

**City of Syracuse Zoning Administration**

**Application for SPECIAL PERMIT Review by the Planning Commission**

City Hall Commons \* Room 211 \* 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:**

**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:**

**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:

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  Location  Type

Size  Location  Type

Size  Location  Type

**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

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.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

*[Handwritten Signature]*

*3/7/2020*

**CURRENT PROPERTY OWNER SIGNATURE**

**DATE**

*Ar Louis Santaro*

**Please legibly PRINT SIGNATURE NAME and TITLE**

**\*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) \_\_\_\_\_

.....

**Required submittals for  
a Special Permit Review**

(Before an application can be considered complete, the following **must** be provided:)

**A title block with author, date, scale, and address of subject property must be on ALL plans listed below including property surveys. One full sized and one 11x17 copy of ALL plans must be submitted with application.**

When submitting the necessary plans listed below, the applicant must show with graphic representation, all information, drawn to scale and in a manner that can be correctly interpreted to any person viewing the case file without additional staff explanation.

- APPLICATION** (completed, dated, and signed by property owner)
- PROPERTY SURVEY**(s) of all properties involved in the project (Drawn to scale and signed by a licensed surveyor) **We can not accept a survey that has been reduced, faxed or scanned.**
- SITE PLAN** (Drawn to scale)
  - a) Location of existing or proposed building
  - b) Location and dimensioned areas to be used for parking, including type of parking surface, curb cuts and all driveways
  - c) Location and dimensioned areas of landscaping indicating type, height, and number of plantings
  - d) Location of dumpsters and/or trash receptacles indicating type of screening to be installed
  - e) Proposed overall site screening and landscaping
  - f) Location, type, and height of fencing
  - g) Proposed lighting location, height, and wattage of luminaries
  - h) Location of loading dock/areas
  - i) Location and dimensioned areas to be used by delivery vehicles
  - j) Location of all signage
- FLOOR PLANS** (Plans do not have to be drawn by a licensed architect but need to be drawn to scale and labeled with dimensions.) **If any floor plans are not drawn to scale and/or do not include the following they WILL NOT be accepted.**

**Commercial Layouts**

- a) Customer areas
- b) Employee areas
- c) Storage areas and restrooms
- d) Office space
- e) Counters/tables/chairs/booths
- f) Stages/Dance Floors/DJ Booths
- g) Shelving/display areas
- h) All kitchen equipment
- i) Coolers/freezers/etc.
- j) Vending machines/amusement games/etc.

**Residential Layouts**

- a) Bedrooms
- b) Common areas (living room, kitchen, dining room)
- c) Bathrooms, hallways and closets

- STATE ENVIRONMENTAL QUALITY REVIEW ACT ASSESSMENT FORM** –Part one filled out completely and signed by Applicant or Owner.

**PLANS REVIEW FORM** – Must be submitted to, and signed by Department of Code Enforcement – City Hall Commons, Permit Desk, Room 101 (see attached form).

**EXTERIOR ELEVATIONS** -Must be drawn to scale, labeled with dimensions, and include material notes on the elevations). **Schematic, photo shop, or color renderings will NOT be accepted.**

- a) Exterior Elevations with all dimensions clearly indicated for all exterior elements
- b) Building materials and colors. Please include THREE sets of color catalogue cuts or manufacturer's reference that can be photocopied (**not life size samples or real materials**). Elevation drawings must indicate materials, color, and location of each.

**EXTERIOR SIGNAGE DRAWINGS** (Photos may be used to show location)

- a) Type (ground/wall/window/projecting)
- b) Size (exact dimensions including height from grade to top of sign example)
- c) Location(s) – (see attached sign plan sample)
  - i. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line. (not sidewalk)
  - ii. For wall signs, the distance from the top of sign to roofline , from ground to bottom of sign and measurement from side of building to the side of the sign– see attached

**SPECIFICATIONS** (include specs for awnings, windows, doors, etc.)

**PHOTOGRAPHS** - (COLOR 35mm or digital) of existing structures and project site.  
(MUST BE LABELED WITH ADDRESS OF SUBJECT SITE.)

**JUSTIFICATION OF WAIVERS** – In a short summary, note why waivers are requested in this special permit application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

PLANS REVIEW FORM

This form is to be signed by the person who reviews the submitted plans at the Division of Code Enforcement, 201 E. Washington Street. Room 101. This signed form must accompany any applications for variances, special permits, site plan reviews, or other similar zoning reviews that are to be filed by the applicant with the Syracuse Zoning Office, City Hall Commons, Room 211, 201 East Washington Street., Syracuse, NY 13202.

We, the Division of Code Enforcement, have received two sets of plans from Edward Withers on 3/12/2020 :  
(applicant) (date)

one set which we have reviewed, and one set for transmittal to the Fire Prevention Bureau for its review.

\_\_\_\_\_  
(Division of Code Enforcement Signature)

I, the applicant, certify that the plans submitted to the Division of Code Enforcement are the same as the set being filed with my application.

Edward Withers  
(applicant's signature)

**APPLICANT PLEASE NOTE:** Approval of your application by the Board of Zoning Appeals, the City Planning Commission, or the Common Council does not relieve you or your agents from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county, or city authorities, including the issuance of permits by the Division of Code Enforcement.

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Special Permit Modification, SP-06-18M1 -- Exclusives Bar & Restaurant			
Project Location (describe, and attach a location map): 700 North Salina Street, Syracuse, NY			
Brief Description of Proposed Action:  Modification of Special Permit for Restaurants, adding live music area.			
Name of Applicant or Sponsor: Edward Withers		Telephone: 315.370.4312	
		E-Mail: exclusives.events@gmail.com	
Address: 172 Collingwood Avenue			
City/PO: Syracuse		State: New York	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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.1 +/- acres	
b. Total acreage to be physically disturbed?		0.0 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			



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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Edward Withers	Date: 3/12/2020	
Signature: <i>Edward Withers</i>		

**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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

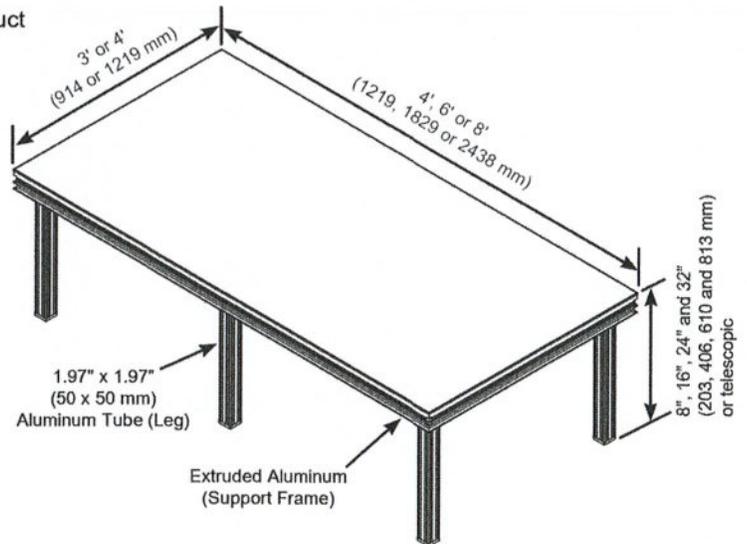
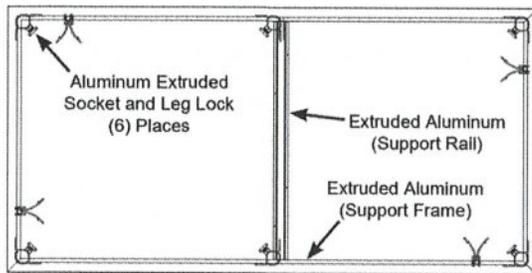
**PRINT**

# Versalite® Platforms

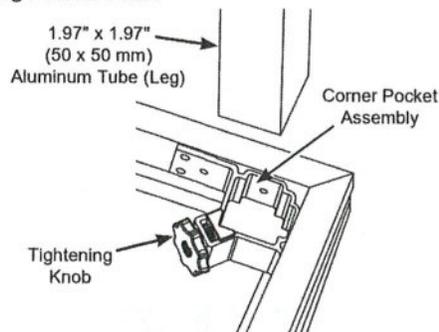
- 133H803\_ Decks are available in the following sizes:
 

3' x 3' (914 x 914 mm): 37 lb (16.8 kg)	3' x 6' (914 x 1829 mm): 65 lb (29 kg)
3' x 8' (914 x 2438 mm): 87 lb (39 kg)	4' x 4' (1219 x 1219 mm): 59 lb (27 kg)
4' x 6' (1219 x 1829 mm): 85 lb (38.5 kg)	4' x 8' (1219 x 2438 mm): 107 lb (48.5 kg).
- Surface options:
  - Black Standard (Moroccan): Platforms are 3/4" (19 mm) plywood with slip resistant overlay recommended for general multi-purpose applications.
  - Black Heavy-Duty (Quadriple): Platforms are 3/4" (19 mm) plywood with an aggressive textured overlay for applications requiring greater slip resistance.
  - Natural Hardboard: Platforms are 3/4" (19 mm) using 1/2" (12 mm) plywood bonded between two faces of 1/8" (3 mm) tempered hard-ply.
  - Carpeted: Manufacturer's standard grey carpet over a 5/8" (16 mm) plywood core (Contact Wenger for a sample).
  - Carpet Ready: A 5/8" (16 mm) plywood core ready to receive carpet surface.
- Versalite Load Ratings as measured on a 4' x 8' (1219 x 2438 mm) Rectangular Deck:
  - Standard Uniform Load: 125 lb/ft<sup>2</sup> (6 kN/m<sup>2</sup>)
  - Dynamic Live Load: Side load of 15% of total Uniform Live Load which equals 600 lb (2.7 kN) side load on a platform under a total Uniform Live Load of 4,000 lb (17.8 kN)
  - Point Load: 1,500lb (6.7 kN) applied via 1" (25 mm) diameter pin
- Frame and edging are fabricated from 3" (76 mm) thick aluminum extrusion. The extrusion is designed with special grooves to protect the top surface edge, connect adjacent platforms and attach all accessories.
- Deck units have six extruded aluminum leg sockets to accept the detachable legs.
  - 3' x 6' (914 x 1829 mm) and 4' x 4' (1219 x 1219 mm) decks have four leg sockets.
  - Legs lock quickly into leg socket with the rotation of the knob.
- Standard leg sizes are 8" (203 mm), 16" (406 mm), 24" (610 mm) and 32" (813 mm). Custom leg sizes are available.
- Adjustable telescopic leg sets 16"-28" (406-711 mm), 24"-40" (610-1016 mm) and 30"-54" (762-1372 mm).
- Legs are made from aluminum and have a plastic cap to protect flooring. Optional legs are available with adjustable screw-type feet to accommodate uneven surfaces.
- Optional Leg Storage Clips are available.
- Unit-to-unit connectors lock units together, both side-to-side and end-to-end to provide strength and uniformity throughout the stage system.
- Environmental attributes and LEED compliance for this product can be found at [www.wengercorp.com/GREEN](http://www.wengercorp.com/GREEN) or by contacting your Wenger representative.
- Five-year warranty.

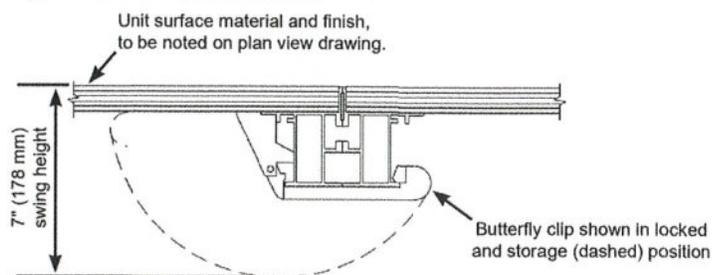
## Versalite Typical Staging Unit



### Leg Pocket Detail



### Typical Unit to Unit Connection



## Accessories

### Transport Carts

- 10-unit: 133A488 68 lb (31 kg) 8-unit: 113J001 85 lb (38.5 kg).
- 10-unit cart ideal for space efficient storage of rectangular units (double door required).
- Universal Deck & Rail Cart is ideal for non-rectangular units such as pie shapes used in seated risers and oversize units used in the Portable Disability Ramp or when no double door is available (fits through a 32" [813 mm] door).

### Stairways – Fixed Height and Adjustable

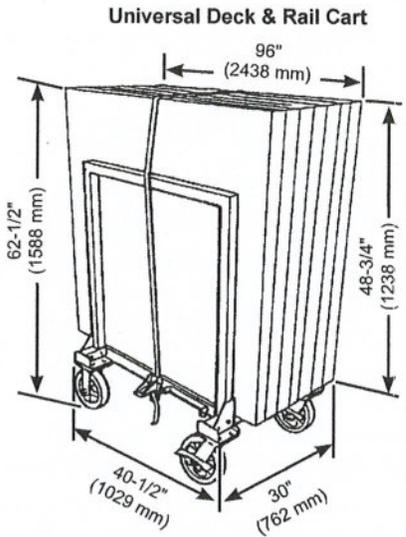
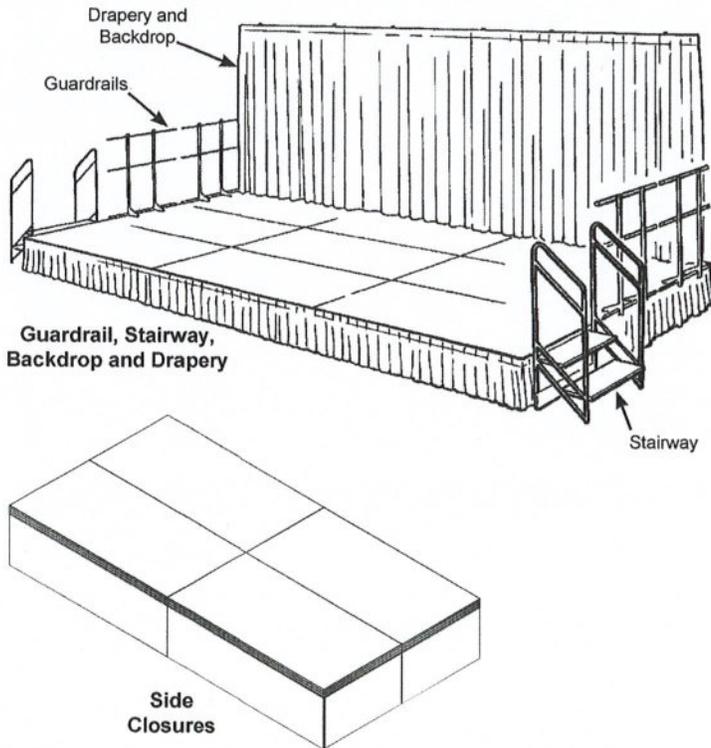
- Fixed Height Stairways:
  - 2-Step: 281A100 55 lb (25 kg), 3-Step: 281A101 76 lb (34 kg)
  - 4-Step: 281A102 94 lb (43 kg).
- Adjustable Height Stairways:
  - 3-Step: 281A201 107 lb (49 kg), 4-Step: 281A202 122 lb (55 kg)
  - 6-Step: 281A203 160 lb (73 kg), 8-Step: 281A204 188 lb (85 kg).

### Rails

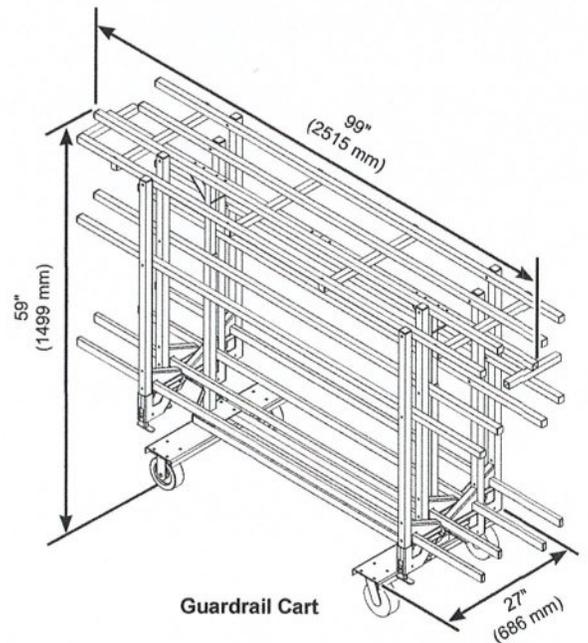
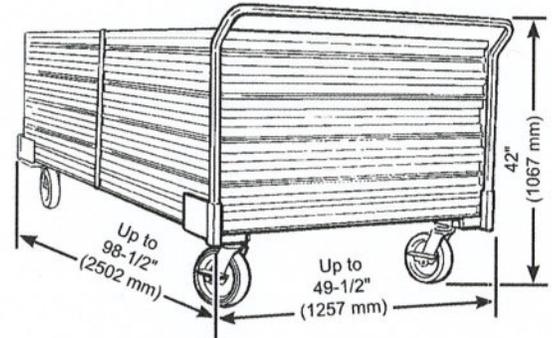
- Guardrails comply with many building code requirements for loading.
- Guardrails are available with either two cross bars or an infill panel that complies with the 4" (102 mm) sphere rule that appears in many building codes. Both designs incorporate a chair stop.
- Guardrails are 42" (1067 mm) high with a black powder paint finish. Chair stop has a dark grey powder paint finish.
- Guardrails clamp to the stage without the need for tools.
- Guardrail Cart: 011D800 91 lb (41 kg).

### Drapery and Backdrop

- Drapery closures are available in heights to match the staging elevations.
  - Dual height drapery is available for the dual height stages.
  - Drapery available in a wide variety of colors. 100% fire retardant woven polyester.
  - Drapery attaches with hook and loop fastening system.
  - Backdrop frame attaches to guardrails for safety.
- When installed backdrop is 8' (2438 mm) above the stage.  
Available in 4' (1219 mm), 6' (1828 mm), and 8' (2438 mm) widths.



### 10-Unit Transport Cart



**Wenger**

**JRCLANCY**

**GEARBOSS**

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**WENGER CORPORATION**

Phone 800.4WENGER (493-6437) Worldwide +1.507.455.4100 | Parts & Service 800.887.7145 | Canada Office 800.268.0148 | wengercorp.com  
555 Park Drive, PO Box 448 | Owatonna MN 55060-0448

**JR CLANCY**

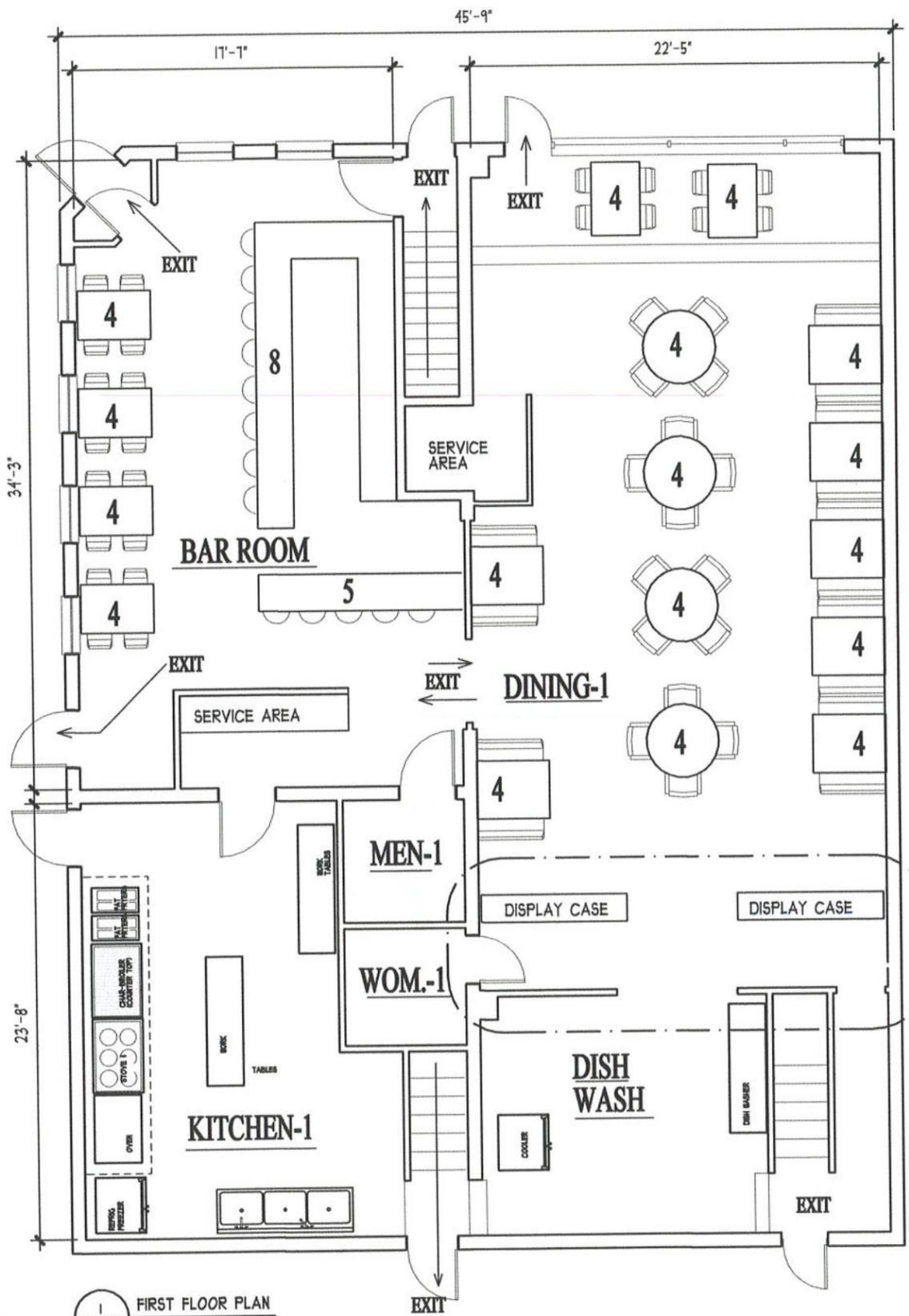
Phone 800.836.1885 Worldwide +1.315.451.3440 | jrclancy.com | 7041 Interstate Island Road | Syracuse NY 13209-9713

**GEARBOSS**

Phone 800.493.6437 | email gearboss@wengercorp.com | gearboss.com | 555 Park Drive, PO Box 448 | Owatonna MN 55060-0448

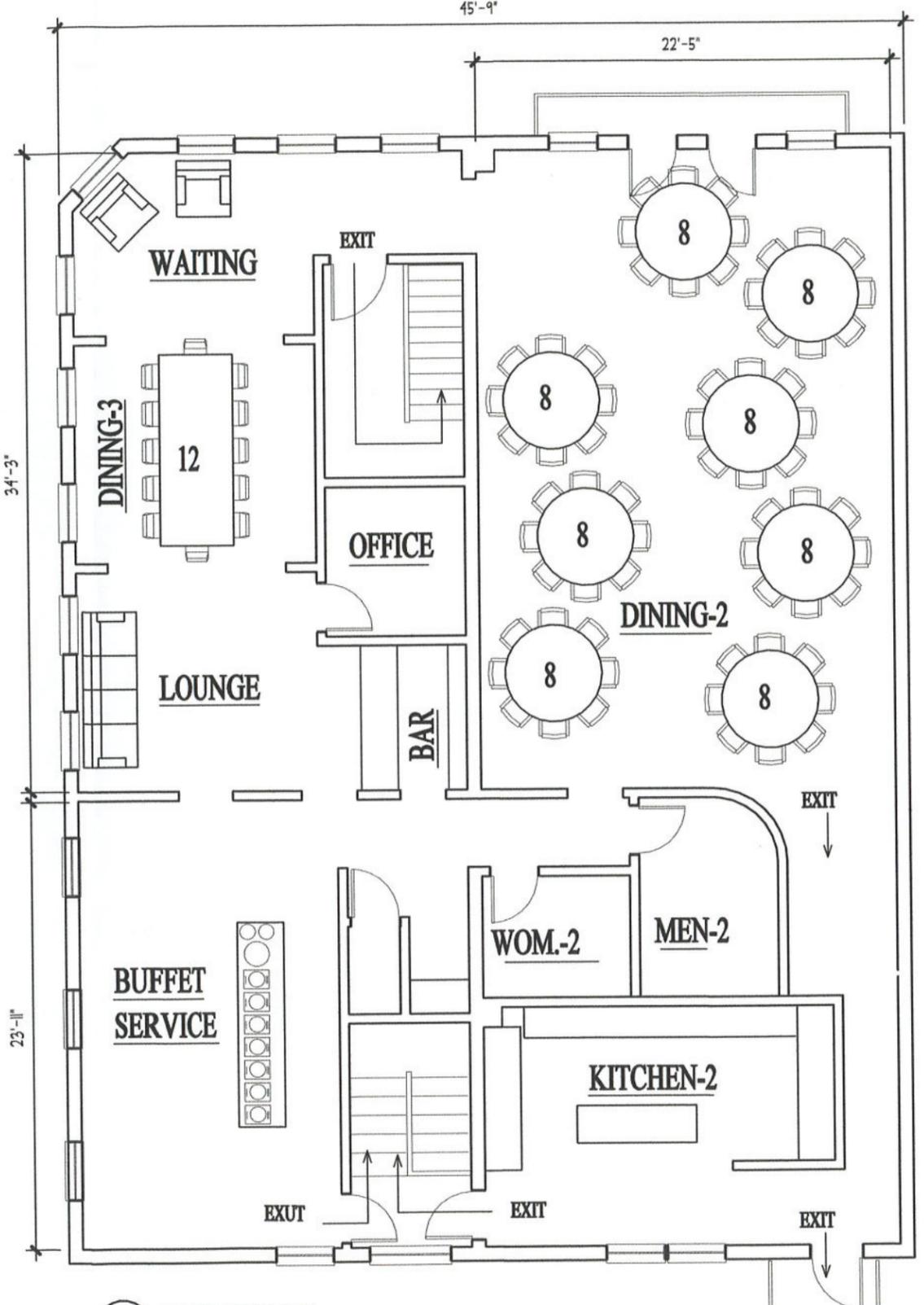


SALINA STREET



1 FIRST FLOOR PLAN  
A-1 1/8" = 1'-0"

0 5 10 SCALE IN FEET 20



2 SECOND FLOOR PLAN  
A-1 1/8" = 1'-0"



JOB#: 220-06  
DATE: 2/10/2020

124 Feigel Avenue  
Syracuse, N.Y. 13203  
PITCHER architect PLLC  
315.474.1219

SP. PERMIT MOD., SP-06-18MI  
EXCLUSIVES BAR & RESTAURANT  
700 N. SALINA STREET  
SYRACUSE, NY  
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FIRST & SECOND FLOOR PLANS  
A-1

EXTERIOR STAIRS TO GROUND

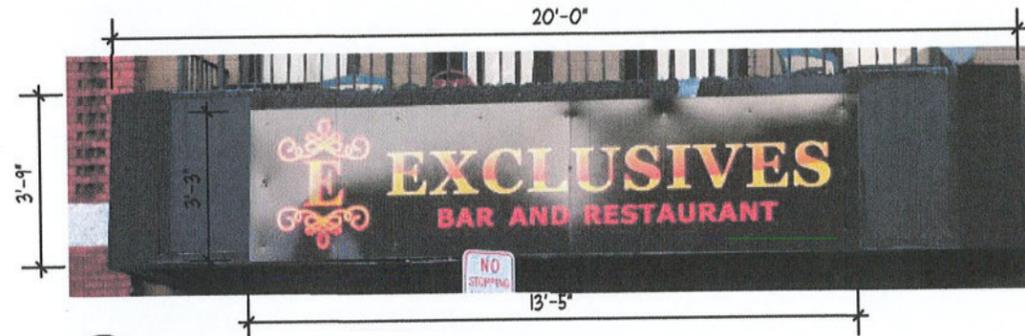


1 SALINA STREET FACADE (WEST)  
A-2 1/16" = 1'-0"

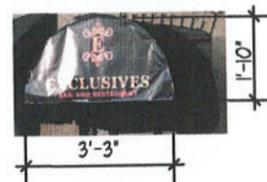
100 North Salina St  
Banquet Entrance



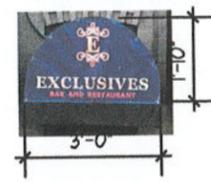
2 E. DIVISION ST (SOUTH)  
A-2 1/16" = 1'-0"



3 SIGN-1  
A-2 1/4" = 1'-0"



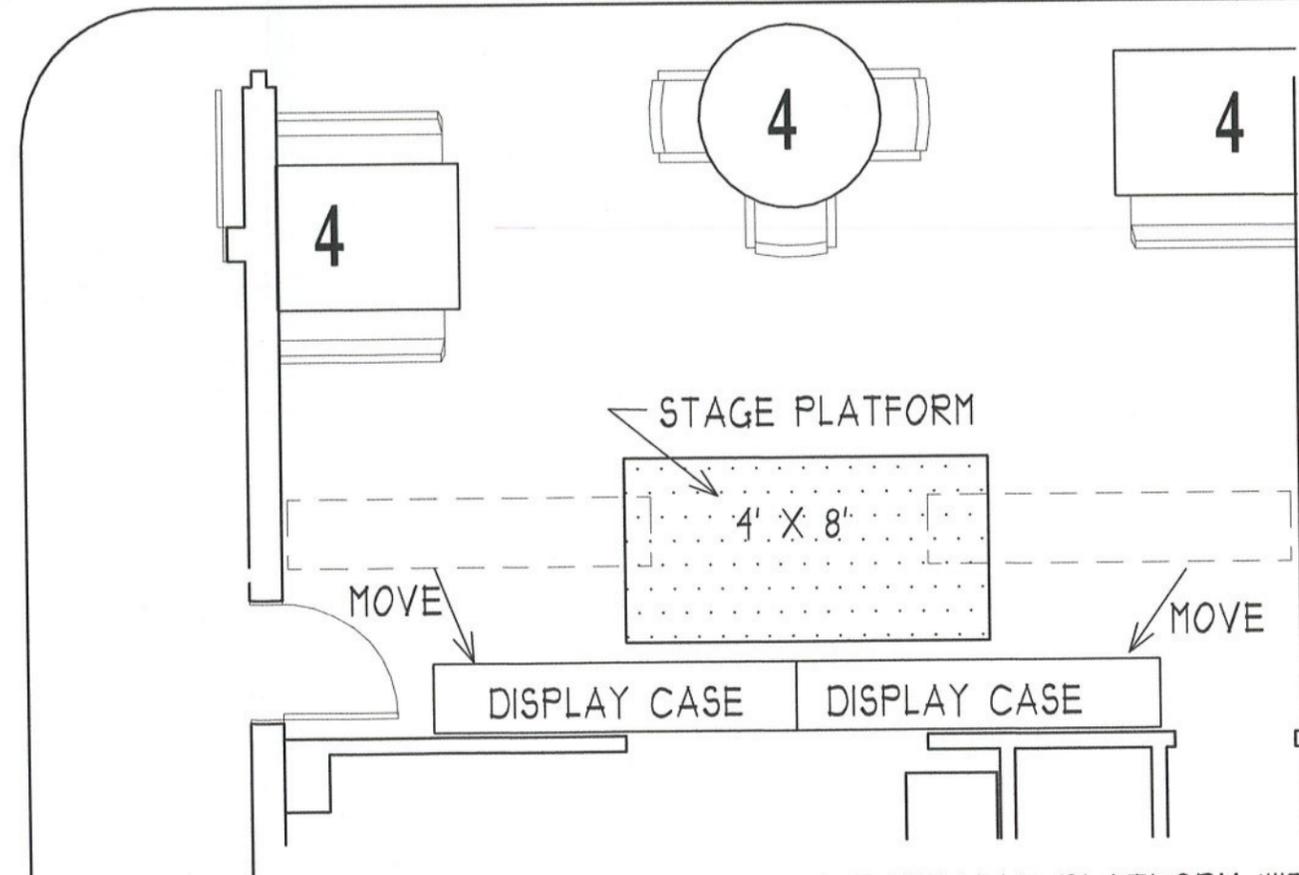
4 SIGN-2  
A-2 1/4" = 1'-0"



5 SIGN-3  
A-2 1/4" = 1'-0"



6 SIGN-4  
A-2 1/4" = 1'-0"



1 TEMPORARY STAGE  
A-2 1/4" = 1'-0"

STAGE IS PORTABLE PLATFORM WITH FOLDING LEGS. WILL BE TAKEN DOWN WHEN NOT IN PERFORMANCE EVENT.



JOB#: 220-06  
DATE: 2-10-2020

124 Feigel Avenue  
Syracuse, N.Y. 13203

PITCHER architect mlc

315.474.1219

SP. PERMIT MOD., SP-06-18MI  
EXCLUSIVES BAR & RESTAURANT  
700 N. SALINA STREET  
SYRACUSE, NY

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SIGNS & DETAIL PLANS

A-2