, 1 BELOW GRADE
GROSS SQUARE FEET OF BUILDING: 2486 GSF

BUILDING GROSS AREA: MATERIALS OF CONSTRUCTION

BASEMENT 1480 GSF STONE FOUNDATION, CONC FLOOR

1ST FLOOR 1480 GSF WOOD FRAME FLOOR AND WALLS

2ND FLOOR 1205 GSF WOOD FRAME FLOOR & WALLS

ATTIC 1205 GSF WOOD RAFTERS

BUILDING HEIGHT ABOVE GRADE: 25 FEET
ANY OCCUPIED ROOF? NO

TYPE OF

EXTERIOR WALLS

INT'R B.

STRUCT'L

VERT'L

ROOF

CONST.

BEAR'G

NON-BR

WALLS

FRAME

SHAFTS

CONST.

5B

O-HR

O-HR

O-HR

N.A.

N.A.

O-HR

EXISTING OCCUPANCIES

CHANGE TO NEW OCCUPANCIES

☐ GROUP A-n ASSEMBLY

☐ GROUP B- BUSINESS

☐ GROUP M - MERCANTILE

☒ GROUP R - RESIDENTIAL

☐ GROUP A-n ASSEMBLY

☒ GROUP B- BUSINESS

☐ GROUP M - MERCANTILE

☒ GROUP R - RESIDENTIAL

ELEVATOR CERTIFICATION

☒ NONE

☐ CURRENTLY CERTIFIED

☐ PHASE I RECALL ONLY

☐ NOT CURRENT, UPGRADE IN THIS WORK

☐ PHASE I & II RECALL

AUTOMATIC SPRINKLERS

☐ EXISTING SYSTEM

TYPE: (WET MANUAL)

☒ NO SPRINKLERS

☐ THROUGH OUT BUILDING

AUXILIARY SYSTEM:

☐ ONLY PARTIAL COVERAGE

☐ CHEMICAL, KITCHEN HOOD

☐ ADD NEW SYSTEM

FIRE ALARM SYTEMS

☐ EXISTING FIRE SYSTEM

☐ EXISTING CARBON-MONOXIDE

☒ LACKS FIRE SYSTEM

☒ LACKS CARBON-MONOXIDE

☐ ADD MANUAL ALARM

☒ ADD SINGLE/MULTI-STATION UNITS

☒ ADD CENTRAL ALARM PANEL

☐ ADD TO CENTRAL ALARM PANEL

STANDPIPES

☒ NONE

☐ EXISTING SYSTEM

FIRE ALARM SYSTEM CLASSIFICATION (NFPA 12)

☐ HOUSE HOLD FIRE ALARM: A SYSTEM IN A HOUSEHOLD.

☐ PROTECTED PREMISES (LOCAL) FIRE ALARM SYSTEM: SOUNDS LOCAL ALARM WHEN ACTIVATED BY MANUAL ALARM BOXES, SPRINKLER WATER FLOW, CARBON DIOXIDE DISCHARGE DETECTION OF SMOKE OR HEAT.

☐ AUXILIARY FIRE ALARM SYSTEM: CONNECTED TO PUBLIC FIRE ALARM COMMUNICATION CENTER. SAME SYSTEM & EQUIPMENT AS CITY FIRE ALARM BOXES.

☐ LOCAL ENERGY ☐ SHUNT ☐ PARALLEL TELEPHONE

☒ REMOTE SUPERVISING STATION FIRE ALARM SYSTEM: TRANSMITS ALARM SUPERVISORY, AND TROUBLE SIGNALS FROM ONE OR MORE PROPERTIES TO REMOTE LOCATION WHERE ACTION IS TAKEN.

☐ PROPRIETARY SUPERVISING STATION FIRE ALARM SYSTEM: FOR SINGLE OWNERSHIP OF MULTIPLE PROPERTIES, CONSTANTLY ATTENDED LOCATION, RECEIVING SIGNALS FROM ADJACENT AND/OR REMOTE LOCATIONS.

☐ CENTRAL STATION FIRE ALARM SYSTEM: SYSTEM OR GROUP OF SYSTEMS WHICH TRANSMIT TO A CENTRAL STATION WHICH RECORDS, MAINTAINS, AND IS SUPERVISED BY OPERATORS.

☐ MUNICIPAL FIRE ALARM SYSTEM: TRANSMITS STREET ALARM LOCATIONS TO CENTRAL CONTROL CENTER USING WIRING SYSTEM OTHER THAN PUBLIC TELEPHONES.

SPECIAL EQUIPMENT

☒ COMM. KITCHEN HOOD, W/ CHEMICAL FIRE SUPPRESSION

SMOKE CONTROL

☐ YES ☒ NO

STRUCTURAL RISK CATEGORY

☐ ONE: LOW HAZARD TO HUMAN LIFE IF FAILURE: AGRIC. & STORAGE

☒ TWO: BUILDINGS NOT ONE, THREE OR FOUR

☐ THREE: GROUP E > 250; GROUP A > 300; GROUP I; G.T. 5000 PEOPLE

☐ FOUR: ESSENTIAL FACILITIES: HOSPITALS, NURSING, FIRE, POLICE, ETC.

SEISMIC DESIGN

☐ "A" ☐ "B" ☒ "C" ☐ "D" ☐ "E"

FLOOD PLAIN CLASSIFICATON

☒ NOT IN ☐ PLAIN CLASS: ????

STRUCTURAL LOADING OF FLOORS

☒ FIRST BUSINESS, 80 PSF, RESIDENCE 40 PSF

☒ SECOND 40 PSF

☐ THIRD

☐ FOURTH

☐ FIFTH

WORK AREA DESCRIPTION

☒ AS SHOWN ON DRAWINGS

☒ FLOORS FIRST FLOOR FRONT

☒ FOR THESE:

MAX FEET, EXIT COMMON TRAVEL: N.A.

MAX FEET, EXIT TRAVEL DISTANCE: 40 FT

REQUIRED EXITS PER FLOOR: ONE EXIT

EXISTING OCCUPANCIES: SEE TO LEFT

PROPOSED OCCUPANCIES: SEE TO LEFT

ACTUAL EXITS PROVIDED: ONE EXIT

CORRIDOR FIRE RATINGS NONE

☐ NOT RATED ☐ 1-HR. ☒ 2-HR. ☐ 3-HR.

☐ SEPARATED MIXED USE GROUPS

☐ "A" ☒ "B" ☐ "E" ☐ "M" ☒ "R"

LOCALITY CODE DESIGN REQUIREMENTS

GROUND SNOW P.S.F.	WIND SPEED M.P.H.	SEISMIC DESIGN	WEATHER- ING	FROST DEPTH	TERMITE	DECAY
50	115	A,B,C	SEVERE	4'-0"	SLIGHT	NONE

DESIGN TEMP

ICE SHIELD

FLOOD HAZARD

SEE ENERGY

YES

NOT FLOOD

ENERGY CODE REQUIREMENTS - COMMERCIAL

COMPLIANCE METHOD: N.Y.S. ENERGY CODE 2020, CHAPTER RE-4
TABLE C-402.3.1 LOCATION: ONONDAGA CO., BY TABLE 302.1: "ZONE 5"

CEILING R-VAL.	WOOD WALL R-VAL	MASS WALL	FLOOR R-VAL	BSMT WALL R-VALUE	SLAB R-VAL	CRAWL WALL
R-38	20 OR 13+3.8	R9 C.I.	30	1.8 C.I.	R10, 2FT	

TABLE C-402.4 GLAZING

TYPE

U-FACT.

SHGC

FIXED

U 0.38

0.40

OPER.

U 0.45

DOORS

U 0.11

SKYLT.

0.50

CERTIFICATION:

THE ARCHITECT CERTIFIES TO THE BEST OF HIS BELIEF, KNOWLEDGE AND UNDERSTANDING THAT THESE DRAWINGS CONFORM TO THE REQUIREMENTS OF THE N.Y.S. ENERGY CODE 2020.

ZONING CODE REVIEW

CURRENT ZONING CLASSIFICATION: BUSINESS "BA"
ADJACENT PARCELS: SIDE, "BA"; REAR, "RA"
PARKING SCREENING REQUIRED: ☒ YES ☐ NO
OFF-STREET PARKING: ☒ ONE PER DWELLING ☒ "B" = 100 SF = ZERO
REQUIRED SETBACKS: FRONT 0 FT SIDE 0 FT REAR 4 FT=RA SIDE YARD

CURRENT USE: RESIDENTIAL

PROPOSED USE: BUSINESS & RESIDENTIAL

LOT: SIZE 3453 SFMAX. STRUCTURES 100% MAX. PAVEMENT 100%

ACTUAL: 1780/3453 = 52% ACTUAL: 786 SF = 22%

BUILDING AREAS

FIRST FLOOR:

SPECIAL PERMIT: 100 NSF (CUSTOMERS 105 NSF)

APARTMENT 180 NSF

1480 NSF

GARAGE 300 GSF

GROUND COVER 1,780 GSF

SECOND FLOOR: APARTMENT 1,205 GSF

EXISTING VARIANCES:

EXISTING SPECIAL PERMITS:

SP18-26 = OLD BAR
SINCE THEN, FIRST FLOOR IS TWO APARTMENTS & 2ND FLR 1 APT.

BUILDING CODES

CODE REQUIREMENTS

APPLICABLE CODES

☒ NYS BUILDING CODE 2020

☒ NYS EXISTING BUILDING CODE 2020

☐ NYS RESIDENTIAL CODE 2020

☐ NYS ENERGY CODE 2020

☒ SYRACUSE PROPERTY CONSERVATION CODE

NYS EXISTING BUILDING CODE 2020

☒ COMPLIANCE METHOD: BY WORK AREA

☐ REPAIRS, EB-CHAPTER 4

☐ ALTERATIONS 1, EB-CHAPTER 1

☐ ALTERATIONS 2, EB-CHAPTER 8

☐ ALTERATIONS 3, EB-CHAPTER 9

☒ CHANGE OF OCCUPANCY, EB-CHAPTER 10

☐ ADDITIONS, EB-CHAPTER 11

EB-305.4, EXCEPTION 2: ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF THE BUILDING CODE OF NEW YORK STATE ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS.

TECHNICAL INFEASIBILITY: THERE IS INSUFFICIENT SPACE ON THE EXISTING PROPERTY TO CONSTRUCT AN ENTRANCE RAMP WITHOUT GOING OVER THE PROPERTY LINE INTO THE CITY'S RIGHT-OF-WAY.

2

CURRENT DRAWINGS 3-31-2021

DRAWING A-0 TITLE REV2 3-31-2021
DRAWING L-1 SURVEY REV.1A, 3-31-2021
DRAWING L-2 SITE REV.2, 2-31-2021
DRAWING A-1 FIRST FLOOR, REV.4, 3-31-2021
DRAWING A-2 SECOND FLOOR, REV.3, 3-31-2021
DRAWING A-3 ELEVATIONS, REV.3, 3-31-2021

TABLE OF CONTENTS

NO.	TITLE
A-0	TITLE SHEET & NOTES
L-1	PROPERTY SURVEY
L-2	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	ELEVATIONS
F-1	(FIRE PLANS - TO BE ISSUED)
F-2	(FIRE SCHEDULES - TO BE ISSUED)

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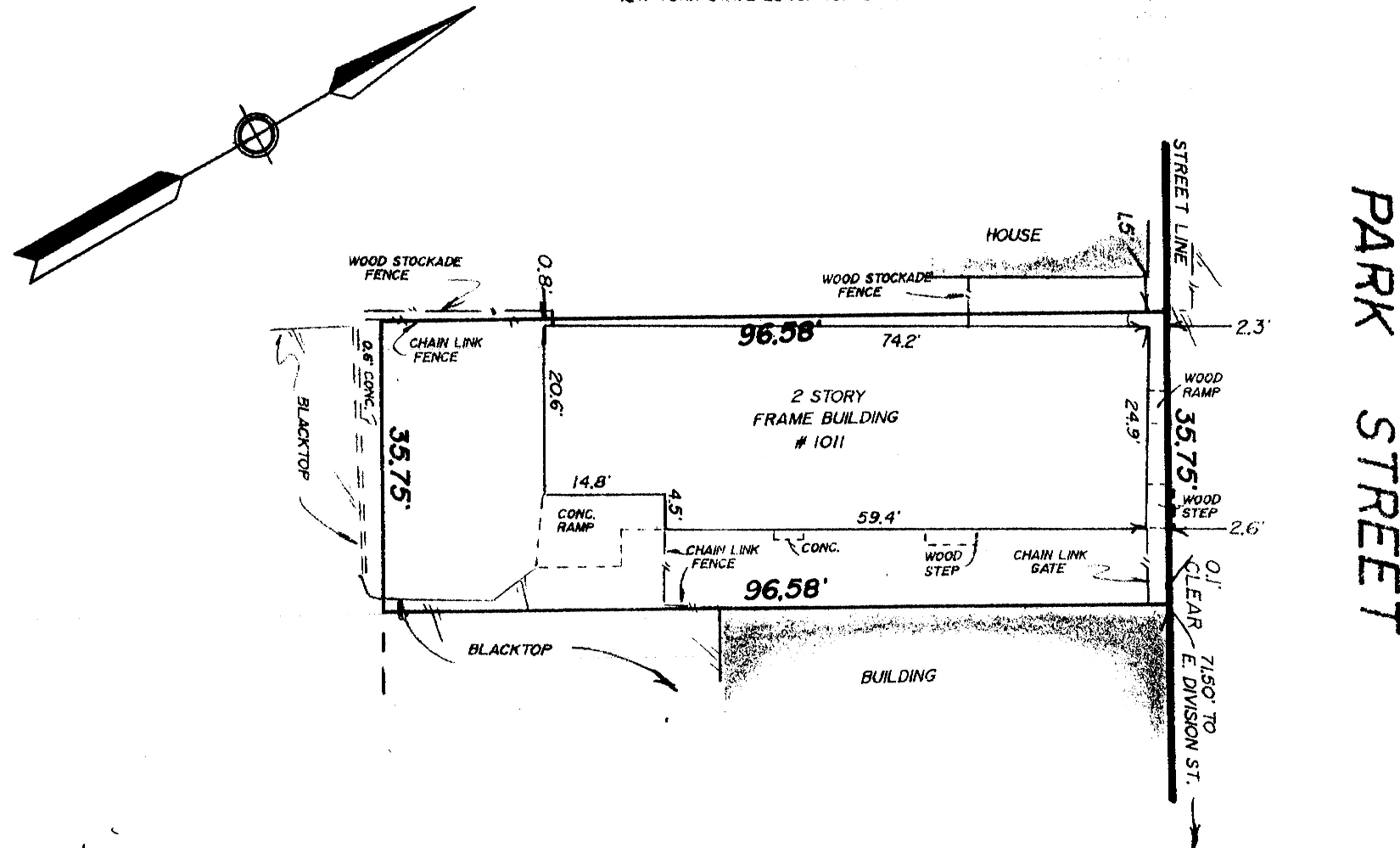
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FAST FOOD TAKE-OUT
1011 PARK STREET
SYRACUSE, NY

SHEET A-0 11-3-2020, REV.4 3-31-2021

W05273

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY, WITH THE EMBOSSED SEAL, AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

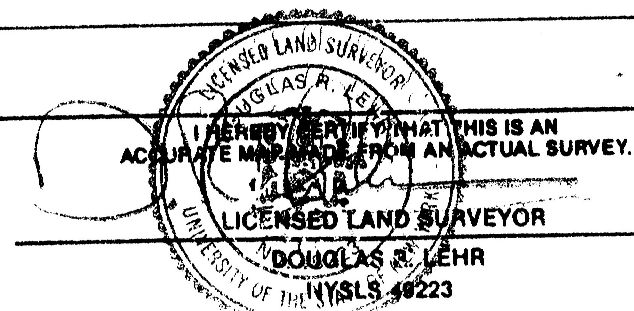


JULIE
451-3333

LEHR
LAND SURVEYORS



LIVERPOOL, NEW YORK



LOCATION SURVEY LOT NO.4, BLOCKS NO.119 AND NO.120 OF THE SALINA VILLAGE PLOT AMENDED, FILED MAY 11, 1875.

KNOWN AS NO.1011 PARK STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK.

DRAWN BY: SLL	SCALE: 1" = 20'	DATE: 4 JUNE 1996
REVISIONS:		DRAWING NO. 96-05-90

0 5 10 15 20 25 50 SCALE IN FEET



JOB#: 220-37
DATE: 11-3-2020
REVIA: 1-22-2021
3-31-2021

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PROPERTY
SURVEY

L-1



REVISIONS:
REV.1A: MAKE DRIVEWAY
INTO ALLEY.
REV.2: ADD REAR LOT
FENCE



NEIGHBORS' EXISTING STOCKADE FENCE

ZONED "B"

EXISTING STOCKADE FENCE (NOT REQUIRED)

LARGE MULTI-TRUNK TREE

ZONED "RA"

REIDENTIAL NEIGHBORS PARKING LOT ASPHALT

(OLD GARAGE) STORAGE

EXISTING BUILDING

REMOVE ASPHALT, NEW CONCRETE WALK

CURB

EXISTING SIDEWALK

GRASS

EXISTING CURB

NEW WALK

EXISTING GRASS

REMOVE ASPHALT

REMOVE CURB CUT

EIGHT OF WAY

NEW 6'-0" HIGH WOOD STOCKADE FENCE

NEIGHBORS ASPHALT PARKING LOT

ZONED "B"

NEIGHBOR'S FENCE

NEIGHBORING BUILDING

REMOVE CHAIN LINK FENCE

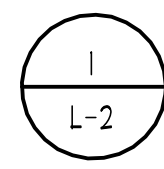
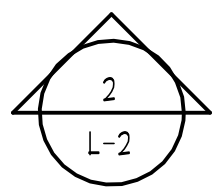
STEPS

MAKE-UP AIR UNIT

EXISTING ASPHALT

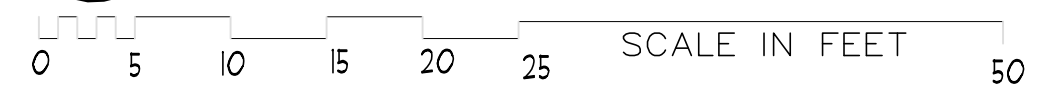
NEW WOOD FENCE

NEW METAL FENCE



SITE PLAN

1/10" = 1'-0"



JOB#: 220-31
DATE: 11-3-2020
REV.1A: 1-22-2021
REV.2: 2-15-2021
REV.3: 3-31-2021
REV.4: 3-31-21

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SITE PLAN & NOTES
L-2

WALL TYPES

SEE SHEET I/N-I FOR FULL SPECIFICATIONS

- W1 NEW WALL: 2X4 16" O.C.
1/2 DRYWALL EACH SIDE
FLOOR TO CEILING
- W2 IN-FILL DOOR OPENING,
2X4 STUDS 16" O.C.
- W3 NEW 2-HOUR WALL: NYS I-14
REMOVE EXISTING WALL FINISHES (DRYWALL OR
PLASTER). INSTALL 2 LAYERS 5/8" TYPE X
DRYWALL EACH SIDE.
- C1 NEW 2-HOUR CEILING: REMOVE SUSPENDED
CEILING AND ALL MISCELLANEOUS MATERIALS
BACK TO WOOD BEAD BOARD CEILING,
INSTALL NEW 2-HOUR DRYWALL

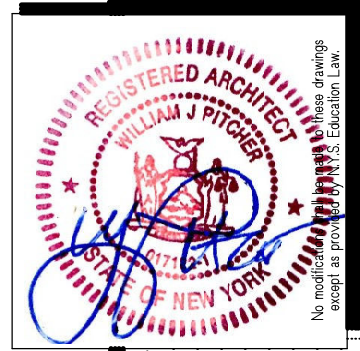
- 1 DEMOLISH EXISTING WALL, FROM
FLOOR TO CEILING
- 2 COUNTER TOP WITH OPEN SHELVES ABOVE
AND BELOW
- 3 NEW WOOD STUD & DRYWALL WALLS,
NON-BEARING, FLOOR TO CEILING
- 4 HOT & COLD FOOD HOLDING CASES
ON COUNTER TOPS
- 5 COUNTER TOP WITH REFRIGERATED
CASES BELOW
- 6 DEMOLISH PEEL-STICK FLOOR TILES AND
PLYWOOD. FLASH-PATCH FLOOR TO
SMOOTH, INSTALL 12"X12"X1/8" COMMERCIAL
VINYL TILE FLOORING.

- 7 NEW KITCHEN BASE CABINET, OR PLYWOOD
UNITS, NEW PLASTIC LAMINATE COUNTER TOPS
- 8 MAKE-UP AIR UNIT FOR COMMERCIAL
KITCHEN HOOD, ON GROUND IN ALLEY.
- 9 USE EXISTING SHOWER AS REQUIRED
JANITOR SINK
- 10 NEW COMMERCIAL KITCHEN HOOD
& ANSEL SYSTEM
- 11 NEW 3-BAY SINK
- 12 NEW HAND SINK, TOWEL & SOAP DISPENSERS,
WASTE BASKET BELOW
- 13 SERVICE WINDOW: 36"W x 18"H, SILL AT 48"H,
COUNTER TOP 36"W x 14"D

- 14 NEW UNDERGROUND GREASE TRAP,
SIZE PER ONON. CO. PLUMBING.
NEW INTERNAL DRAINS: JANITOR SHOWER (#9),
NEW 3-BAY SINK (W/ FLOOR SINK), NEW
FLOOR DRAIN INTO TRAP. OUTPUT OF
TRAP BACK INTO BASEMENT, CONNECT
TO EXISTING SANITARY LINE.

3

REVISION #3:
COMPLETE RE-DESIGN
OF RESTAURANT
AREA. DISCARD ALL
PREVIOUS VERSIONS



JOB#: 220-37
DATE: 11-3-2020
REV. 1A: 1-22-2021
REV. 2: 2-5-2021
REV. 3: 3-4-2021
REV. 4: 3-31-21

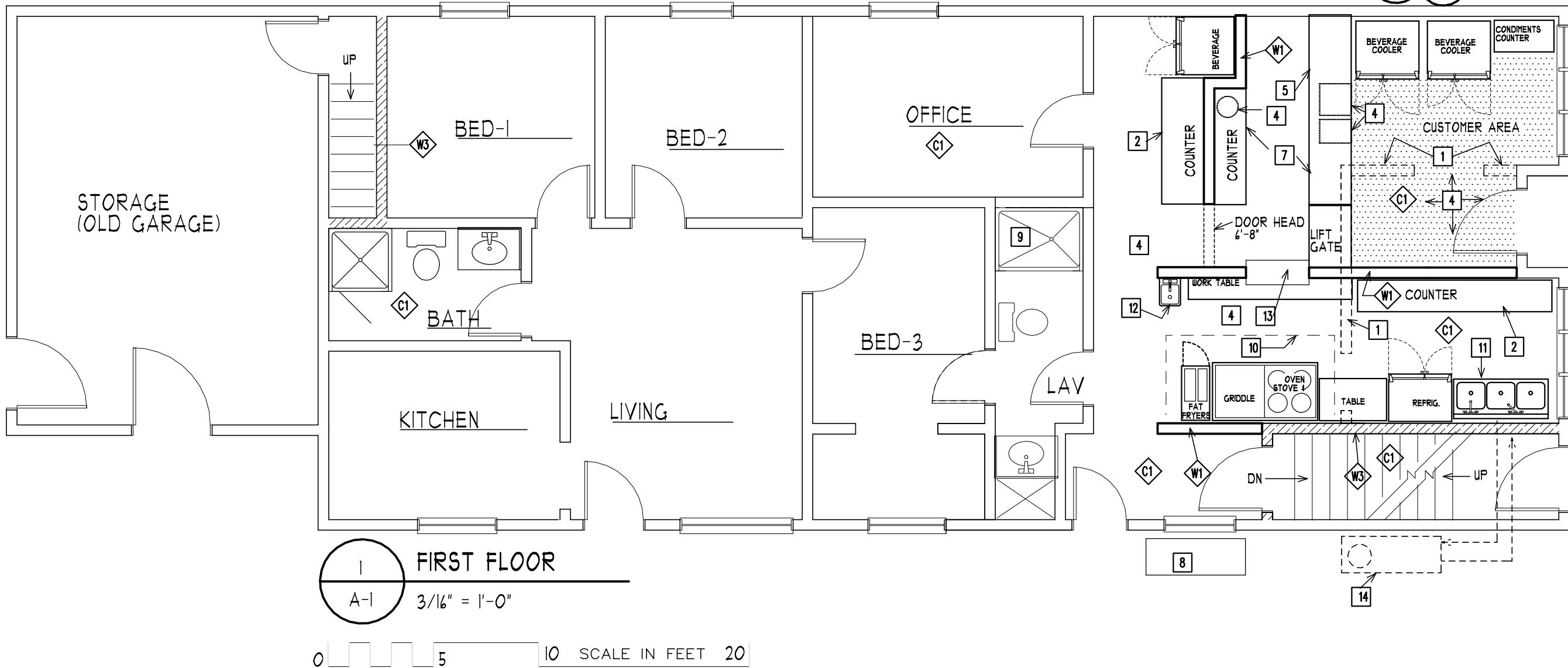
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FIRST
FLOOR
PLAN &
NOTES
A-1



1ST FLOOR ROOF

DN

PORCH

PANTRY

BATH

BED-1

BED-2

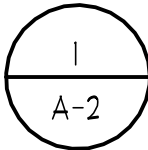
BED-3

LIVING

KITCHEN

DINING

FAMILY



SECOND FLOOR APT

3/16" = 1'-0"

0 5 10 SCALE IN FEET 20

NO WORK PROPOSED ON SECOND FLOOR

No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

JOB#: 220-37
DATE: 11-3-2020
REV. 1A: 1-22-2021
REV. 2: 2-5-2021
REV. 3: 3-4-2021

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SECOND
FLOOR
PLAN

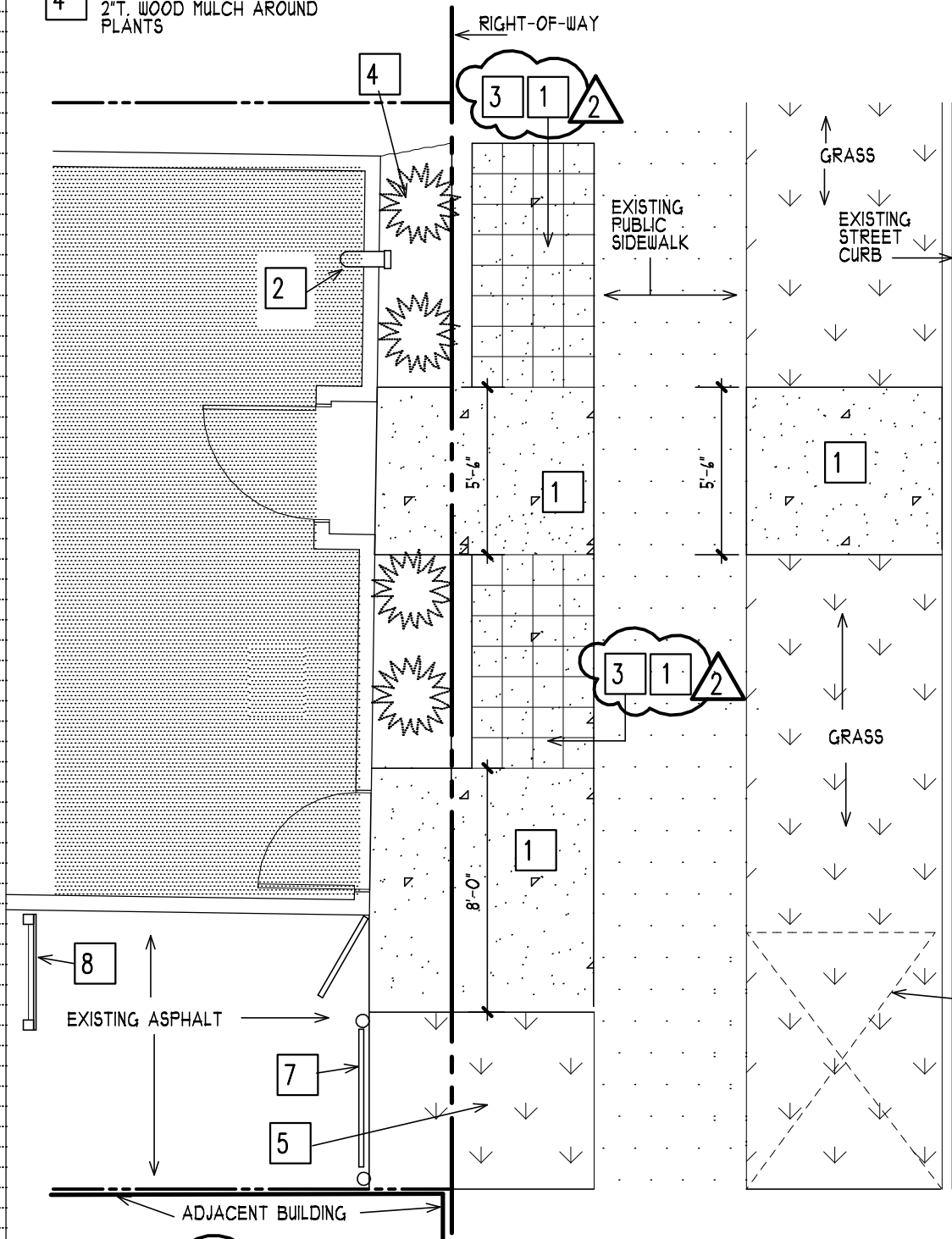
A-2

- 1 NEW CONCRETE WALK, PER CITY SPECIFICATIONS
BROOM FINISH, UNLESS NOTED OTHERWISE
- 2 NEW GREASE TRAP IN BASEMENT. INSTALL
ENCLOSED 6" DIA PVC PIPE FROM TRAP TO
EXTERIOR WALL OF FIRST FLOOR. PROVIDE
REMOVABLE CAP FOR MAINTENANCE
ACCESS.

- 5 REMOVE EXISTING ASPHALT, ADD
TOP SOIL, SEED FOR LAWN
- 6 REMOVE EXISTING CURB CUT, MAKE
TOP OF CURB FLUSH WITH TOP OF
EXISTING ADJACENT CURB.
- 7 NEW 42"H METAL PICKET FENCE,
PAINTED BLACK.
- 8 NEW WOOD FENCE: 4X4 POSTS,
1" T. BOARDS.

- 3 DO NOT BROOM FINISH SURFACE.
STRIKE IN WET CEMENT, V-SHAPED SCORE LINES,
LINES, 1/4" DEEP X 1/4" WIDE, TO MAKE THE
APPEARANCE OF 12"x12" PAVERS.

- 4 CREEPING JUNIPER PLANTS
2" T. WOOD MULCH AROUND
PLANTS

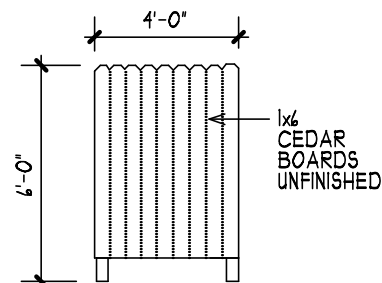


1 SITE PLAN
A-3 3/16" = 1'-0"



2 FRONT (NORTHEAST) ELEVATION
A-3 3/16" = 1'-0"

SPECIAL PERMIT SIGNAGE: SIGN "A"
C-IV-2-8.1 SIGNS PER C-VI. C-VI-3-A.2 BUSINESS SIGN C-VI-15-D: 2 SF PER 1 LF
PERMITTED: 24.9' X 2' = 49.8 SF MAX.
PROPOSED: 2' X 12' = 24 SF
MATERIAL: OPAQUE SIGN, PAINT ON WOOD, NOT ILLUMINATED.



8 FENCE "8"
A-3 3/16" = 1'-0"

0 5 10 20
3/16" = 1'-0"
SCALE IN FEET

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SITE PLAN
DETAIL &
FRONT
ELEVATION

A-3