

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: 8-14-2018 Case Number: SP-05-2214 Zoning District: BA

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

443 Burnet Ave Syracuse, NY 13203

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

Section: 030 Block: 01 Lot: 23.0
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:

We are opening a cafe and lounge serving coffee, cocktails and a limited food menu. We will feature live acoustic music.

We are not doing any construction or remodeling to the building.

PROPERTY OWNER INFORMATION:

Name(s): 1405 Burnet LLC
Mailing Address: 443 Burnet Ave Unit 1 Syracuse
Zip: 13203 Daytime phone: Home phone: 315-730-3315
E-mail: mleone37@gmail.com

APPLICANT INFORMATION:

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

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

Name(s): James Heane Jr; Julie Briggs - listening room at 443 LLC

Mailing Address: 2085 Paul Ave

Zip: 13206 Home phone: 315-730-3730 Day Phone: same

E-mail: james@listeningroom443.com

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: 7 days a week

Hours of operation: Mon-Fri: 9am-10pm Sat: 9am-10pm Sun: 9am-10pm

Maximum number of employees on premises at one time: 2

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

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR: apartment OTHER FLOORS: 3rd floor apartment

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

We have a storage container on west side of building

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: 2' x 4' Location: SE corner Type: Projecting

Size: 31" x 34" Location: Front door Type: Window

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 Applied

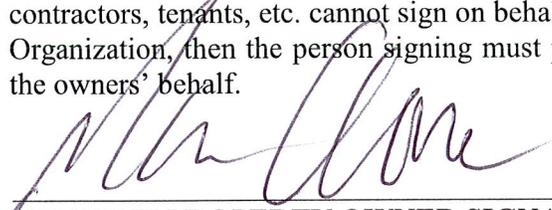
DECLARATION:

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.



7/31/2018

CURRENT PROPERTY OWNER SIGNATURE

DATE

Michael Leone

Please legibly PRINT SIGNATURE NAME and TITLE

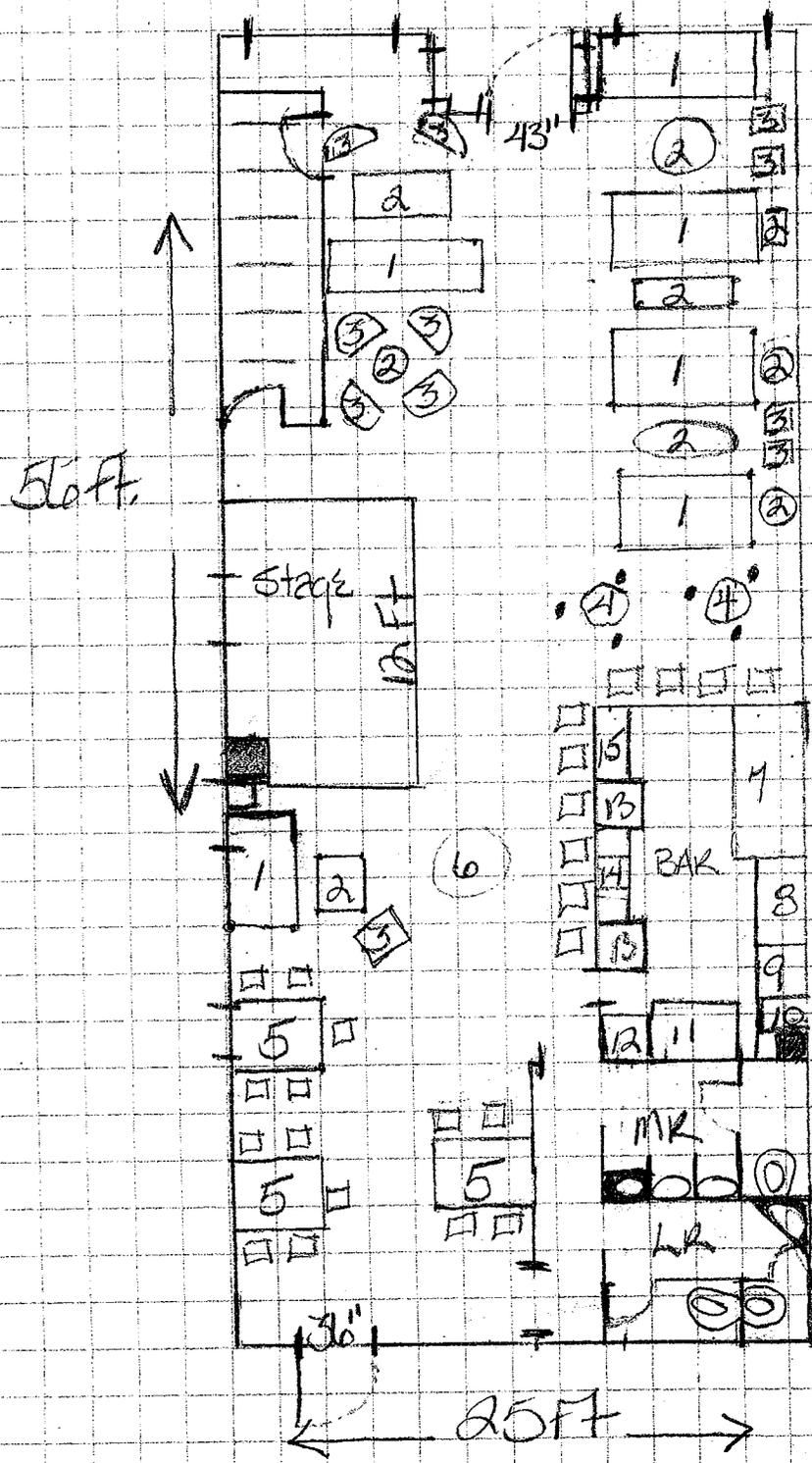
***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

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) _____

.....



- 1- sofa / Loveseat
- 2- coffee / end table
- 3- chair
- 4- 24" table w/ 3 chairs
- 5- cocktail tables
- 6- Round table
- 7- Keurig
- 8- cooler
- 9- ice machine
- 10- hand sink
- 11- cold prep table
- 12- table
- 13- glass rack
- 14- 3 bay sink
- 15- ice bin

The Listening Room at 443 Cafe Lounge
 443 Burnett Ave
 Syracuse NY 13203
 By: Julie Buragg
 7/25/18

*Shelving behind the bar on both walls

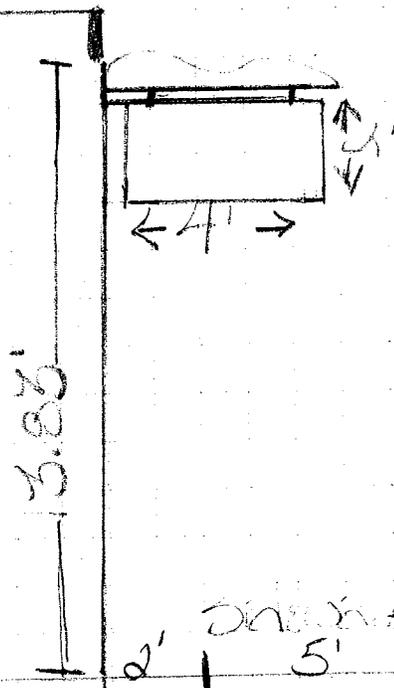
443 Burnet Ave
Sydney, 13203

By: Julie Briggs 7/29/18

View from West side of
building looking East

Scale: 1" = 4'

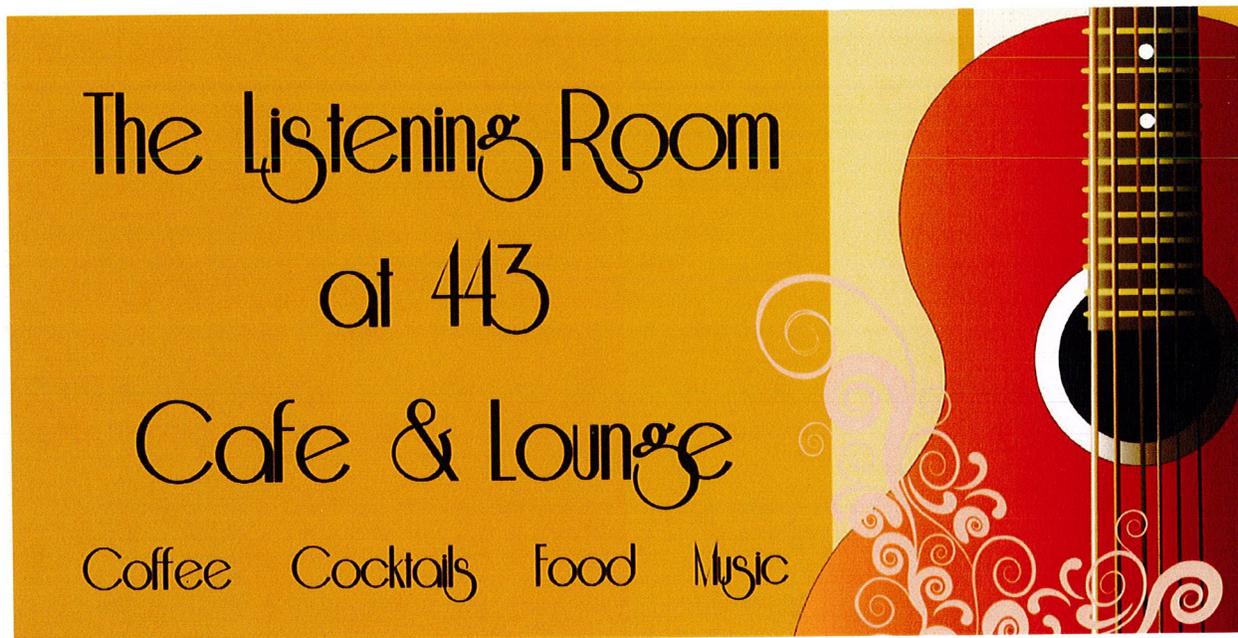
Sign mounted
on SE corner
of building



Burnet
Ave

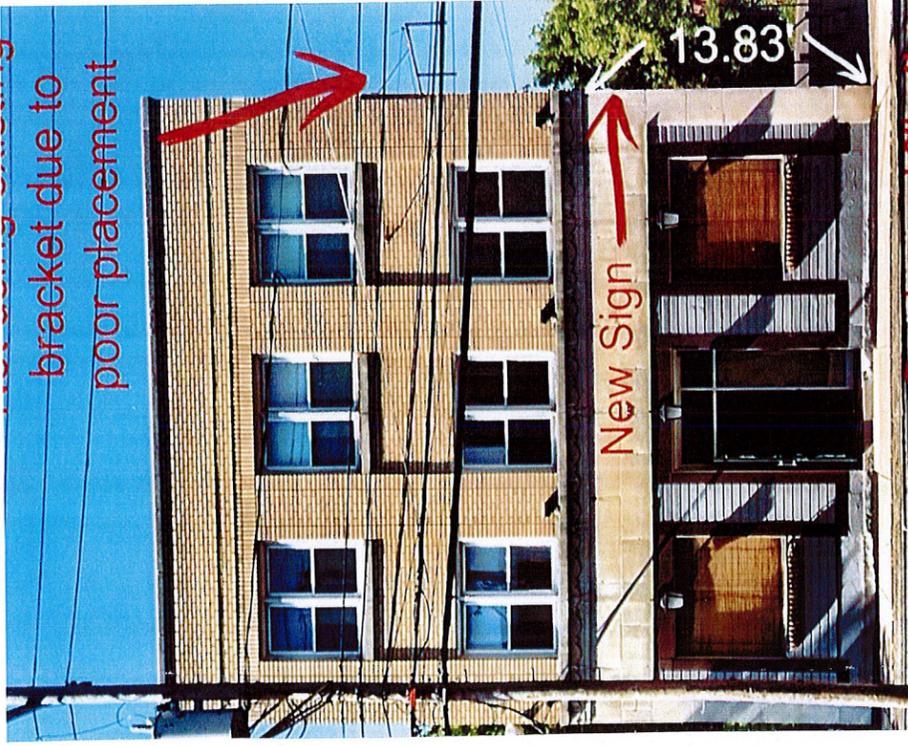
Signage for 443 Burnet Ave The Listening Room at 443 Cafe & Lounge

1. Projecting sign on Southeast corner of building. 2'hx4'w



2. ^{lettering} Letting on front door. 31"h x 34"w

The
Listening Room
at 443
Cafe & Lounge
Coffee Cocktails Food Music



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203

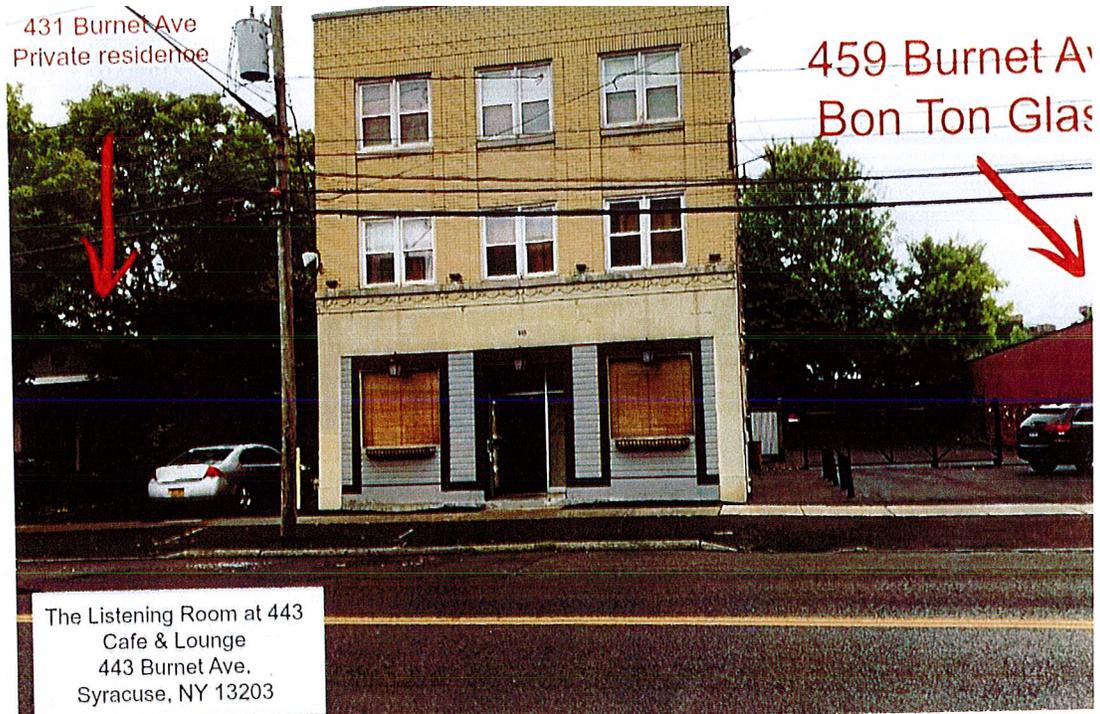
**Bracket and 2' h x 4' w
sign. Sign will begin
11.83' from sidewalk.**



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203

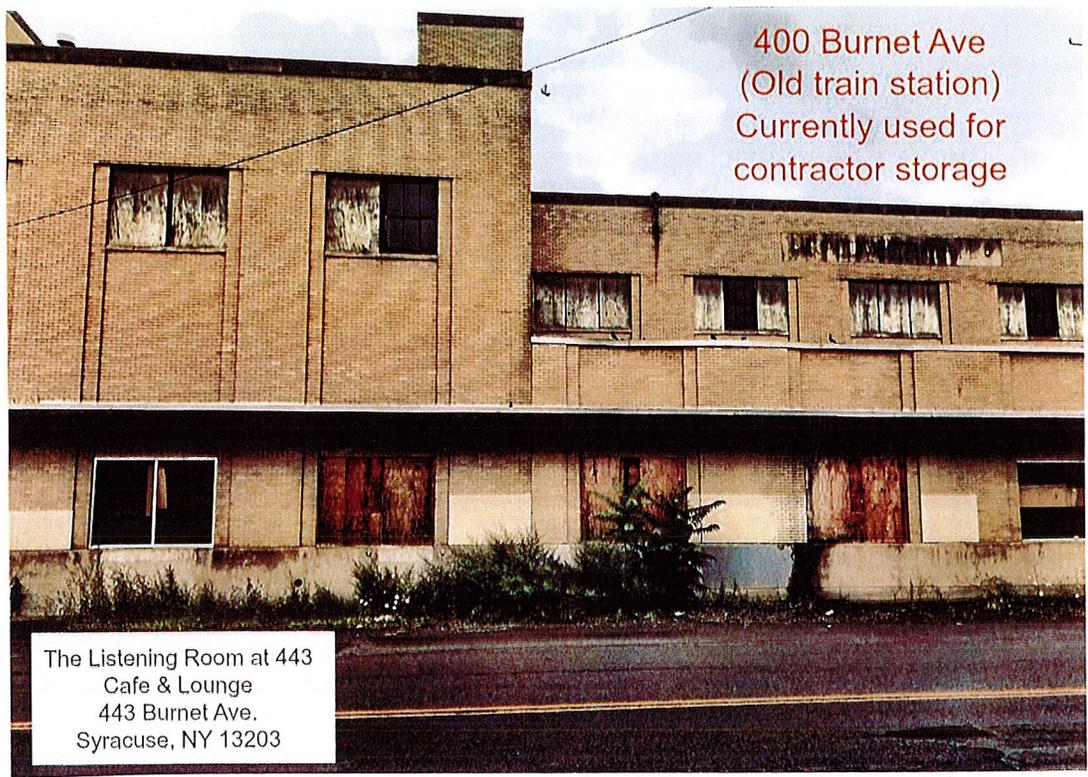
431 Burnet Ave
Private residence

459 Burnet Ave
Bon Ton Glas



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203

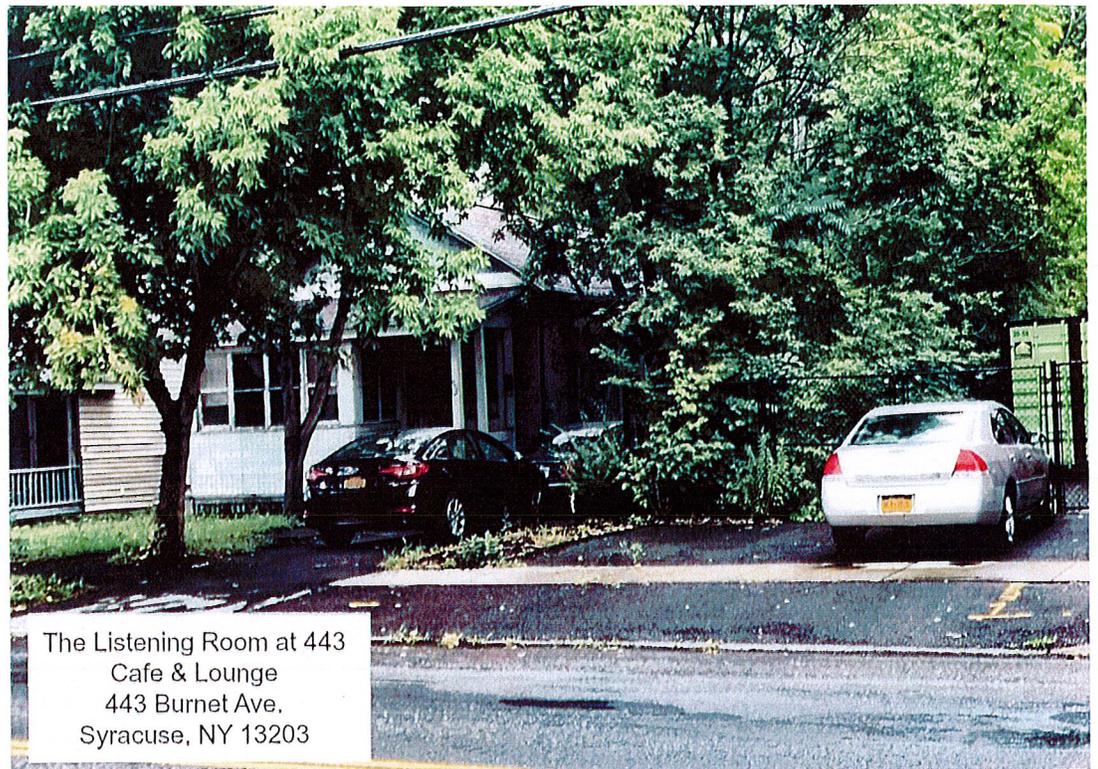
400 Burnet Ave
(Old train station)
Currently used for
contractor storage



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203



The Listening Room at 443
Cafe & Lounge
443 Burnet Ave.
Syracuse, NY 13203

August 9, 2018

Office of Zoning Administration

ATT: Maria Ackerman

RE: Special Permit and Sign Permit

The Listening Room at 443

443 Burnet Ave Syracuse, NY 13203

Dear Maria:

Enclosed please find the additional documentation you requested for our special permit application for our new business venture, The Listening Room at 443.

I have drawn up a scale diagram (site plan) showing the location of the trash cans. The tenants of the building currently keep them behind the patio which is in the back of the building and our receptacles will be stored there as well. I included a photograph of them with our original paperwork. We have acquired a different copy of the survey from the attorney who handled the sale, hopefully it will suffice.

This is an outline of what our plans are for this business:

The Listening Room at 443 will be a coffee house that serves alcohol along with a very limited food menu, as we do not have a kitchen. Our focus will be on live acoustic music and community programming. We have a stage and have applied for an entertainment license. Our permit from the health department for food preparation will be final once our plumbing work is complete and we have our final inspection. We have submitted our 30-day Notice of Intent to file for a liquor license, we will be able to submit the liquor license application just after Labor Day.

Our hours will be 7am-10pm during the week and 9am-10pm on weekends.

This space has been a bar and/or restaurant going back at least to the 1980's: Mrs. O'Leary's, Old Parochial League and most recently a bar called the Tunic Hotel. The current owners have not had a business in it since they acquired it in November of 2014. We are not doing any construction, remodeling or landscaping on the property at this time and we are not changing the use of the building.

We would like to mount a 2'x4' projecting sign on the southeast corner of the building and add vinyl lettering (34" w x 31" h) on the upper section front door.

443 Burnet is a three-story masonry building with a two-bedroom apartment on the 2nd floor and another on the 3rd floor. We will not have use of the patio for the business. The patio is reserved for the tenants of the building.

While there is a parking lot attached to this property, the majority of it is located behind locked gates. That area is reserved for tenants of the building, trash and recyclables, and a temporary Pod-type

storage unit we are using for this business. There are 2-3 parking spots in front of one of the gates, but they are for the tenant's use. We have easy parking on Burnet Avenue for our customers.

Deliveries will be made through the front door on Burnet Avenue.

Please do not hesitate to contact us if you require additional documentation.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Julie', written over the printed name.

Julie Briggs and James Leone

The Listening Room at 443 Café & Lounge

8105 e 0 2114

01.12.18

← 97 →

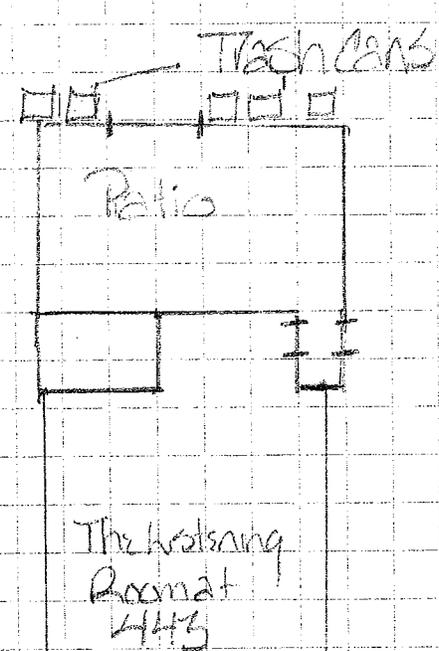
Scale -
 1" = 20'
 By
 J. B. C. G. S.
 8/7/18

Parking lot

6' chain link fence

16ft

↓



Ratio fence is wood and corrugated metal 6.75' high

6' chain link fence w/ gate

6' chain link fence w/ gate

← 27.5' →

← 30' →

← 39' →

* - 2' x 4' projecting sign

Burnet Ave

* - deliveries go through front door

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: <i>The listening room at 443</i>							
Project Location (describe, and attach a location map): <i>443 Burnet Ave Syracuse, 13203</i>							
Brief Description of Proposed Action: <i>We are opening a cafe and lounge. We will serve coffee, cocktails and food menu. We will feature live music (acoustic). We are not doing any construction or remodeling.</i>							
Name of Applicant or Sponsor: <i>Jameshone; Julie Briggs</i>		Telephone: <i>315-430-3750</i>					
Address: <i>208 Peck Ave</i>		E-Mail: <i>James@listeningroom443.com</i>					
City/PO: <i>Syracuse NY</i>		State: <i>NY</i>	Zip Code: <i>13203</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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><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"/>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<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?	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	

<p>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: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>JAMES A. LEONE JR</u> Date: <u>7/31/18</u> Signature: <u>[Handwritten Signature]</u></p>		