

City of Syracuse  
Office of Zoning Administration

**SIGN WAIVER / ROOF SIGN APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syrgov.net](mailto:zoning@syrgov.net) \* [www.syrgov.net/Zoning.aspx](http://www.syrgov.net/Zoning.aspx)

Office Use Filing Date: 2023-02-10 Case: AS-23-05 Zoning District: CBD-R, map #13

**REQUESTED** (Check applicable and briefly describe.)

- Sign Waiver:** New development, class A office building, multi-tenant
- Roof Sign:** \_\_\_\_\_

	<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>400-28 SOUTH SALINA ST</u>	<u>101.-10-01.03</u>	<u>400 South Salina St, LLC</u>	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____
4)	_____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) completed previously 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe.)

Project / Business Name: City Center, multi-tenant described below

Current Land Use(s): Commercial

Proposed Land Use(s): Commercial

<b>SIGN TABLE</b>									
<i>Please provide the following information for all existing and proposed business identification signage.</i>									
The business / tenant has space on the 1st story at street level:					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
The business / tenant has space with direct frontage on the street:					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
Street Name 1: <u>S. Salina St</u>					Linear building or tenant space frontage/width (feet): <u>354.7</u>				
Street Name 2: <u>W. Jefferson St</u>					Linear building or tenant space frontage/width (feet): <u>274.3</u>				
Sign Number /Key	Proposed or Existing	Type (Wall, Projecting, Window, Ground)	Construction (Channel, Cabinet, Other)	Sign Lighting (external / internal)	Sign Content (For example, Eat at Joe's)	Sign Height (grade to top of sign)	Sign Face Height (feet)	Sign Face Width (feet)	Sign Face Area HxW (sq ft)
HH-1	Propose	Wall	Cabinet	Internal	The Hayner Hoyt Corp	74.19	5.4	10.33	56
HHI-2	Propose	Wall	Box Letters	Internal	HII	74.19	5.4	12.23	66
RH-1	Propose	Wall	Cabinet	Internal	red house	18.9	7.5	20	150
TCB-1	Propose	Wall	Box Letters	Internal	Tompkins	15.34	1.9	12.48	24
CX-1	Propose	Wall	Box Letters	Internal	cxtec	75.1	8.98	4.86	44
HH-2	Propose	Wall	Cabinet	Internal	The Hayner Hoyt Corp	78.47	7.83	15	118
HII-1	Propose	Wall	Box Letters	Internal	HII	82.64	7.83	17.75	139
IMP-1	Propose	Wall	Box Letters	Internal	Impel	23.02	18.48	4.58	85

\*see additional sign information on attachment

**PROPERTY OWNER(S)** (required)

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

Jeremy	Thurston	Representative	400 South Salina Street, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
400 South Salina St		Syracuse	NY	13202	Phone: 315-952-0777
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: jthurston@haynerhoyt.com</i>
* Signature:			Date: 02/08/2023		

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

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

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

Jeremy	Thurston	Representative	400 South Salina Street, LLC			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			
					Phone: 315-952-0777	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: jthurston@haynerhoyt.com</i>	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	

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

Same						
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
Same						
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	

**JUSTIFICATION** *(Describe the compelling reason(s) for the requested sign waiver(s), including the practical difficulties that would be incurred without the proposed signage and the lack of any reasonable alternatives.)*

City Center is the newest Class A office building in Syracuse. The building is bringing (3) new businesses to Downtown Syracuse, and has one business relocating from another downtown location to facilitate its growth. In addition, we are requesting a Marquee sign be added for the Redhouse which is a prominent local non-profit that has also grown into its space at City Center.

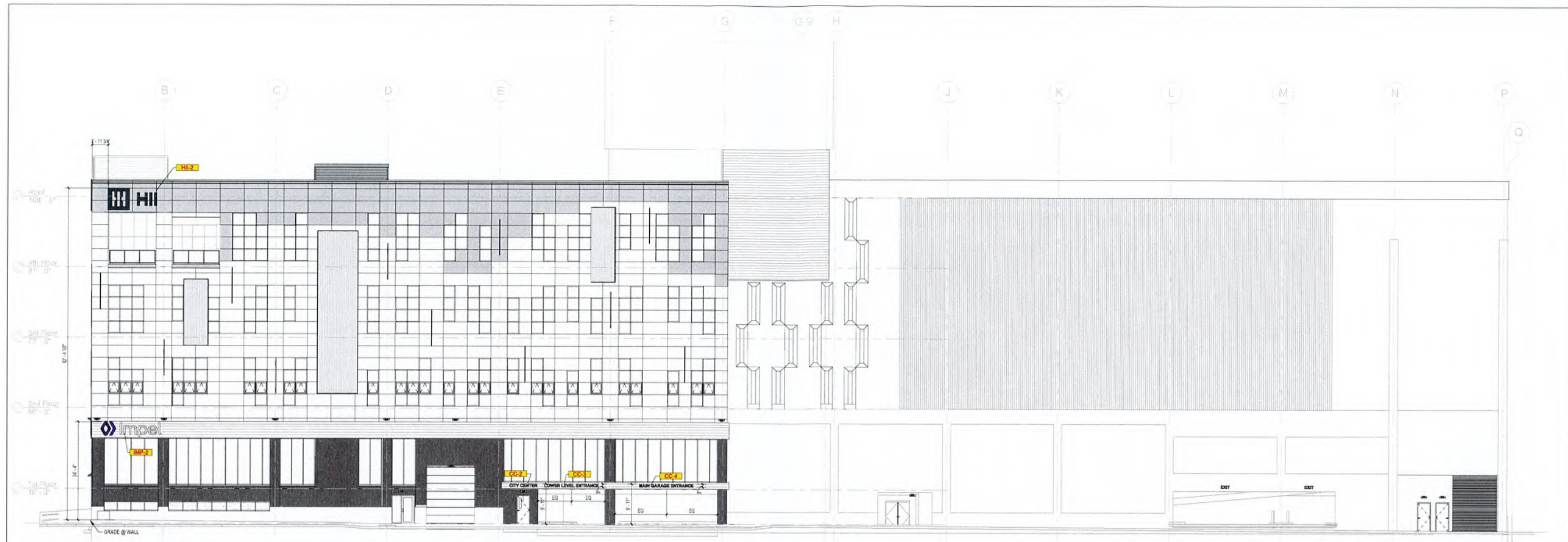
Currently when one drives through Syracuse, the most visible signs on buildings are law firms. Doesn't really send a great message. Having several prominent local businesses relocating to downtown and promoting their tenancy with their company name on the building really seems to promote businesses moving to Downtown.

1. Huntington Ingalls is occupying 50,000 sf of the building on the 4th and ground floors
2. The Hayner Hoyt Corporation is occupying ~22,000 sf of the building and has master-leased the remaining ~15,000 sf of the 3rd floor, and 1,500 sf on the Ground Floor
3. CXtec is occupying ~30,000 sf of the second floor
4. Impel is occupying ~30,000 sf on the first and second floor
5. Tompkins Community Bank is occupying 5,500 on the first floor
6. Redhouse is occupying 42,000 sf on the first floor.

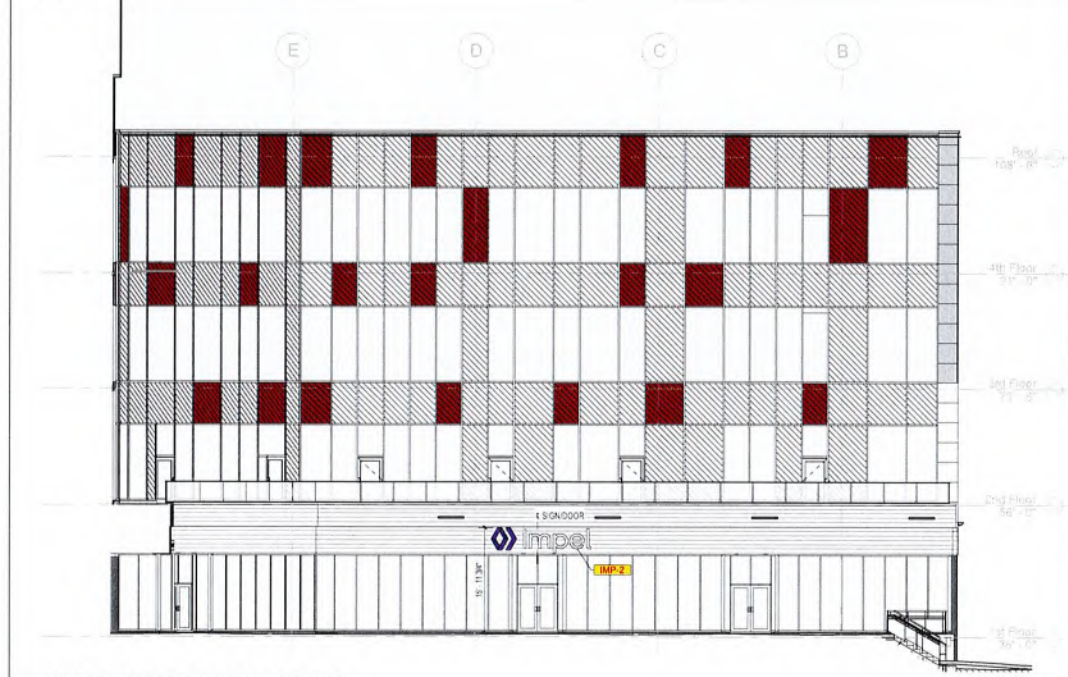
Sign Number/Key	Proposed or Existing	Type (Wall, Projecting, Window, Ground)	Construction (Channel, Cabinet, Other)	Sign Lighting (external/internal)	Sign Content	Sign Height (grade to top of sign)	Sign Face Height (feet)	Sign Face Width (feet)	Sign Face Area (SF)
IMP-2	Proposed	Wall	Box Letters	Internal	Impel	24.33	3.79	15.22	58
CC-1	Proposed	Wall	Box Letters	Internal	CITY CENTER MAIN ENTRANCE	18.85	2.2	11.24	25
CC-2	Proposed	Wall	Box Letters	Internal	CITY CENTER	3.92	0.75	6.97	5.23
CC-3	Proposed	Wall	Box Letters	Internal	LOWER LEVEL ENTRANCE	3.92	0.75	13.64	10.21
CC-4	Proposed	Wall	Box Letters	Internal	MAIN GARAGE ENTRANCE	3.92	0.75	13.64	10.21
RH-2	Proposed	Wall	Box Letters	Internal	redhouse	16	4	13.6	55
Future	Proposed	Wall	Box Letters	Internal	Future retail tenant	TBD			
Future	Proposed	Wall	Box Letters	Internal	Future retail tenant	TBD			



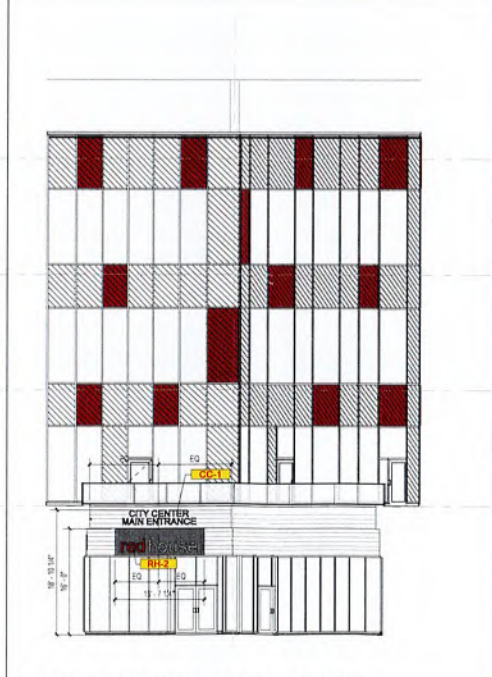




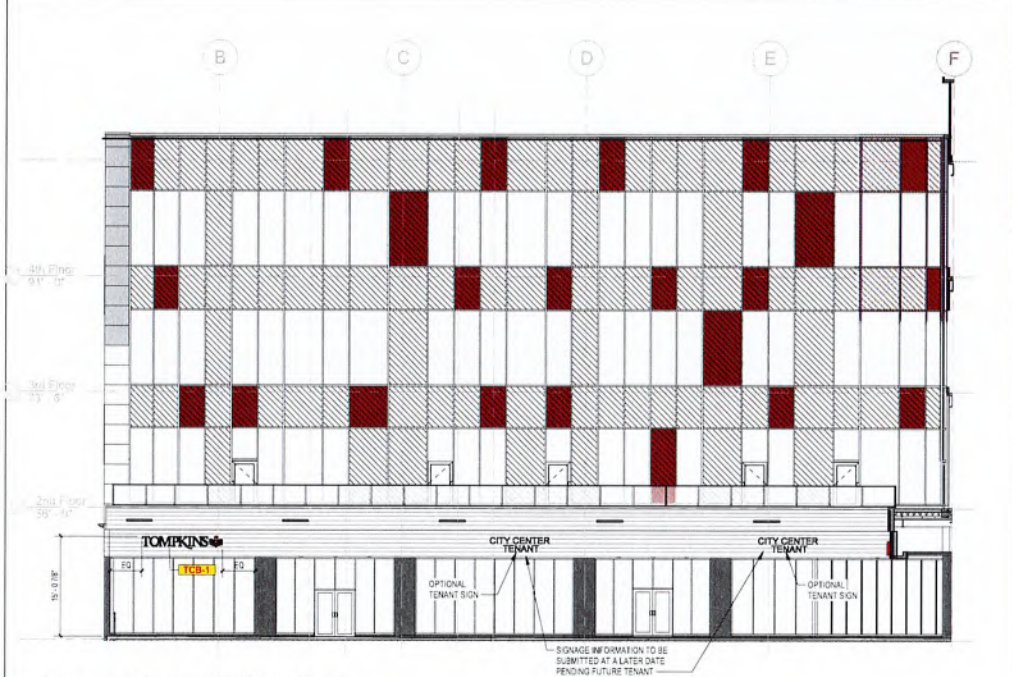
1 S CLINTON ST ELEVATION - SIGNAGE  
3/8" = 1'-0"



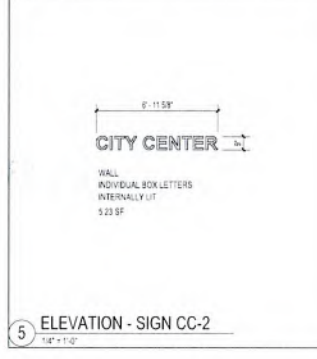
2 EAST COURTYARD ELEVATION - SIGNAGE  
3/8" = 1'-0"



3 NORTH COURTYARD ELEVATION - SIGNAGE  
3/8" = 1'-0"



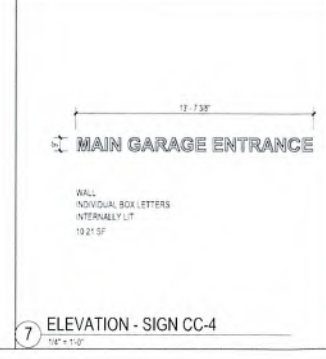
4 WEST COURTYARD ELEVATION - SIGNAGE  
3/8" = 1'-0"



6 ELEVATION - SIGN CC-2  
1/4" = 1'-0"



3 ELEVATION - SIGN CC-3  
1/4" = 1'-0"



7 ELEVATION - SIGN CC-4  
1/4" = 1'-0"

CITY CENTER  
400-28 South Salina Street  
Syracuse, NY 13202



Schopfer Architects LLP  
1111 JAMES ST.  
SYRACUSE, NY 13203  
315 - 474 - 6501  
FAX 315 - 474 - 1922

Drawn by	DAS	
RAC	DAS	
Scale	AS NOTED	
Date	10-23	
Revised		
No.	Date	By
Project Title		
EXTERIOR ELEVATIONS - SIGNAGE		
Sheet No.		
A2.1S		
Date		
12/27/10		