



CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

V-2026-3	Staff Report – April 23, 2026				
Application Type:	Use Variance				
Project Address:	333 E Onondaga St. (Tax Map ID: 102.-02-07.0)				
Summary of Proposed Action:	<p>The applicant intends to remodel an existing six story structure with “Office” land use types and convert it to one commercial unit on the first floor nearest the right of way, six (6) “Dwelling, Multi Unit” land use types on the first floor, and 40 “Dwelling, Multi Unit” land use types on the second through sixth floor.</p> <p>“Dwelling, Multi Unit” land use types are permitted by right under the regulations of the MX-5 Zone District, however ground floor dwelling units are not permitted in the MX-5 Zone District, thus a variance is required for legalizing this unpermitted use.</p> <p>Total site area: .21 Acres / 8,978 SF</p>				
Owner/Applicant	Rasselas Trust (Owner) Dash Davidson, High Tide Capital LLC (Applicant & Representative)				
Zoning Violations:	<p>The proposed project is seeking a Use Variance from the Board of Zoning Appeals to exempt the following Zoning Ordinance(s):</p> <ol style="list-style-type: none"> 1. SZO, Art. 4, Sec. 4.6E(6)b.2 – “<i>In all MX districts except MX-5, dwelling units are allowed on the ground floor provided they comply with standards in subsection 4.6D(2), Ground-Floor Residential Units</i>”. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Prohibited in Zoning Code</th> <th style="text-align: center;">Proposed by Applicant</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Ground floor units in MX-5 Zone District</td> <td style="text-align: center;">Construct 6 ground-floor units in the MX-5 Zone District</td> </tr> </tbody> </table>	Prohibited in Zoning Code	Proposed by Applicant	Ground floor units in MX-5 Zone District	Construct 6 ground-floor units in the MX-5 Zone District
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Ground floor units in MX-5 Zone District	Construct 6 ground-floor units in the MX-5 Zone District				
Existing Zone District:	Central Business District (MX-5) Zone District				
Surrounding Zone Districts:	The neighboring properties to the north, east, south, and west are all within the Central Business District (MX-5) Zone District				
Companion Application(s)	MaSPR-2026-17 Major Site Plan Review to establish 46 dwelling units and one commercial unit within the existing six story structure. Site improvements include the installation of bicycle racks, (1) tree pit, fencing and a new gas service to the building which requires removal and replacement of concrete pavement. A curb cut application may be required.				
Scope of Work:	<p>Exterior work:</p> <ol style="list-style-type: none"> (1) None proposed for the variance. <p>Interior work:</p> <ol style="list-style-type: none"> (1) Building out 1st floor for six (6) “Dwelling, Multi Unit” land use types on the ground floor. 				

Facts on Project:

Existing Conditions

- The structure is currently occupied exclusively by “Office” land use types from the first to the sixth floor, with most floors being vacant.

Nonconformities

- No nonconformities exist on the site.

Dimensional Standards

- The existing lot meets all Dimensional standards of the MX-5 Zone District.
- The existing structural coverage is 75%, which exceeds the minimum required coverage of 75%. No change in lot coverage is proposed.

Use Specific Standards

- Ground floor dwelling units are not permitted in the MX-5 zone district.

Local Land Use and Residential Compatibility

- The site is Central Business District (MX-5), where the residential-commercial use type “Dwelling, Multi Unit”, are permitted by right, **however this use is not permitted on the ground floor** to encourage commercial and office occupancies in these spaces. The surrounding uses are largely commercial, including “Office”, “Parking Lot”, “Parking Structure” and “Restaurant > 1,000 sqft” land use types in the vicinity.

Off-Street Parking and Loading

- No parking is required for any uses in the MX-5 Zone District.

Landscaping, Buffering, and Screening

- Screening is proposed for additional privacy for the ground floor units and to prevent access from the City ROW to the windows of the proposed ground floor units.

Site, Building Design, and Exterior Lighting

- The exterior of the site is in good repair; minor curb damage exists along the street.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

- This property is on the City’s Historic Properties list, and exterior work and improvements are proposed and does require review by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- The existing structure is complaint with the requirements of the Syracuse Zoning Ordinance regarding transparency, setbacks, and other required standards.

Staff Analysis:

Staff Analysis of Use Variance Approval Criteria

Reasonable Return

The applicant has provided pro forma evidence that other permitted uses including the existing “Office” land use types, are struggling to maintain sufficient occupancy and do not generate the requisite revenue to justify the cost of the remodel and environmental remediation. By converting the rear of the first floor into residential uses the entire project would generate positive returns (+15%) as much net revenue (-5%) compared to if the entire first floor was listed for commercial uses, resulting in increased difficulty obtaining financing for the future proposed renovation. The additional renovation cost of environmental remediation for the building is mandatory to clean up the existing asbestos-containing materials (ACMs), which would not be able to be financed without the added net revenue from the proposed units in the rear of the first floor.

Unique Circumstances

The applicant provided evidence of a unique circumstance from: (1) . the physical characteristic of the building is not well suited for commercial uses beyond the front tenant space of the ground floor of the structure. The street frontage is narrow compared to other buildings in the downtown area at only 57 ft wide and is surrounded by other large buildings cutting off access from any direction except the front. (2) Any other proposed commercial uses to the rear of the front tenant space would have no street access and struggle to draw in customers. Furthermore the mural on the north eastern exterior wall prevents redevelopment to include tenant space windows along this portion for other commercial units, and the historic nature of the property makes any major exterior renovations undesirable as to preserve the aesthetic of the original structure. (3) the existing building was erected in 1968. In 2024 construction was conducted on the second floor to renovate into a conference space, but never completed Prior to 1968, the former structure that occupied the site had a long residential history.

Neighborhood Character

The proposed ground floor unit will not alter the character of the neighborhood. The surrounding neighborhood is primarily occupied by commercial uses such as restaurants, offices, parking lots, retail businesses, religious buildings, and government buildings. Nearby apartment buildings include Commonsplace on Montgomery St., Washington Place on Washington St., and Corbett Corner on E Genesee St. Each of these apartments have ground floor commercial units, or no uses on the first floor, however they all have wide frontages along major streets with ample window space for business advertising.

According to the proposal of mixed-use development, the ground floor front tenant space will be reserved for commercial use. Therefore, the streetscape remains a commercial corridor character without introducing an abrupt residential unit. The first residential unit behind the commercial tenant will have a 30 foot setback from East Onondaga St. Furthermore, a fenced private outdoor area along the south and west property lines will enhance residential privacy, while mature trees on the neighboring Carnegie Library grounds will remain visible from the ground-floor apartment windows. (See attached sheet A004)

	<p>Self-Created Hardship The hardship is not self-created, “Office” land use types have been a use in this structure since 1968. It has been increasingly difficult to lease the subject ground floor since many companies have shifted from standard office work environments to favor at home offices or relocate to office spaces containing better transparency and street view. It represents a broader shift in the market away from large office spaces such as this. The uniqueness of the narrow street frontage would hamper any commercial business which would seek to occupy the rear of the first floor and leaves it unsuitable and difficult to market.</p>
<p><i>Staff Recommendation:</i></p>	<p>Staff recommend approving this project. The proposal satisfies all statutory approval criteria, of Reasonable Return, Unique Circumstances, Neighborhood Character, and Self-Created Difficulty.</p>
<p><i>Recommend conditions if approved:</i></p>	<ol style="list-style-type: none"> 1. The applicant shall comply with the comments and recommendations of the Onondaga County Planning Board as incorporated into the companion Major Site Plan, MaSPR-2026-17 2. Curbing and landscaping within the front setback shall be installed to prevent vehicles from entering or parking within the public sidewalk area. 3. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 4. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) Flow Control Division for any infrastructure related to disturbance of land within the county easement and include County-owned infrastructure must be on the related plans 5. The proposed Use variance only grants six (6) ground-floor residential units (as proposed in floor plan- Sheet A201. The applicant shall submit an additional Variance application if they intend to convert the front commercial space. 6. The attached site/ floor plans shall be revised to be consistent with the approved Major Site Plan Review MaSPR-2026-17 prior to issuance of any permits. 7. Any commercial uses proposed in the front commercial space will require site plan review prior to occupancy.
<p><i>Zoning Procedural History:</i></p>	<p>MaSPR-2024-04 Renovation to an existing 6-story office building to change floor 2-6 into 5 one-bedroom apartments per floor. First floor will remain offices. Closed Administratively</p>
<p><i>Summary of Zoning History:</i></p>	<p>No zoning history exists for this structure, however, permits indicate it was approved for construction in 1967 as an office building.</p>
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Summary of Changes:</i></p>	<p>This is not a continued application.</p>

<i>Property Characteristics:</i>	<p><u>Existing property characteristics</u></p> <p>The subject property at 333 E Onondaga St. is an irregularly shaped parcel with a lot size of 5,586 SF (0.128 acres). The property has one street frontage with 67.25 FT of southeast frontage along E Onondaga St. To the west, the property line borders 335 Montgomery St. for 162.89 FT, and 327 Montgomery St for 12 FT. To the northeast, the property line borders 337 E Onondaga St. for 132.53 FT.; The parcel is currently occupied by one six story brick building occupied entirely by offices as well as a small concrete pad to the southwest which is utilized for temporary parking.</p>
<i>SEQR Determination:</i>	<p>Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.</p>
<i>Onondaga County Planning Board Referral:</i>	<p>Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board on 4/22/2026 (OCPB resolution will be provided by the date of 4/22/2026) Any modification comments will be added to the future Major Site Plan approval conditions.</p>

Application Submittals: The application submitted the following in support of the proposed project:

- Use Variance Application
- Short Environmental Assessment Form Part 1
- Plan Package (Site Plan A004, Sheets A001 – E-603) Renovations to Monroe Building, 333 E Onondaga St., Syracuse, New York; Drawn by: InArchitects LLC as Noted, Dated 3/13/2026; Scale: As shown
- Property Survey 333. Onondaga County, Syracuse, New York; Signed and Sealed by Scott A Phetteplace, BLEW Inc.; Dated 3/20/2026; Scale: As Depicted

Attachments:

Variance Application
Code Enforcement History

OCPB Comments

Context Maps:

Figure 1: Zone District of Subject Property

V-2026-3



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property

V-2026-3



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

"ON THIS SITE ONE USE VARIANCE (V-2026-3) IS BEING PROPOSED TO ESTABLISH 6 GROUND FLOOR "DOWELLING, MULTI UNIT" LAND USE TYPES. THIS PROPERTY IS LOCATED IN THE CENTRAL BUSINESS DISTRICT (MB-5) ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A BOARD OF ZONING APPEALS MEETING ON THURSDAY APRIL 23, 2026, AT 1:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK."



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebecca Baker
Zoning Planner I

James H. Messenger Jr.
Rasselas Associates Trustee
440 S Warren St. Ste. 703
Syracuse, NY 13202
4/3/2026

C.C: Dirk J. Oudemool

7 Camelot Circle
Syracuse, NY 13210

Re: Application Completeness for Board of Zoning Appeals

Dear James, Dirk, Andrew, and Ian,

On 4/3/2026, Noah Garcia determined the proposed project V-2026-3 to be complete. The proposed project does not conform with the City of Syracuse's Zoning Ordinance, as amended September 2025. Zoning violations as listed below:

1. SZO, Art. 4, Sec. 4.6D(6)b.ii, ground floor dwelling units are allowed in all MX zone districts except for MX-5.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available Board of Zoning Appeals (BZA) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Noah Garcia at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the BZA two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Noah Garcia at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

Your Submission Details

Submission Number:

V-2026-3

Status:

Scheduling and Notice of Board of Zoning Appeal Public Hearings

Message:

Applicant Name:

Ian Vanderbrook

Applicant Email:

Primary Location:

333 ONONDAGA ST E, CONDO, ONE 13202

Primary APN:

102.-02-07.0/1

Submission Type:

Zoning Applications > Variance Applications > Use Variance

Last Updated:

April 10, 2026

Submission URL:

<https://app.ancamino.com/syracuseny/dashboard/submissions/735008/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov hpan@syr.gov
adillon@syr.gov



300 South State St.,
Syracuse

① Getting Started

○ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

✓ Pre-Application Conference is Required for Variance

Group: Zoning

Step is Completed By: Applicant

A Pre-Application Conference is required for Variance applications. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Questions and Answers

1 Have you already had a pre-conference meeting with the City regarding this application?

Yes

No

2 Are you the property owner?

Yes

No

3 Are you proposing any modifications to the site?

Yes

No

4 What is the passcode provided by the City of Syracuse?

Preservat1on

Data Fields

Variance

1 Reasonable Return

See attached documents.

2 Unique Circumstances

See attached documents.

3 Neighborhood Character

See attached documents.

4 Self-Created Hardship

See attached documents.

General Project Information

1 Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change on Accessory Land Use Type

2 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Dwelling, Multi-unit

3 Describe the nature and extent of variance requested

The building is currently located within a district that does not allow residential units on a ground floor that is at grade. We are proposing having a commercial tenant in the front of the building on the ground floor with apartment units towards the rear of the building. A fence will be provided to keep pedestrians away from the apartment windows at the ground floor to offer more privacy.

4 Will this project include site changes?

Yes

5 Will this project include exterior alterations?

Yes

6 Will this project include new construction?

Yes

7 Will this project include demolition (full or partial)?

Yes

8 Companion Zoning Applications (if applicable, list any related zoning applications)

None

9 Proposed Onsite Parking

0

10 Current Onsite Parking

0

11 Proposed Hours of Operation

24 hours

12 Current Hours of Operation

8am -5pm

13 Current Number of Dwelling Units

0.0

14 Proposed Number of Dwelling Units

46.0

15 Proposed Use of the Property

Mixed use building. Apartments and a commercial use tenant.

16 Current Use of the Property

Office Building

17 Lot Size (sq ft)

7,674 sf

18 Business/Project Name

Monroe Building Apartments



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Dash Davidson

Signature: *Dash Davidson*

Date: 03/27/2026

Mailing address: 210 Exchange Street, Bangor, ME 04401

Phone: [REDACTED]

Email: [REDACTED]

Print applicant's name: Joseph Piraino

Signature: *Joseph Piraino*

Date: 03/27/2026

Mailing address: 239 East Water Street - 2nd Floor, Syracuse, NY 13202

Phone: [REDACTED]

Email: [REDACTED]

Print authorized representative's name (if applicable):

Signature:

Date: 03/27/2026

Mailing address:

Phone:

Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**



March 27, 2026

Syracuse Zoning Administration

300 S State Street, Suite 700

Syracuse, NY 13202

RE: Use Variance Application

Monroe Building — High Tide Capital, LLC

333 East Onondaga Street, Syracuse, NY 13202

HTC Project: Monroe Building

Dear Syracuse Zoning Administration:

On behalf of the applicant, High Tide Capital, LLC respectfully submits this Use Variance Application for the above property. The developer seeks a use variance for ground-floor residential units in the Monroe Building — a historic, mid-century office building that has sat largely vacant for years and is uniquely suited for residential conversion.

Property History

The Monroe Building is a six-story, modernist commercial office building constructed in 1968 at 333 East Onondaga Street in downtown Syracuse. The building was designed by prominent local architect Gordon P. Schopfer for the Monroe Abstract and Title Corporation — at the time, the largest independent title and abstract enterprise in Upstate New York — and served as the company’s headquarters throughout its period of significance.

The building’s primary elevation fronts East Onondaga Street and rises six stories to a flat roof with a wide projecting concrete fascia. Its exterior is clad in brown brick with precast concrete accents, featuring regularly spaced projecting brick piers framing deeply recessed single-pane metal windows with extruded louvered concrete spandrels — hallmarks of the bold Modernist vocabulary Schopfer employed throughout his Armory Square and downtown Syracuse work. The north elevation is a solid brick wall plane, currently carrying a painted mural. The rear (west) elevation presents a painted brick wall with punched window openings, set just four feet from the rear property line. Only the primary east and south elevations have meaningful street presence.

Originally designed as a four-story building, two additional floors were added prior to construction in response to strong downtown demand, bringing the building to six stories and approximately 39,500 square feet. The building operated continuously as a multi-tenant commercial office building — housing law firms, title companies, mortgage companies, and professional offices — from its construction through the mid-2010s. In recent years, tenant attrition has left the majority of the building vacant, with only three of six floors occupied at the time of the Phase I Environmental Site Assessment conducted in December 2025. As is typical of commercial construction from this era, the building was built using asbestos-containing materials (ACMs) for fireproofing, pipe insulation, floor tiles, and sealants — materials that were standard practice in 1968 and are now subject to mandatory abatement prior to any renovation.

The Monroe Building is a contributing resource within the Montgomery Street — Columbus Circle Historic District Boundary Expansion; Boundary Decrease, listed to the National Register of Historic Places in 2024. High Tide Capital has filed a Part 1 Certification Application with the National Park Service and NY SHPO in March 2026 in connection with historic tax credit financing for the project.

Notably, the site itself has a long residential history. City directory research and Sanborn Fire Insurance maps document residential use at this address from at least 1892 — including two domestic residences, boarding houses, and a large apartment building of 16 units — continuously through 1968, when the residential building was demolished and the existing, modernist office structure was built.

Ground-floor residential use at 333 East Onondaga Street is a return to the site’s historical character.

Property Zoning

This property is zoned MX-5: Central Business District Zone District. The MX-5 Zone is established to provide areas of the highest density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses. As part of this renovation, a Use Variance is required for the proposed ground-floor residential units.

The project is unique when considering the structure’s original purpose as an office building and its current near-total vacancy — a condition shared by much of the commercial building stock in the MX-5 district. We propose that the front 31 feet of the building — roughly the first two structural bays facing East Onondaga Street — be reserved for commercial use. The space beyond this point has no meaningful street frontage and no realistic prospect of attracting a commercial tenant. It will function as residential apartments. The specific relief requested is from:

- **ReZone Article 4, Section 4.6(E)(6)(b)(2):** “In all MX districts except MX-5, dwelling units are allowed on the ground floor...”

Justification for Ground-Floor Residential Units

Allowing ground-floor residential units is essential because of unique site conditions that make a commercial mandate both economically irrational and physically impractical. These circumstances satisfy all four Standards of Proof required for use variance approval:

1. Reasonable Return

The Monroe Building cannot generate a reasonable return if required to fill its entire ground floor with commercial tenants. High Tide Capital’s financial analysis — benchmarked against current market data — is direct: a commercial-only ground floor produces a negative 5% return on the project, eliminating any basis for construction financing. The residential variance scenario produces a positive 15% return — producing the minimally viable 1.30 DSCR to adequately finance the conversion project. Simply put, without the additional revenue per square foot generated from occupied apartments in the rear of the ground floor, the project does not pencil and will not be able to get financed.

The broader market, and market data, supports this conclusion. The Downtown Syracuse Committee’s Fall 2025 Commercial Occupancy Report documents a 25.52% Class A office vacancy rate — up 4.5 percentage points in a single six-month period. Cushman & Wakefield’s Q4 2025 MarketBeat confirms

the trend: CBD vacancy is rising as tenants migrate to more accessible suburban locations during the ongoing I-81 Viaduct Project. Average commercial rents range from \$11 to \$18/SF. Against those figures, our financial model shows that the same 3,972 square feet of ground-floor area generates \$44,373 in net revenue annually as purely commercial space, versus \$123,542 as residential + commercial — a 2.8× difference driven by both lower rents per square foot for commercial space and the debilitating 25.52% commercial vacancy factor.

This analysis mirrors the reasoning the City accepted when granting The Post use variance in August 2024 — same MX-5 district, same code section — where commercial rents of approximately \$15/SF were found insufficient compared to residential income. Market conditions have only deteriorated since then.

Environmental Remediation: An Extraordinary and Unavoidable Cost Burden

The Monroe Building was constructed in 1968 — an era when asbestos-containing materials (ACMs) were standard practice in commercial construction. A dedicated Hazardous Materials Survey conducted by Paradigm Environmental Services in January 2025 confirmed the presence of ACMs throughout the building. Remediation is not optional. It is a legal prerequisite to renovation, and it must be completed before a single wall can be framed or a single tenant can occupy the building.

The cost is not modest. The project’s construction budget includes **\$598,000 in asbestos abatement** — a line item based on a formal competitive quote from Lion Contracting — plus an additional \$25,000 for air quality monitoring and \$7,550 for lead dust clearance. In total, the project must absorb over **\$630,000 in direct environmental remediation costs** before a single unit is built. At \$15.98 per square foot, this remediation burden is a cost that simply does not exist in new construction or in buildings built either before or after asbestos was phased out of commercial use.

This cost inflates the total project budget, which inflates the required construction loan, which inflates the annual debt service the project must cover to remain solvent. A \$630,000+ remediation expense does not disappear — it becomes part of the financing stack, and it demands a commensurate increase in revenue to service it. The City of Syracuse has made the elimination of legacy environmental contamination from its building stock a clear public priority. High Tide Capital is doing exactly that — removing hazardous materials from a prominent downtown landmark and making it safe for the next generation of occupants. That public benefit carries a real cost, and that cost makes the case for maximizing the revenue potential of every square foot of this building. Restricting the ground floor to commercial use — at a 25% market vacancy rate and rents half those of residential — directly undermines the financial viability of a project that is also delivering an important environmental remediation for the City.

2. Unique Hardship

The hardships faced by this property are unique and arise directly from its physical configuration. The Monroe Building sits on a narrow, 68-foot-wide, 0.21-acre parcel that is almost entirely built out. The geometry of the site means that only a thin sliver of the building has any meaningful relationship to the street — and the rest simply cannot function as commercial space:

East façade: The primary street-facing elevation is 57 feet wide — the only face with genuine pedestrian visibility. This is where commercial use makes sense, and this is where we are retaining it.

North façade: A large blank brick wall facing a surface parking lot, currently carrying the building’s painted mural. No retail viability whatsoever.

South façade: A sawtooth profile with windows angled toward East Onondaga Street, but only 10 feet of separation from the south property line — barely enough to maintain the required access path to the public way. No room for commercial deliveries, signage, or entry.

West (rear) façade: Four feet from the rear property line. No delivery access, no dumpster staging, no service lane. Any ground-floor commercial tenant in the interior of this building would have no functional rear access.

The conclusion is simple: only the front two bays of this building — which we are retaining as commercial — have any realistic commercial utility. The remainder of the ground floor is not commercially viable, and no amount of tenant improvement spending changes that. The building’s historic status as a National Register contributing resource further constrains the extent to which the exterior can be altered to create new access or egress points for commercial activity.

The building was also acquired in a condition of prior-owner disruption: a previous owner had begun and abandoned a residential conversion, leaving the second floor stripped and several floors in deteriorated condition. These pre-existing conditions impose additional cost burdens on the applicant that are not of their making.

3. Use Variance Will Not Alter the Character of the Neighborhood

Residential conversion of underutilized downtown office buildings is not the exception in Syracuse — it is the rule. As of Fall 2025, ten properties totaling more than 320,000 square feet are classified as Class T (in transition to residential or other uses), including The Post, 250 Harrison Street, Jefferson Building, Mizpah Towers, and others. The Monroe Building’s conversion is entirely consistent with the evolving character of the MX-5 district.

The proposed renovation is primarily interior work. High Tide Capital will keep the existing exterior of the building unchanged — all windows, grilles, louvered spandrels, and brick walls are to remain as-is. Eight new windows will be cut in the northwest corner for rear apartments, but this will not materially change the building’s appearance or the character of the block. The north, south, and east elevations will be entirely preserved, and the “Basketball Mural” will be untouched.

A fenced private outdoor area along the south and west property lines will provide residential privacy — and the mature trees on the neighboring Carnegie Library grounds will be visible from the ground-floor apartment windows. Forty-six new apartment residents, with 5 of them restricted to 80% AMI rents, will activate Columbus Circle, patronize nearby businesses, and contribute to the walkability of East Onondaga Street. A deteriorating landmark building will get the preservation investment that it deserves. The dark, dormant upper floors of the building will have their lights turned on once again.

4. Hardship is Not Self-Created

High Tide Capital did not create any of the conditions giving rise to this variance request. The building’s vacancy is a product of a collapsing downtown office market that predates the applicant’s ownership. The site’s narrow geometry, the building’s commercial-office design, its historic designation constraints, and the fragmented prior ownership structure are all conditions the applicant inherited — not created.

We are not asking the City to overlook a problem we caused. We are asking the City to acknowledge that the MX-5 commercial mandate, applied rigidly to this specific building on this specific parcel, produces an outcome that serves no one: a building that cannot be financed, cannot attract commercial tenants, and sits vacant for another decade. Ground-floor residential units, combined with a retained street-facing commercial space, is the most responsible and realistic path to putting this building back into productive use.

We are investing in Downtown Syracuse, in a landmark building, at a moment when the city's growth — driven by the Micron semiconductor project and regional reinvestment — makes housing supply a genuine civic priority. We are asking for a variance that has already been granted to a comparable project in the same district. We believe the case is clear.

Accompanying this Submission:

- Use Variance Application Form
- Short Environmental Assessment Form (SEAF)
- Architectural Plans — Monroe Building Renovation, in-ARCHITECTS, Project #25079 (DD, 03/24/2026)
- Phase I Environmental Site Assessment — Environmental InSite, Inc. (01/20/2026)
- NPS / NY SHPO Part 1 Certification Application — Monroe Building (March 2026)
- Ground Floor Use Scenario Financial Comparison (03/02/2026)
- Downtown Syracuse Committee Fall 2025 Commercial Occupancy Report
- Cushman & Wakefield Syracuse Office MarketBeat, Q4 2025
- The Post Use Variance Application, Keplinger Freeman Associates (August 30, 2024) — included as precedent

Respectfully,

High Tide Capital, LLC

Dash Davidson
Principal, High Tide Capital, LLC
210 Exchange Street, Bangor, ME 04401

333 E. Onondaga Street — Use Case Comparison

Ground Floor Use Variance Request — High Tide Capital

Metric	Scenario A Variance Granted — Ground Floor Residential	Scenario B No Variance — Ground Floor Commercial Required	Notes
	46 Units	40 Units	<i>Variance grants 6 additional housing units at identical gross building area.</i>
BUILDING PROGRAM			
Gross Building Area	39,500 SF	39,500 SF	<i>Identical in both scenarios — the variance does not change the building footprint.</i>
Leasable Residential (NSF)	25,447 SF(64.4% of GBA)	21,975 SF(55.6% of GBA)	<i>Loss of 3,472 SF of residential space — -6 units — if variance is denied.</i>
Residential Units	46	40	
Avg. Unit Size	553 SF	549 SF	
Leasable Commercial (NSF)	1,000 SF	3,972 SF	<i>Scenario A: 1,000 SF prime street-facing frontage. Scenario B: 3,972 SF adds inventory to a 25.52% vacant Class A market.</i>
Amenity Space & BOH	13,553 SF	13,553 SF	<i>Unchanged — 34.3% of GBA in both scenarios.</i>
GROUND FLOOR REVENUE COMPARISON			
Ground Floor Use	Residential / Commercial(3,972 SF)	Commercial Only(3,972 SF)	<i>The fundamental use-case question the variance determines. Both scenarios measured against the same 3,972 SF ground floor area.</i>
Commercial Rent (PSF/YR)	\$17.00	\$15.00	<i>Scenario A's 1,000 SF street-facing unit commands a premium. Scenario B's larger space includes lower-value interior area.</i>
Commercial Vacancy Factor	10.0%	25.52%	<i>Scenario A: compact street-facing unit, more leasable. Scenario B: City's documented Class A vacancy rate (Downtown Committee, Fall 2025).</i>
Avg. Monthly Rent / Unit (Residential)	\$1,650 / unit	N/A	<i>6 residential units at average \$1,650/month.</i>
Residential Vacancy Factor	6.0%	N/A	<i>Stabilized residential occupancy assumption (94%).</i>
Residential Gross Annual Rent	\$118,800(6 units × \$1,650 × 12)	—	<i>Scenario A only. 6 units × \$1,650/month × 12 months.</i>
Commercial Gross Annual Rent	\$17,000 (1,000 SF × \$17.00)	\$59,580 (3,972 SF × \$15.00)	<i>Before vacancy deduction. Scenario A retains 500 SF of street-facing commercial.</i>
Vacancy Loss	-\$1,700(10% of \$17,000)	-\$15,207(25.52% of \$59,580)	<i>Residential vacancy at 6%. Commercial vacancy at 10% (Scenario A) and 25.52% (Scenario B).</i>
Net Annual Ground Floor Revenue	\$126,972	\$44,373	<i>After all vacancy deductions. Residential-led ground floor generates ~2.9x the net revenue of commercial-only ground floor.</i>
FINANCIAL SUMMARY			
Approximate Total Project Cost	~\$13.0M	~\$12.75M	<i>Presented as approximations. Scenario B carries higher commercial TI and build-out costs.</i>
Full Project Stabilized NOI	~\$740,000	~\$660,000	<i>Residential income drives NOI in both scenarios.</i>
Net Stabilized Profit on Project	+15%	-5%	<i>Scenario B produces a loss position — eliminates developer incentive and financing availability.</i>
Stabilized DSCR	1.30x	1.17x	<i>Scenario A meets lender minimum (1.30x). Scenario B falls below at 1.17x — below the 1.30x minimum DSCR required for permanent loan sizing, impairing financing. Based on \$561,852 annual debt service (\$46,821/mo × 12) on \$7.17M permanent loan at 6.82%, 30-yr amort.</i>

* Vacancy data per Downtown Syracuse Committee Fall 2025 Commercial Occupancy Report. Financial models dated 03/02/2026. Net Annual Ground Floor Revenue = Gross Revenue less vacancy deductions at applicable rates.

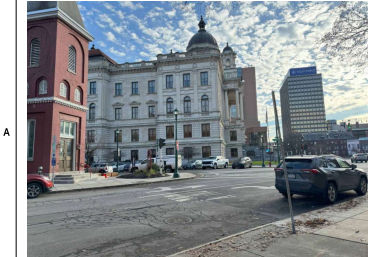
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2

3

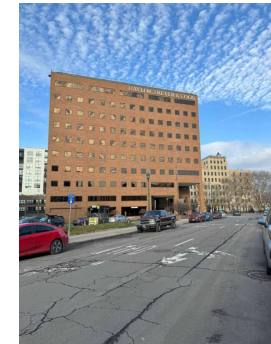
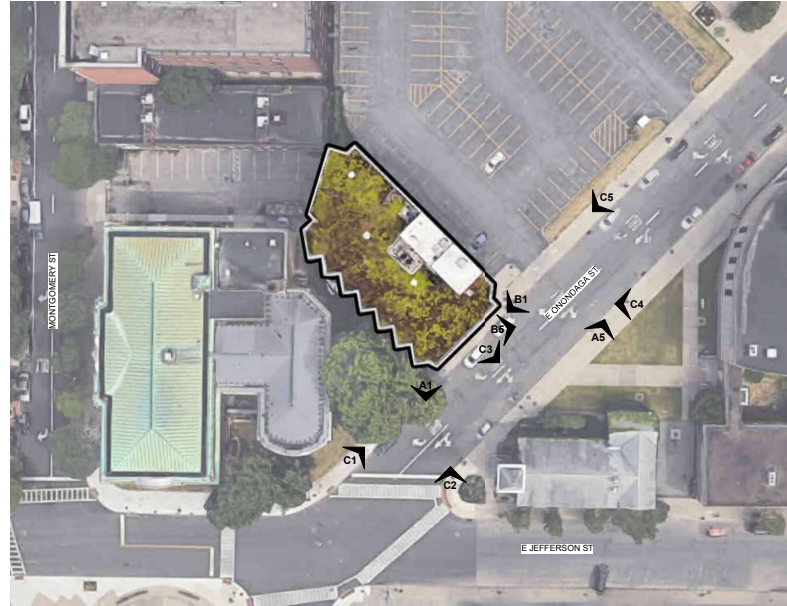
4

5



505 South State Street

A1 EXISTING PHOTO
A005 SCALE: NTS



300 South State Street

A5 EXISTING PHOTO
A005 SCALE: NTS



100-120 Madison Street

B1 EXISTING PHOTO
A005 SCALE: NTS

B2 BUILDING AERIAL VIEW
A005 SCALE: 1" = 30'-0"



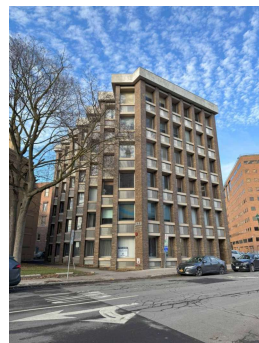
1641 South Salina Street

B5 EXISTING PHOTO
A005 SCALE: NTS



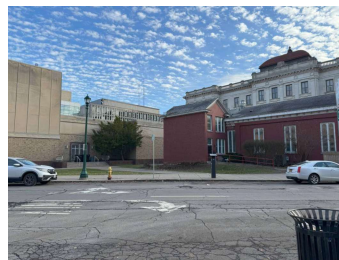
333 East Onondaga Street

C1 EXISTING PHOTO
A005 SCALE: NTS



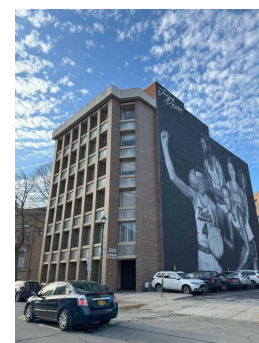
333 East Onondaga Street

C2 EXISTING PHOTO
A005 SCALE: NTS



304 East Onondaga Street

C3 EXISTING PHOTO
A005 SCALE: NTS



333 East Onondaga Street

C4 EXISTING PHOTO
A005 SCALE: NTS



333 East Onondaga Street

C5 EXISTING PHOTO
A005 SCALE: NTS



RENOVATIONS TO:
MONROE BUILDING
333 EAST ONONDAGA STREET
SYRACUSE, NEW YORK

IF IN THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT, TO ACCEPT OR TAKE IN ANY PART OF AN INSTRUMENT THIS SEAL OR AN IMPRESSION OF IT, WITHOUT THE SIGNATURE AND NOTATION IN THESE BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH INSTRUMENT IS A CRIMINAL OFFENSE UNDER SECTION 160.00 OF THE ALBANY CODES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

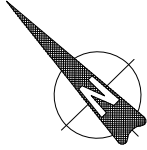
REVISIONS		
NO.	DESCRIPTION	DATE

STREETSCAPE PHOTOS

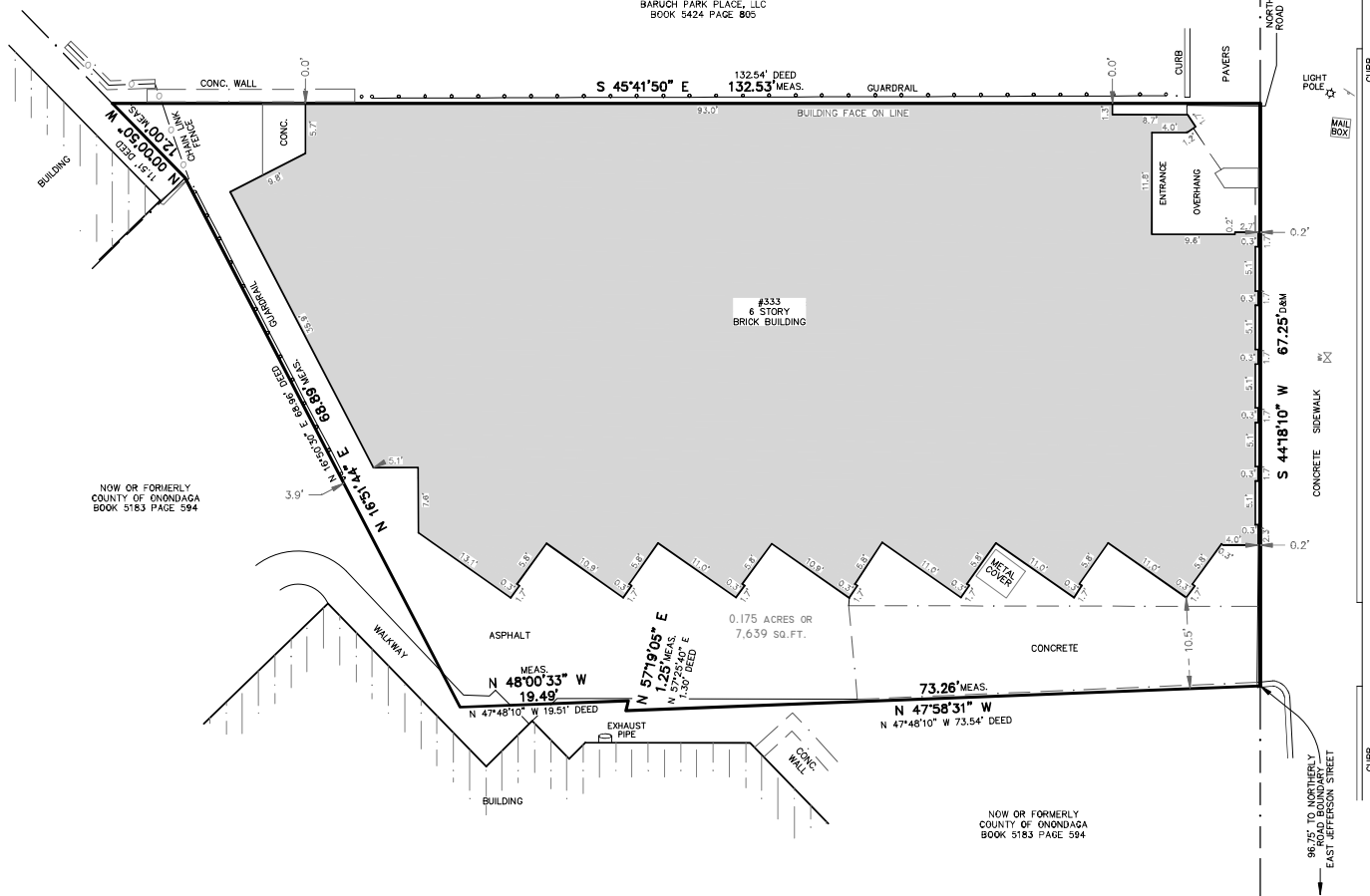
Project Status	DD
Date	03/31/2026
Project Number	25079
Drawn By	JPV
Checked By	JRP

A005

3/26/2026 1:01:16:10 AM
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NOW OR FORMERLY
SYRACUSE INDUSTRIAL
DEVELOPMENT AGENCY



NOW OR FORMERLY
BARUCH PARK PLACE, LLC
BOOK 5424 PAGE 805

NOW OR FORMERLY
COUNTY OF ONONDAGA
BOOK 5183 PAGE 594

NOW OR FORMERLY
COUNTY OF ONONDAGA
BOOK 5183 PAGE 594

EAST ONONDAGA STREET

Only a survey map with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.
Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.

No.	DATE	DESCRIPTION	BY

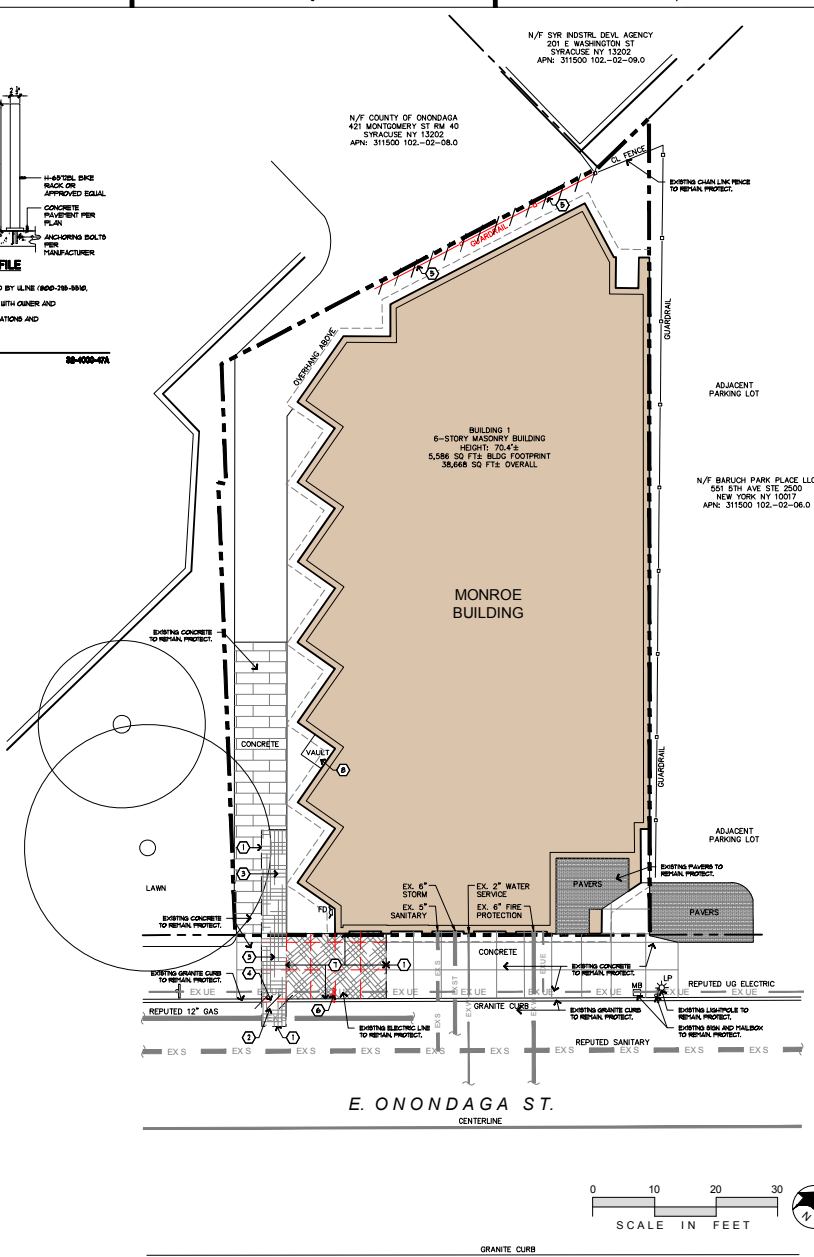
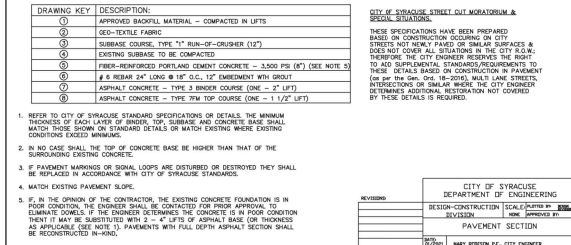
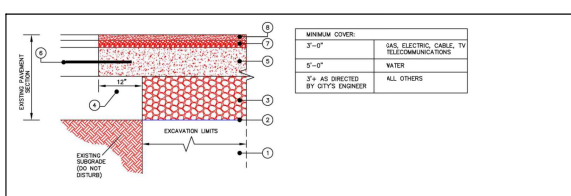
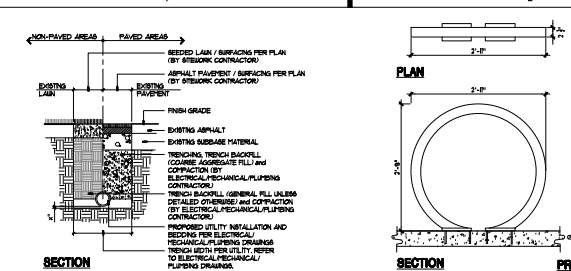
LEHR
LAND SURVEYORS D.P.C.

116 SALINA STREET - SUITE 8
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrandsurveyors.com

HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

WILLIAM J HADCOCK
LICENSED LAND SURVEYOR
NYSLS: 050817

LOCATION SURVEY ON LOT No.15 AND PART OF LOT A, BLOCK 113, CITY OF SYRACUSE			
KNOWN AS No.333 EAST ONONDAGA STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK			
FIELD DATE: 02/16/2024	MAP DATE: 02/19/2024	SCALE: 1"=10'	DRAWN BY: WH
REVISIONS:			DRAWING No. 24-B-20



GENERAL NOTES

- TOPOGRAPHIC AND UTILITY INFORMATION TAKEN FROM SURVEY ENTITLED "ALLIANCE LAND TITLE SURVEY FOR 333 EAST ONONDAGA STREET AS PREPARED BY BLEW INC. FAYETTEVILLE, AR DATED FEBRUARY 16TH, 2023. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
- SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY UNEXPECTED BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, VEHICULAR/PEDESTRIAN TRAFFIC OR DRAINAGE.
- ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
- PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
- ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
- THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1780, SCOTT FREEMAN VINCENT RYAN.
- ADJUST RISE OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
- ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
- ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	GENERAL
—	—	FENCE
—	—	WATER LINE
—	—	STORY PIPE
—	—	GAS LINE
—	—	SANITARY PIPE
—	—	UNDERGROUND ELECTRIC
—	—	ASPHALT PAVEMENT-CITY OF SYRACUSE
—	—	CONCRETE PAVEMENT
—	—	PAVEMENT-REMOVAL
—	—	TRAFFIC SIGN
—	—	LIGHT POLE
—	—	CURBS
—	—	CURB FLUSH (IF REVEAL UNLESS OTHERWISE NOTED)

EXISTING CONDITIONS & SITE PREPARATION NOTES

- REMOVE EXISTING PAVEMENTS - SEE NOTES 2, 3 AND 1 BELOW.
- BAUQUIT ASPHALT OR CONCRETE PAVEMENT. BAUQUIT ASPHALT IN NEAR STRAIGHT LINE AND BAUQUIT CONCRETE PAVEMENT AT NEAREST JOINT. BAUQUIT ASPHALT PER DETAIL L1-100 STREET CUT - A LATERAL.
- REMOVE EXISTING ASPHALT AND DISPOSE OF OFF SITE. STONE BASE BENEATH ASPHALT PAVEMENT TO REMAIN AND BE REUSED.
- REMOVE EXISTING CONCRETE IN ITS ENTIRETY AND DISPOSE OF OFF SITE.
- REMOVE EXISTING GRANITE IN ITS ENTIRETY INCLUDING POSTS AND FOUNDATIONS. CONSTRUCTION MANAGEMENT SHALL COORDINATE ACCESS WITH ADJACENT PROPERTY OWNER.
- REMOVE EXISTING SIGN AND STOCKPILE FOR REINSTALLATION.
- REMOVE EXISTING CONCRETE AND REFER TO STRUCTURAL SOILS INSTALLATION LIMITS ON DETAIL L1-100 EXCAVATION 2' BELOW CONCRETE SUBGRADE IS REQUIRED FOR PROPER INSTALLATION OF TREE STRUCTURAL SOILS (SLS).
- EXISTING 4X4 VALLT OPENINGS TO BE FILLED WITH CONCRETE TOPPING. REFER TO ARCHITECTURAL DETAIL.



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Syracuse, New York 13202
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KEPLER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6501 IVY ROAD, SUITE 100, EGG HARBOR, NJ 08024
PHONE: (732) 425-7760 FAX: (732) 425-7761

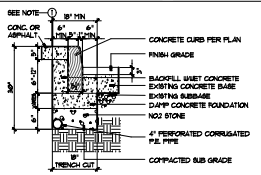
RENOVATIONS TO:
MONROE BUILDING
333 EAST ONONDAGA STREET
SYRACUSE, NEW YORK

IF IN VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER OR REMOVE ANY PART OF AN EXISTING BUILDING OR STRUCTURE, OR TO ALTER THE USE OF ANY BUILDING OR STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE COST OF SUCH A PERMIT AND A PROPER DESCRIPTION OF THE ACTION TO BE TAKEN.

SITE PREPARATION PLAN

Project Status	DD
Date	03/26/2026
Project Number	48031
Drawn By	NPL
Checked By	NPL

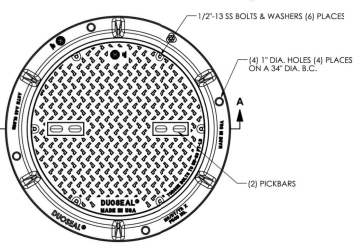
L-100



NOTES
 1. DIMENSION FROM TOP OF CURB TO BOTTOM OF CURB WILL VARY DUE TO CHANGES IN PAVEMENT GRADES.
 2. CONCRETE REBAR SHALL BE 3\"/>

**CITY OF SYRACUSE
 GRANITE CURB REPLACEMENT**
 5
 L-200
 NOT TO SCALE

W824 DUOSEAL Assembly



Product Number
 W824021W01

Design Features
 -Material: Cast Iron (CL398)
 -Frame: Gray Iron (CL398)
 -Ductile Iron (80-58-06)
 -Load Rating: Heavy Duty H20
 -Open Area: 70%
 -Coating: Uncoated
 -Underside: Designates Matched Surface

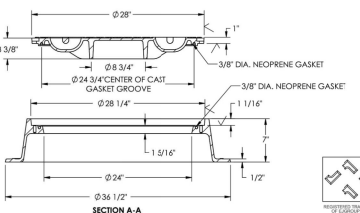
Certification
 -ASTM A48
 -ASTM A536
 -Country of Origin: USA

Major Components
 W824011
 W824021

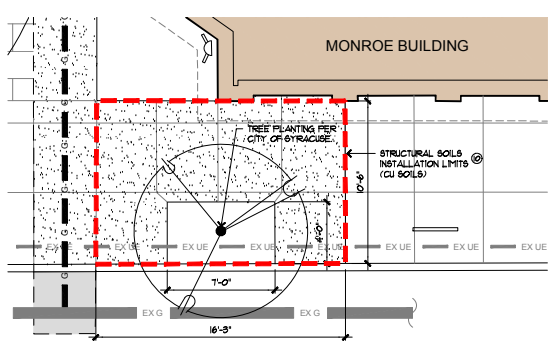
Drawing Revision
 05/04/2021 Designer: JJJ
 05/01/2024 Revised By: DEF

Disclaimer
 CONFIDENTIAL: This drawing is the property of the City of Syracuse and is not to be reproduced, copied, or used in any way without the written permission of the City of Syracuse. The City of Syracuse is not responsible for any errors or omissions in this drawing. The contractor shall verify all dimensions and conditions on site before construction.

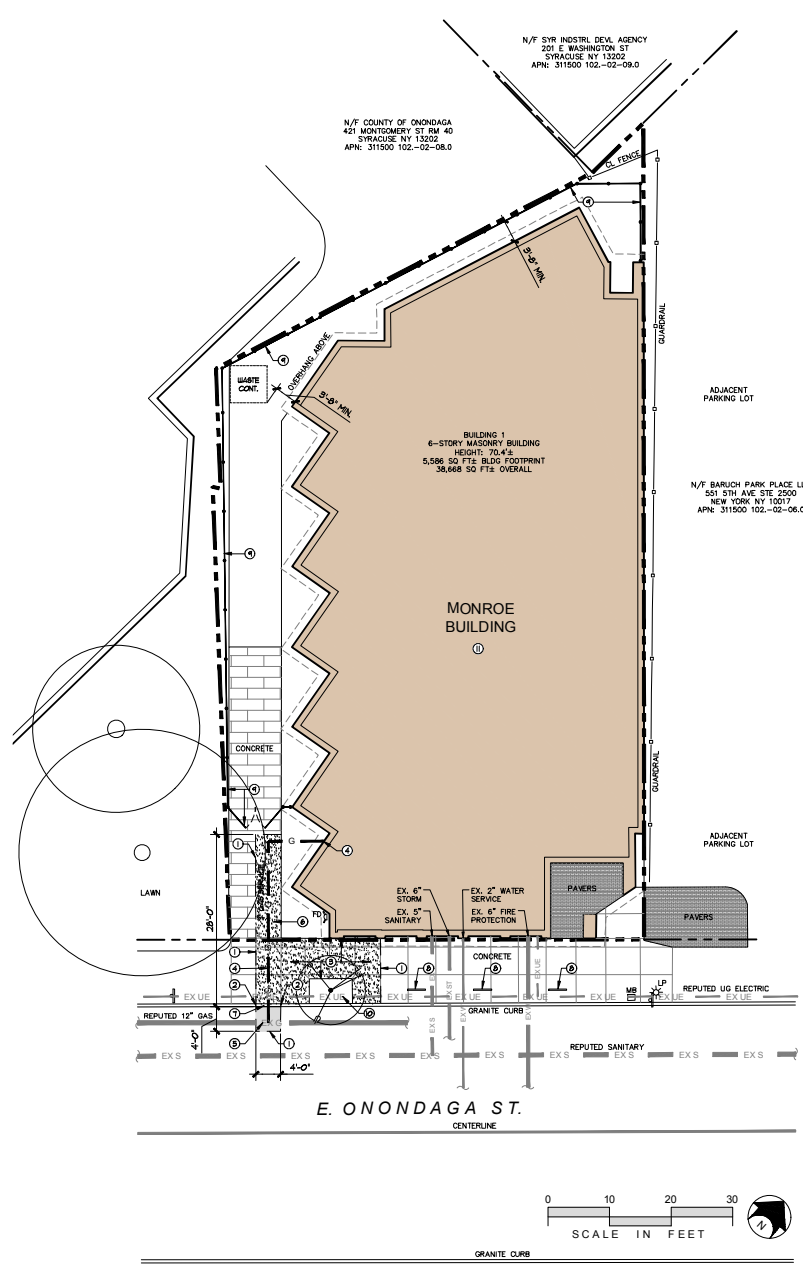
Contact: 800.638.4853
 ej@ej.com



MANHOLE FRAME and COVER
 4
 L-200

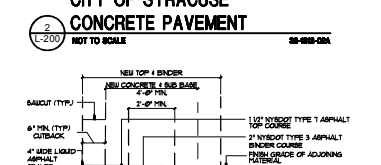
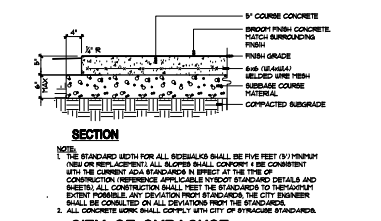


TREE PIT - 500± cu. ft.
 3
 L-200



- GENERAL NOTES**
1. ANY/FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE APPROVED MATERIAL AND COMPACTED TO 98% IN APPROVED LIFTS.
 2. ALL ROAD CUTS ARE TO ADHERE TO CITY OF SYRACUSE STANDARD DETAILS AND SPECIFICATIONS ON RECORD WITH THE CITY OF SYRACUSE DEPARTMENT OF ENGINEERING. ANY DEVIATION FROM THESE STANDARDS REQUIRES APPROVAL FROM THE CITY ENGINEER.
 3. CURE TIMES FOR CONCRETE IS 3 DAYS MINIMUM FOR HES CONCRETE AND 1 DAYS MINIMUM FOR REGULAR CONCRETE. PLACEMENT OF ASPHALT IS PROHIBITED UNTIL MINIMUM CURE TIMES ARE ACHIEVED.
 4. ALL SIDEWALK REPLACEMENT SHALL BE POURED IN FULL LIFTS.

- CONSTRUCTION NOTES**
1. MEET EXISTING LINE AND GRADE.
 2. MEET TOP AND FACE OF EXISTING GRANITE CURB.
 3. INSTALL CITY OF SYRACUSE CONCRETE PER DETAIL 2/L-200. LONGITUDINAL SLOPE SHALL NOT EXCEED 3% AND CROSS SLOPE SHALL NOT EXCEED 2%.
 4. INSTALL 3\"/>



- NOTES**
1. IN NO CASE SHALL THE TOP OF CONCRETE BASE BE HIGHER THAN THAT OF THE SURROUNDING EXISTING CONCRETE.
 2. IF PAVEMENT MARKINGS OR SIGNAL LOOPS ARE CONTAINED OR DISTURBED THEY SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF SYRACUSE STANDARDS.
 3. MATCH EXISTING PAVEMENT SLOPE.
 4. IF, IN THE OPINION OF THE CONTRACTOR, THE EXISTING CONCRETE FOUNDATION IS IN POOR CONDITION, THE ENGINEER SHALL BE CONTACTED FOR PRIOR APPROVAL TO ELIMINATE DOUBTS.



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KEPLER FREEMAN ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 6301 E. RAY, SUITE 100 | 625 DUNDAS, SUITE 1000
 PHONE: (315) 455-7963 FAX: (315) 455-7961

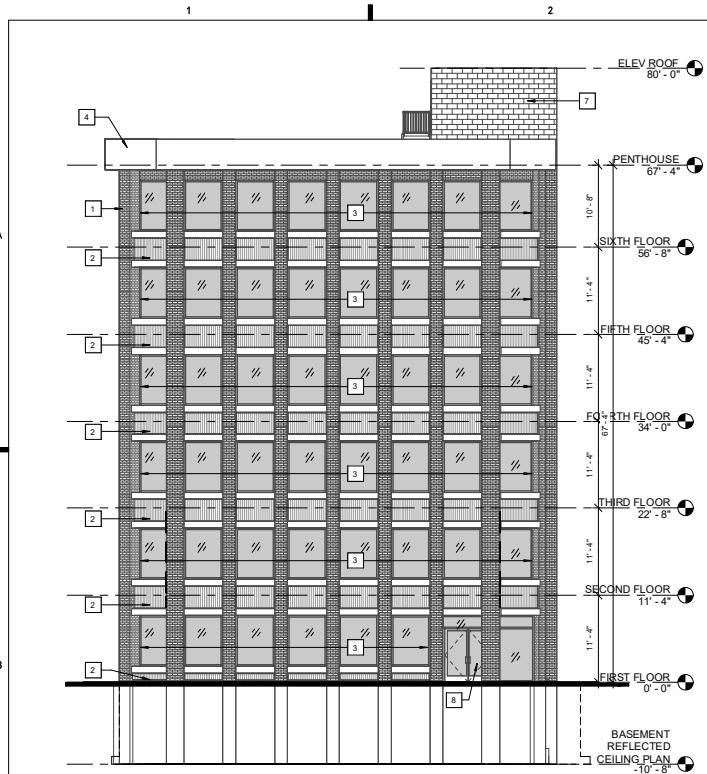
RENOVATIONS TO:
MONROE BUILDING
 333 EAST ONONDAGA STREET
 SYRACUSE, NEW YORK

IF IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ACT AS AN ARCHITECT OR AS PART OF AN FIRM REGISTERED WITH THE STATE OF NEW YORK, TO PREPARE, SEAL, SIGN, OR ALTER ANY ARCHITECTURAL DRAWING, OR TO BE A PARTY TO SUCH AN ACTING WITHOUT BEING A REGISTERED ARCHITECT OR ARCHITECTURAL FIRM, THE STATE OF NEW YORK HAS A PENALTY OF \$500 A DAY FOR EACH DAY OF VIOLATION.

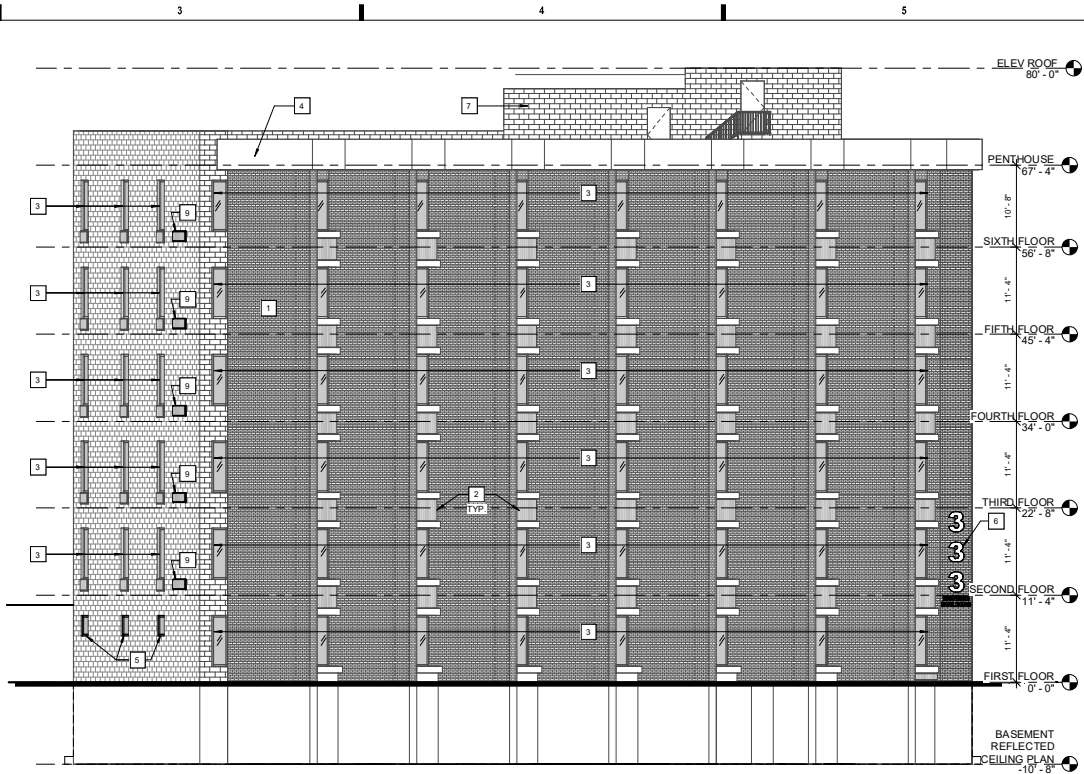
SITE PLAN

Project Status	DD
Date	03/26/2026
Project Number	48031
Drawn By	NPL
Checked By	NPL

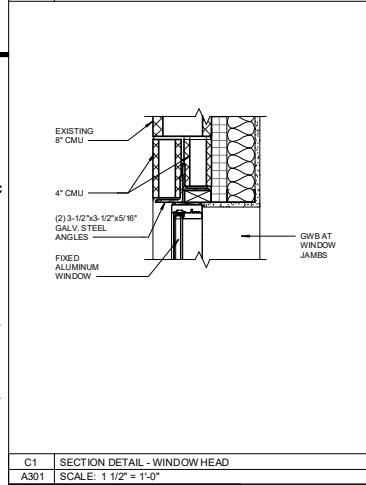
L-200



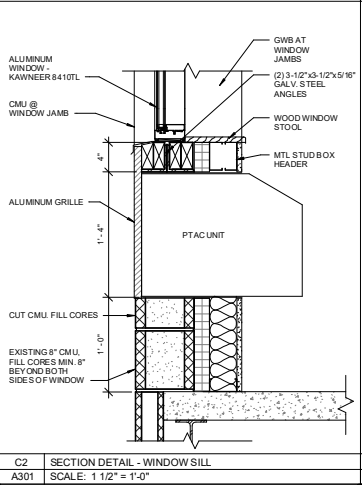
B1 EAST ELEVATION
A301 SCALE: 1/8" = 1'-0"



B3 SOUTH ELEVATION
A301 SCALE: 1/8" = 1'-0"



C1 SECTION DETAIL - WINDOW HEAD
A301 SCALE: 1 1/2" = 1'-0"



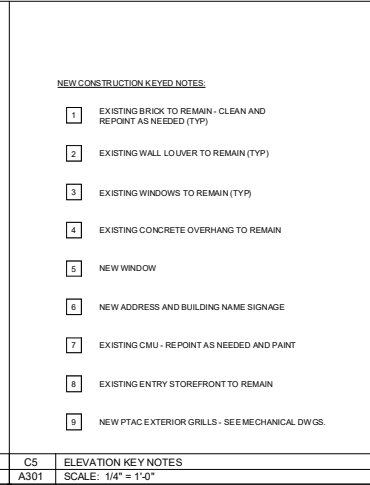
C2 SECTION DETAIL - WINDOW SILL
A301 SCALE: 1 1/2" = 1'-0"



C3



C4



C5 ELEVATION KEY NOTES
A301 SCALE: 1/4" = 1'-0"



FOR REVIEW ONLY
NOT FOR CONSTRUCTION



RENOVATIONS TO:
MONROE BUILDING
333 EAST ONONDAGA STREET
SYRACUSE, NEW YORK

IT IS THE VIOLATION OF THE LANDMARKS PROVISION UNLESS NOTED OTHERWISE, THE WORK SHOWN ON THIS ARCHITECTURAL DRAWING IS TO BE CONSIDERED AS A REPAIR OR MAINTENANCE OF AN EXISTING BUILDING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THIS DRAWING AND THE DESIGN OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

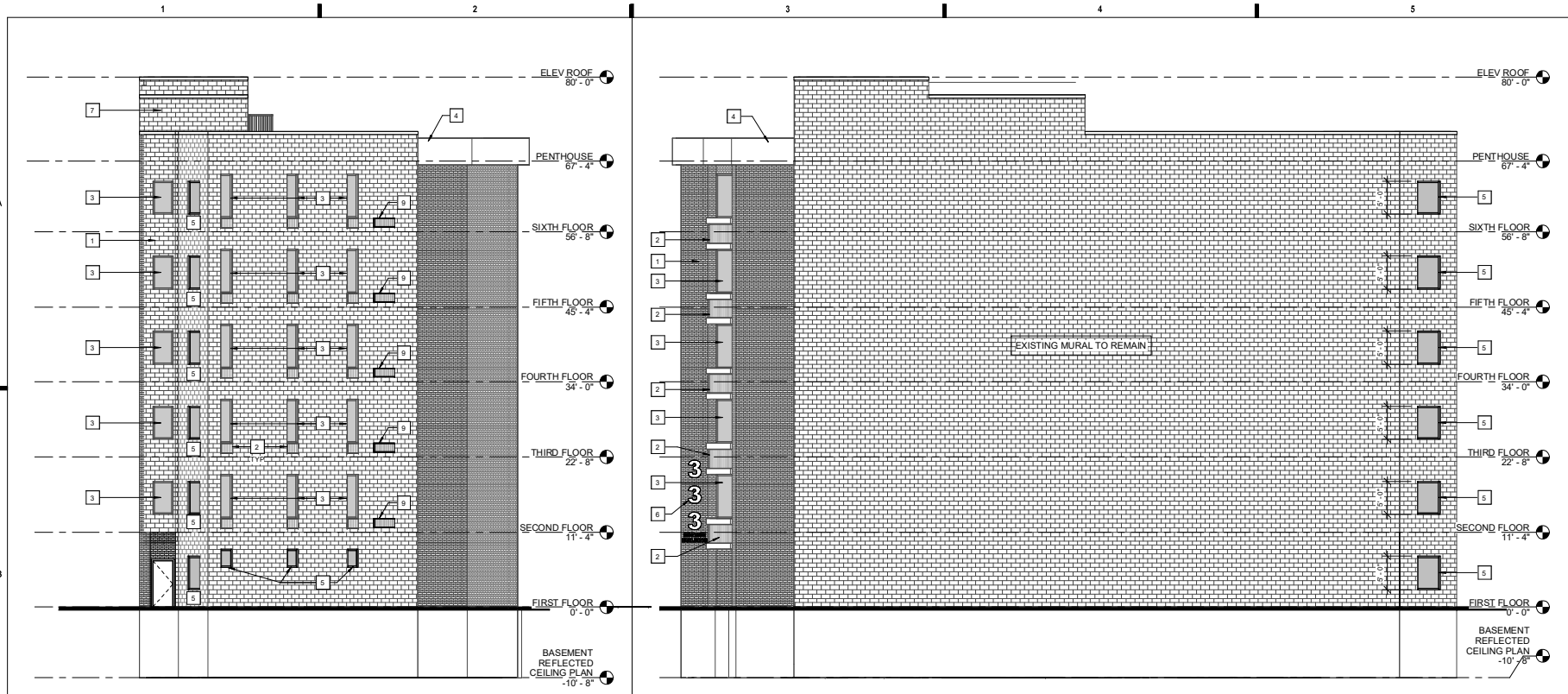
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND ONLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

Project Status	DD
Date	03/31/2026
Project Number	25079
Drawn By	IPV
Checked By	JRP

A301



B1 WEST ELEVATION
A302 SCALE: 1/8" = 1'-0"

B3 NORTH ELEVATION
A302 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION KEYED NOTES:

- 1 EXISTING BRICK TO REMAIN - CLEAN AND REPOINT AS NEEDED (TYP)
- 2 EXISTING WALL LOUVER TO REMAIN (TYP)
- 3 EXISTING WINDOWS TO REMAIN (TYP)
- 4 EXISTING CONCRETE OVERHANG TO REMAIN
- 5 NEW WINDOW
- 6 NEW ADDRESS AND BUILDING NAME SIGNAGE
- 7 EXISTING CMU - REPOINT AS NEEDED AND PAINT
- 8 EXISTING ENTRY STOREFRONT TO REMAIN
- 9 NEW PTAC EXTERIOR GRILLS - SEE MECHANICAL DWGS.

C5 ELEVATION KEY NOTES
A301 SCALE: 1/4" = 1'-0"



RENOVATIONS TO:
MONROE BUILDING
333 EAST ONONDAGA STREET
SYRACUSE, NEW YORK

IF THERE IS A VIOLATION OF THE LABORATORY/PERIODIC UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALLOW OR FOR BE ANY PART OF AN EXISTING BUILDING, THE SEAL OF AN ARCHITECT IS ALIQUID. THE ACTING ARCHITECT SHALL BE RESPONSIBLE FOR THE SEAL AND THE NOTARIAL PUBLIC SHALL BE RESPONSIBLE FOR SIGNATURE AND THE SEAL OF SUCH ARCHITECT AND A SPECIFIC DESCRIPTION OF THE VIOLATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ONLY TO THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

Project Status	DD
Date	03/31/2026
Project Number	25079
Drawn By	IPV
Checked By	JRP

A302

OWNER

HIGH TIDE CAPITAL, LLC
 210 EXCHANGE STREET
 BANGOR, ME 04401
 CONTACT: DASH DAVIDSON

ARCHITECT

IN-ARCHITECTS, PLLC
 239 EAST WATER STREET
 SYRACUSE, NY 13202
 (315) 728-9458 (phone)
 CONTACT: JOSEPH PIRAINO
 E-MAIL: JPIRAINO@IN-ARCHITECTS.COM

RENOVATIONS TO:

MONROE BUILDING

333 EAST ONONDAGA STREET
 SYRACUSE, NEW YORK

PROJECT #25079



ARCHITECTS
 239 E. Water Street - 2nd Fl.
 Syracuse, New York 13202
 www.in-ARCHITECTS.com

DRAWING LIST						
SHEET NUMBER	SHEET NAME	ISSUED DATE	BID DATE	REVISION #	REVISION DATE	
GENERAL INFORMATION						
A001	COVER SHEET					
A002	GENERAL INFORMATION					
ARCHITECTURAL						
A101	BASEMENT AND FIRST FLOOR DEMO PLANS					
A102	TYPICAL UPPER AND PENTHOUSE DEMO PLANS					
A201	BASEMENT & FIRST FLOOR PLANS					
A202	TYPICAL APARTMENT + PENTHOUSE PLAN					
A301	EXTERIOR ELEVATIONS					
A302	EXTERIOR ELEVATIONS					
A401	ENLARGED PLAN					
A402	ENLARGED PLAN					
A501	INTERIOR ELEVATIONS					
MECHANICAL						
M001	GENERAL NOTES AND SYMBOLS					
M002	SPECIFICATIONS					
M003	SPECIFICATIONS					
M101	BASEMENT NEW WORK PLAN					
M102	GROUND FLOOR THROUGH FIFTH FLOOR NEW WORK PLANS					
M103	SIXTH FLOOR AND ROOF PLAN					
M401	ENLARGED PLANS					
M402	ENLARGED PLANS					
MEPD001	MEP DEMOLITION GENERAL NOTES					
MEPD101	MEP LOWER LEVELS DEMOLITION PLAN					
MEPD102	MEP UPPER LEVELS DEMOLITION PLAN					
PLUMBING						
P001	GENERAL NOTES AND SYMBOLS					
P002	SPECIFICATIONS					
P101	BASEMENT NEW WORK PLAN					
P102	GROUND FLOOR THROUGH FIFTH FLOOR NEW WORK PLANS					
P103	SIXTH FLOOR AND ROOF PLAN					
P401	ENLARGED PLANS					
P402	ENLARGED PLANS					
P601	DETAILS					
P601	SCHEDULES					
FIRE PROTECTION						
FP001	GENERAL NOTES AND SYMBOLS					
FP002	SPECIFICATIONS					
FP101	BASEMENT NEW WORK PLAN					
FP102	GROUND FLOOR THROUGH FIFTH FLOOR NEW WORK PLANS					
FP103	SIXTH FLOOR AND ROOF PLAN					
ELECTRICAL						
E001	GENERAL NOTES AND SYMBOLS					
E002	SPECIFICATIONS 1					
E003	SPECIFICATIONS 2					
E004	SPECIFICATIONS 3					
E101	BASEMENT NEW WORK PLAN					
E102	GROUND FLOOR THROUGH FIFTH FLOOR POWER PLANS					
E103	SIXTH FLOOR AND ROOF POWER PLAN					
E202	GROUND FLOOR THROUGH FIFTH FLOOR LIGHTING PLANS					
E203	SIXTH FLOOR AND ROOF LIGHTING PLAN					
E401	ENLARGED PLANS 1					
E402	ENLARGED PLANS 2					
E501	ONE LINE DIAGRAM					
E502	DETAILS 1					
E503	DETAILS 2					
E504	DETAILS 3					
E505	DETAILS 4					
E601	SCHEDULES					
E602	PANEL SCHEDULES 1					
E603	PANEL SCHEDULES 2					

AREA OF WORK



SITE PLAN



RENOVATIONS TO:
MONROE BUILDING
 333 EAST ONONDAGA STREET
 SYRACUSE, NEW YORK

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REVISIONS		
NO	DESCRIPTION	DATE

COVER SHEET

Project Status: DD
 Date: 03/24/2026
 Project Number: 25079
 Drawn By: IPV
 Checked By: JRP

A001

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IF BE THE VIOLATOR OF THE LAW FOR ANY PERSON CALLED
ACTED UNDER THE SUPERVISION OF A LICENSED ARCHITECT
TO ADD AN ITEM IN ANY WAY IF AN ITEM BEARING THE
SEAL OF AN ARCHITECT IS ATTACHED, THE ARCHITECT
ARCHITECT SHALL BE RESPONSIBLE FOR THE SEAL, AND
THE LOCATION TO BE FOLLOWED BY RESIDENTIAL AND
AND THE DATE OF SUCH REVISION AND A SPECIFIC
DESCRIPTION OF THE ALTERATION.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE
SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF
ANY DISCREPANCIES.

REVISIONS		
NO	DESCRIPTION	DATE

GENERAL INFORMATION

Project Status	DD
Date	03/24/2026
Project Number	25079
Drawn By	IPV
Checked By	JRP

A002

TYPICAL ROOM ADA SIGNAGE

MINIMUM 5/8" HIGH TACTILE TEXT RAISED 1/32" FULL CAPITAL SANS SERIF FONT OR SIMPLE SERIF TYPE FONT

GRADE 2 BRAILLE

ELECTRICAL ROOM

"ALL ADA SIGNAGE TO BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. IN INSTANCES, WHERE THERE IS NO WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR (INCLUDING DOUBLE-LEAF DOORS) SIGNAGE SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL. ALL ADA SIGNAGE SHALL BE MOUNTED 5'-0" TO THE CENTERLINE OF THE SIGN. A PERSON MUST BE ABLE TO APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

TYPICAL RESTROOM ADA SIGNAGE

PICTOGRAM BORDER OR BACKGROUND FIELD MINIMUM 6" HIGH

MINIMUM 5/8" HIGH TACTILE TEXT RAISED 1/32" FULL CAPITAL SANS SERIF FONT OR SIMPLE SERIF TYPE FONT

GRADE 2 BRAILLE

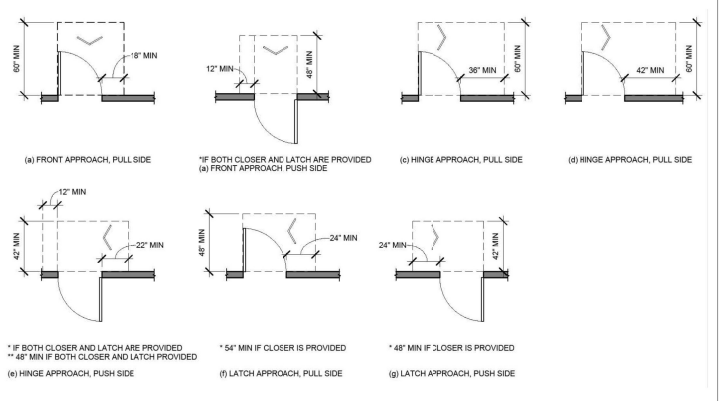
PROVIDE AT UNISEX TOILET

INTERNATIONAL ACCESSIBILITY SIGN

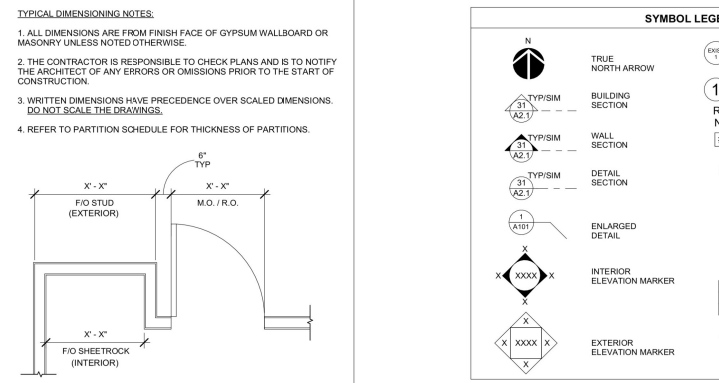
PROVIDE AT ADA TOILET STALL

Height of symbol: Minimum = 24 inches, Maximum = 42 inches
Width of symbol: Minimum = 24 inches, Maximum = 36 inches
of Braille cells: Minimum = 3 inches, Maximum = 4 inches

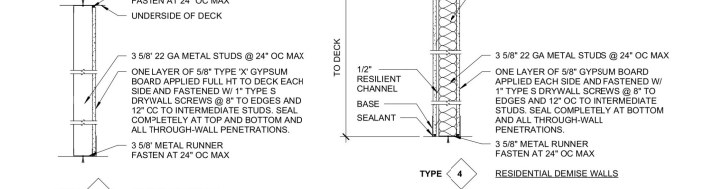
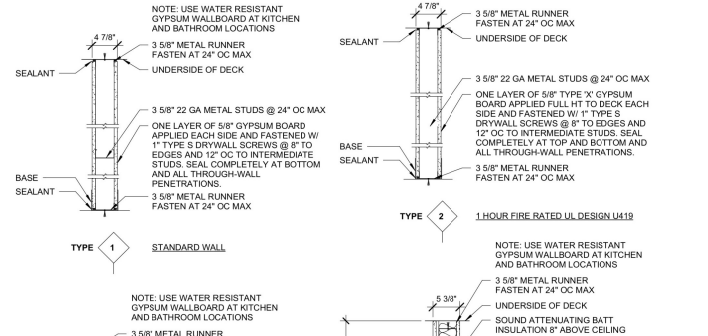
A2 TYPICAL ADA SIGNAGE
A002 SCALE: NOT TO SCALE



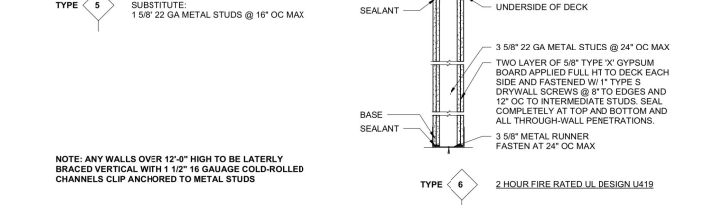
B2 TYPICAL ICC MANEUVERING CLEARANCES AT DOORS
A002 SCALE: NOT TO SCALE



C2 TYPICAL DIMENSIONING DETAIL
A002 SCALE: NOT TO SCALE

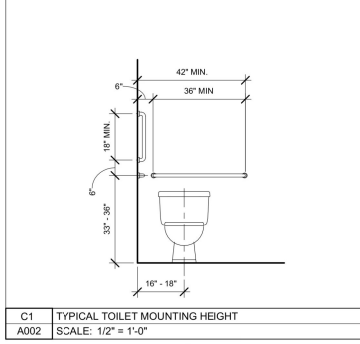
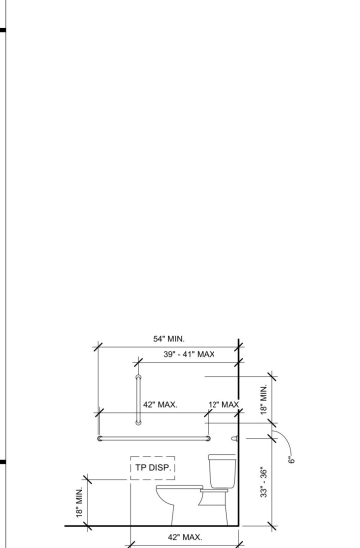


B4 PARTITION TYPES
A002 SCALE: 1" = 1'-0"



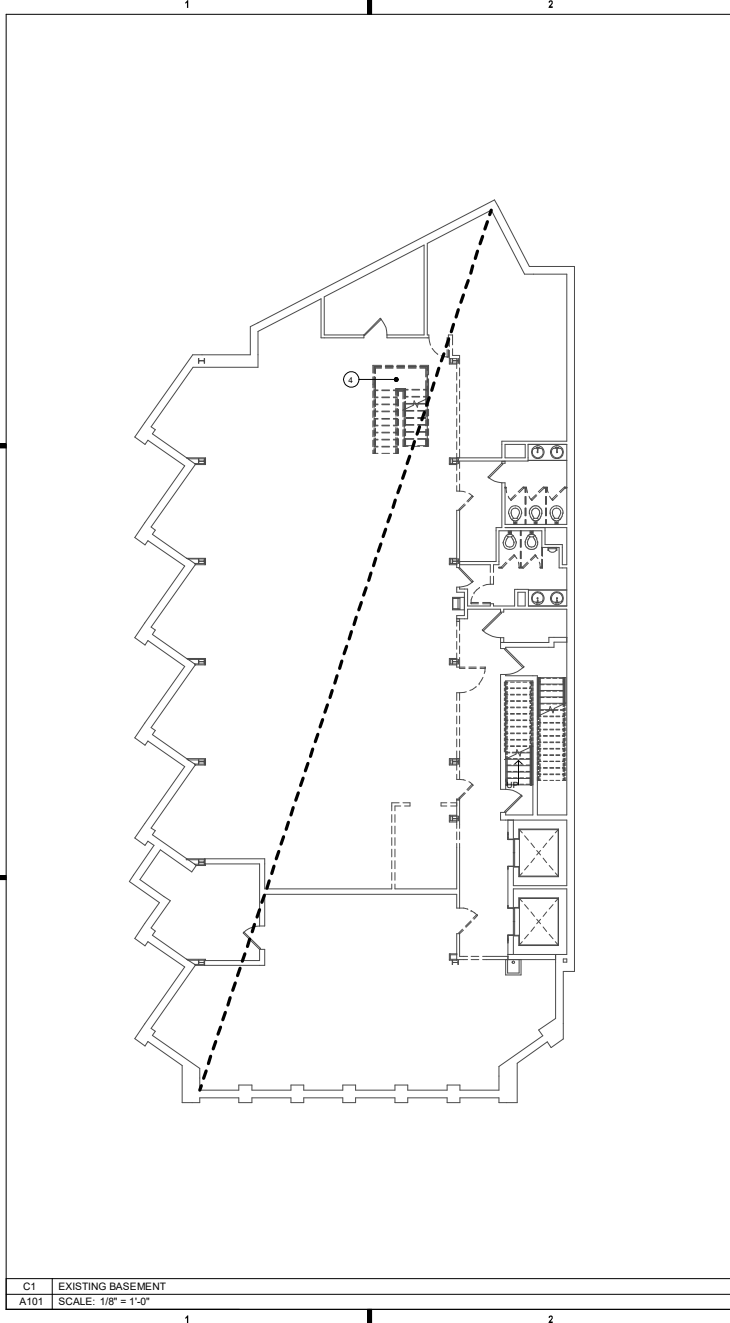
1

C1 TYPICAL TOILET MOUNTING HEIGHT
A002 SCALE: 1/2" = 1'-0"



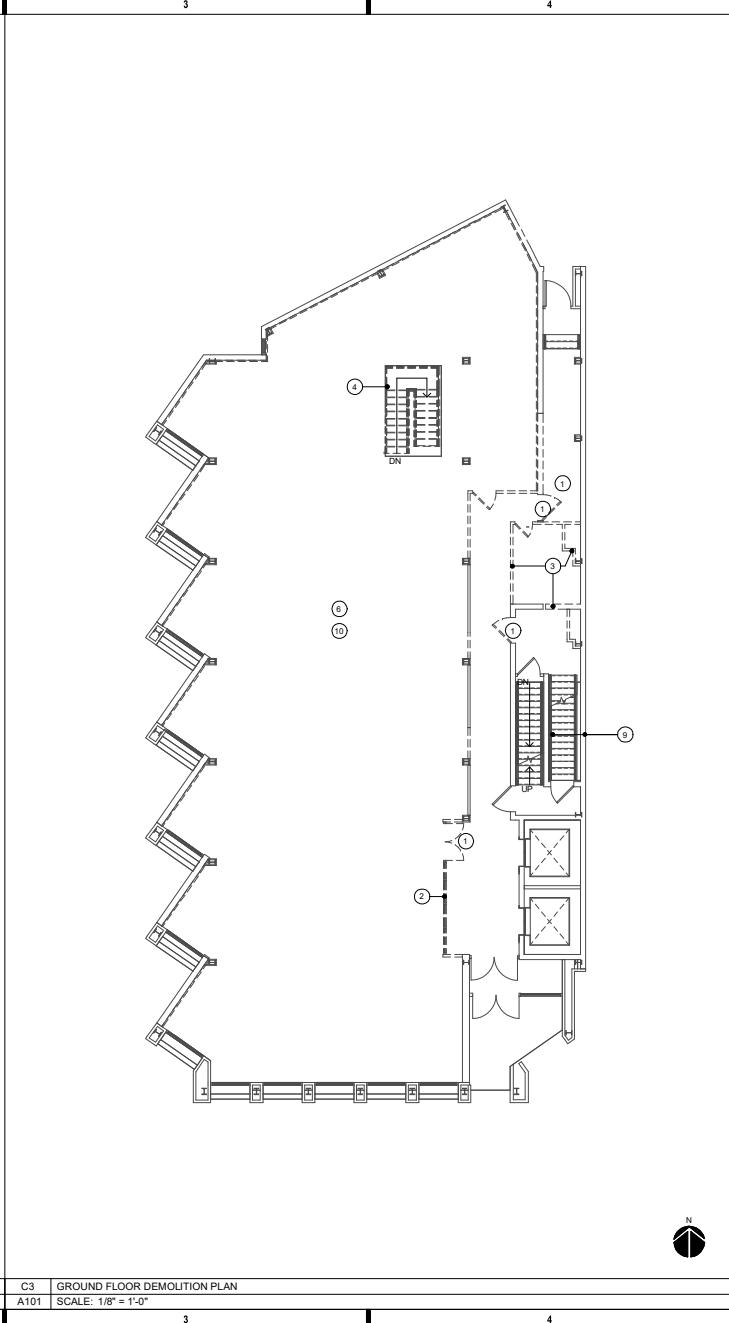
C1 TYPICAL TOILET MOUNTING HEIGHT
A002 SCALE: 1/2" = 1'-0"

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C1 EXISTING BASEMENT
 A101 SCALE: 1/8" = 1'-0"

C3 GROUND FLOOR DEMOLITION PLAN
 A101 SCALE: 1/8" = 1'-0"



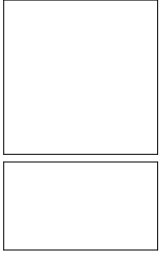
C5 DEMOLITION KEY NOTES
 A101 SCALE: NO SCALE

- DEMOLITION NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
 - CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
 - CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
 - CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
 - CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
 - ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTS/POWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL AHJ.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B5 GENERAL DEMOLITION NOTES
 A101 SCALE: NO SCALE

DEMOLITION KEYED NOTES:

- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
- EXISTING STOREFRONT SYSTEM TO BE REMOVED.
- EXISTING WALL TO BE DEMOLISHED
- EXISTING STAIR + RAILING TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED. EXISTING OPENING TO REMAIN. TYPICAL @ ALL DASHED WINDOWS.
- EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING PLUMBING FIXTURES, VANITIES + PARTITIONS TO BE REMOVED.
- EXISTING STAIR TO REMAIN
- EXISTING FLOORING TO BE REMOVED + PREPPED FOR NEW
- EXISTING ELEVATORS TO REMAIN
- EXISTING GREEN ROOF TO REMAIN
- EXISTING ROOF TOP UNITS TO BE RELOCATED TO TOP OF STAIR TOWER ABOVE
- EXISTING PTAC UNITS TO BE REMOVED AND INFILLED



RENOVATIONS TO:
MONROE BUILDING
 333 EAST ONONDAGA STREET
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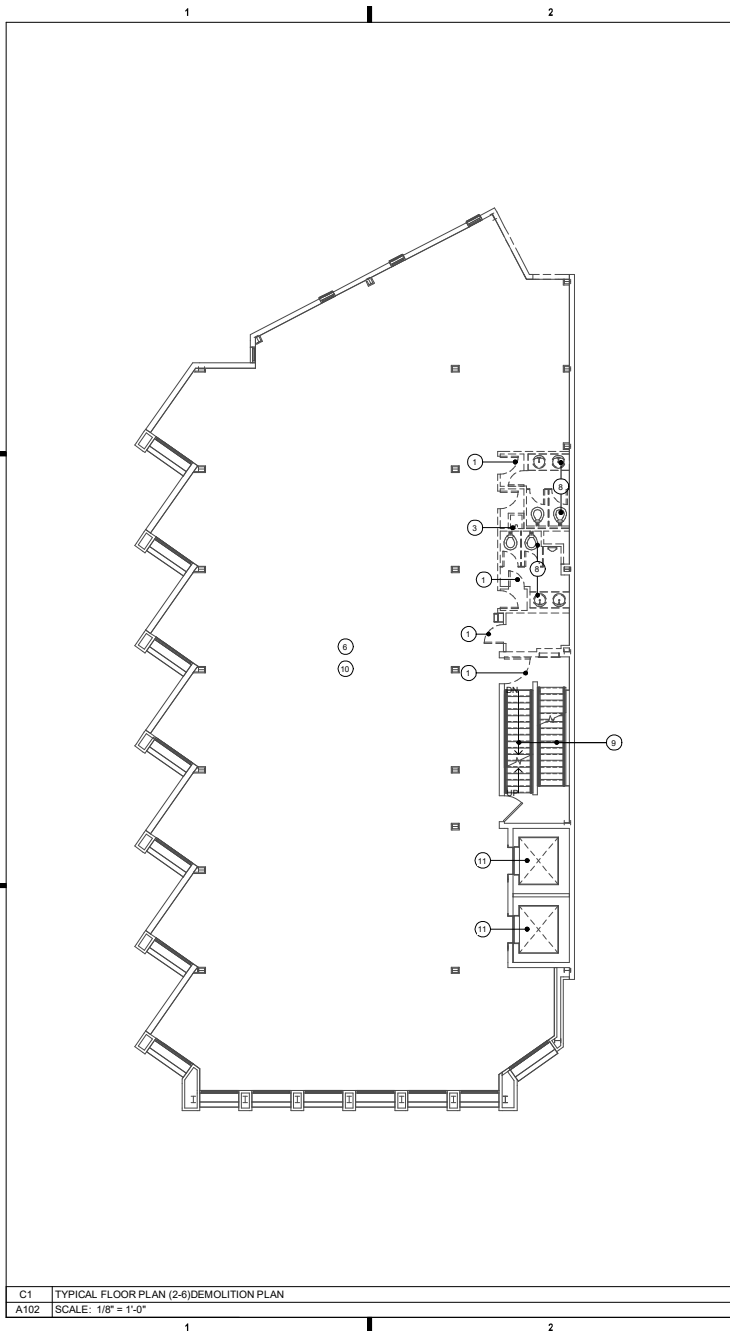
REVISIONS		
NO.	DESCRIPTION	DATE

BASEMENT AND FIRST FLOOR DEMO PLANS

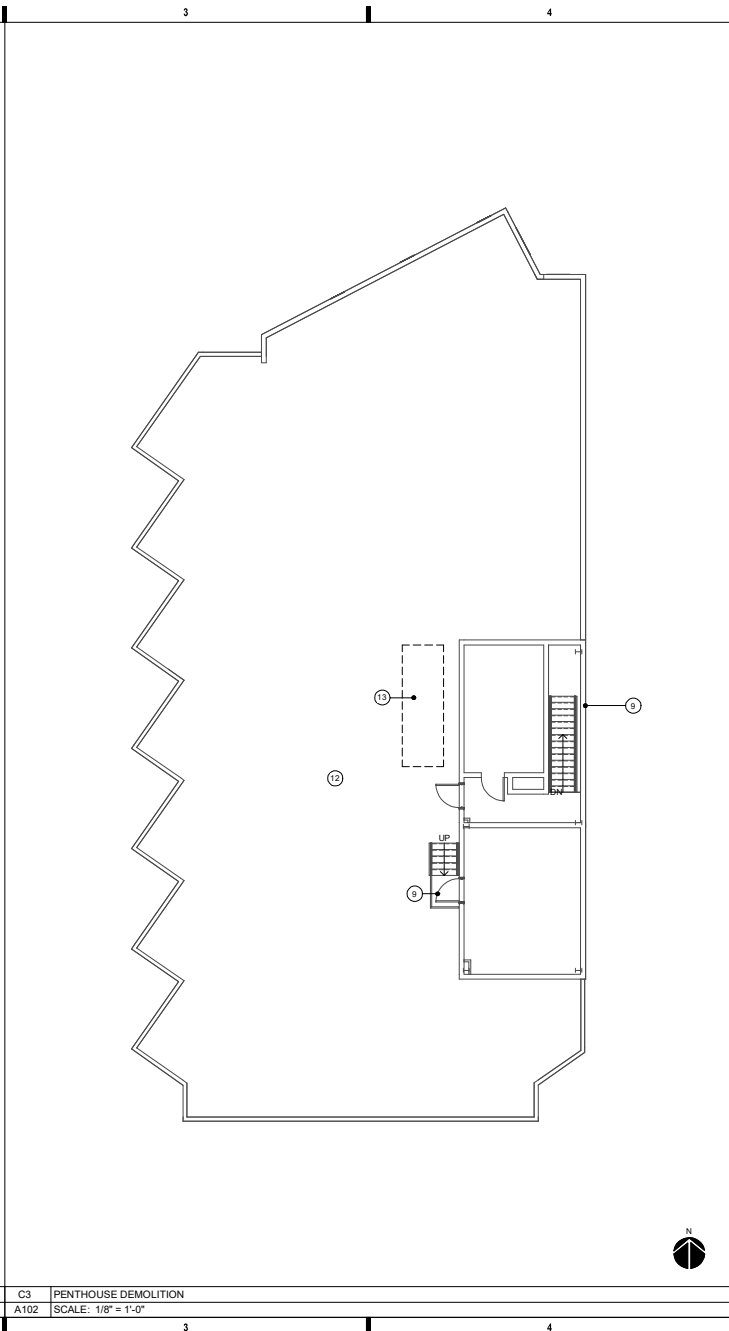
Project Status	DD
Date	03/24/2026
Project Number	25079
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Checked By	JRP

A101

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C1 TYPICAL FLOOR PLAN (2-6) DEMOLITION PLAN
 A102 SCALE: 1/8" = 1'-0"



C3 PENTHOUSE DEMOLITION
 A102 SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANNER.
- CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
- CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
- CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
- CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
- CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
- ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTS/POWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL A.H.J.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B5	GENERAL DEMOLITION NOTES
A101	SCALE: NO SCALE

DEMOLITION KEYED NOTES:

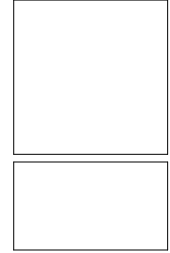
- EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
- EXISTING STOREFRONT SYSTEM TO BE REMOVED.
- EXISTING WALL TO BE DEMOLISHED
- EXISTING STAIR + RAILING TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED. EXISTING OPENING TO REMAIN. TYPICAL @ ALL DASHED WINDOWS.
- EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING PLUMBING FIXTURES, VANITIES + PARTITIONS TO BE REMOVED.
- EXISTING STAIR TO REMAIN
- EXISTING FLOORING TO BE REMOVED + PREPPED FOR NEW
- EXISTING ELEVATORS TO REMAIN
- EXISTING GREEN ROOF TO REMAIN
- EXISTING ROOF TOP UNITS TO BE RELOCATED TO TOP OF STAIR TOWER ABOVE.
- EXISTING PTAC UNITS TO BE REMOVED AND INFILLED

REVISIONS		
NO.	DESCRIPTION	DATE

TYPICAL UPPER AND PENTHOUSE DEMO PLANS

Project Status	DD
Date	03/24/2026
Project Number	25079
Drawn By	MAA/AMR
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A102



RENOVATIONS TO:
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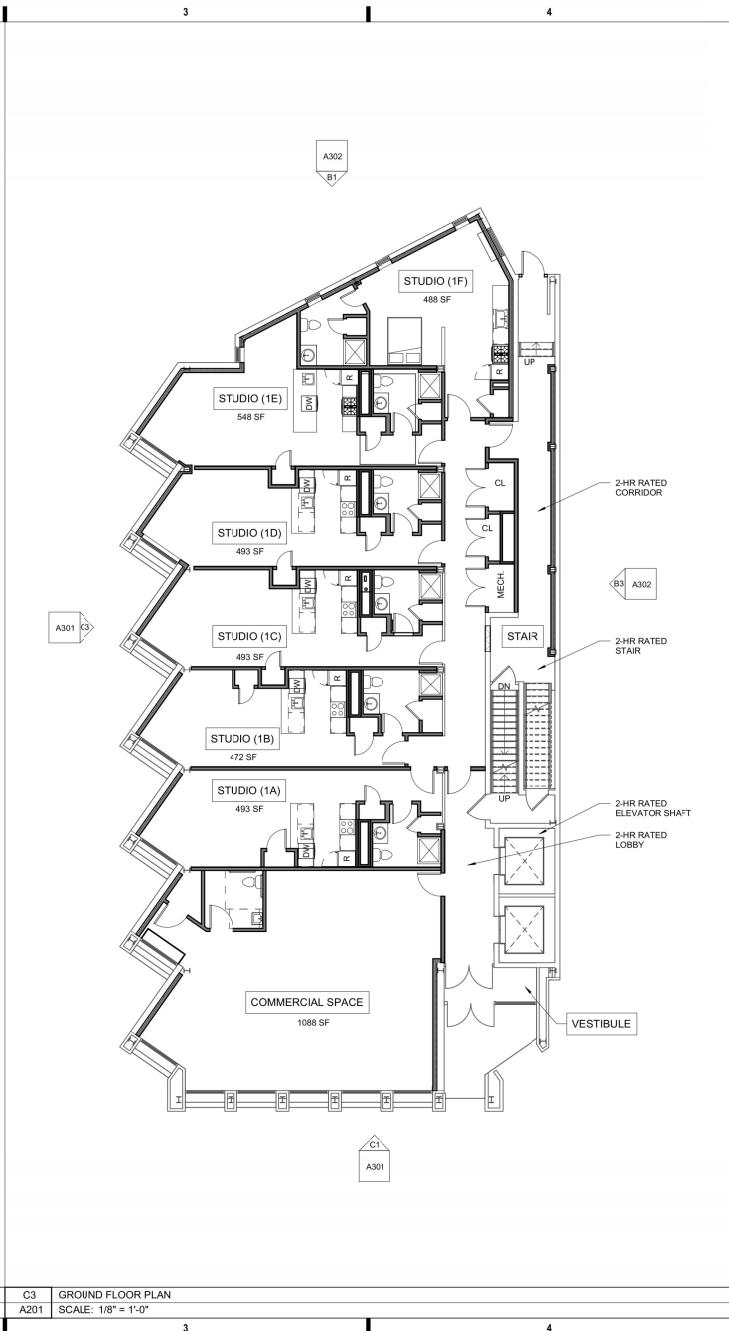
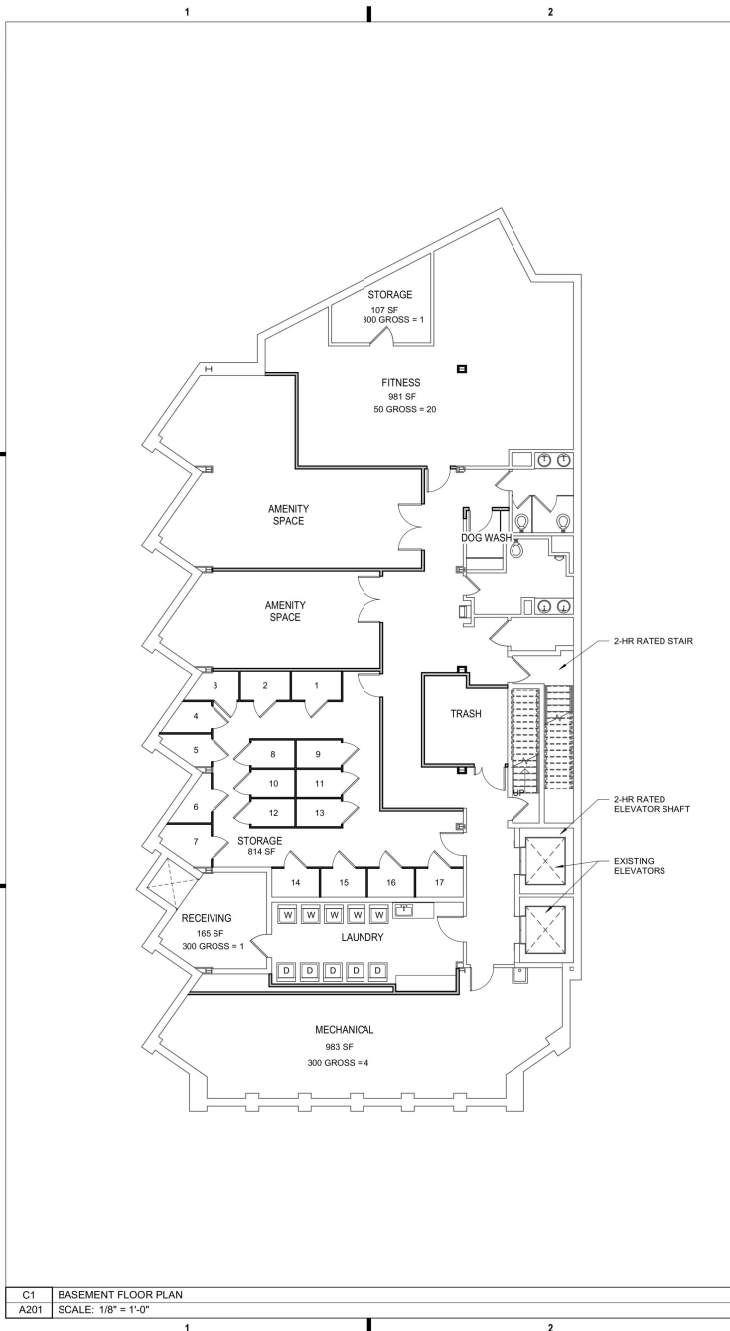
REVISIONS		
NO.	DESCRIPTION	DATE

TYPICAL UPPER AND PENTHOUSE DEMO PLANS

Project Status	DD
Date	03/24/2026
Project Number	25079
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Checked By	JRP

A102

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A5 3D PERSPECTIVE
A201 SCALE:

B5
A202

NEW CONSTRUCTION KEYED NOTES:

- ALL CLOSETS TO RECEIVE ROD & SHELF.
- NEW STAIR DOOR REMOTENESS 4" FROM OTHER SCISSOR STAIR DOOR
- NEW PANEL + INFILL WITH INSULATION (TYP) AT ALL EXISTING PTAC UNITS

GENERAL PLAN NOTES:

- SEE A002 FOR PARTITION TYPES
- ALL WALLS NOT DESIGNATED WITH WALL TYPE ARE TYPE 1.
- ALL CORRIDOR WALLS ARE TYPE 2.
- ALL RESIDENTIAL UNIT DENSE WALLS ARE TYPE 4.
- PROVIDE BLOCKING IN WALLS AT ALL ACCESSORIES.

0' 5' 10' 20'

N

C5 NEW CONSTRUCTION KEY NOTES
A201 SCALE: 1/4" = 1'-0"



RENOVATIONS TO:
MONROE BUILDING
 333 EAST ONONDAGA STREET
 SYRACUSE, NEW YORK

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REVISIONS		
NO	DESCRIPTION	DATE

BASEMENT & FIRST FLOOR PLANS

Project Status	DD
Date	03/24/2026
Project Number	25079
Drawn By	IPV
Checked By	JRP

A201

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: Monroe Building Renovations			
Project Location (describe, and attach a location map): 333 East Onondaga Street, Syracuse, NY 13202			
Brief Description of Proposed Action: Proposed project includes interior building renovations, minor exterior building renovations, and miscellaneous site improvements. Site improvements include the installation of bicycle racks, (1) tree pit, fencing and a new gas service to the building which requires removal and replacement of concrete pavement. A use variance is required for this project.			
Name of Applicant or Sponsor: High Tide Capital LLC		Telephone: E-Mail: [REDACTED]	
Address: 210 Exchange Street			
City/PO: Bangor		State: Maine	Zip Code: 04401
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Board of Zoning Appeals (BZA), City Planning Commission (CPC), State Historic Preservation Office			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .175 acres b. Total acreage to be physically disturbed? _____ .005 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .175 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? use variance required b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? b. Are public transportation services 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or 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 project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project:	V-2026-3 & MaSPR-2026-17
Date:	4/17/2026

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: V-2026-3 & MaSPR-2026-17

Date: 4/23/2026

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Board of Zoning Appeals <small style="text-align: center;">Name of Lead Agency</small>	4/23/2026 <small style="text-align: center;">Date</small>
Honora Spillane <small style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</small>	Chairperson <small style="text-align: center;">Title of Responsible Officer</small>
_____ <small style="text-align: center;">Signature of Responsible Officer in Lead Agency</small>	_____ <small style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</small>

City of Syracuse

Parcel History

01/01/1900 - 04/17/2026

Tax Map #: 102.-02-07.0/1

Owners: James H Messenger, Rasselas Trust

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo One	07/13/16	Completed Complaint	Sewer Dept/Special Reqst	Completed	2016-19720 keys dropped in cb
333 Onondaga St E Condo One	03/27/17	Permit Application	Elevator	Issued	27860 Elevator modernization
333 Onondaga St E Condo One	11/28/17	Permit Application	Electric	Issued	30732 Electric for 1st Floor office dedicated outlets (3) and data ports (3); - Stewart Title Insurance Company
333 Onondaga St E Condo One	12/06/17	Inspection	Final Inspection	Pass	
333 Onondaga St E Condo One	12/07/17	Completed Complaint	Traffic Sign Req - General	Completed	2017-34041 the dpw posted a sign on the street in front of our private driveway stating: do not block driveway but now the sign is missing and we need a new sign to deter our driveway from being blocked by cars, we need this sign asap per caller
333 Onondaga St E Condo One	12/07/17	Completed Permit	Electric	Certificate Issued	30732 Electric for 1st Floor office dedicated outlets (3) and data ports (3); - Stewart Title Insurance Company Certificate of Completion #30732
333 Onondaga St E Condo One	06/05/19	Inspection	Final Inspection	Pass	
333 Onondaga St E Condo One	06/05/19	Completed Permit	Elevator	Certificate Issued	27860 Elevator modernization Certificate of Completion #27860
333 Onondaga St E Condo One	10/21/21	Inspection	Complaint Inspection	Fail	
333 Onondaga St E Condo One	10/21/21	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
333 Onondaga St E Condo One	11/05/21	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo One	11/23/21	Completed Complaint	Property Maintenance- Ext	Completed	2021-23122 Graffiti
333 Onondaga St E Condo One	11/23/21	Inspection	Complaint Re-Inspection	Pass	
333 Onondaga St E Condo One	01/26/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
333 Onondaga St E Condo One	01/26/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
333 Onondaga St E Condo One	01/26/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo One	03/01/22	Completed Complaint	Sprinkler System	Completed	2022-00521 Failure to maintain the sprinkler system/ Correct identified deficiencies
333 Onondaga St E Condo One	03/25/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
333 Onondaga St E Condo One	03/25/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
333 Onondaga St E Condo One	03/25/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
333 Onondaga St E Condo One	11/14/22	Completed Complaint	Sprinkler System	Completed	2022-02178 Maintenance of Sprinkler System
333 Onondaga St E Condo One	02/15/24	Project	Major Site Plan Review	Closed	MaSPR-24-04 ***On hold until property owner figures out if they want condo structure. *** I have emailed Joseph Piraino on 3/18 and 4/2 regarding what his clients want to do about condo structure an no responce were given. Reonvation to an existing 6 story office building to change floor 2-6 into 5 one-bedroom apartments per floor. First floor will remain offices.
333 Onondaga St E Condo One	05/14/25	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
333 Onondaga St E Condo One	06/10/25	Completed Complaint	Fire Alarm	Completed	2025-03896 Fire alarm needs service

City of Syracuse

Parcel History

01/01/1900 - 04/17/2026
 Tax Map #: 102.-02-07.0/2
 Owners: Jeffrey DeRoberts
 Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Two	07/20/16	Permit Application	Electric	Issued	24736 Electrical Waiting on elevator parts 10/5/16,waiting on cert. 7/27/18
333 Onondaga St E Condo Two	07/21/16	Inspection	Inspector Notification	In Progress	
333 Onondaga St E Condo Two	08/04/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	08/18/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	09/01/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	09/15/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	10/05/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	10/26/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	11/09/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	11/23/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	12/07/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	12/21/16	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	01/04/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	01/18/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	02/01/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	02/15/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	03/01/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	03/15/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	03/29/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	04/12/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	04/26/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	05/10/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	05/24/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	06/07/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	06/21/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	07/05/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Two	07/19/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	08/02/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	08/16/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	08/30/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	09/14/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	09/28/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	10/12/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	10/26/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	11/09/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	12/29/17	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	01/12/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	02/09/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	02/23/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	03/09/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	03/23/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	04/06/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	04/20/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	05/14/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	06/01/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	06/15/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	06/29/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	07/13/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	07/27/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	08/10/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	08/24/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	09/07/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	11/06/18	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	11/20/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Two	12/04/19	Closed Permit	Electric	Canceled	24736 Electrical Waiting on elevator parts 10/5/16,waiting on cert. 7/27/18
333 Onondaga St E Condo Two	10/31/24	Inspection	Complaint Inspection	Fail	
333 Onondaga St E Condo Two	10/31/24	Violation	Section 105.2 Building Permits	Closed	
333 Onondaga St E Condo Two	10/31/24	Violation	Section 105.2 Building Permits	Closed	
333 Onondaga St E Condo Two	10/31/24	Violation	2020 FCNYS- - 105.4 - Stop work orders	Closed	
333 Onondaga St E Condo Two	11/18/24	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	12/10/24	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	01/10/25	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	01/15/25	Permit Application	Com. Reno/Rem/Chg Occ	Issued	53212 int renovation of conference space
333 Onondaga St E Condo Two	02/06/25	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	03/03/25	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	03/27/25	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	04/17/25	Inspection	Complaint Re-Inspection	In Progress	
333 Onondaga St E Condo Two	04/28/25	Permit	Com. Reno/Rem/Chg Occ	Open	53212 int renovation of conference space Expires 04/28/2026
333 Onondaga St E Condo Two	04/28/25	Inspection	Fire Inspector Notification	In Progress	
333 Onondaga St E Condo Two	04/28/25	Inspection	Inspector Notification	In Progress	
333 Onondaga St E Condo Two	04/30/25	Inspection	Complaint Re-Inspection	Pass	
333 Onondaga St E Condo Two	05/07/25	Completed Complaint	Property Maintenance-Ext	Completed	2024-08133 Interior Construction W/O Necessary Permits (Major Site Plan Review); Debris, Construction Materials, Sheetrock being put up. This is all occuring on the 2nd Floor of the Building.
333 Onondaga St E Condo Two	08/20/25	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	11/19/25	Inspection	Progress Inspection	In Progress	
333 Onondaga St E Condo Two	04/15/26	Inspection	Progress Inspection	In Progress	

City of Syracuse

Parcel History

01/01/1900 - 04/17/2026

Tax Map #: 102.-02-07.0/3

Owners: Jeffrey DeRoberts

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Three	05/14/25	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
333 Onondaga St E Condo Three	06/10/25	Completed Complaint	Fire Alarm	Completed	2025-03892 Fire alarm needs service

City of Syracuse

Parcel History

01/01/1900 - 04/17/2026

Tax Map #: 102.-02-07.0/4

Owners: Jeffrey DeRoberts

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Four	03/25/13	Permit Application	Electric	Issued	10546 SMARTWATT LIGHTING UPGRADE
333 Onondaga St E Condo Four	03/26/13	Inspection	Inspector Notification	Pass	
333 Onondaga St E Condo Four	04/11/13	Permit Application	Electric	Issued	10756 SMARTWATT LIGHTING UPGRADE
333 Onondaga St E Condo Four	04/12/13	Inspection	Inspector Notification	Pass	
333 Onondaga St E Condo Four	04/26/13	Inspection	Final Inspection	Pass	
333 Onondaga St E Condo Four	04/29/13	Completed Permit	Electric	Certificate Issued	10546 SMARTWATT LIGHTING UPGRADE Certificate of Completion #10546
333 Onondaga St E Condo Four	05/29/13	Inspection	Final Inspection	Pass	
333 Onondaga St E Condo Four	05/31/13	Completed Permit	Electric	Certificate Issued	10756 SMARTWATT LIGHTING UPGRADE Certificate of Completion #10756

Parcel History

01/01/1900 - 04/17/2026
Tax Map #: 102.-02-07.0/5
Owners: Dirk J Oudemool
Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Five	12/17/13	Permit Application	Electric	Issued	13708 SMARTWATT LIGHTING UPGRADE
333 Onondaga St E Condo Five	12/17/13	Completed Permit	Electric	Certificate Issued	13708 SMARTWATT LIGHTING UPGRADE Certificate of Completion #13708
333 Onondaga St E Condo Five	02/24/14	Inspection	Final Inspection	Pass	

City of Syracuse

Parcel History

01/01/1900 - 04/17/2026
 Tax Map #: 102.-02-07.0/6
 Owners: Dirk J Oudemool
 Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
333 Onondaga St E Condo Six	07/19/12	Permit Application	Electric	Issued	07514 Other work includes 33 retro kits and 12 r.l.r.b.
333 Onondaga St E Condo Six	07/20/12	Inspection	Inspector Notification	Pass	
333 Onondaga St E Condo Six	09/07/12	Inspection	Final Inspection	Pass	
333 Onondaga St E Condo Six	09/11/12	Completed Permit	Electric	Certificate Issued	07514 Other work includes 33 retro kits and 12 r.l.r.b. Certificate of Completion #07514
333 Onondaga St E Condo Six	05/14/25	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
333 Onondaga St E Condo Six	06/10/25	Completed Complaint	Fire Alarm	Completed	2025-03893 Fire alarm needs service