

City of Syracuse
Office of Zoning Administration

**PROJECT SITE / SITE PLAN (LAKE FRONT) / MULTI-BUILDING / PROJECT PLAN
REVIEW APPLICATION**

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426

315-448-8640 * [zoning@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: 3/6/2023 Case: PR-23-04 Zoning District: CBD-R

REQUESTED (Check applicable and briefly describe.)

- Project Site Review: Enlargement of 333 S Salina Street
- Site Plan Review (Lake Front): _____
- Multi-Building Review: _____
- Project Plan Review: _____

<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>333 Salina St S & Jefferson St E</u>	<u>101.-06-02.3</u>	<u>Acropolis Center, LLC</u>	<u>01/19</u>
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.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) _____ 2) _____ 3) _____

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: Enlargement of 333 S Salina St for one additional floor

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Rooftop Restaurant Enlargement

Current Land Use(s): Business Group B, Mercantile Group M

Proposed Land Use(s): Business Group B, Mercantile Group M, Assembly Group A-2

Number of Dwelling Units: 1

Days and Hours of Operation: 8am - 2am

Number of Onsite Parking Spaces: 0

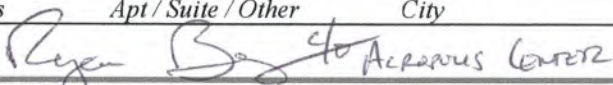
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

Acropolis Center, LLC is proposing an expansion to 333 S Salina Street for the creation of a rooftop restaurant and bar. The expanded building would be within the allowable FAR in the CBD-R zoning district (6) and received approval from NYS Dept of State Division of Building Standards & Codes on December 8th, 2022 for the additional story based on the building classification. The new story will be a fully sprinklered restaurant and bar which will be approximately 10,500 SF, of which, ~4,347 SF would be open-aired decking and ~6,150 SF would be fully enclosed. The restaurant would have two bars - one in-doors and one on the roof deck patio which would be open seasonally, subject to SLA requirements.

City of Syracuse Office of Zoning Administration

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.**

				Acropolis Center, LLC	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
115 E. Jefferson St	Suite 300	Syracuse	NY 13202	Phone: (315) 396-0493	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	Email: ryan.c.benz@gmail.com	
* Signature: 			Date: 01/18/2023		

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

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

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

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

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

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

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

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

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

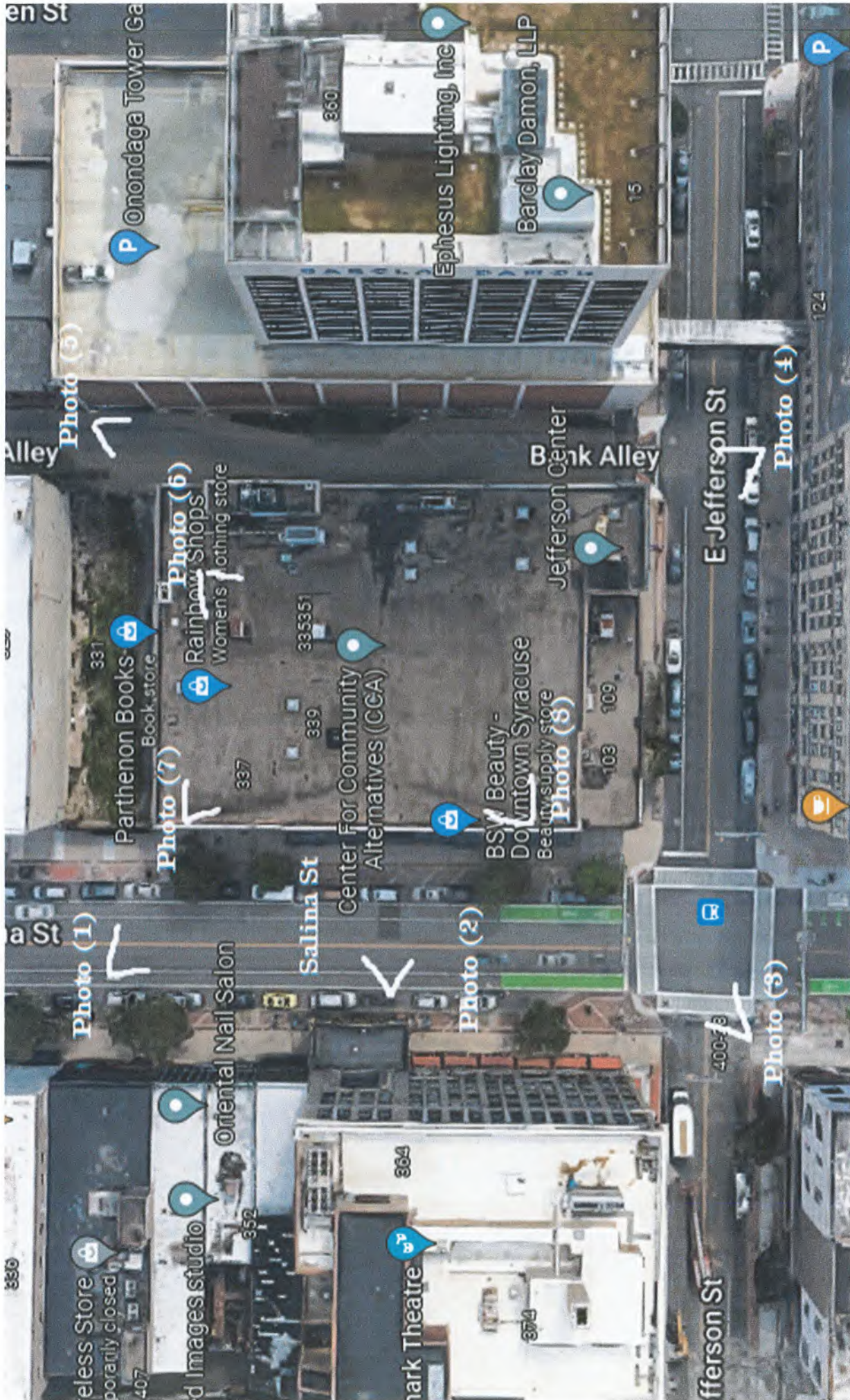




Photo 1) Facing Southwest on the building



Photo 2) Facing East



Photo 3) Facing Northeast



Photo 4) Facing North towards main entrance of the office component of the building. Entrance to the rooftop restaurant will be up Bank Alley (on the Rt of this photo)



Photo 5) Facing Southwest in Bank Alley facing towards the future lobby entrance of the rooftop restaurant



Photo 6) New Roof currently being installed in prep of the rooftop restaurant. On the roof facing Southeast. The restaurant will take the front half of the roof.



Photo 7) Looking Southwest from the Salina front corner of the roof. In the picture are the two existing staircases that will service the future restaurant. A third will be extended to provide proper egress.



Photo 8) Facing Northeast towards where the rooftop will be built

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style &
simplicity

Aluminum Framed Glass Railing System



✔ **Ease of Installation and Quoting**

Factory attached sleeved brackets mean a quick and simple assembly.

✔ **Simple Assembly**

Insert glass panel into top rail and drop into bottom rail to complete installation.

✔ **Picture Frame**

The same rails and post design creates a consistent frame around your infill of choice.
(regular picket, wide picket, framed glass, cable)

✔ **Vista Online Project Planner Software**

Simplifies estimating and installation process.

✔ **Safety Assured**

Tested in accordance with national building codes.

Vista Railing Systems Inc.
www.vistarailings.com or 800-667-8247

Aluminum Framed Glass Railing System

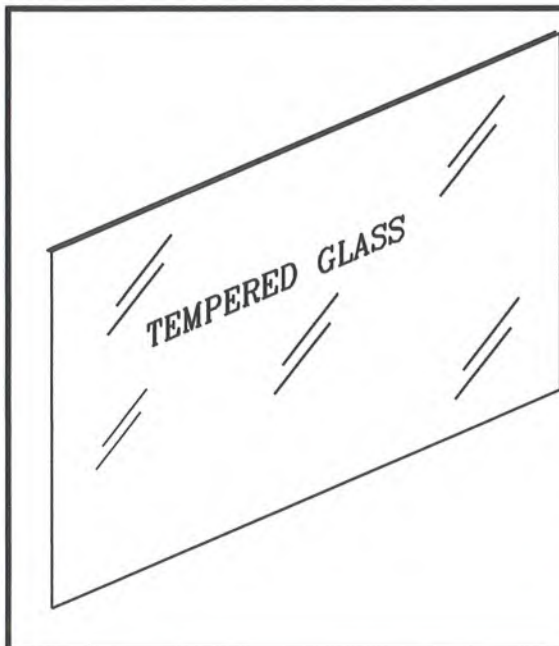
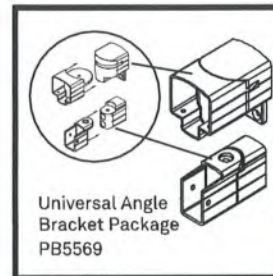
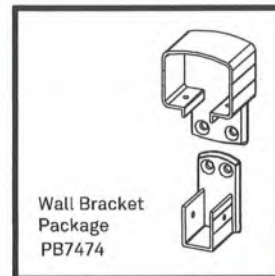
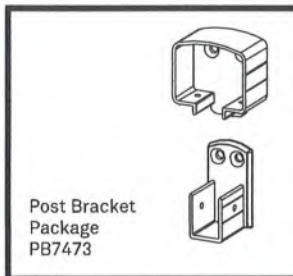
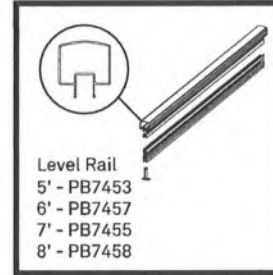
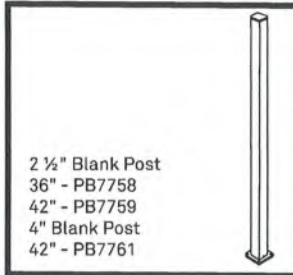
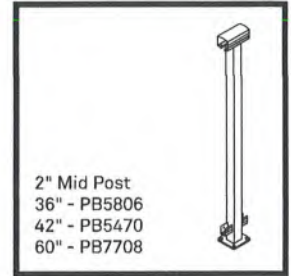
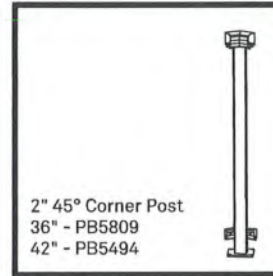
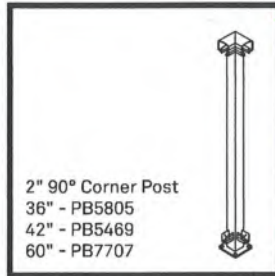
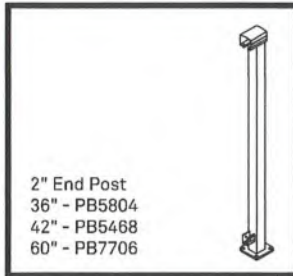


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style &
simplicity

Aluminum Framed Glass Railing System

Aluminum Framed Glass Railing System



In- Stock Sizes Available

1/4" Clear Tempered Glass Packages available in:

- For a 36" height you require 30" height glass. Length range from 36" to 66" in stock.
- For a 42" height you require 36" height glass. Length range from 24" to 66" in stock.
- For a 60" height you require 54" height glass. Length in stock are 30" and 36".

Glass sizes available in 2" increments. You should have a less than 2" gap on both sides of the glass. Custom lengths are available upon request.

Note: Contact your local building department prior to installation.

Available Colors:



YOU CAN
MAKE IT
EVERYWHERE

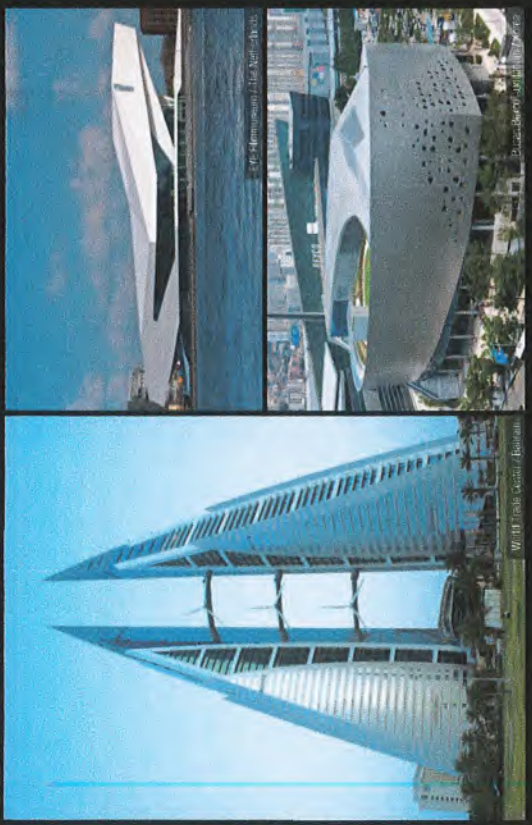
ALPOLIC™ can be easily formed into any shape you want. It is exceptionally flat and our paint coating process guarantees the highest color quality.



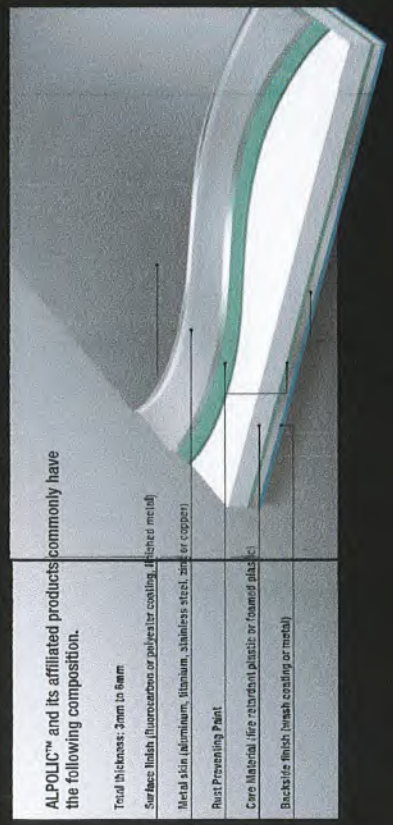
ALPOLIC™

ALPOLIC™

ALPOLIC™ is aluminum Composite Material (ACM) for the world's construction industry. It is not only a new grade of materials, but also a new grade of ideas. Since its unique features, its light weight, high rigidity, excellent fire-resistance and high-quality coating qualities are, not only the construction industry has been benefited.



Composition of ALPOLIC™



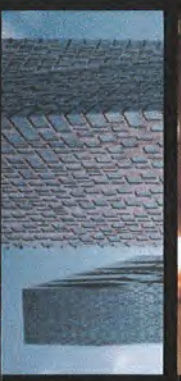
Feature of ALPOLIC™



FLATNESS:
Excellent flatness derived from the continuous laminating process.



COLOR UNIFORMITY:
The coil coating process ensures complete color consistency.



RIGIDITY:
ALPOLIC™ is rigid and lightweight.



FIRE SAFETY:
With its non-combustible high mineral-filled core, ALPOLIC™ A2 has been ranked up to Class A2 (which is one of highest fire-safety grades in accordance with European Norm (EN) standard.



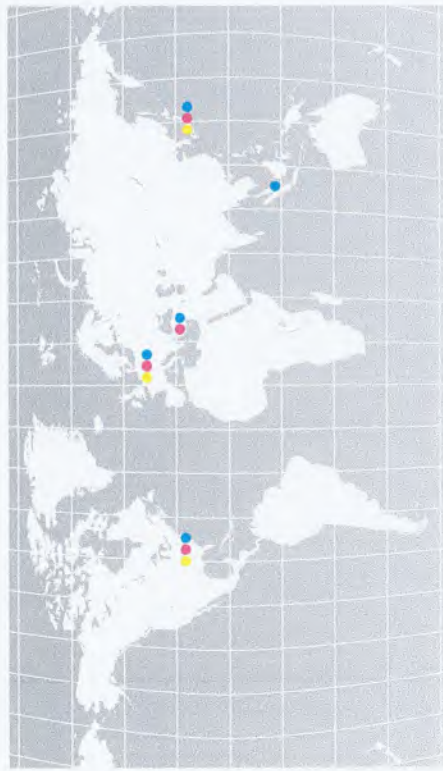
WORKABILITY:
Easy to process with ordinary fabrication machines and tools.



ECOLOGY:
Highly durable and environmentally friendly.

Production

ALPOLIC™ is produced in Japan, United States and Germany. In our production plants, we collect both aluminum, other metals and the core material for recycling by means of our original system, to keep an eco-friendly operation. Furthermore, our production plants are ISO 9001/14001 compliant, and also designated as wide district industrial waste disposal facilities. Therefore, we can take back scraps from customers for recycling in compliance with the proper operating standards.



ALPOLIC™ JUEDA Plant, Japan



ALPOLIC™ VIRGINIA Plant, USA

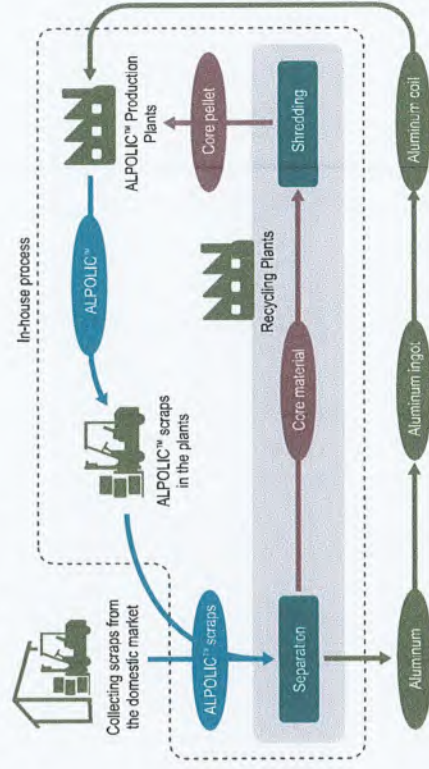


ALPOLIC™ WIESBAUEN Plant, Germany

- ALPOLIC™ production plants
 - Japan 2, USA 1, Germany 1
- ALPOLIC™ Stock Points
 - Japan, USA, Germany, Turkey
- ALPOLIC™ sales or branch offices
 - Japan, Singapore, USA, Germany, Turkey



Recycling process



ALPOLIC™ SOLID COLORS

M9010-G30 White	M7770-G30 Off White	M7747-G30 Castle White	M7774-G30 Milk White	M7814-G30 Clay Pink	M7815-G30 Adobe Pink	M8055-G30 Mandarin Orange	M8122-G30 Orange
M3811-G30 Shell Tint	M7758-G30 Sand Stone	M0556-G30 Mugham Grey	M7776-G30 Monotone Slate	M8117-G30 Vermilion	M8309-G30 Signal Red	M8124-G30 Apple Red	M8281-G30 Carmalini Red
M8055-G30 Mist Gray	M524-G30 Slate Gray	M7991-G30 Charcoal	M1062-G30 Black	M8023-G30 Timber Brown	M8022-G30 Clay Brown	M7798-G30 Maroon	MJ808-G30 Sepia

ALPOLIC™ METALLIC COLORS

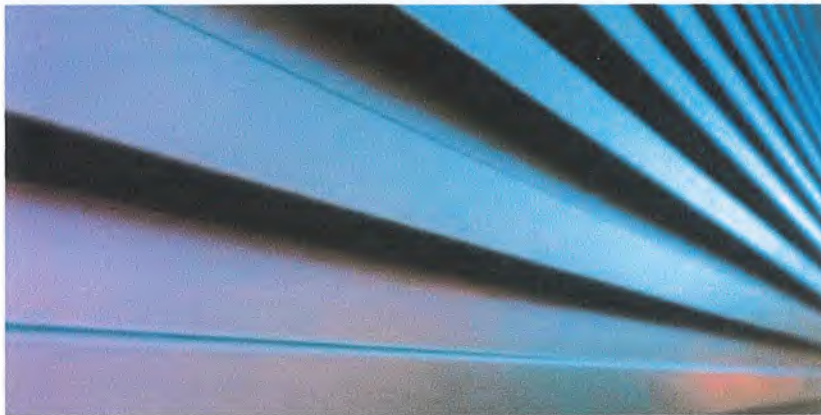
M9177-G30 Silver Metallic	M7795-G30 Silver White Metallic	M7723-G30 Silver Gray Metallic	M8030-G30 Medium Gray Metallic	M7813-G30 Gold Metallic	M7790-G30 Copper Metallic	M7817-G30 Light Bronze Metallic	M9221-G30 Medium Bronze Metallic
M9177-G30 Champagne Metallic	M7974-G30 Champagne Gold Metallic	M7744-G30 Pale Copper Metallic	M7788-G30 Stainless Steel Metallic	M8054-G30 Red Wood Metallic	M8540-G30 Terracotta Metallic	M8542-G30 Light Brown Metallic	M8507-G30 Brown Metallic

Metal Wall & Roof Systems
North America



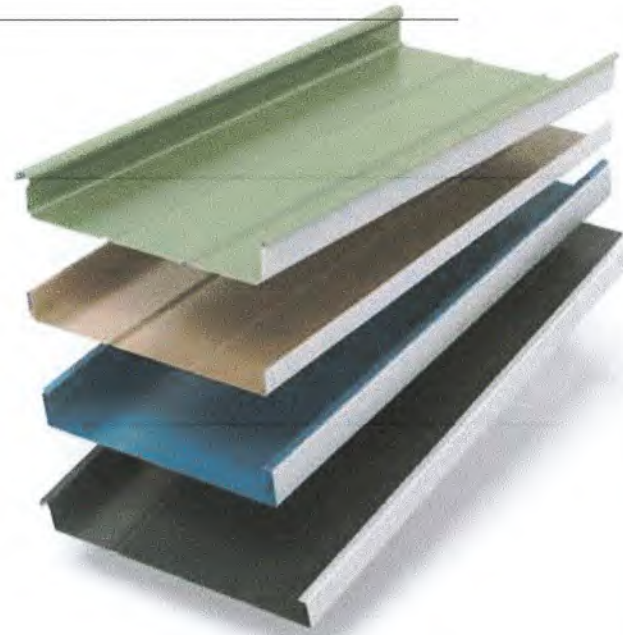
Architectural Metal Wall & Roof Systems Product Portfolio

Single Element Building Envelope Solutions



Morin specializes in roll forming of architectural heavier gauge single skin metal wall and roof systems.

With over 100 profiles and three manufacturing locations, Morin is well positioned to produce for any size project.



The Morin story goes well beyond the panels. We thrive in helping customers bring their most challenging design ideas to life. Beyond panels we offer a complete suite of metal finishes including perforations, corners, coordinated louvers and fasteners and custom extrusions for a complete look.

Much More Than Panels

We offer over 100 wall and roof panel options with a wide range of panels with unique profiles including over 30 integrated panels. Our Matrix, Integrity and Pulse series of panels all have interlocking joinery and can be easily integrated.

Morin Systems provide for a complete, finished, custom fabricated look. Rounded or miter corners, extrusions, foam backers and custom cut components will make for a more professional looking, longer lasting job.

We know we are just one part of many in a project, we want to make our part look its best and have all the tools available from design to installation for you.

Sustainability

Morin recognizes the significance of climate change to global society and the importance of addressing the built environment as part of efforts to lower greenhouse gas emissions. We are committed to providing solutions for our customers and addressing our own facilities.

Our products will assist in meeting the requirements that are specified in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) Green Building Rating System.



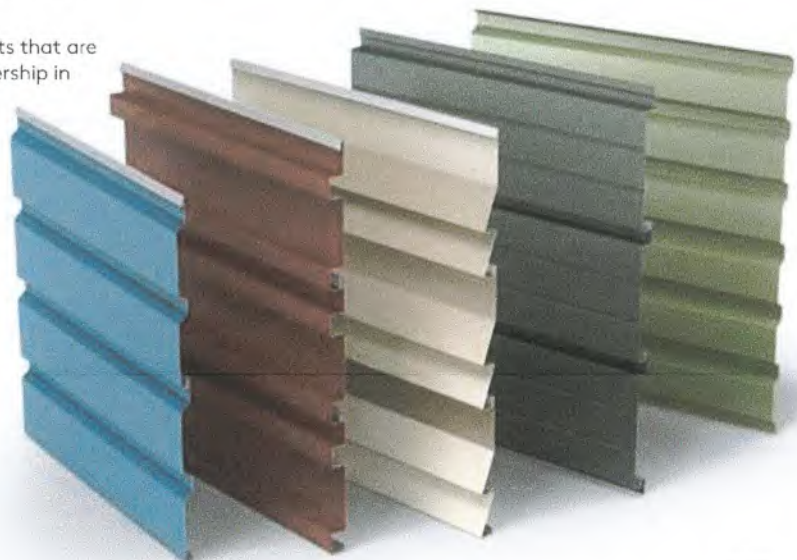
Technical Support

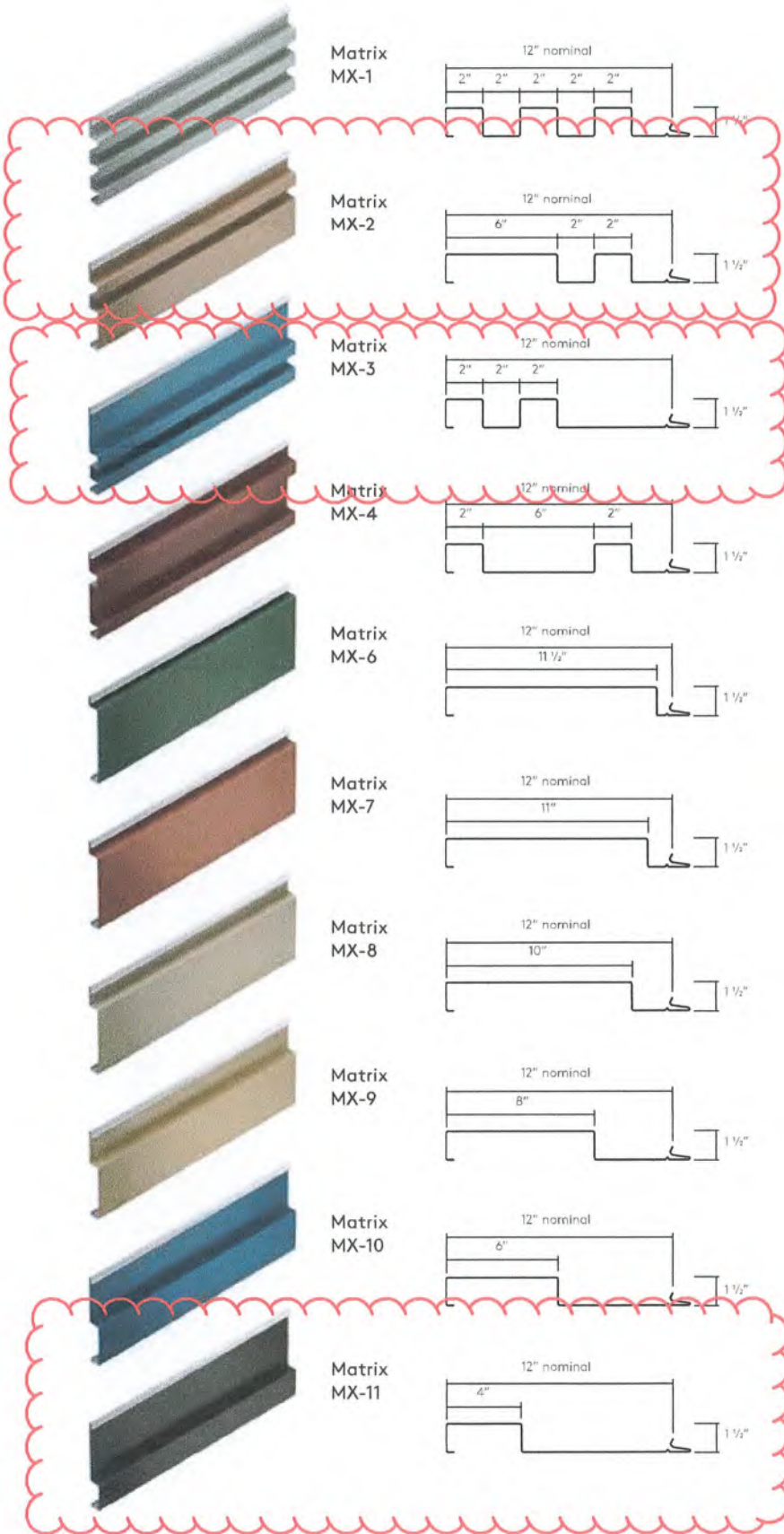
Morin has technical support available from start to finish. We are there to help you through every phase of building from technical CAD support to on-site installation.

We have on-site technical staff to help with drawings, design, cost-effective construction application and technical designs for complicated projects. We also offer on-site installation guidance and support from our expertly trained knowledgeable team.

Our nationwide sales network and in-house technical service teams provide innovative solutions for today's progressive architecture. Visit www.morincorp.com for access to profiles, specifications, AutoCAD details, load span charts and technical manuals.

Morin's knowledgeable sales staff provides AIA/CES approved seminars on single element architectural metal wall and roof systems.





With ten unique panel profiles, as well as complimentary extruded aluminum trims and MiterSeam corners, the designer has all the tools necessary to create the next award winning design.

- Concealed clip and fastener design
- Can be installed horizontally or vertically
- Weather resistant or rainscreen rear ventilated application
- Ideal for new or retrofit projects
- Smooth surface standard, stucco embossed texture optional
- All PVDF painted finishes available
- Perforated options available
- Optional factory caulking available

Panel Depth:
1 1/2" (38mm)

Cover Width:
12" (305mm)

Lengths:
5' (1.52m) to 30' (9.14m) standard.
Shorter and longer lengths available

**Galvalume® / Zincolume®
Painted Steel Options:**
18 GA* (1.19mm) / 20 GA (1.0mm) /
22 GA (.80mm) / 24 GA* (.60mm)

Aluminum Options:
.032" (.80mm) / .040" (1mm) /
.050" (1.27mm)

Stainless Steel Options:
22 GA (.80mm) / 24 GA (.60mm)

Zinc Options:
20 GA (1.0mm) / 22 GA (.80mm)

Natural Copper Options:
20 oz. / 16 oz.



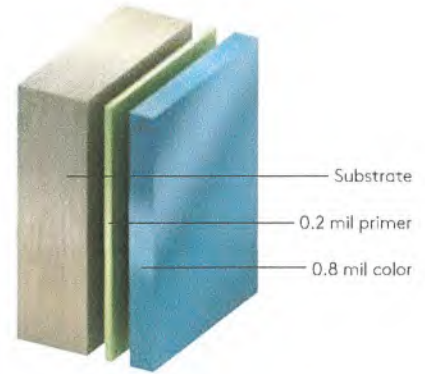
*Only available on certain profiles.






















Easy Integration
Common joint allows multiple panel integration with Integrity Series and Pulse Series

Standard Colors

Fluropon® PVDF

Formulated with a proprietary resin, Fluropon® is a premium fluoropolymer coating. Factory applied and baked on, it provides excellent adhesion and flexibility properties with aluminum, HDG steel or Galvalume® components.



					
Regal White SR:0.70 E:0.86 SRI:85	Ascot White SR:0.69 E:0.85 SRI:83	Bone White SR:0.69 E:0.84 SRI:83	Sandstone SR:0.61 E:0.85 SRI:72		
					
Dove Gray SR:0.47 E:0.86 SRI:53	Zinc Gray SR:0.35 E:0.86 SRI:37	Chromium Gray SR:0.56 E:0.86 SRI:65	Surrey Beige SR:0.48 E:0.86 SRI:54	Sierra Tan SR:0.38 E:0.85 SRI:40	Parchment SR:0.53 E:0.85 SRI:61
					
Antique Bronze SR:0.43 E:0.86 SRI:48	Spartan Bronze SR:0.31 E:0.85 SRI:31	Dark Bronze SR:0.27 E:0.85 SRI:26	Redwood SR:0.38 E:0.86 SRI:41	Colonial Red SR:0.32 E:0.86 SRI:33	Patina Green SR:0.41 E:0.84 SRI:44
					
Evergreen SR:0.26 E:0.85 SRI:24	Slate Blue SR:0.28 E:0.85 SRI:27	Bristol Black SR:0.26 E:0.86 SRI:25	Blue Gray SR:0.27 E:0.85 SRI:26	Regal Blue SR:0.26 E:0.85 SRI:24	

8/11/14

Premium Colors – Mica

Fluropon® Classic II PVDF

2-Coat Fluropon® Classic II PVDF is a premium fluoropolymer coating containing 70% proprietary resin that achieves a pearlescent appearance. This two coat system is a cost-effective alternative to metallic systems requiring clear coat.



Silversmith
SR:0.53 E:0.79 SRI:59



Champagne Bronze
SR:0.44 E:0.78 SRI:46



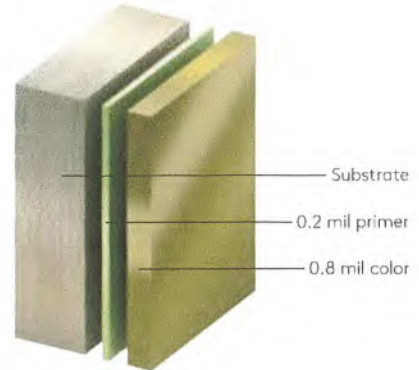
Champagne Pearl
SR:0.48 E:0.81 SRI:53



Weathered Zinc
SR:0.33 E:0.84 SRI:33



Copper Penny
SR:0.48 E:0.84 SRI:54



Premium Colors – Metallic

Fluropon® Classic PVDF

3-Coat Fluropon® Classic PVDF is a premium fluoropolymer coating containing 70% proprietary resin and a special metallic effect. Due to its outstanding color retention and resistance to ultraviolet radiation, it is the preferred choice among architects and metal building manufactures.



Medium Gray
SR:0.36 E:0.85 SRI:38



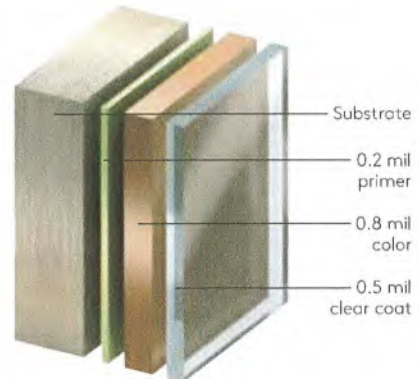
Seafoam Green
SR:0.49 E:0.87 SRI:56



Champagne Gold
SR:0.51 E:0.85 SRI:58



Bright Silver
SR:0.57 E:0.81 SRI:65



Custom Color Matching Available

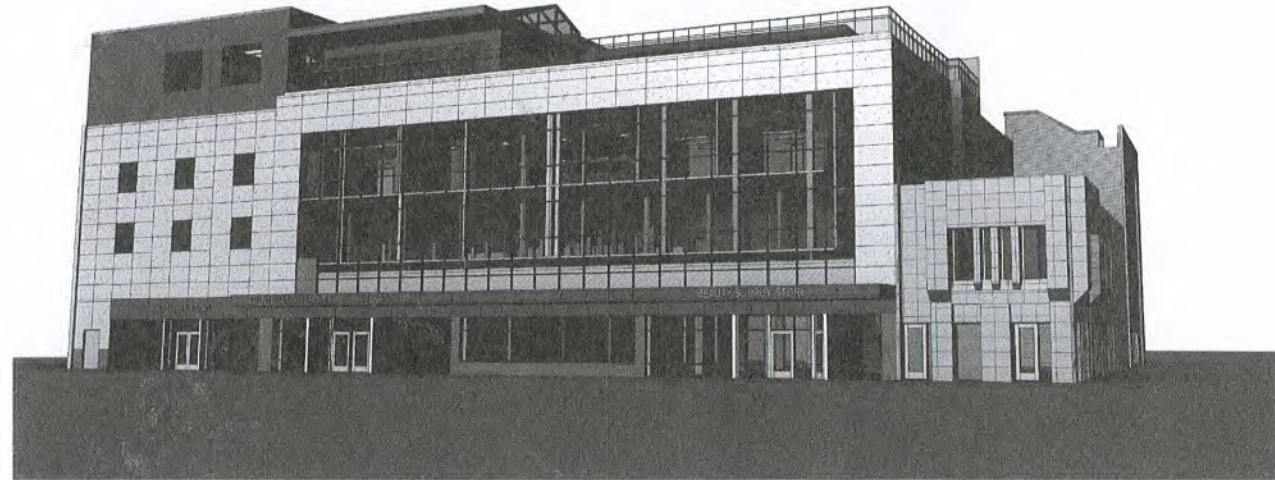
Morin makes it easy to add protection and visual distinction to your next project. Our state-of-the-art color and paint facility can achieve virtually any tint, shade or finish to your specifications, quickly and accurately. To get started, contact our experienced sales representatives today for details.



Colors shown here are for preliminary selection only. Contact Morin for color chart and/or physical painted metal samples before final selection. Because of the differences in the paint formulation and application, coil coated metal panels in mica and metallic colors will differ slightly in appearance from spray applied aluminum extrusions.

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100% DESIGN DEVELOPMENT
ROOFTOP BAR
 ACROPOLIS DEVELOPMENT
 333 SOUTH SALINA ST. SYRACUSE, NY 13202



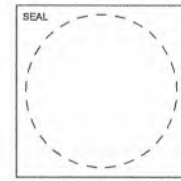
100%
 DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION

ACROPOLIS DEVELOPMENT
 ALTERATIONS PROJECT AT THE JEFFERSON CENTER



ASHLEY MCGRAW

125 EAST JEFFERSON ST / SYRACUSE, NY 13202 / 315.426.1811 / ashleymcgraw.com



Ashley McGraw Architects certify that to the best of our knowledge, information, and belief, the plans and specifications are in accordance with applicable requirements of the New York State Uniform Fire Prevention and Building Code, the State Energy Conservation Construction Code and the New York State Education Department Construction Laws, Regulations and Standards.
 © 2022 ASHLEY MCGRAW ARCHITECTS



St Germain & Apparis
 Consulting Engineers, PLLC
 5711 W Genesee St
 Camillus, NY 13031
 (315) 488-3550
<https://www.sa-engineers.com/>

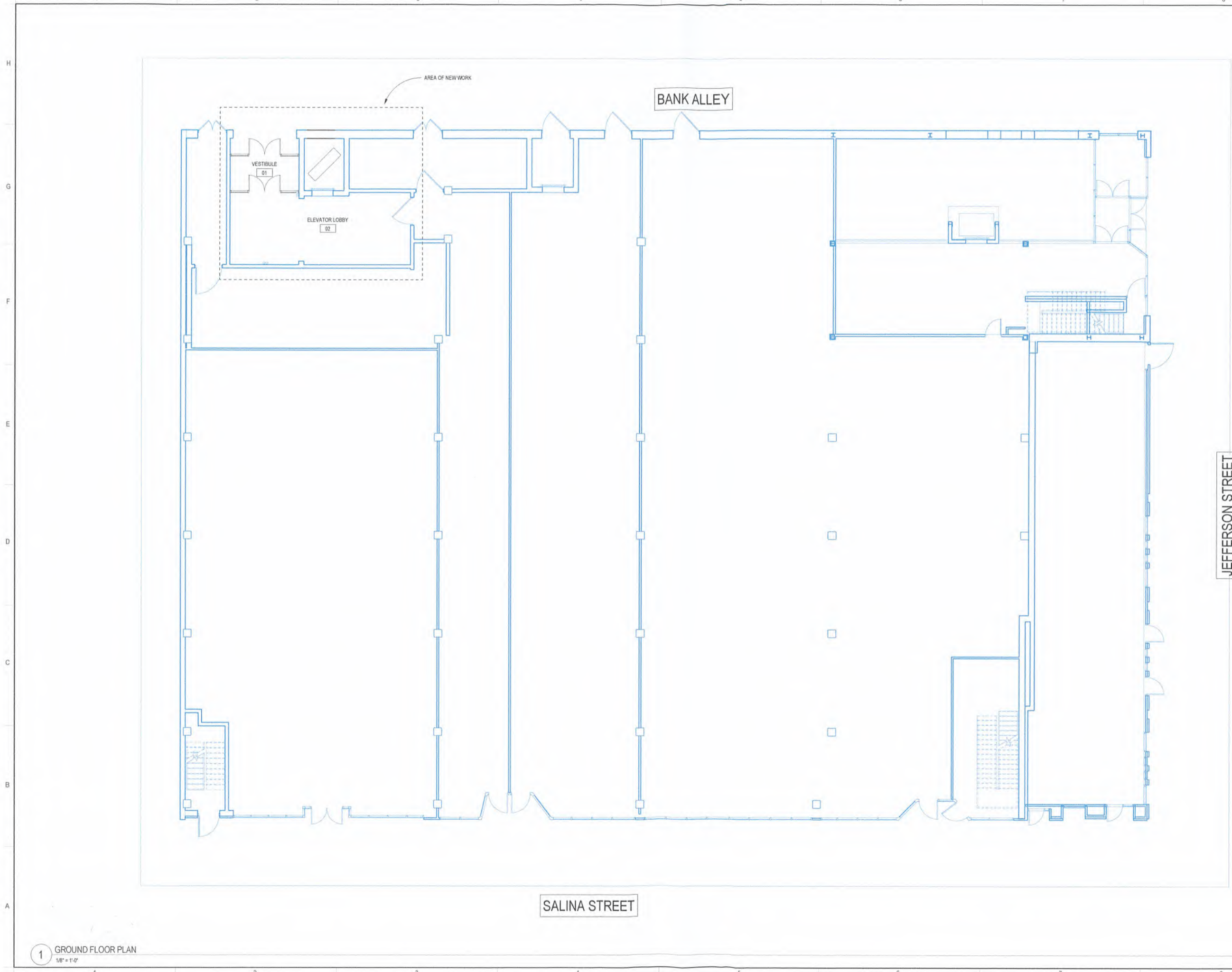
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DATE ISSUED: 6/23/2022
AM JOB NUMBER: 20091.01

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ASHLEY MCGRAW

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SYRACUSE, NEW YORK 13202

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OWNER:
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SUITE 300
SYRACUSE, NY 13202

RYAN AND LEIGH ANNE BENZ
ROOFTOP BAR
333 SOUTH SALINA ST. SYRACUSE, NY 13202
NYS CODE VARIANCE PETITION # 2022-0802

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GROUND FLOOR PLAN

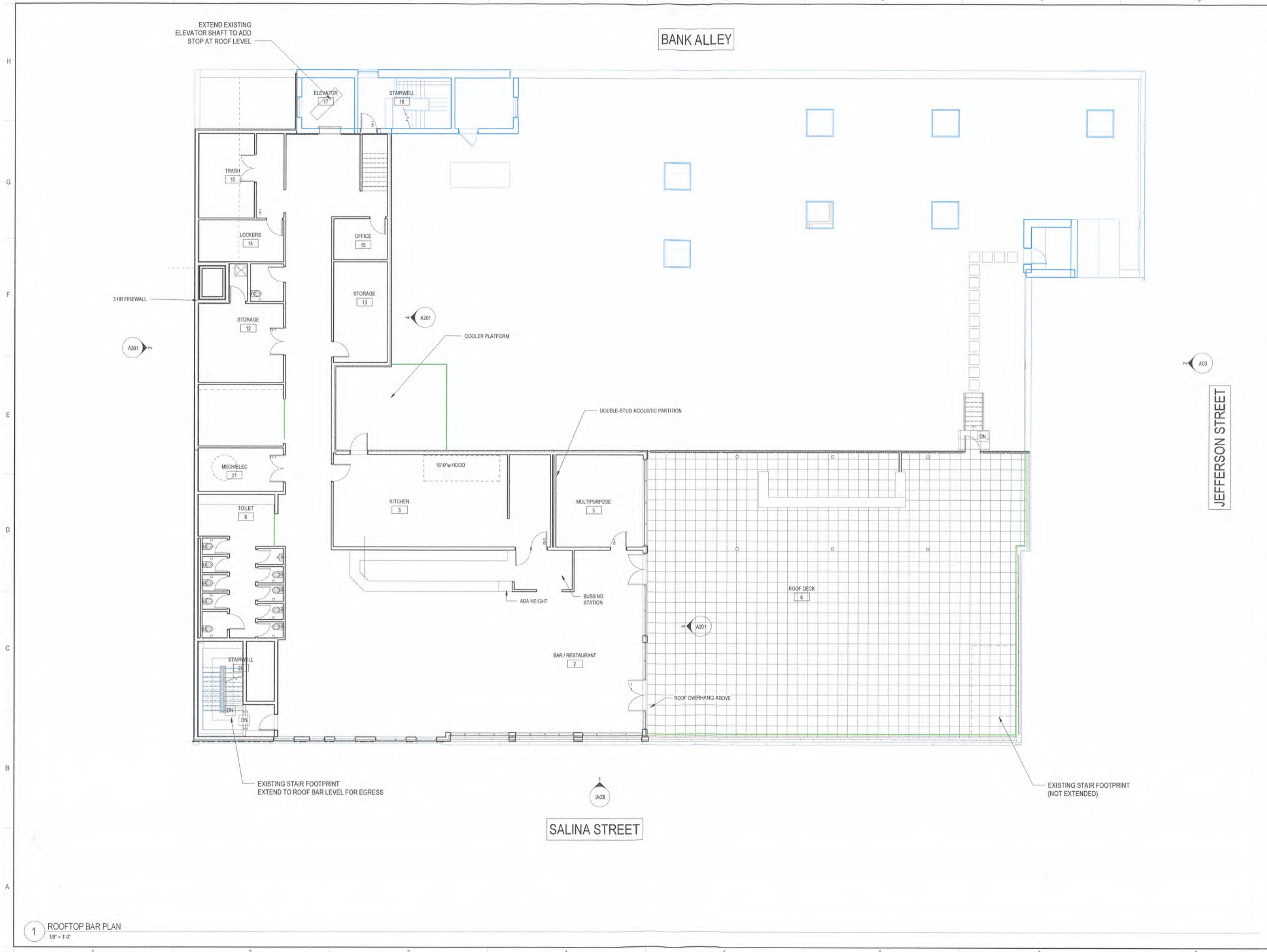
A01

1 GROUND FLOOR PLAN
1/8" = 1'-0"

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1 ROOFTOP BAR PLAN
1/8" = 1'-0"

BANK ALLEY

SALINA STREET

JEFFERSON STREET



ASHLEY MCGRAW

125 EAST JEFFERSON STREET
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BAR LEVEL PLAN

A02
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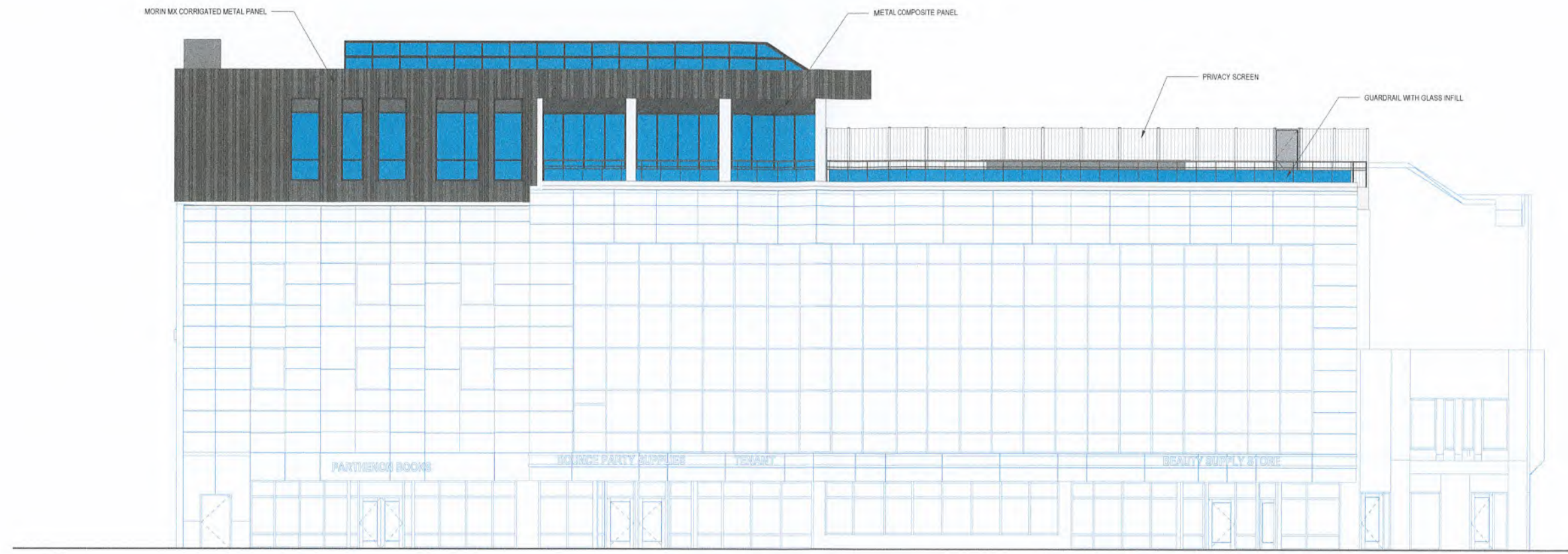
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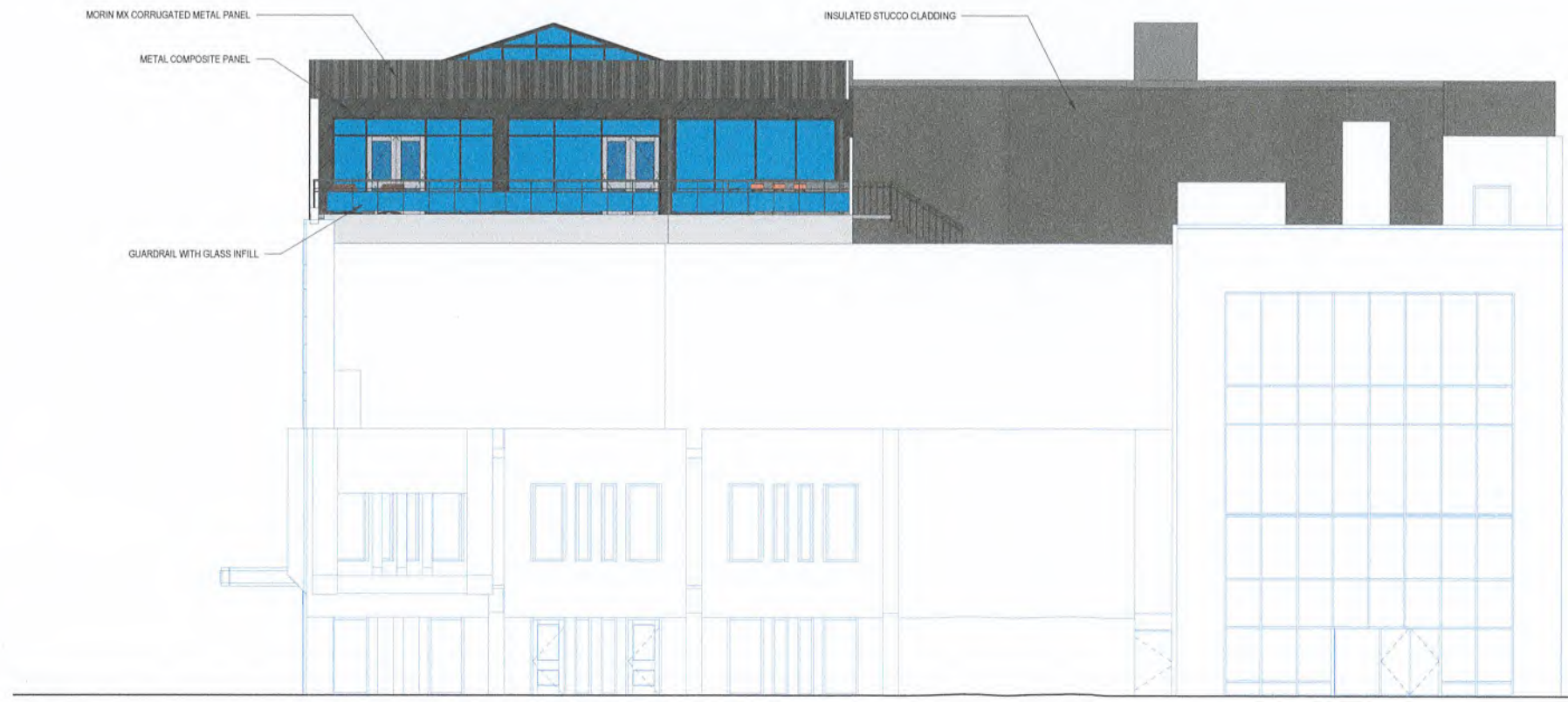
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ELEVATIONS

A03



1 WEST ELEVATION - SALINA STREET
 1/8" = 1'-0"



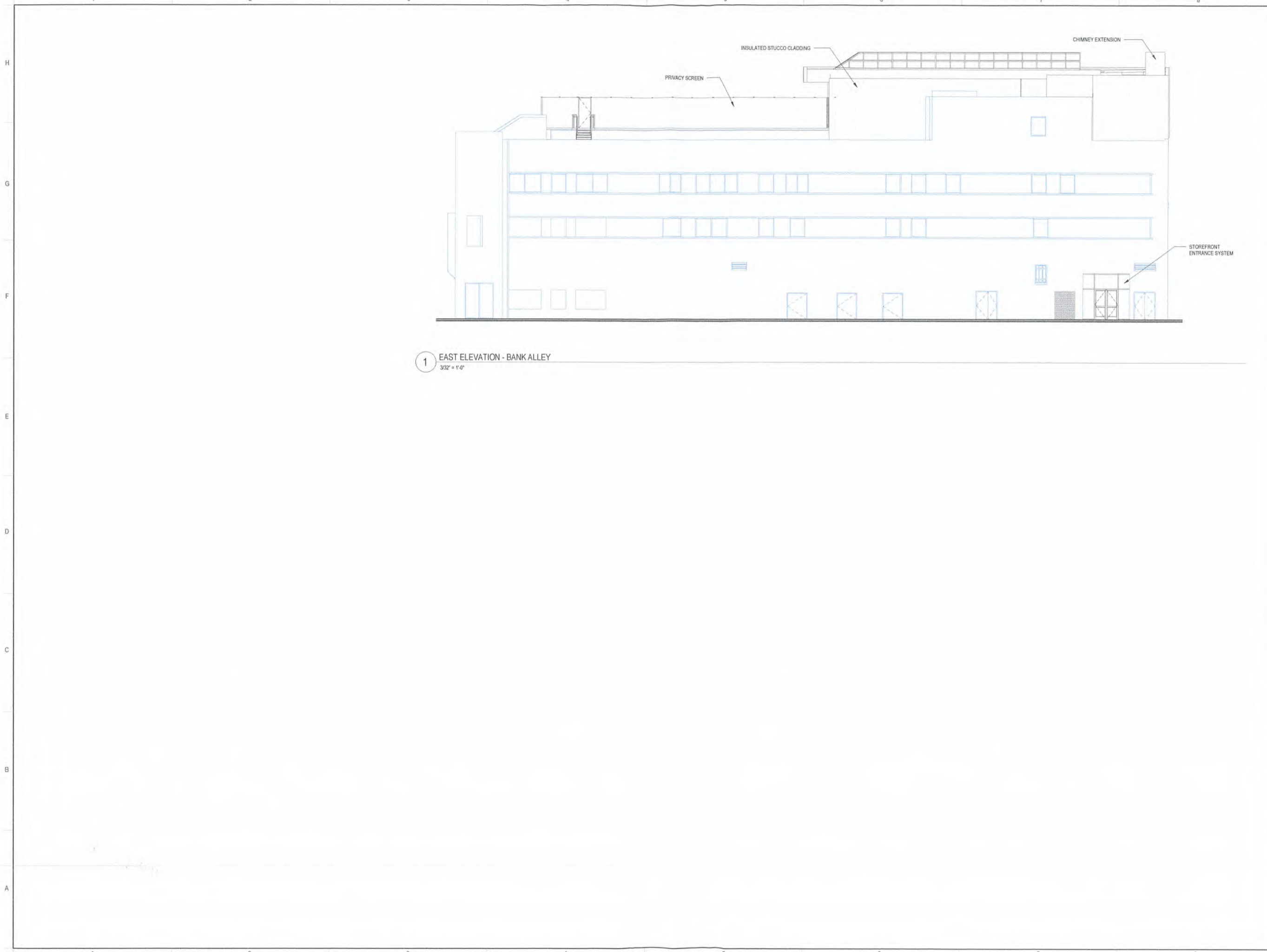
2 SOUTH ELEVATION - EAST JEFFERSON STREET
 1/8" = 1'-0"

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1 EAST ELEVATION - BANK ALLEY
3/32" = 1'-0"



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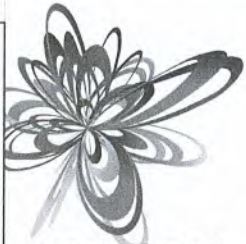
ELEVATION

A04

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3D VIEWS

A05