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: 12/26/17 **Case Number:** SP-19-02 **Zoning District:** BA

☒ **NEW SPECIAL PERMIT** ☐ **MODIFICATION OF EXISTING SPECIAL PERMIT**

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT: BA

534-544 Westcott St. Syracuse, NY 13210

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

Section:	046	**Block:**	06	**Lot:**	09
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:

Westcott Remix is a proposed redevelopment of 534-44 Westcott Street, currently Dorian's Pizza, in Syracuse, NY. The existing 10,560 sqft property consists of an asphalt parking lot with a 1,800 sqft pizzeria set back at the rear of the property. This condition is at odds with the urban character of Westcott Street's business district. Under this proposed development, the existing structure will be deconstructed, and a new mixed-use building will be constructed consisting of 10,000 sqft of new commercial space, 1,000 sqft of office space, and 25,000 sqft of new apartment space. Two of the proposed commercial spaces are being designated for restaurant uses, requiring the special permit.

PROPERTY OWNER INFORMATION:

Name(s): Sam Property Holding, LLC; Konstantinos Petkopoulous, Managing Member
Mailing Address: 4502 Southwood Heights Drive, Jamesville, NY
Zip: 13078 Daytime phone: 315-559-9276 Home phone:
E-mail:

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

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

Name(s): Fastbreak Knights, LLC; Zack Bloomer, Partner

Mailing Address: 466 Westcott St., Syracuse, NY

Zip: 13210 Home phone: [ ] Day Phone 315-460-5435

E-mail: fastbreakknights@gmail.com

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

[ ] Attorney [X] Architect [ ] Contractor [ ] Other [ ]

Name(s): Echo Architects, Brendan Rose

Mailing Address: 466 Westcott St., Syracuse, NY

Zip: 13210 Telephone: 315-882-3561 E-mail: brendan@echomakes.com

DESCRIPTION OF OPERATION:

Days of week open: 7 days a week

Hours of operation: Sunday-Wednesday: 11am-12:30am, Thursday-Saturday: 11am-2:30am

Maximum number of employees on premises at one time: 18

Number of off-street parking available (site plan required to indicate location): 0

Other uses currently on the property: FIRST FLOOR: Retail

SECOND FLOOR Office & Residential OTHER FLOORS: Residential

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

None

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 1'-6" x 8' Location Above storefront Type Wall

Size 1'-6" x 8' Location Above storefront Type Wall

Size 1'-6" x 8' Location Above storefront Type Wall

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

[X] Dining room [X] 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 [X] 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.

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.

12-10-18

CURRENT PROPERTY OWNER SIGNATURE **DATE**

KONSTANTINOS PETROPOULOS

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) _____

Fastbreak Knights LLC

466 Westcott Street #2
Syracuse, NY 13210
fastbreakknights@gmail.com

December 11, 2018

To:
Office of Zoning Administration
City Hall Commons
201 E Washington St
Syracuse NY 13202-1426

Dear Zoning and Permitting Officers,

Attached is the Special Permit application for Westcott Remix, a development proposed for the property at 534-544 Westcott St. The project is requesting a special permit due to plans to locate two restaurants in the building's ground floor commercial space.

The viability of this project hinges on the acquisition of waivers for zoning requirements in the following three areas: Parking, Density and Setbacks, as outlined in this application. Only once the variances requiring waivers are secured, can the project proceed with full design and engineering for construction permitting.

If possible, we would appreciate the chance to present this project for review by the Board of Zoning Appeals and the Planning Commission meetings taking place in early January. Our study period on the property purchase contract ends at the end of January, so it's important that we understand the viability of this proposal by then.

Thank you for the support you have already provided this project through the pre-development phase. We look forward to continuing to working together.

Sincerely,

Zack, Damian & Brendan
Project Development Team

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: Westcott Remix

Project Location (describe, and attach a location map):
534-544 Westcott Street, Syracuse, NY 13210 - Commercial property in a neighborhood business district

Brief Description of Proposed Action: Westcott Remix is a proposed redevelopment of 534-44 Westcott Street, currently Dorian's Pizza, in Syracuse, NY. The existing 10,560 sqft property consists of an asphalt parking lot with a 1,800 sqft pizzeria set back at the rear of the property. This condition is at odds with the urban character of Westcott Street's business district. Under this proposed development, the existing structure will be deconstructed, and a new mixed-use building will be constructed consisting of 10,000 sqft of new commercial space, 1,000 sqft of office space, and 25,000 sqft of new apartment space. Two of the proposed commercial spaces are being designated for restaurant uses, requiring the special permit.

Name of Applicant or Sponsor:	Telephone: 315-460-5435
Fastbreak Knights, LLC; Zack Bloomer, Partner	E-Mail: fastbreakknights@gmail.com

Address: 466 Westcott Street #2

City/PO: Syracuse	State: NY	Zip Code: 13210

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Planning Commission, Special Permit Review	☐	☒

3. a. Total acreage of the site of the proposed action? 0.24 acres
   b. Total acreage to be physically disturbed? 0.24 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.24 acres

4. Check all land uses that occur on, are adjoining [and] or near the proposed action.

☐Urban ☐Rural (non-agriculture) ☐Industrial ☒Commercial ☒Residential (suburban)

☐Forest ☐Agriculture ☐Aquatic ☐Other (specify): _____

☐Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service[()s[)] 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
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: The buildings thermal envelope will exceed insulation requirements of the energy code, and the project aims to use roof-top solar energy collectors for onsite energy production.	☐	☒

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☒

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district that [a structure that] is listed on [either] the National Register of Historic Places or the 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 [proposed action] project site, or any portion of it, located in or adjacent to an area designated as [archaeologically] sensitive [area] for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
13. A. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐Shoreline ☐Forest ☐Agricultural/grasslands ☐Early mid-successional

☐Wetland ☒Urban ☐Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: This project will direct stormwater into the municipal rainwater system, and will mediate the stormwater output through the use of onsite, underground detention basins.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment:		
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:		
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:		

I [AFFIRM] CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Zachary Bloomer Date: 12/10/2018

Signature: Zachary Bloomer Title: Partner

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 Zack Bloomer (applicant) on 12-11-18 (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)

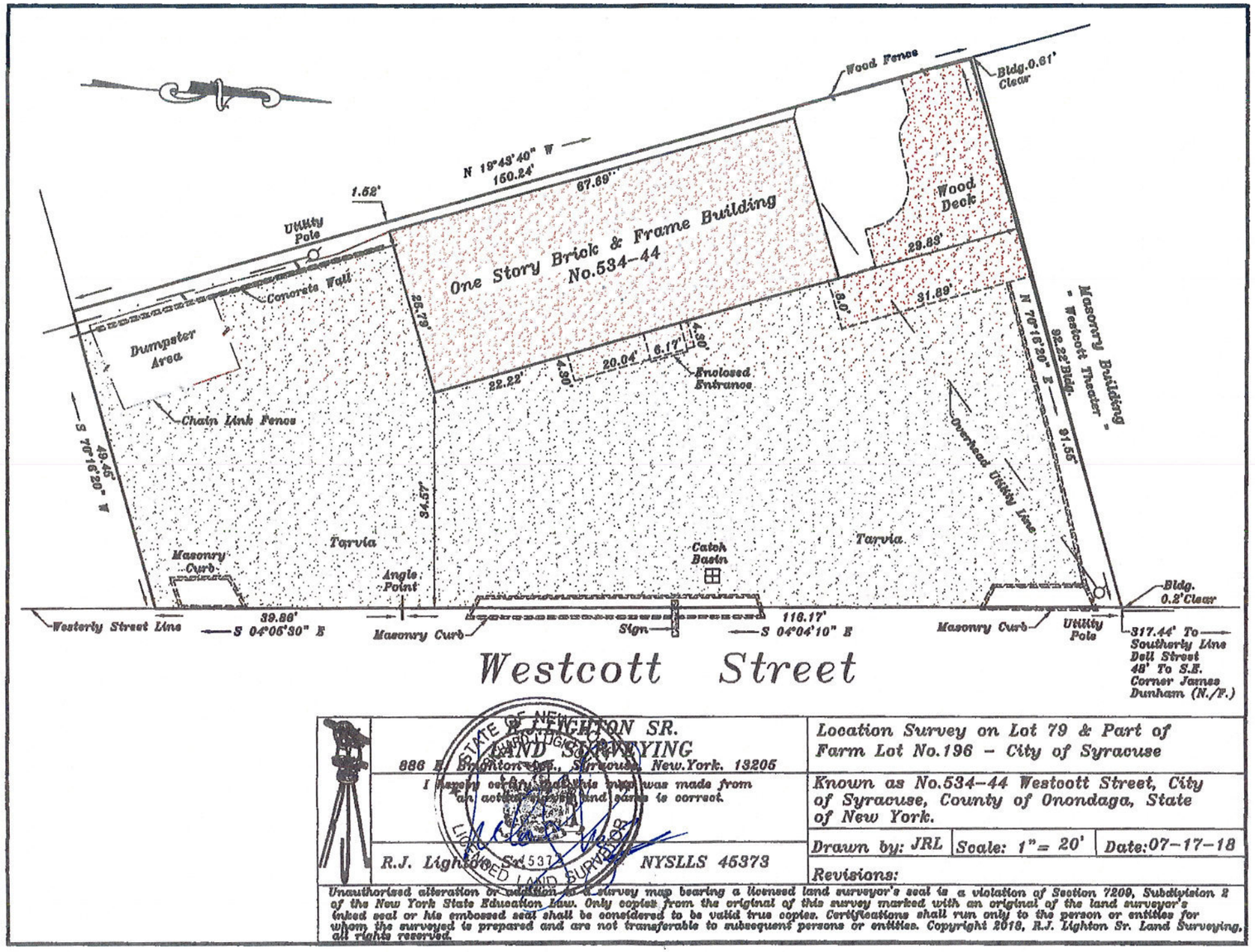
I, the applicant, certify that the plans submitted to the Division of Code Enforcement are the same as the set being filed with my application.

Zachary Bloomer
(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.

5/2013

EXISTING SITE SURVEY



R.J. LIGHTON SR. LAND SURVEYING 886 E. Brighton Ave., Syracuse, New.York. 13205	Location Survey on Lot 79 & Part of Farm Lot No.196 – City of Syracuse
I hereby certify that this map was made from an actual survey and same is correct.	Known as No.534-44 Westcott Street, City of Syracuse, County of Onondaga, State of New York.
R.J. Lighton Sr. NYSLLS 45373	Drawn by: JRL | Scale: 1"= 20' | Date:07-17-18
	Revisions:

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the surveyed is prepared and are not transferable to subsequent persons or entities. Copyright 2018, R.J. Lighton Sr. Land Surveying, all rights reserved.

WESTCOTT REMIX

534-44 WESTCOTT STREET

Westcott Remix is a proposed redevelopment of 534-44 Westcott Street, currently Dorian's Pizza, in Syracuse, NY. The property, as it stands today, is a private, asphalt parking lot, with a small pizzeria set back at the rear of the property. This condition is at odds with the urban character of Westcott Street's business district. Under this proposed development, the existing structure will be deconstructed, and a new mixed-use building will be constructed consisting of 10,000 SF of new commercial space, 1,000 SF of office space, and 25,000 SF of new apartment space. The estimated cost is of the project is: $7-8 million. This location is currently Property Zoning Designation: Zone BA, "Local Business District, Class A".

PROJECT LOCATION

DEVELOPERS SECTION

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2. Developer Vision
3. Existing Conditions
4. Project Rendering
5. Rental Unit Plans
6. Zoning & Site Challenges
7. Justification of Waivers - *Parking*
8. Justification of Waivers - *Density*
9. Justification of Waivers - *Setbacks*

Fastbreak Knights LLC

DEVELOPMENT TEAM

Zack Bloomer
Architect, Builder
zack@echomakes.com

Brendan Rose
Architect, Fabricator, Sculptor
brendan@echomakes.com

Damian Vallelonga
Graphic Designer,
Marketing Consultant
damian@echomakes.com

OUR VISION

We have a shared vision for our city's future: Neighborhoods that continue to build on their historic character, and increase quality of life by prioritizing urban design, sustainability, and the local economy.

We see the Westcott Business District as the neighborhood's downtown- it includes a mix of uses, a bus-line, pedestrian-friendly streets- all within walking distance of thousands of residents. This infill project will restore the property to its original position at the sidewalk, and return the property to a more useful and productive place.

At the heart of this project is the transformation of a highly-underutilized property at the core of one of Syracuse's most important business districts. In addition to restoring a more pedestrian friendly environment, Remix will also provide a mix of commercial and apartment rental options that are currently lacking in the immediate market. It will also provide some of the only disabled accessible and "age-in-place" appropriate living units in the neighborhood. This diversity in choices will make a positive contribution to the economic health and overall vibrancy of the neighborhood.

With an eye to the future, and to smart growth, this project is rooted in traditional neighborhood development principles. The goal is to realize a district that supports and encourages all modes of transportation, not solely automobile traffic. The addition of new storefront business activity, increased residential density, public and private bicycle parking, and proximity to Centro bus stops, will make this an appealing option to many people seeking an urban lifestyle.

Finally, the Remix will be constructed using sustainable design techniques. It will have an energy-efficient exterior shell that will reduce the natural resources required for supporting the living units. Plus, the project is targeting the use of onsite energy production, in the form of rooftop solar collectors, to further mitigate the impact of resource use on the natural environment.

PAST

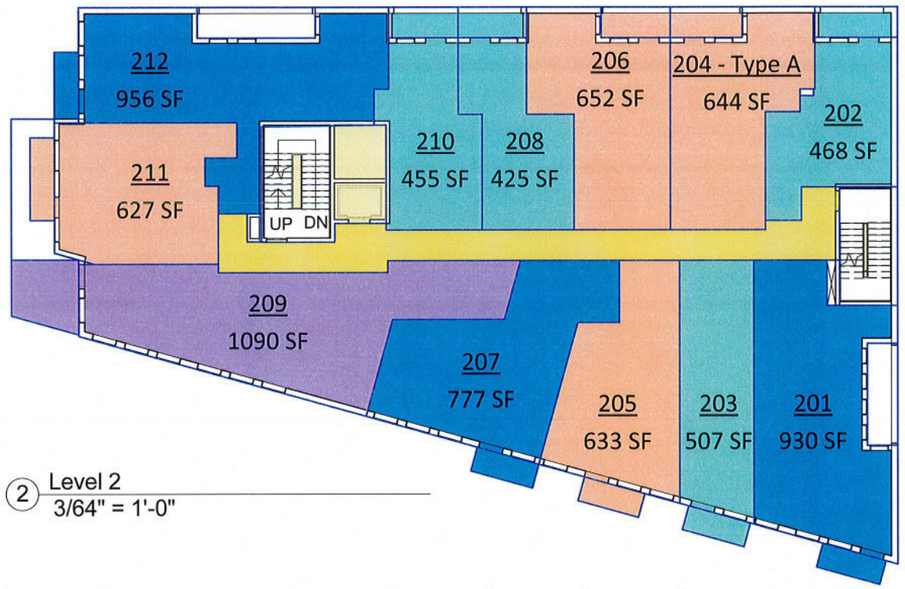
PRESENT

FUTURE

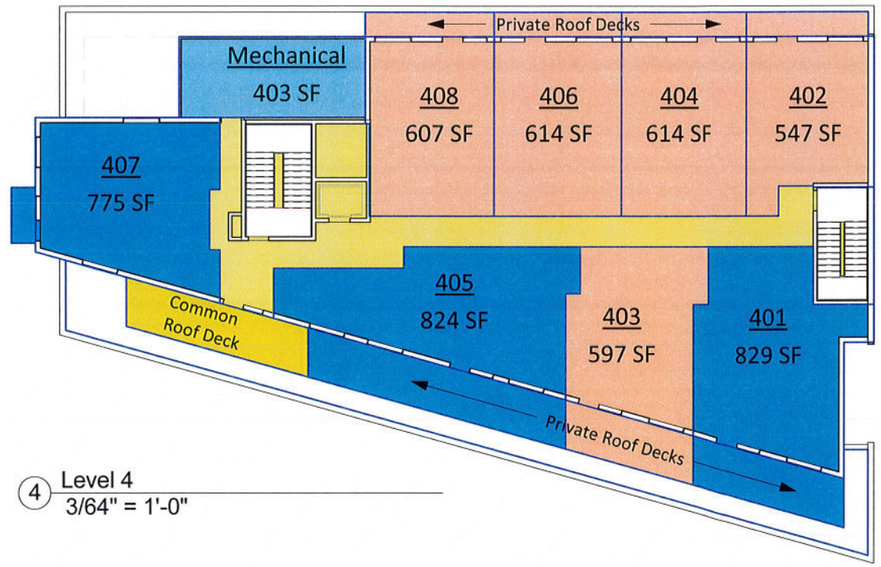
EXISTING CONDITIONS

STREET-VIEW RENDERING

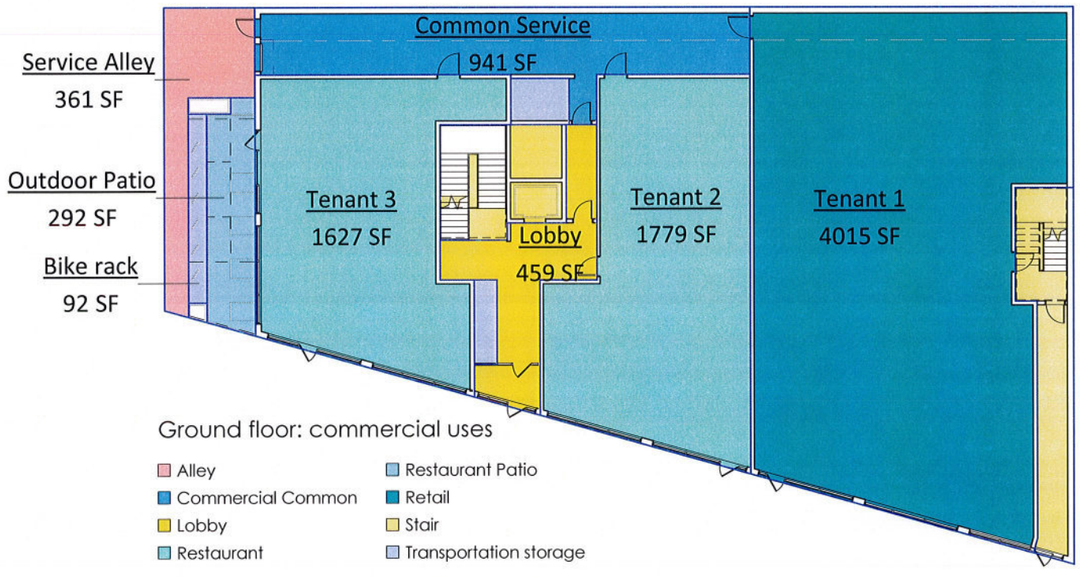
RENTAL UNIT PLANS



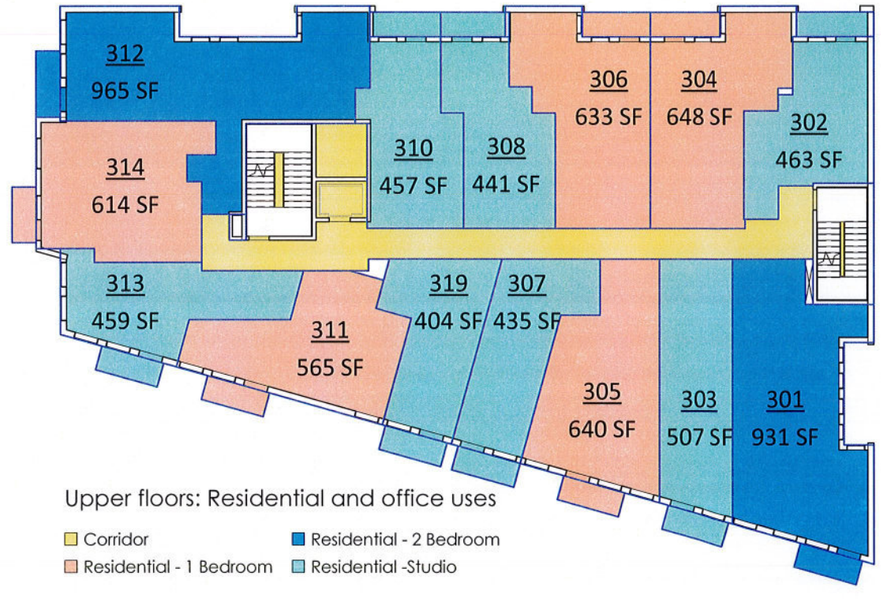
2 Level 2
3/64" = 1'-0"



4 Level 4
3/64" = 1'-0"



1 Level 1
3/64" = 1'-0"



3 Level 3
3/64" = 1'-0"

ZONING & SITE CHALLENGES

EXISTING CONDITIONS

The Remix property is designated Zone: BA, "Local Business District, Class A". The zoning requirements of this BA designation don't align with the majority of existing buildings on the same block. These buildings occupy most, if not all, of their property footprint, typically with no setbacks. Because of this site-footprint-maximization, the majority of the properties also don't include onsite parking. This proposed development will be most cohesive with the existing, effective building pattern if it is allowed to deviate from existing zoning parameters and occupy the site with modified setbacks and no parking.

The primary commercial block on Westcott Street consists primarily of buildings that fill (or close to fill) their lot footprints. Of the three properties that include parking and exterior trash storage, two of them provide access to those services off of Beech St. The third property is currently in redevelopment planning to restore it 's streetfront presence on Westcott St.

- FULL LOT BUILD-OUT, NO PARKING
- FULL LOT BUILD-OUT, PARKING ACCESS FROM BEECH ST.
- ONLY PROPERTY, OTHER THAN 534-544, WITH WESTCOTT ST. PARKING ACCESS, SLATED FOR RE-DEVELOPMENT

NORTH LOTLINE ADJACENT PROPERTY- *WESTCOTT THEATHER*

PROPOSED VARIANCES

PARKING

In the development of this project, our team explored a variety of design options to be able to provide off-street parking alongside a new building. These options included surface parking on the south half of the lot and underground parking accessed from Westcott or Beach streets. In all options explored, the provision of parking on-site proved detrimental to the pedestrian and storefront quality of the development, as well as compromising the financial viability of the project.

Instead of providing off-street parking, Remix will focus on being supportive of pedestrians, bicyclists, and public transportation riders. The project location is within 100 feet of a high-traffic Centro bus stop, and will include off-street, public bike parking and private indoor bike parking.
There are numerous businesses on the block that currently operate successfully without off-street parking, including restaurants and retail stores. To achieve financial viability and in accordance with Smart Growth development principles, this project will request a waiver from zoning parking requirements.

DENSITY

With a lot area of 10,650 square feet, the BA, "Local Business District, Class A", zoning would allow a maximum of 10 living/ dwelling units: "lot area of at least one thousand (1000) square feet for each family or dwelling unit". These units could each have up to 4 bedrooms, possibly equaling 40 bedrooms total among the 10 units.

Our market analysis indicates that the neighborhood is in need of 1 and 2 bedroom apartments, not 3 or 4 bedroom units. The proposed development would include a mix of (5) 2 bdrms and (30) 1 bdrm units. This would result in a total of 40 bedrooms (sleeping units), which is the density equivalent of what could be developed under the existing model, based on the 10 units x 4 bedrooms = 40 bedrooms calculation. In order to appropriately respond to housing market needs, this project aims to receive a zoning variance to allow for this change.

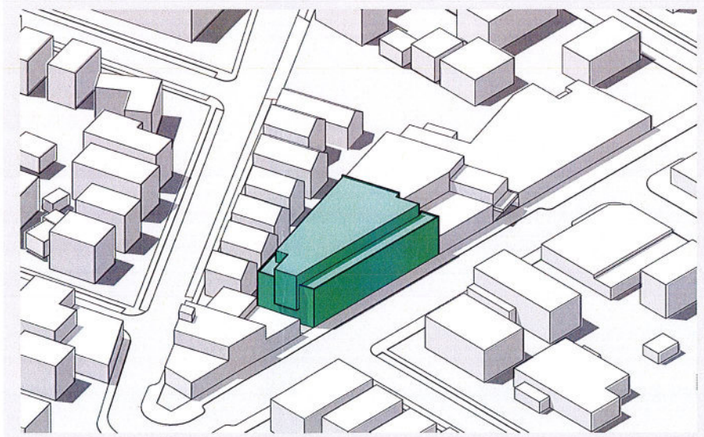
SETBACKS

The BA, "Local Business District, Class A", zoning requires no setbacks, on any side, for commercial uses up to two stories, but residential uses are required to setback 4 feet on the sides, and 20 feet at the rear. The north side of the lot abuts the Westcott Theatre, which is 3 stories tall for the back two-thirds of the lot. The south side abuts the Westcott Florist, which is partial one-story, partial two-story. The west side abuts three-story residential properties.

The proposed Remix building would setback on the south side to create a restaurant patio and service entrance entry, and will be able to access to southern sunlight over the single-story front of the adjacent florist shop. Along the east and west lot lines, the building will step back at the top floor, minimizing the street presence on the east side and the shadow line on the adjacent west properties. The west facade will include setback sections that will provide light and air access to the apartments, and also break up the mass of that building face. On the north side the building would not step back (other than a small window alcove toward the street), matching up with the large Theatre wall. The project will request setback variances to allow the residential component of the building to align with the commercial component, and to respond to existing site conditions.

PROPOSED SETBACKS

Front: none on first three floors, 12' at fourth floor
South Side: 15' at ground floor, 11' at upper floors
North Side: 6"
Rear: none on first three floors, 5' at fourth floor

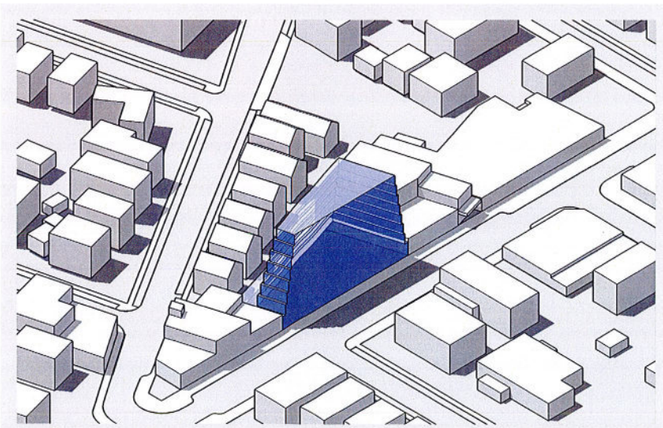


ZONING SETBACK PARAMETERS

Front: no setback.

Side Yard: for Commercial uses - no yard requirements; for Apartments - 4' side setbacks, plus an additional 2' for every story above the 2nd story.

Rear: for Commercial uses: two stories no setback; for Apartments: 20' plus an additional 2' for every story above the 2nd story.



JUSTIFICATION OF WAIVERS

PARKING

In the development of this project, our team explored a variety of design options to be able to provide off-street parking alongside a new building. These options included surface parking on the south half of the lot and underground parking accessed from Westcott or Beach streets. In all options explored, the provision of parking on-site proved detrimental to the pedestrian and storefront quality of the development, as well as compromising the financial viability of the project.

Instead of providing off-street parking, Remix will focus on being supportive of pedestrians, bicyclists, and public transportation riders. The project location is within 100 feet of two, high-traffic Centro bus stops, and will include 45 spots for off-street, public bike parking and indoor bike parking. There are numerous businesses on the block that currently operate successfully without off-street parking, including restaurants and retail stores. To achieve financial viability and in accordance with Smart Growth development principles, this project will request a waiver from zoning parking requirements.

OFF-STREET PARKING REQUIREMENTS UNDER CURRENT ZONING:

The existing pizzeria contains 1,200 sf of dining/outdoor seating area, and would be required to provide 40 spaces; the existing condition provides only 15 spaces.

The proposed development would require: **138 spaces**

- Retail (3,765 sf): 1 per 300 sf = **14 spaces**
- Restaurants (2,540 sf of dining area + outdoor seating): 1 per 30 sqft of dining area + outdoor seating) = **85 spaces**
- Office (1,200 sf): 1 per 200 sqft = **6 spaces**
- Apartments (33 units): 1 per unit = **33 spaces**

To provide 138 parking spaces, it would require an area the size of all of the other commercial properties on the block.

EXISTING ZONING WOULD REQUIRE A PARKING AREA THE SIZE OF ALL OTHER COMMERCIAL PROPERTIES ON THE BLOCK

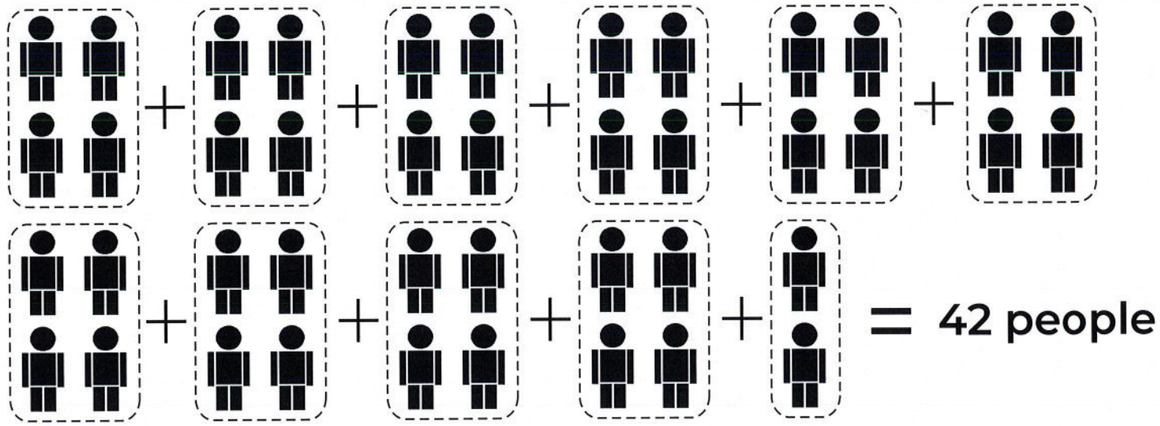
JUSTIFICATION OF WAIVERS

DENSITY

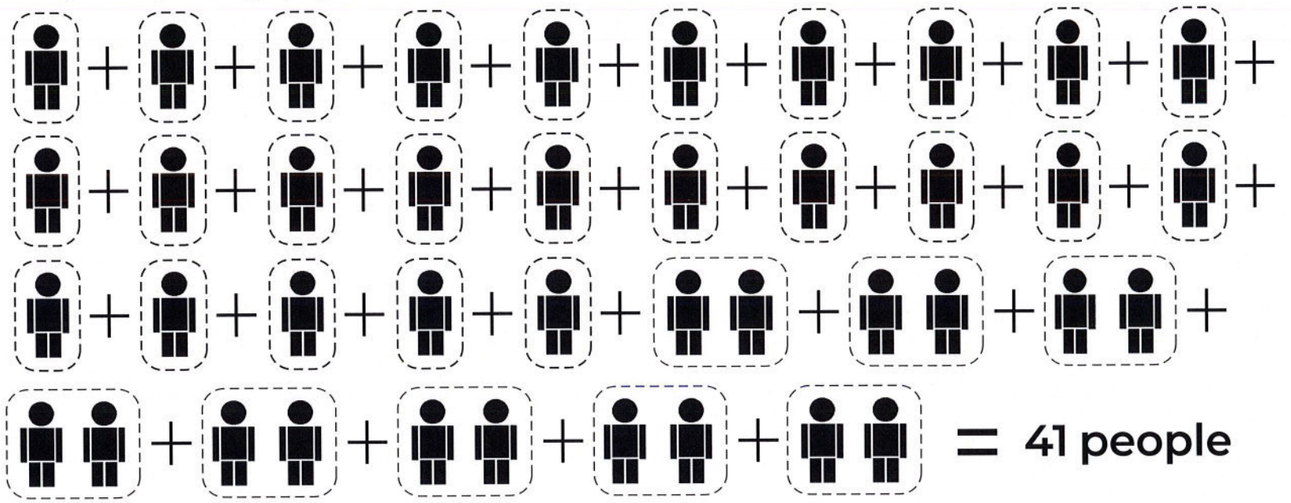
With a lot area of 10,650 square feet, the BA, "Local Business District, Class A", zoning would allow a maximum of 10.5 living/ dwelling units: "lot area of at least one thousand (1000) square feet for each family or dwelling unit". These units could each have up to 4 bedrooms, possibly equaling 42 bedrooms total among the 10.5 units.

Our market analysis indicates that the neighborhood is in need of 1 and 2 bedroom apartments, not 3 or 4 bedroom units. The proposed development would include a mix of (8) 2 bdrms and (25) 1 bdrm units. This would result in a total of 41 bedrooms (sleeping units), which is the density equivalent of what could be developed under the existing model, based on the 10.5 units x 4 bedrooms = 42 bedrooms calculation. In order to appropriately respond to housing market needs, this project aims to receive a zoning waiver to allow for this change.

Density allowed base on lot area: (10.5) four-person dwelling units



Proposed density: (25) studio & one-bedroom and (8) two-bedroom units



JUSTIFICATION OF WAIVERS

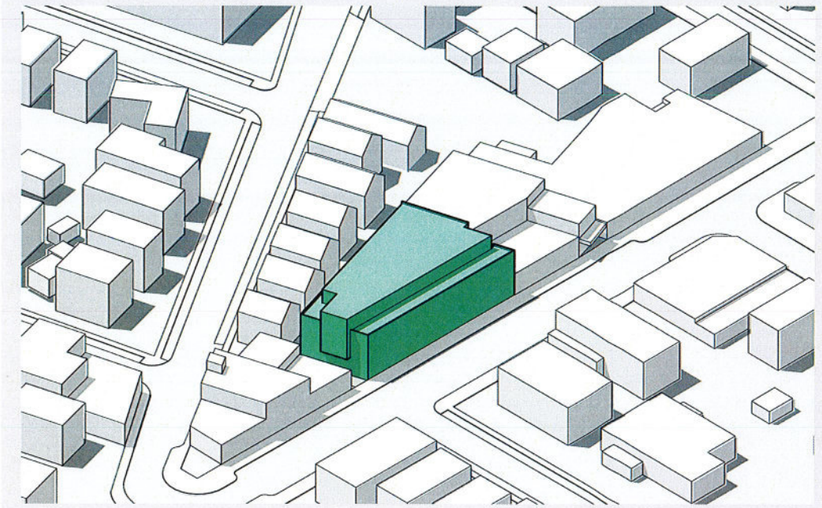
SETBACKS

The BA, "Local Business District, Class A", zoning requires no setbacks, on any side, for commercial uses up to two stories, but residential uses are required to setback 4 feet on the sides, and 20 feet at the rear. The north side of the lot abuts the Westcott Theatre, which is 3 stories tall for the back two-thirds of the lot. The south side abuts the Westcott Florist, which is partial one-story, partial two-story. The west side abuts three-story residential properties.

The proposed Remix building would setback on the south side to create a restaurant patio and service entrance entry, and will be able to access to southern sunlight over the single-story front of the adjacent florist shop. Along the east and west lot lines, the building will step back at the top floor, minimizing the street presence on the east side and the shadow line on the adjacent west properties. The west facade will include setback sections that will provide light and air access to the apartments, and also break up the mass of that building face. On the north side the building would not step back (other than a small window alcove toward the street), matching up with the large Theatre wall. The project will request a setback waiver to allow the residential component of the building to align with the commercial component, and to respond to existing site conditions.

PROPOSED SETBACKS

Front: none on first three floors, 12' at fourth floor
South Side: 15' at ground floor, 11' at upper floors
North Side: 6"
Rear: none on first three floors, 5' at fourth floor

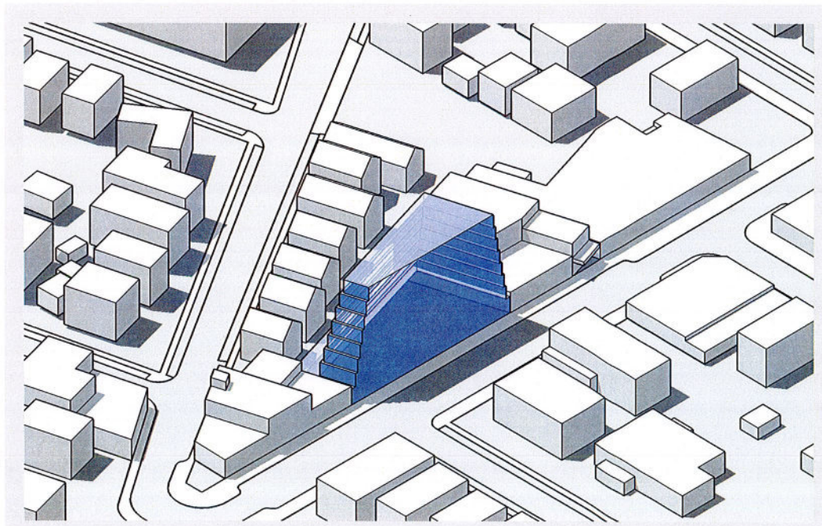


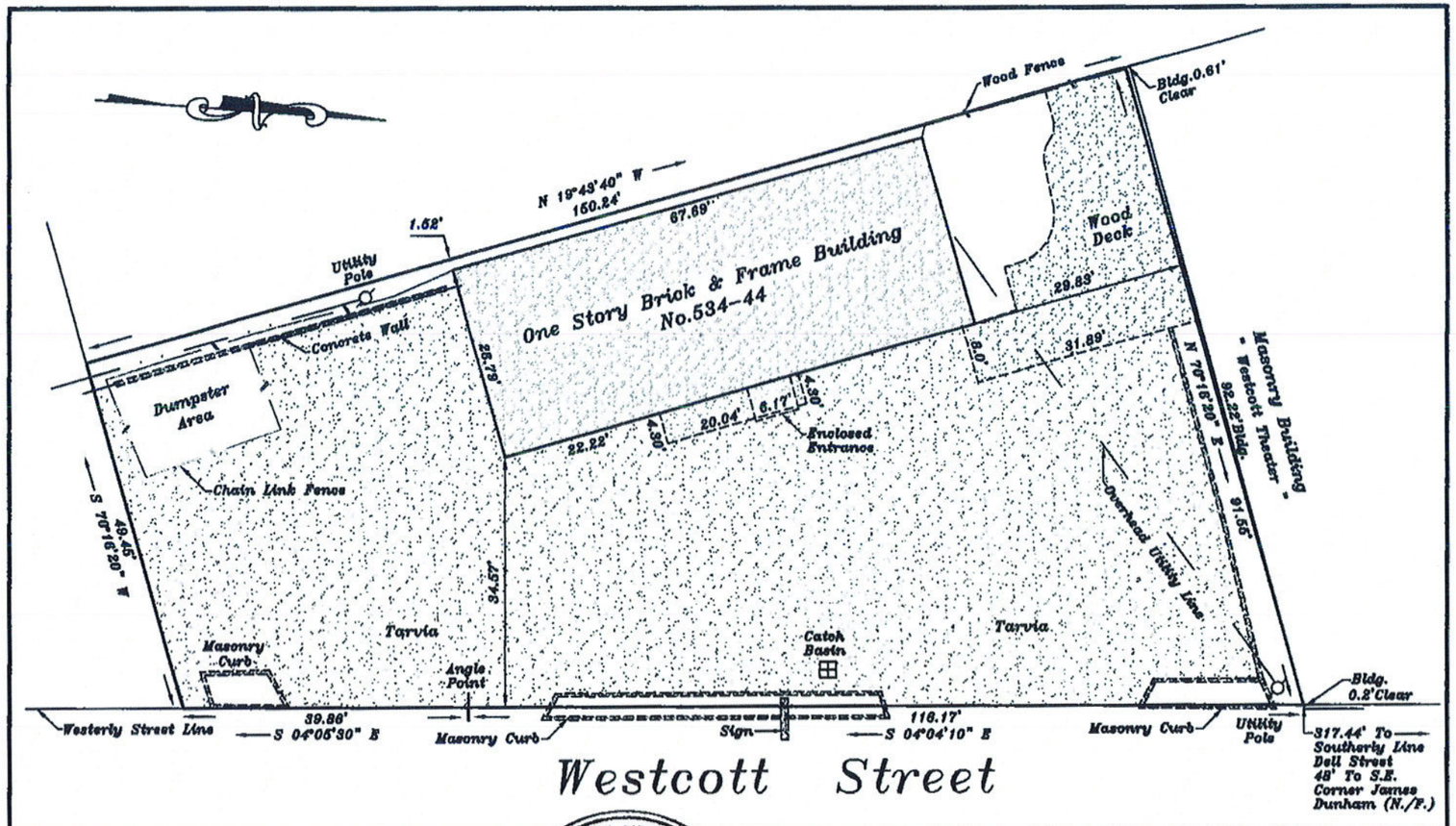
ZONING SETBACK PARAMETERS

Front: no setback.

Side Yard: for Commercial uses - no yard requirements; for Apartments - 4' side setbacks, plus an additional 2' for every story above the 2nd story.

Rear: for Commercial uses: two stories no setback; for Apartments: 20' plus an additional 2' for every story above the 2nd story.





R.J. LIGHTON SR.
LAND SURVEYING
886 E. Brighton Ave., Syracuse, New York. 13205

I hereby certify that this map was made from an actual survey and land title is correct.

R.J. Lighton Sr. 45373 NYSLLS 45373

Location Survey on Lot 79 & Part of Farm Lot No.196 - City of Syracuse

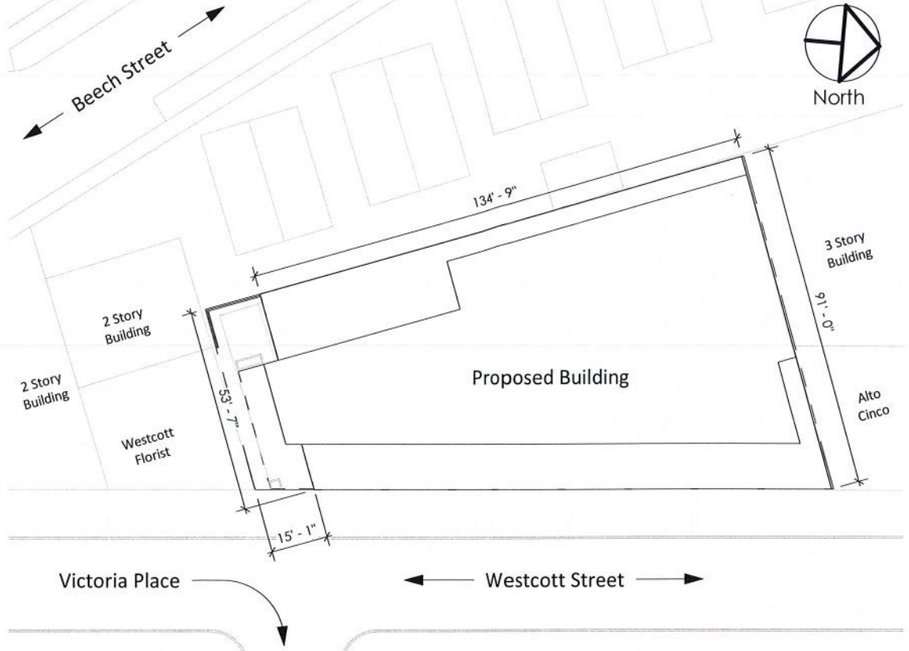
Known as No.534-44 Westcott Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: JRL | Scale: 1"= 20' | Date:07-17-18

Revisions:

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the surveyed is prepared and are not transferable to subsequent persons or entities. Copyright 2018, R.J. Lighton Sr. Land Surveying, all rights reserved.

Existing Survey



3 Site Plan
1" = 40'-0"

Project Team

OWNER

Fastbreak Knights, LLC
East Side
Syracuse, NY 13210
fastbreakknights@gmail.com

ARCHITECT

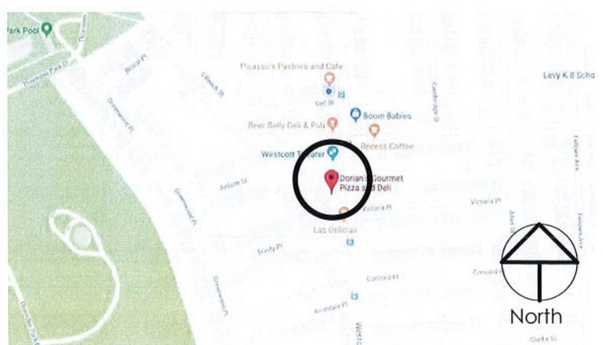
Echo Architects
466 Westcott St. # 2
Syracuse, NY 13210
www.echomakes.com

Scope of Work

Demolition of existing structure and construction of new Mixed Use building.

Drawing List

C-1: Cover Sheet
A-100: Basement Plan
A-101: Ground Floor Plan
A-102: Second Floor Plan
A-103: Third Floor Plan
A-104: Fourth Floor Plan
A-200: East Elevation
A-201: West Elevation
A-202: South Elevation
A-203: North Elevation
A-301: Signage Diagram
A-401: East Facade Materials Diagram
A-402: Materials Specification Outline



Site Location

ECHO Architects
www.echomakes.com

Project:
Westcott Remix
534- 544 Westcott St.
Syracuse, NY 13210

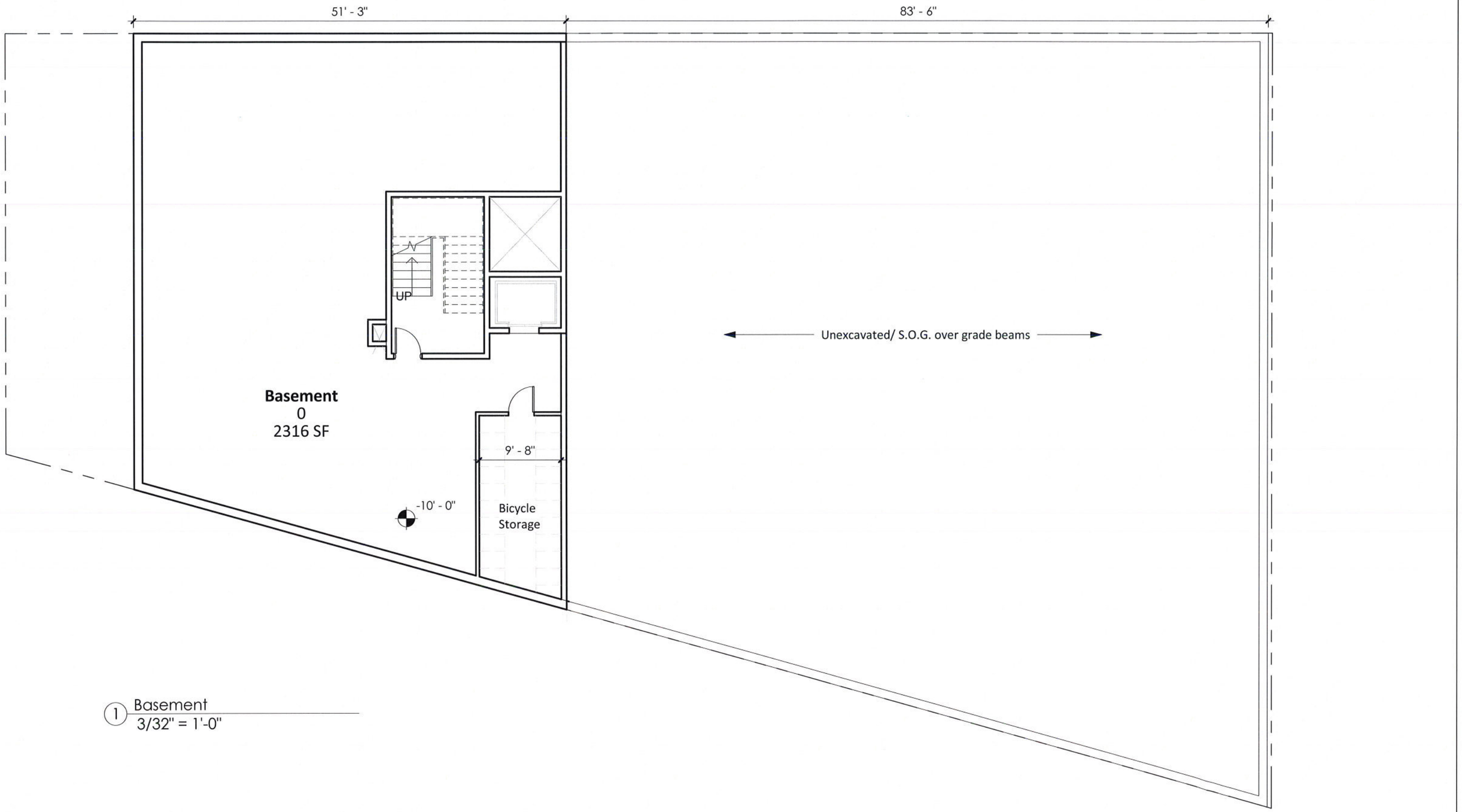
Client:
Fastbreak Knights LLC

Submittal:
Special Permit Review
Date: 12-11-2018

Cover Sheet

C-1

© Echo Architects 2018



1 Basement
3/32" = 1'-0"

ECHO Architects
www.echomakes.com

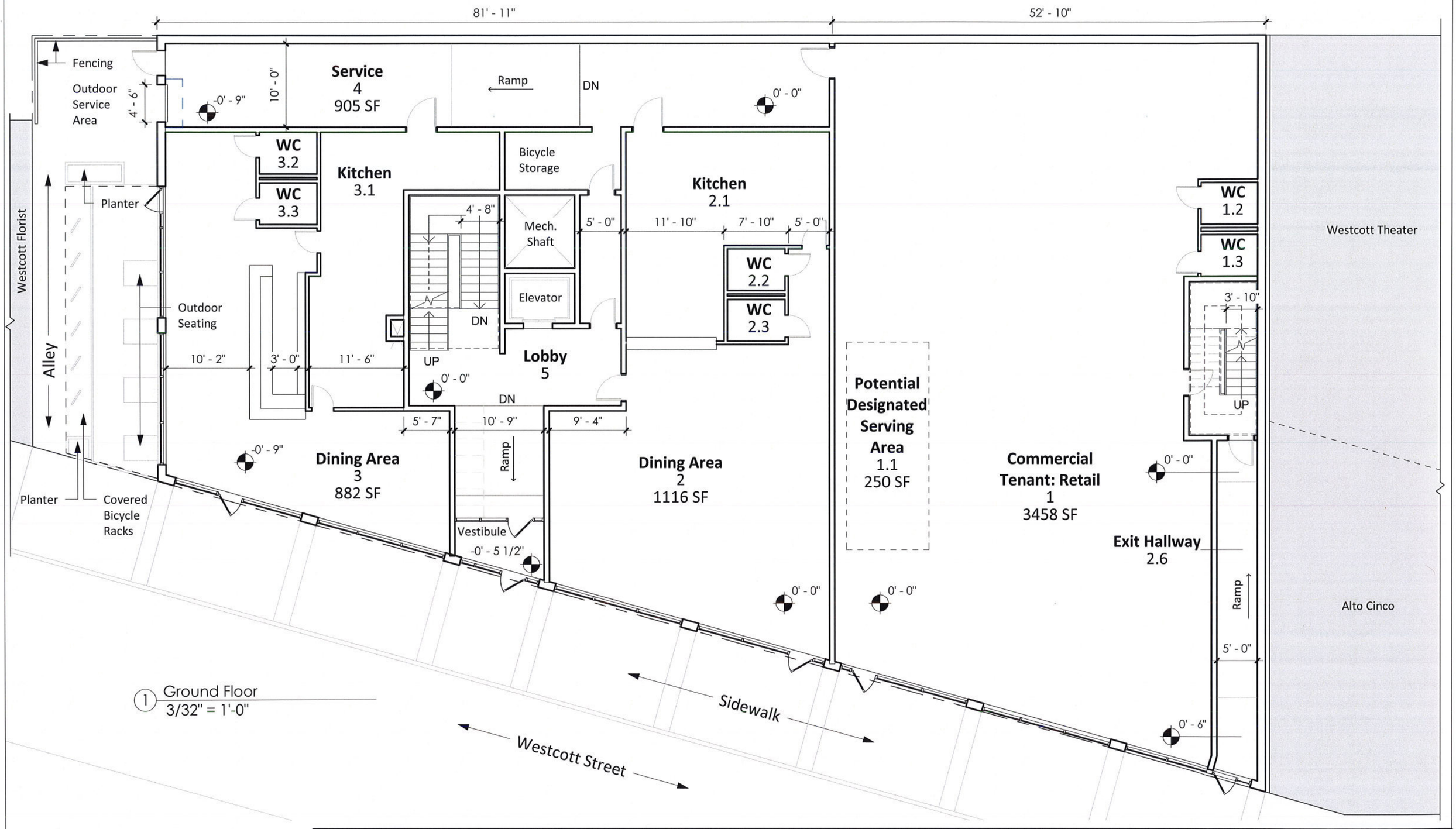
Project:
Westcott Remix
534- 544 Westcott St.
Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submittal:
Special Permit Review
Date: 12-11-2018

Floor Plans - Basement

A-100



1 Ground Floor
3/32" = 1'-0"

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Syracuse, NY 13210

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Submittal:
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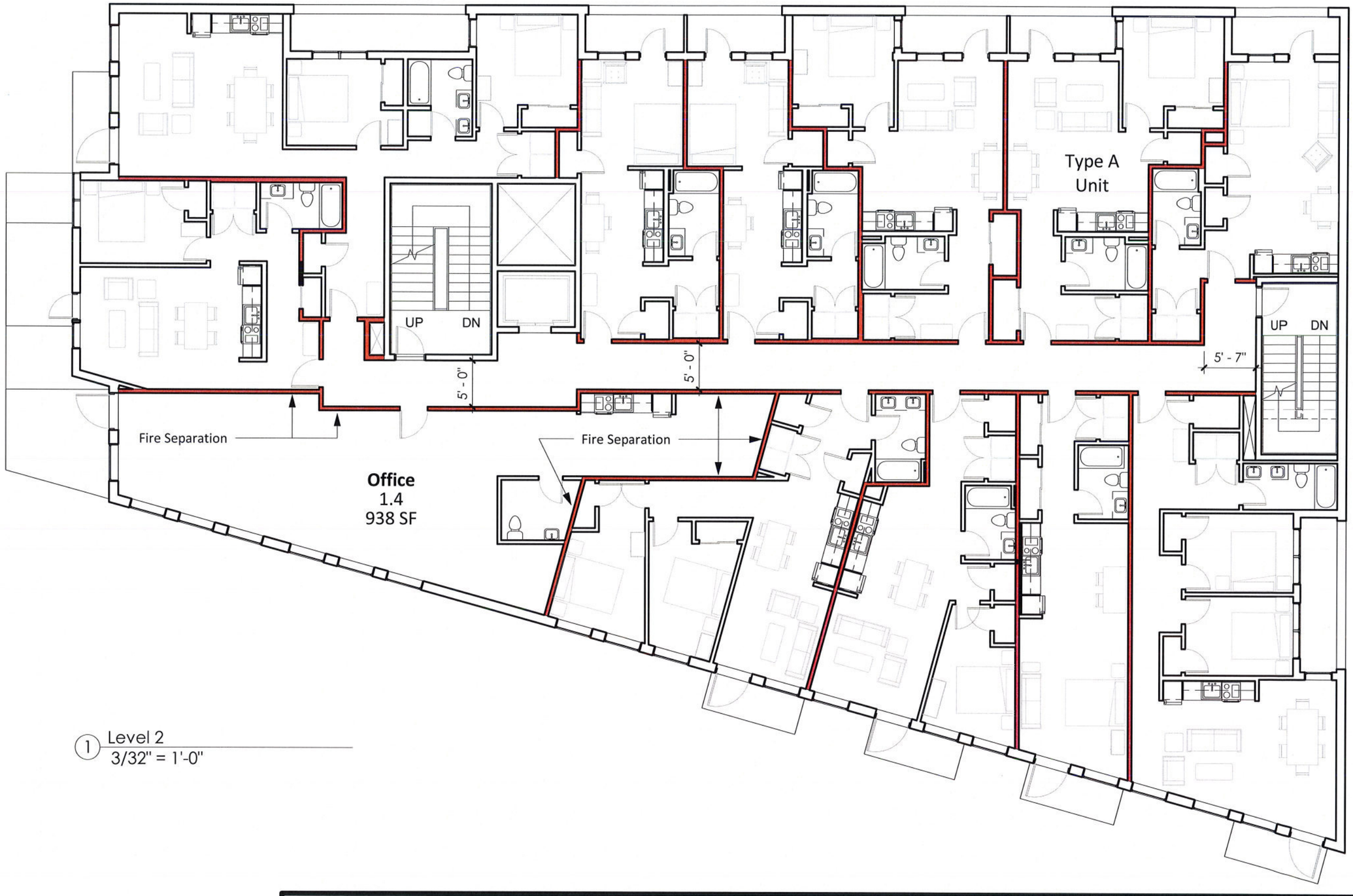
Date: 12-11-2018

Floor Plans - 1st Floor

A-101



1 Level 2
3/32" = 1'-0"

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Project:
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Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submittal:
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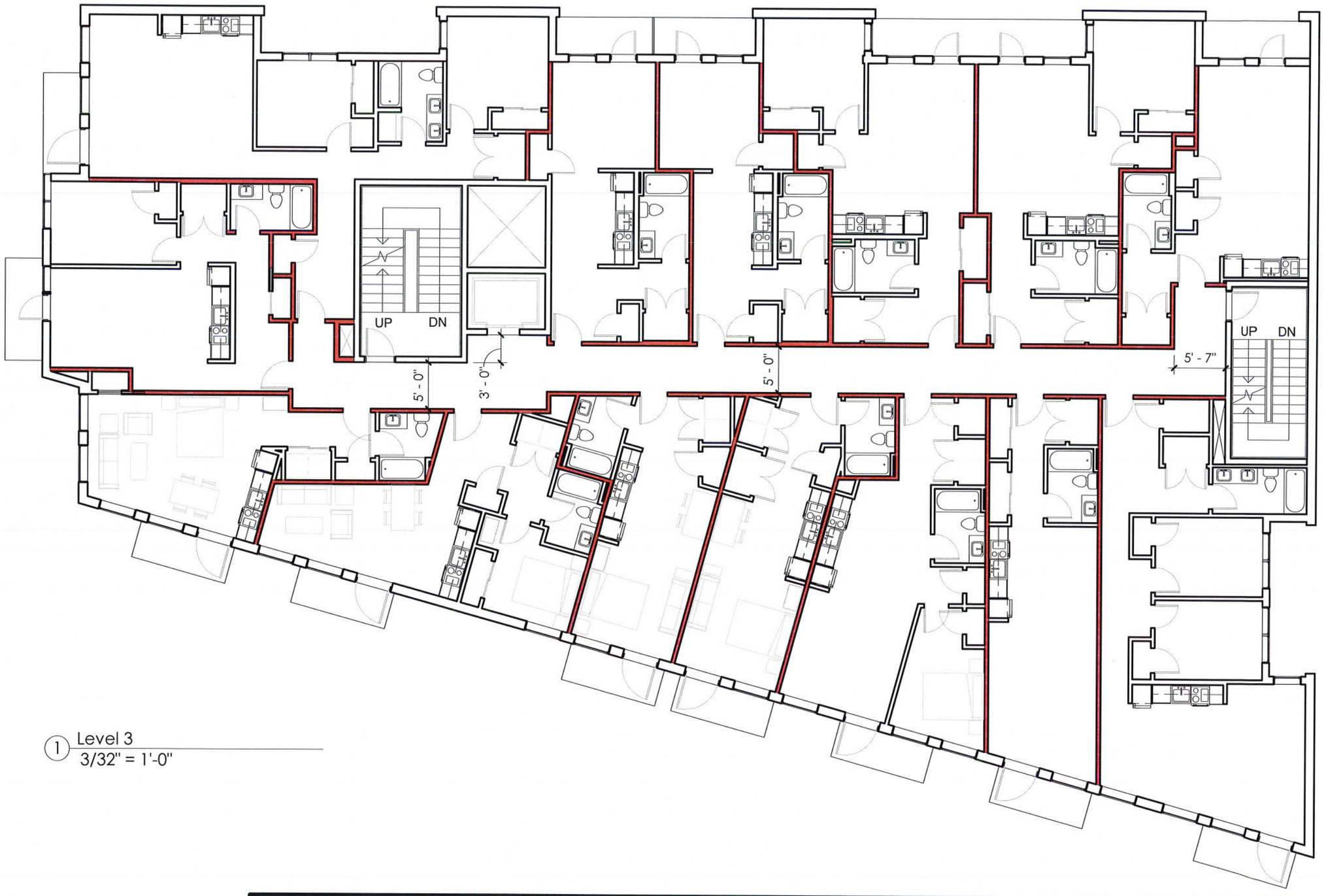
Date: 12-11-2018

Floor Plans - 2nd Floor

A-102



1 Level 3
3/32" = 1'-0"

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Project:
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Syracuse, NY 13210

Client:
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Submittal:
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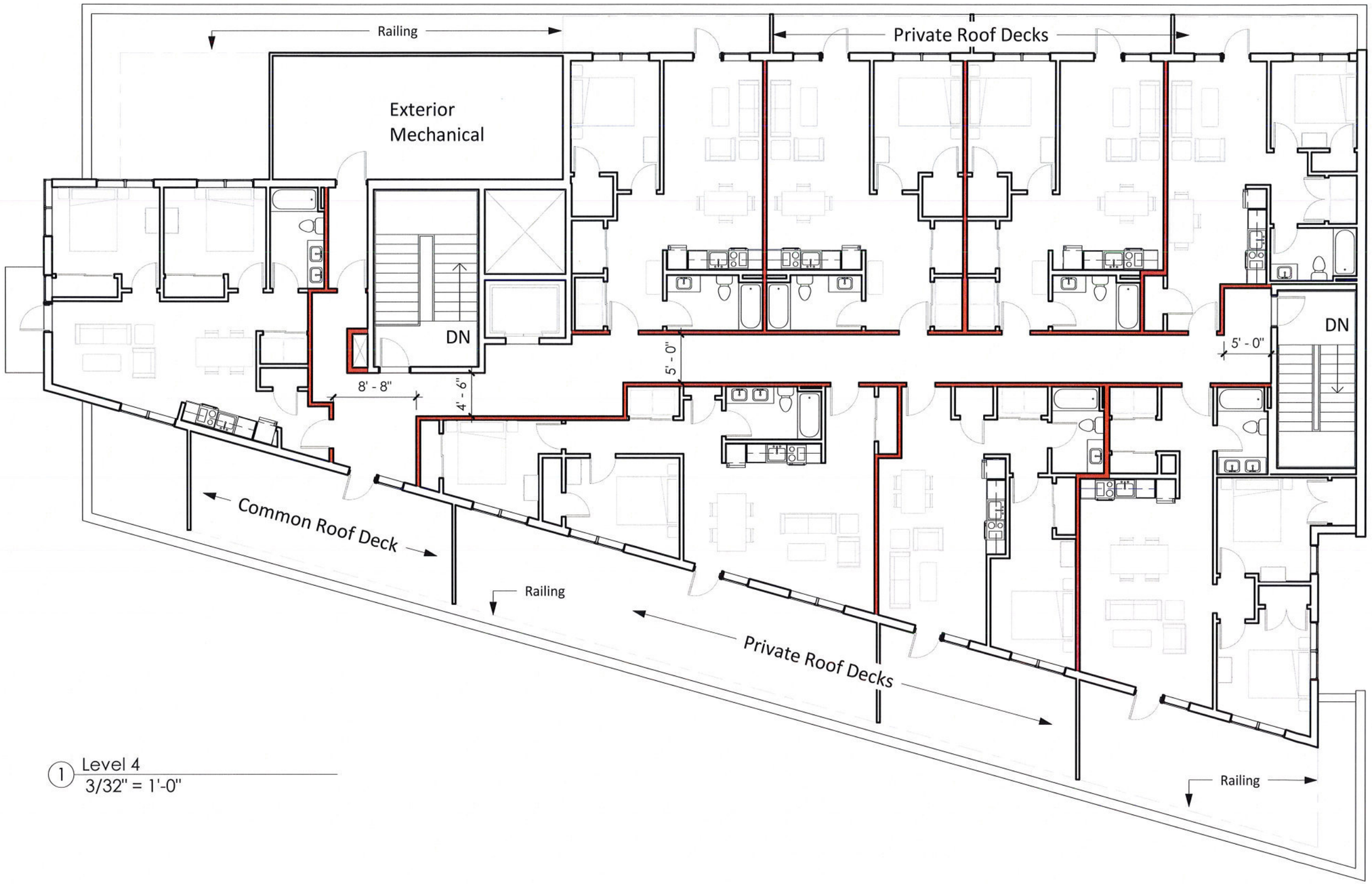
Date: 12-11-2018

Floor Plans - 3rd Floor

A-103



1 Level 4
3/32" = 1'-0"

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Syracuse, NY 13210

Client:
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Submittal:
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Date: 12-11-2018

Floor Plans - 4th Floor

A-104

1 East Elevation
3/32" = 1'-0"

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Syracuse, NY 13210

Client:
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Submittal:
Special Permit Review
Date: 12-10-2018

East Elevation

A-200

1 West Elevation
3/32" = 1'-0"

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Client:
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Submittal:
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Date: 12-10-2018

West Elevation

A-201

1 South Elevation
3/32" = 1'-0"

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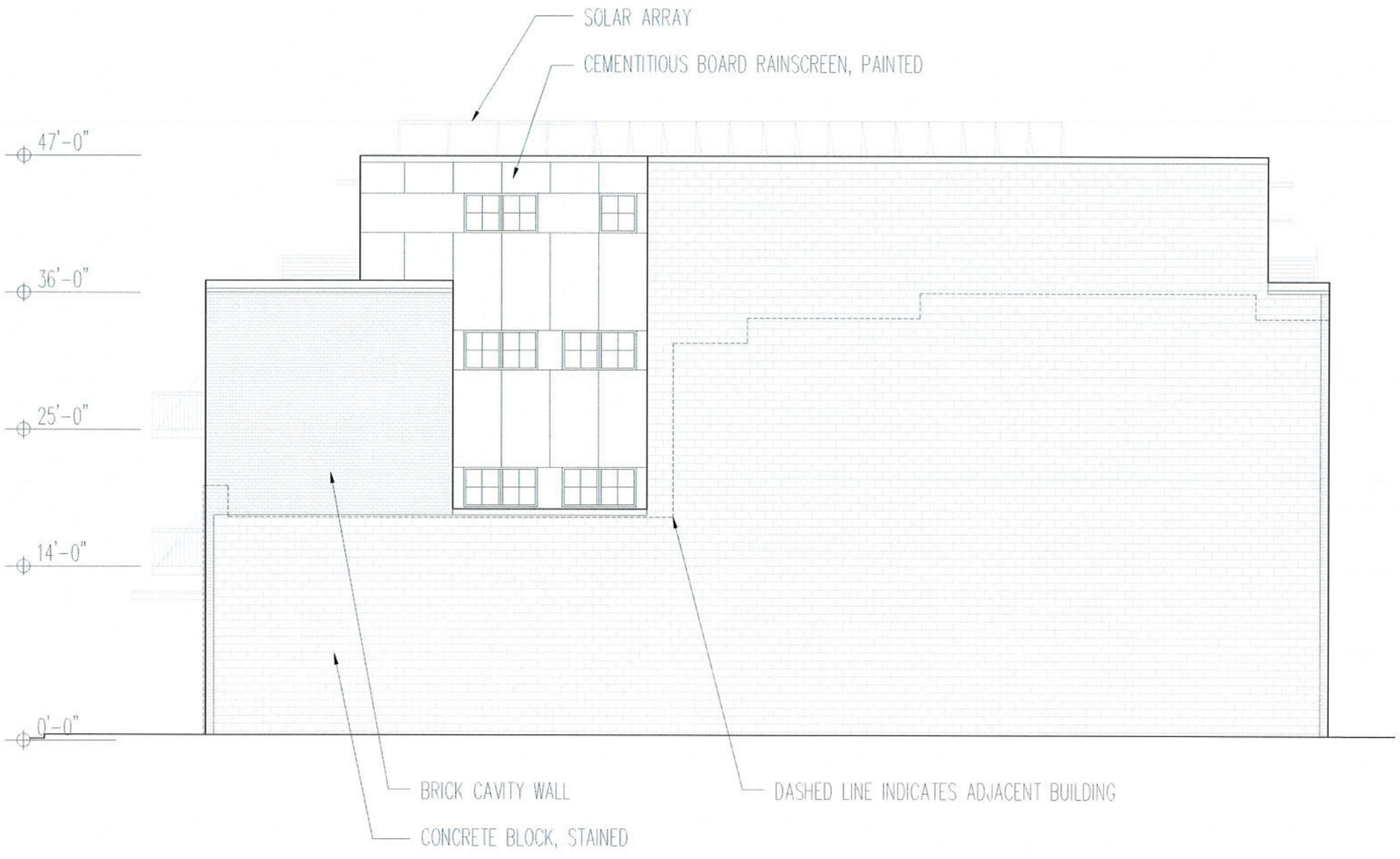
Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submittal:
Special Permit Review
Date: 12-10-2018

South Elevation

A-202



1 North Elevation
3/32" = 1'-0"

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Project:
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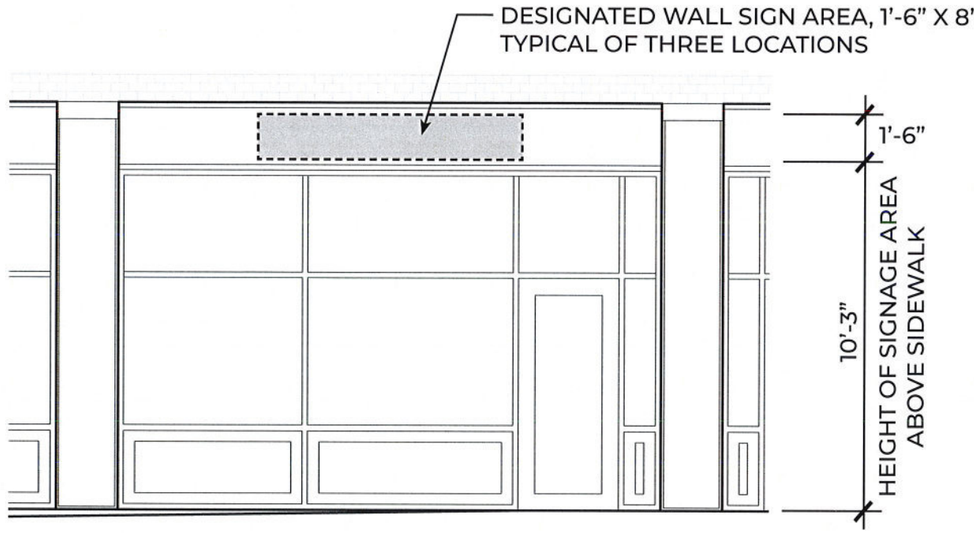
Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submittal:
Special Permit Review
Date: 12-10-2018

North Elevation

A-203



2 Typical Signage Location
not-to-scale

1 East Elevation - Signage Locations
not-to-scale

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Syracuse, NY 13210

Client:
Fastbreak Knights LLC

Submittal:
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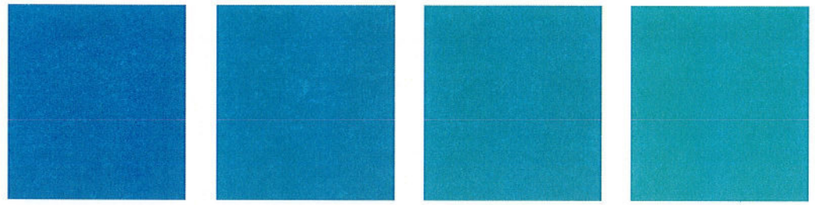
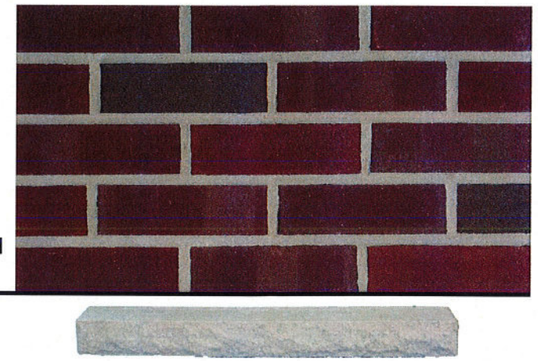
Date: 12-10-2018

Signage Diagram

A-301



PAINTED CEMENT-BOARD RAINSCREEN-
PANELS PAINTED IN FOUR GRADIENT COLORS, SHIFTING FROM SOUTH (BLUE) TO NORTH (TEAL)



MASONRY ELEMENTS-
BRICK CAVITY WALL WITH LIMESTONE SILLS

1 East Elevation - Materials Designation
not-to-scale

BLACK PAINTED METAL ELEMENTS-
ALUMINUM STOREFRONT & WINDOW SYSTEMS, FORMED METAL TRIM, RAILINGS, AND HUNG BALCONIES

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Project:
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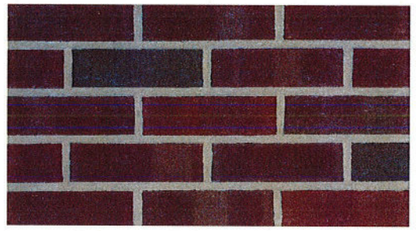
Facade Materials Diagram

A-401

Materials Specification Outline

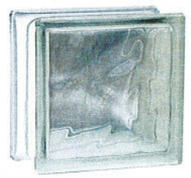
MASONRY:

Brick Cavity Wall -
Mcavoy Brick, Full Range Downingtown, Modular Size



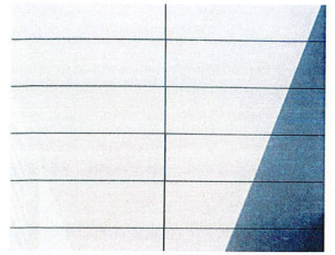
Window Sills -
Limestone with rusticated edge

Glass Block (West Elevation) - 8" x 8" x 4", Wavy, 60-minute Fire-rated

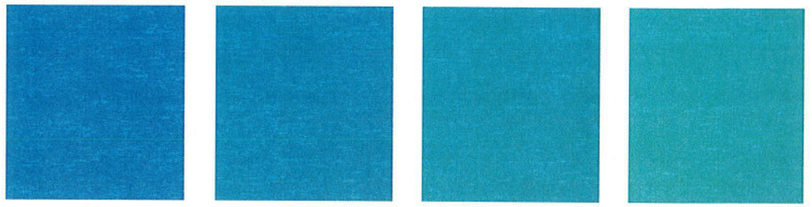


CEMENTBOARD RAINSCREEN

Cementboard -
Hardibaord Smooth Siding Panels, finished with a flat, waterborne acrylic paint

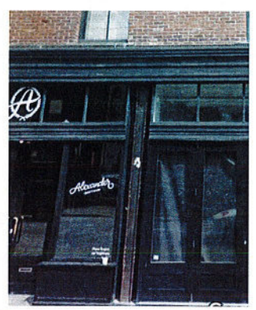


Paint Colors - Panels to be painted in four gradient colors, transitioning from Blue, located on the southern section, to Teal, along the norther section



STOREFRONT AND WINDOW SYSTEMS:

Aluminum Storefront -
2" x 4 1/2" Thermal Storefront with black finish, Insulated ground level panel with black finish



Aluminum Windows-
Single-Hung Side-Load Thermal windows with muntins, black finish

Aluminum Shade Awning -
Windows on the cementboard areas of the exterior to be equip with wall-mounted louvered sunshades

BALCONY AND PATIO RAILINGS

Balcony Railings -
Metal railing with black finish, vertical rails

Roof Patio Railings -
Metal railing with black finish, horizontal rails

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Materials Specification Outline

A-402