



CITY OF SYRACUSE, MAYOR BEN WALSH
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

<u>MaSPR-25-10</u>	Staff Report – July 7, 2025
Application Type:	Major Site Plan Review
Project Address:	400-28 Salina St S & Jefferson St. (Tax ID: 101.-10-01.03)
Summary of Proposed Action:	Establish business enterprise subsumed and governed by the “Recreation/Entertainment Indoor” land use type.
Owner/Applicant	Jeremy Thurston, 400 South Salina Street LLC (Owner/Applicant)
Existing Zone District:	Central Business District, MX-5 Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, east and west are the Central Business District, MX-5 Zone District
Companion Application(s)	None
Scope of Work:	<ol style="list-style-type: none"> (1) Establishment of a new business enterprise subsumed and governed by the “Recreation/Entertainment Indoor” land use type. (2) Interior renovation of the existing tenant space for the proposed new indoor entertainment business.
Staff Analysis:	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The neighboring tenant space is approved to be occupied by a restaurant, <i>D-Parker</i>, according to MiSPR-24-90; however, the building permit has been on hold due to insufficient plans since January 2025 and the zoning approval expires December 2025 unless extended. Other tenant spaces on the first floor are occupied by <i>Red House</i> and <i>Tompkins Community Bank</i>. - Previous land uses for the building have been primarily as office occupancies, previous occupants include <i>Blue Cross/Blue Shield</i>, <i>Delux Checks</i>, <i>Empire Medicare</i>, and others who are unnamed on their Certificates of Occupancy. - The proposed hours of operation are <ul style="list-style-type: none"> o Monday to Thursday 6:00 AM to 10:00 PM; o Friday 6:00 AM to 12:00 AM; o Saturday 8:00 AM to 12:00 AM; o Sunday 8:00 AM to 10:00 PM. - Other uses in the building include 24 residential dwelling units on the second floor, offices uses on floors three and four, and laboratory and office uses in the basement level. - This property is exempt from the minimum parking requirement pursuant to ReZone, Art. 4, Sec. 4.4B(3)a. No onsite parking is required due to it being in the MX-5 Zone District. - The lot is compliant with all dimensional standards as laid out in Rezone, Art. 2, Sec. 2.11A. - The proposed use is compatible with surrounding area. Commercial use types occupy the surrounding properties. The proposed use is an indoor recreation facility that will introduce a new business into a vacant commercial tenant space, so it will not disturb the existing characteristics of the surrounding area. - Staff recommend approving the subject project. <p><u>Recommended conditions if approved:</u></p> <ul style="list-style-type: none"> - The applicant shall comply with the general conditions for approval on the Site Plan Review application. (See the attached sheet “General Conditions for Site

	<p>Plan Review, Special Use Permit and Project Plan Review Approval).</p> <ul style="list-style-type: none"> - In addition to the General Conditions, Staff recommends the following specific conditions: <ul style="list-style-type: none"> o The business shall control noise levels to a reasonable degree so as to not violate the City of Syracuse’s local noise ordinance located at Chapter 40, Section 40-16 of the Revised General Ordinances for the City of Syracuse. o No live entertainment is permitted without an entertainment license, including but not limited to a dance floor, live music, DJs, dancers, and karaoke. o All appropriate Amusement Device Operator Licenses shall be acquired/maintained for the operation of any such devices.
Zoning Procedural History:	<p>PR-15-40 – Major façade and site alterations to the Sibley Building. PR-15-40M1 – Modifications to proposed façade alterations. PR-15-40M2 – Modifications of the <i>Red House</i> tenant entrance. PR-15-40M3 – Modification to allow for 24 dwelling units to be utilized on the second floor. AS-23-05 – Sign waiver of area, height, and number for the City Center Building.</p>
Summary of Zoning History:	<p>Previously the subject structure had been occupied by many uses, primarily as offices. In 2015 a Project Site Review was issued to allow for the refurbishment and alterations of the building’s interior and façade. Three subsequent modifications were made in 2016, 2017, and 2021 pursuant to PR-15-40, M1, M2, and M3. In 2023 a sign waiver was approved for multiple tenants to allow for a total of 16 signs at 1,024 sqft waiving area, number, height, and location requirements.</p>
Code History	<p>See attached code enforcement history.</p>
Zoning Violations:	<p>The proposed lot has no zoning violations.</p>
Summary of Changes:	<p>This is not a continued application.</p>
Property Characteristics:	<p>Existing Property Characteristics The subject property at 400-28 S Salina St. & E Jefferson St. is a regularly shaped parcel with a lot size of 96,863.58 sqft or 2.22 acres. The property has three primary frontages, to the east 354.5 ft along S Salina St, to the west 354.5 ft along S Clinton St., to the north 273.24 ft along E Jefferson St., as well as a 273.24 ft border with 444 S Salina St. to S Clinton St. to the south.</p>
SEQR Determination:	<p>Pursuant to the New York State Environmental Quality Review Regulations § 617.5, the proposal is a Type II Action</p>
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no position.</p>

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1
- Part of Block 115 City Of Syracuse, Onondaga County, New York; Stamped and Signed by Licensed Land Surveyor: Joseph I. Phillips; O’Brien & Gere Consulting Engineers and Land Surveyors; Scale: 1”= 30’; Dated: 8/23/1968, revised 8/23/1994

MaSPR-25-10

- Five Iron Golf, 400 South Salina Street, Syracuse, NY 13202 (Sheets T-100, A-100, A-200, A-300,) Scale: as noted;
Drawn by LR, Stamped and Sealed by Nicholas J. Tricarico, Registered Architect, Tricarico Architecture and Design
PC; Dated 05/29/2025

Attachments

Major Site Plan Review Application

Short Environmental Assessment Form Part 2 & Part 3

Property Survey

Floorplans

Photos

Code Enforcement History

OCPB Comments

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property

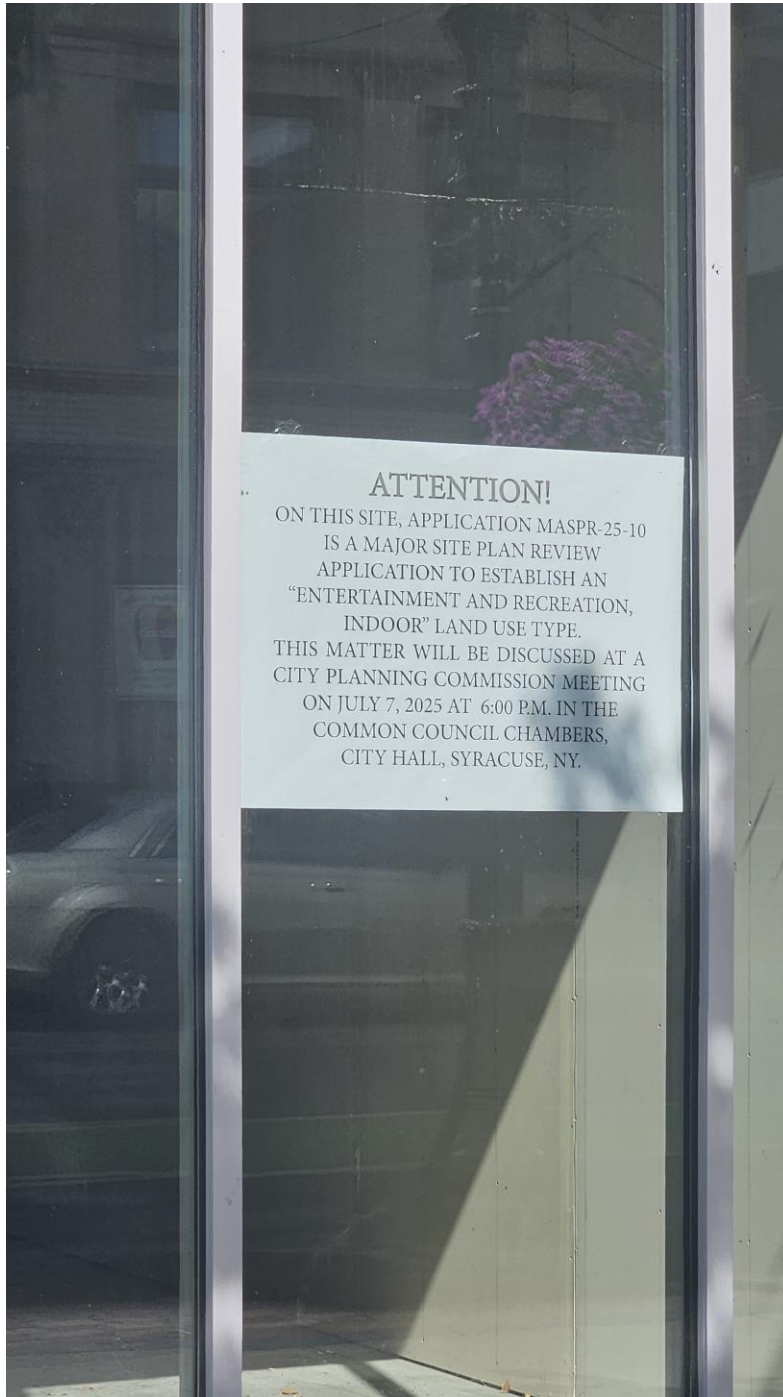


Description: Figure 1 shows the current Zone District of the subject property. The yellow box locates the approximate location of the subject tenant space.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

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

Posted Notice





Project Plan Review Application

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

Summary of Project Plan Review Procedure

The Project Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Zoning Ordinance.

1	Pre-Application Conference	Option for amended application; required for new application	
2	Application Submittal and Processing	Submit to Office of Zoning Administration	Submittal and Internal Review
3	Staff Review and Action	Review by Office of Zoning Administration for new or amended application; decision by Office of Zoning Administration for amended application	
4	Scheduling and Notice of Public Hearings	Option for amended application; required for new application	Hearings and Decision-Making
5	Review and Decision	Does not apply for amended application; review and decision by City Planning Commission for new application	
6	Post-Decision Actions and Limitations	Project plan expires after one year (unless extended)	

1. Pre-Application Conference

- 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

2. Application Submittal and Processing

- Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)
- Staff renders a decision for amended application

4. Scheduling and Notice of Public Hearings

- Not applicable for amended application
- The new application shall be scheduled for a public hearing before the City Planning Commission

5. Review and Decision

- For new application, the City Planning Commission shall hold a public hearing within 62 days of the determination that the application is complete

6. Post-Decision Actions and Limitations

- The Office of Zoning Administration shall mail a copy of the decision to the applicant
- Project plan approval shall expire if the authorized use or construction has not obtained all necessary permits within one year of approval, or an extension is granted



For Office Use Only

Zoning District: _____

Application Number: Z- _____

Date: _____

Office of Zoning Administration

300 S State St, Suite 700

Syracuse, NY 13202

Phone: (315) 448-8640

Email: zoning@syr.gov.net

Project Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Five Iron Golf		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 400-28 South Salina Street and Jefferson Street		
Lot numbers:	Block number:	Lot size (sq. ft.): 96,856
Current use of property: Mixed Use Building	Proposed: Mixed Use Building	
Current number of dwelling units (if applicable): 0	Proposed: 0	
Current onsite parking (if applicable): 847	Proposed: 847	
Zoning (base and any overlay) of property: MX-5 Central Business District		
Companion zoning applications (if applicable, list any related zoning applications):		
Type of Project Plan: <input type="checkbox"/> New Application <input type="checkbox"/> Amendment		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes		
Nature and extent of Project Plan requested (attach additional pages if necessary): Proposed tenant improvement fit-out of a new Five Iron Golf, featuring hi-tech simulator bays complemented by a full service bar and kitchen, on the first floor of the former Sibley's Building. Minor demolition required. The building covers the entire urban site.		



Project Plan Review Application

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

Owner/Owner's Agent Certification

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

Print owner's name: Jeremy Thurston

Signature:

Date: 5/30/25

Mailing address: 400 South Salina Street Suite 301 Syracuse, NY 13202

Print authorized agent's name: Jeremy Thurston

Signature:

Date: 5/30/25

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- ☐ **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- ☐ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- ☐ **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- ☐ **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- ☐ **APPLICATION FEE** – \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate project plan review applications must be submitted for each project site. Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- ☐ **AS BUILT PROPERTY SURVEY(S)** limited to external work area of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- ☐ **SITE PLAN(S) (when required for review)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage

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: Five Iron Golf tenant			
Project Location (describe, and attach a location map): 400-28 South Salina Street and Jefferson Street			
Brief Description of Proposed Action: Proposed tenant improvement fit-out of a new Five Iron Golf featuring hi-tech simulator bays complemented by a full service bar and kitchen, on the first floor of the former Sibley's Building. Minor demolition required. The building covers the entire urban site.			
Name of Applicant or Sponsor: Jeremy Thurston		Telephone: 315-455-5941 E-Mail: jthurston@haynerhoyt.com	
Address: 400 South Salina Street Suite 301			
City/PO: Syracuse		State: New York	Zip Code: 13202
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 checked="" 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: Building Permit, City of Syracuse		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.24 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.223 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jeremy Thurston</u> Date: <u>5/30/25</u> Signature:  Title: <u>Owner</u> <u>5/3/25</u>		

EAST FAYETTE STREET

WEST FAYETTE STREET

WATER STREET

EAST JEFFERSON STREET

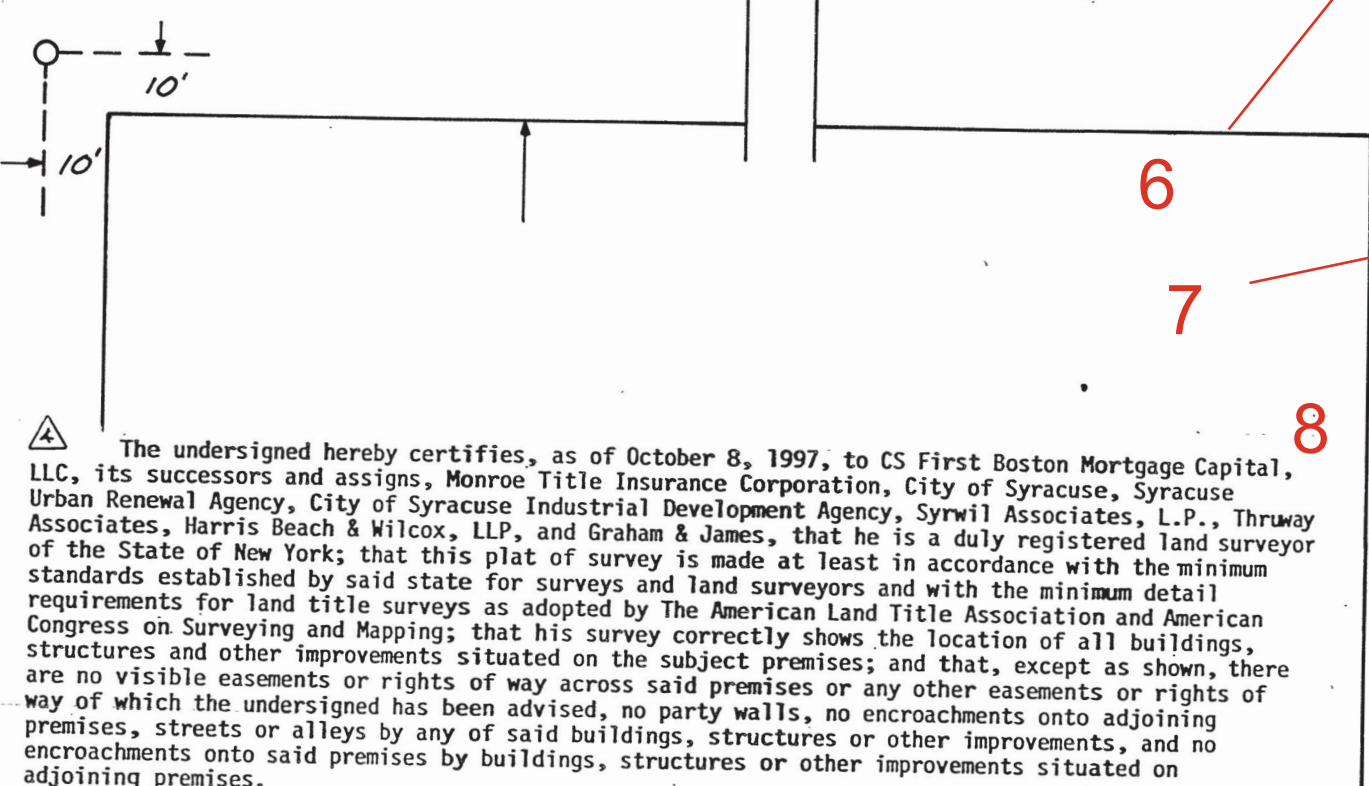
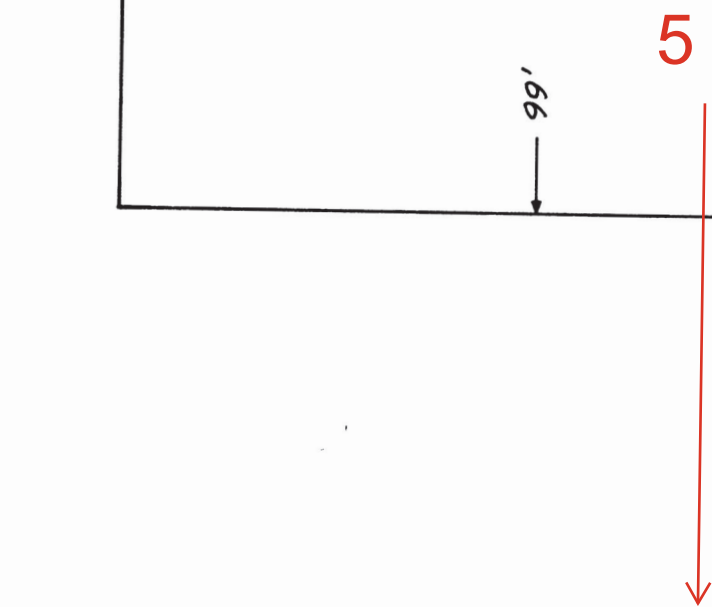
WEST JEFFERSON STREET

EAST ONONDAGA STREET

ONONDAGA WEST STREET

GIFFORD STREET

BOUNDARY DESCRIPTION
All that tract or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, being part of Block 115 in said City, and being more particularly described as follows:
Beginning at the point of intersection of the southerly boundary of West Jefferson Street with the westerly boundary of South Salina Street, said point being the northeasterly corner of said Block 115; running thence S 0° 03' 30" W along said westerly boundary of South Salina Street, a distance of 354.50 feet to a point; thence N 89° 48' 10" W, parallel with the westerly boundary of West Jefferson Street, a distance of 273.24 feet to a point in the easterly boundary of South Clinton Street; thence N 0° 03' 30" E along said easterly street boundary, a distance of 354.50 feet to its intersection with the southerly boundary of West Jefferson Street; thence S 89° 48' 10" E along said southerly street boundary, a distance of 273.24 feet to the point of beginning, containing 96,856 square feet of land, more or less.



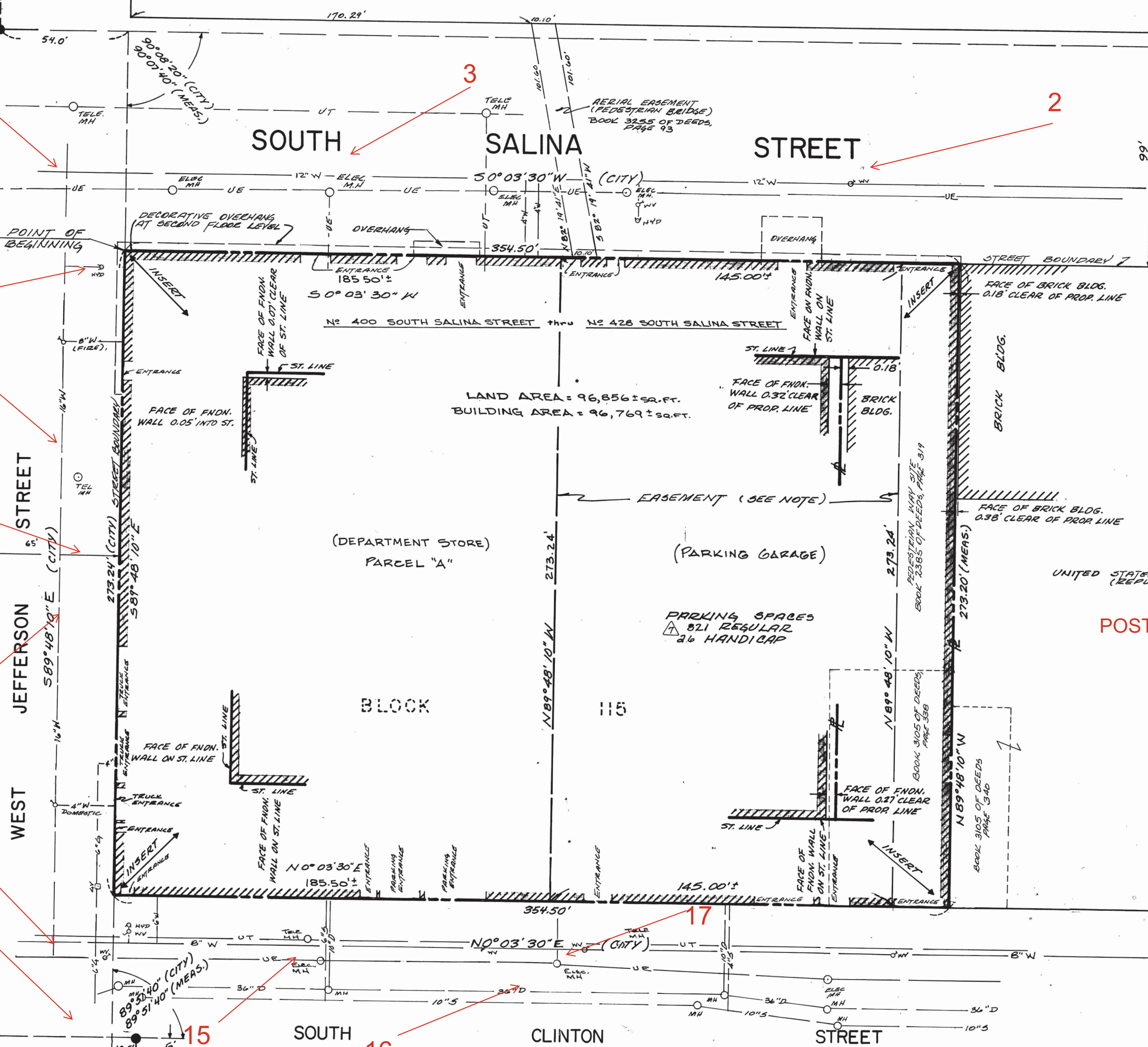
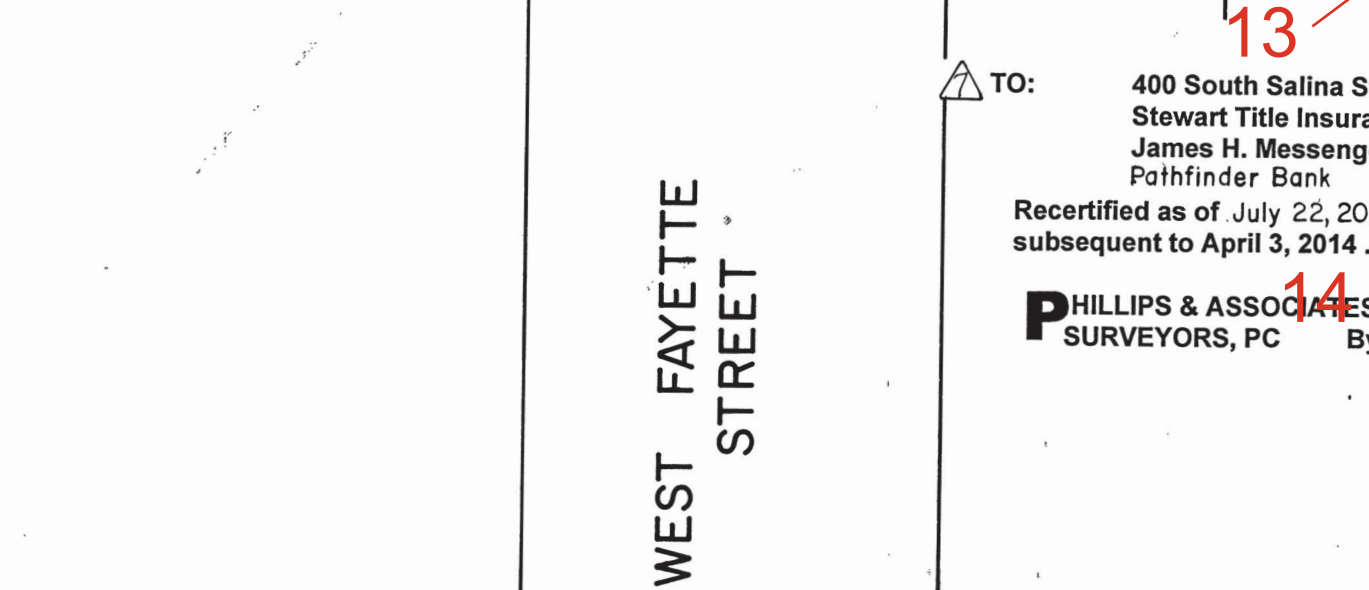
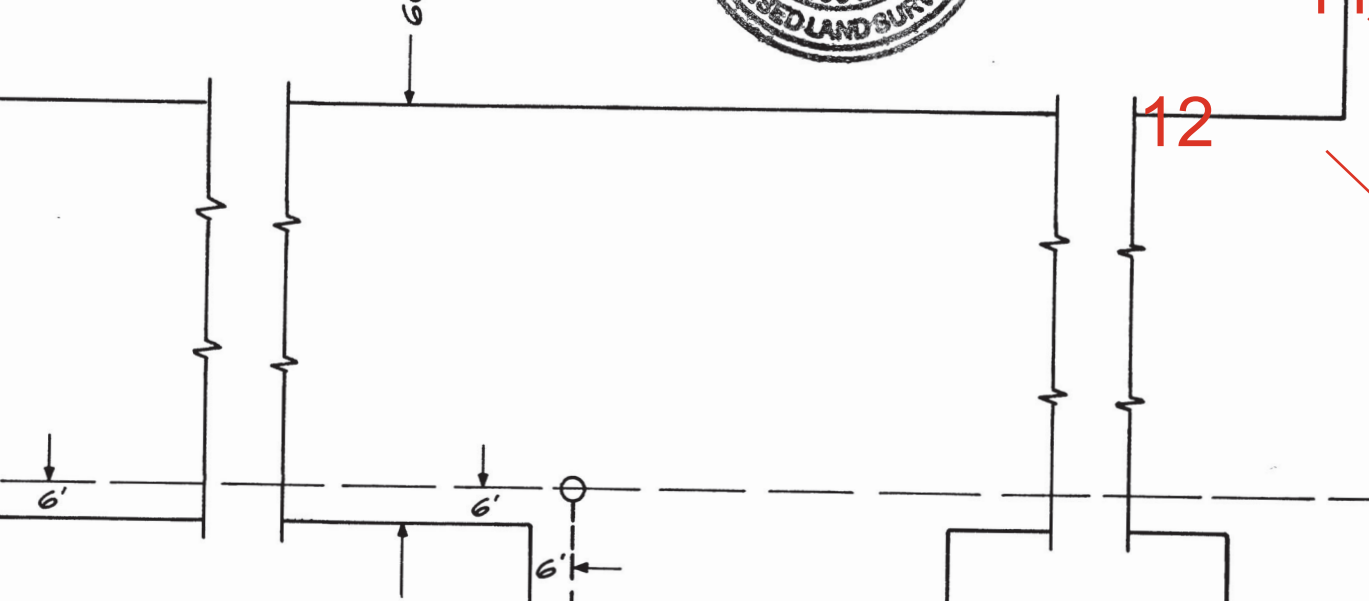
The undersigned hereby certifies, as of October 8, 1997, to CS First Boston Mortgage Capital, LLC, its successors and assigns, Monroe Title Insurance Corporation, City of Syracuse, Syracuse Urban Renewal Agency, City of Syracuse Industrial Development Agency, Syracuse, Syracuse Associates, Harris Beach & Wilcox, LLP, and Graham & James, that he is a duly registered land surveyor of the State of New York; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveyors and with the minimum detail requirements for land title surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping; that his survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

PHILLIPS & ASSOCIATES
SURVEYORS, P.C.
By: *Joseph I. Phillips*
Joseph I. Phillips
N.Y.S. Licensed Land Surveyor No. 25911

Date: 10/22/02

PHILLIPS & ASSOCIATES
SURVEYORS, P.C.
By: *Joseph I. Phillips*
Joseph I. Phillips
N.Y.S. Registered Land Surveyor No. 25911

SEAL OF THE STATE OF NEW YORK
JOS. I. PHILLIPS
25911
LICENSED LAND SURVEYOR



NOTE: PROPERTY LIES WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 360595 0004E, LAST REVISED MAY 15, 1986. ZONE C IS DEFINED AS AN AREA OF MINIMUM FLOODING.

PRESENT ZONE - CENTRAL BUSINESS DISTRICT - RETAIL THERE ARE NO ESTABLISHED BUILDING LINES OR PARKING REQUIREMENTS.

- NOTES**
- INDICATES EXISTING CITY MONUMENTS USED TO ESTABLISH STREET LINES FOR THIS SURVEY
 - INDICATES OTHER EXISTING CITY MONUMENTS

Parcel "A" includes an easement over a portion of the parcel labeled (Parking Garage) at Elevation 36, as described in a deed recorded in Onondaga County Clerk's Office in Book 3971 of Deeds at Page 300.

- LEGEND:**
- U — UNDERGROUND ELECTRIC LINES
 - UT — UNDERGROUND TELEPHONE CABLE
 - 16" W — WATER MAIN & SIZE
 - 6" G — GAS MAIN & SIZE
 - 36" S — STORM SEWER & SIZE
 - 10" S — SANITARY SEWER & SIZE
 - W — WATER VALVE
 - G — GAS VALVE
 - M — MANHOLE
 - H — HYDRANT

TO: 400 South Salina Street, LLC
Stewart Title Insurance Company
James H. Messenger, Jr., as attorney
Pathfinder Bank

Recertified as of July 22, 2015, except for public records subsequent to April 3, 2014.

PHILLIPS & ASSOCIATES
SURVEYORS, P.C.
By: *Joseph I. Phillips*
Joseph I. Phillips
N.Y.S. Licensed Land Surveyor No. 25911

TO: MANUFACTURERS & TRADERS TRUST COMPANY
WOODS, OVIATT, GILMAN, STURMAN & CLARKE
MONROE TITLE INSURANCE CORP.
NEW YORK STATE JOB DEVELOPMENT AUTHORITY
SYRACUSE ASSOCIATES
KENNEDY AND SCHUM.

THE UNDERSIGNED HEREBY CERTIFIES, WITH RESPECT TO PARCEL "A" ONLY, THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY DATED AUGUST 23, 1968 AND REVISED TO AUGUST 23, 1994.

PHILLIPS & ASSOCIATES
SURVEYORS, P.C.
By: *Joseph I. Phillips*
Joseph I. Phillips
N.Y.S. L.L.S. No. 25911

TO: SYRACUSE ASSOCIATES, L.P.
MONROE TITLE INSURANCE CORP.
NEW YORK STATE JOB DEVELOPMENT AUTHORITY
AS THEIR INTEREST MAY APPEAR

THIS MAP REVISED TO DATE, OCTOBER 24, 1996, SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE MAY REVEAL.

PHILLIPS & ASSOCIATES
SURVEYORS, P.C.
By: *Joseph I. Phillips*
Joseph I. Phillips
Licensed Land Surveyor No. 25911

TO MONROE ABSTRACT & TITLE CORP.
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY

O'BRIEN & GERE BY: *Robert E. O'Brien*
LICENSED LAND SURVEYOR NO. 35410

SIBLEY PROPERTIES, INC.	
PART OF BLOCK 115	
CITY OF SYRACUSE	
ONONDAGA COUNTY, N.Y.	
O'BRIEN & GERE CONSULTING ENGINEERS & LAND SURVEYORS SYRACUSE, NEW YORK	
DATE: AUG. 23, 1968	SCALE: 1"=30'
FILE NO.: 863.001	

REVISIONS
1/ 7/22/15
2/ 10/16/02
3/ 9/23/02
4/ 10/18/97
5/ 10/24/96
6/ 1/19/94
7/ 8/23/92



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



IMAGE 11



IMAGE 12



IMAGE 13



IMAGE 14



IMAGE 15

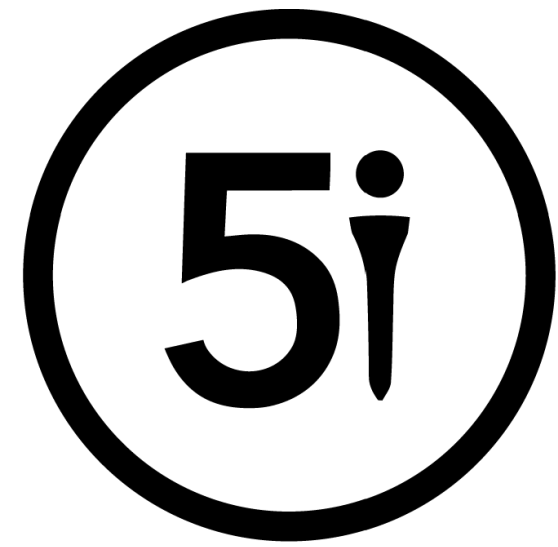


IMAGE 16



IMAGE 17

PROJECT:
NEW CONSTRUCTION FOR:



FIVE IRON GOLF

FIVE IRON GOLF
400 SOUTH SALINA ST., SYRACUSE, NY 13202

ABBREVIATED SET FOR MINOR SITE PLAN REVIEW

DRAWING INDEX					CONTACTS		
<div>KEY:</div> <div><div>● ISSUED</div><div>▲ REVISED AND REISSUED</div><div>— OMITTED</div></div>					<div>ARCHITECT OF RECORD:</div> <div>TRICARICO ARCHITECTURE & DESIGN PC</div> <div>502 VALLEY ROAD</div> <div>WAYNE, NJ 07470</div> <div>CONTACT: DAVID T. KLOMAN</div> <div>(P) 973.692.0222</div> <div>(E) davidk@tricarico.com</div>		
					<div>GENERAL CONTRACTOR:</div> <div>THE HAYNER HOYT CORPORATION</div> <div>400 S. SALINA STREET</div> <div>SUITE 301</div> <div>SYRACUSE, NY 13202</div> <div>(P) 315.455.5941</div>		
					<div>M/E/P/FP ENGINEER:</div> <div>MARQUE ENGINEERING</div> <div>4850 SMITH ROAD</div> <div>SUITE 101</div> <div>CINCINNATI, OH 45212</div> <div>(P) 513.901.0040</div> <div>(E) hello@marqueseng.com</div>		
ARCHITECTURAL							
T-100	CODE ANALYSIS AND CODE COMPLIANCE PLANS						
A-100	FLOOR PLAN						
A-200	EXTERIOR ELEVATION						
A-300	FURNITURE PLAN						

FIRST LEVEL KEY PAN (N.T.S.)

EXISTING CONDITIONS AS SHOWN



ARCHITECT OF RECORD:



TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD, WAYNE, NJ 07470
T: 973-692-0222 F: 973-692-0223
TRICARICO.COM

NICHOLAS J. TRICARICO
FLORIDA LICENSE # AR0007605

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DATE: ISSUE:

5i FIVE IRON GOLF

LOCATION:

400 SOUTH SALINA STREET,
SYRACUSE, NY 13202

TAD NO.	250233	DRAWN BY:	XR
SCALE:	AS NOTED	CHECKED BY:	DTK
DATE:	05.29.25	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NJT

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ARCHITECT

TRICARICO ARCHITECTURE
AND DESIGN PC

DRAWING NAME:
CODE ANALYSIS AND
CODE COMPLIANCE PLANS

DRAWING NO.
T-100

FIRM REGISTRATION NO.: #AA26000822

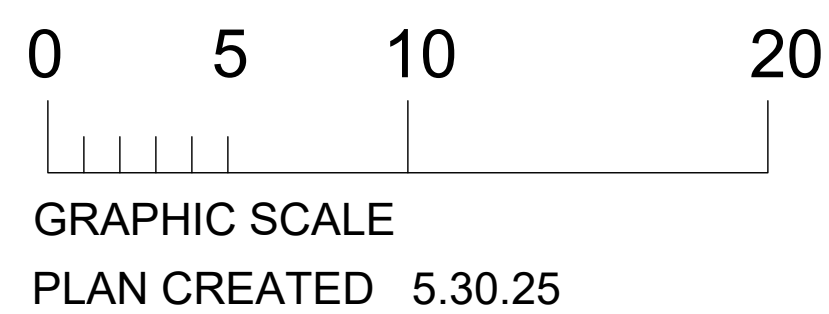


PROJECT NO.: 250233 DATE: AS SHOWN

LOCATION: 400 SOUTH SALINA STREET, SYRACUSE, NY 13202

PROJECT: FIVE IRON GOLF

PLOT SCALE: 1:1



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DATE: ISSUE:

5i FIVE IRON GOLF

LOCATION:

**400 SOUTH SALINA STREET,
SYRACUSE, NY 13202**

D NO.	250233	DRAWN BY:	XR
DATE:	AS NOTED	CHECKED BY:	NJT
DATE:	05.29.25	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NJT

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ARCHITECT

**TRICARICO ARCHITECTURE
AND DESIGN PC**

DRAWING NAME:

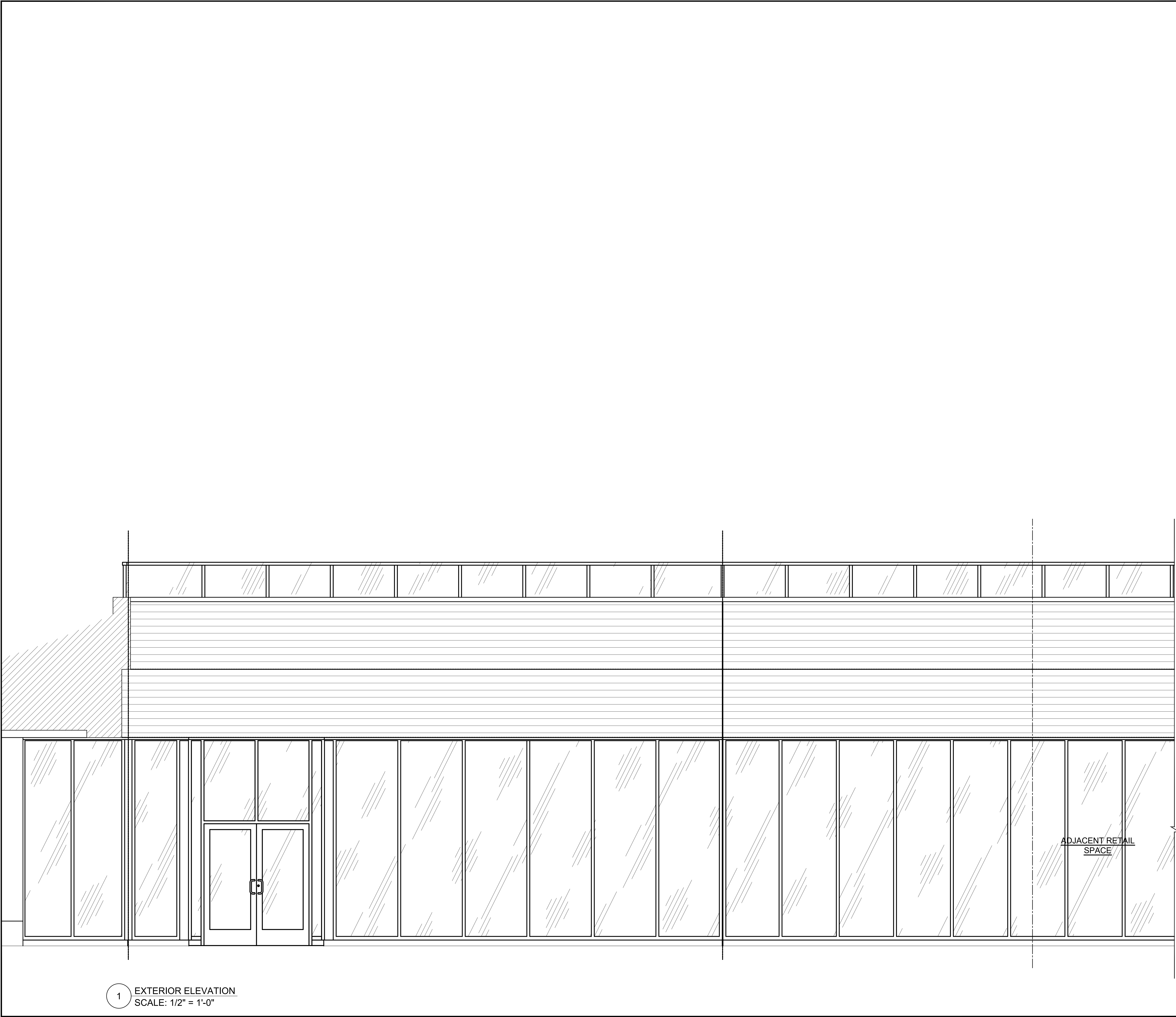
LOOR PLAN

DRAWING NO.

A-100

FIRM REGISTRATION NO.: #AA26000822





1 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

ARCHITECT OF RECORD:



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DATE: ISSUE:



LOCATION:

400 SOUTH SALINA STREET,
SYRACUSE, NY 13202

TAD NO.	250233	DRAWN BY:	XR
SCALE:	AS NOTED	CHECKED BY:	NJT
DATE:	05.29.25	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NJT

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AND DESIGN P.C.

DRAWING NAME:

EXTERIOR ELEVATION

DRAWING NO.

A-200

FIRM REGISTRATION NO.: #AA26000822

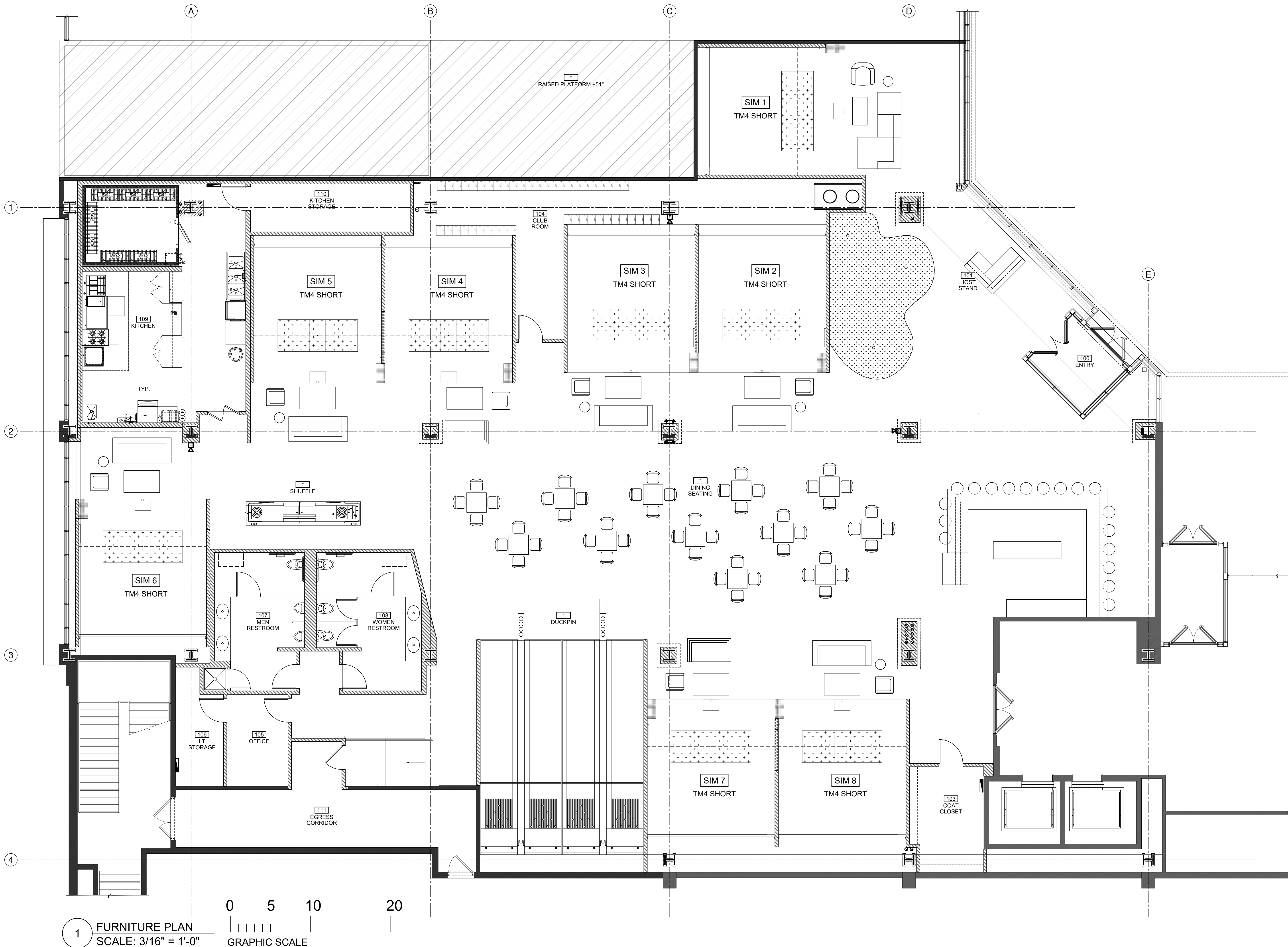


PROJECT NO.: 250233 DATE: AS SHOWN

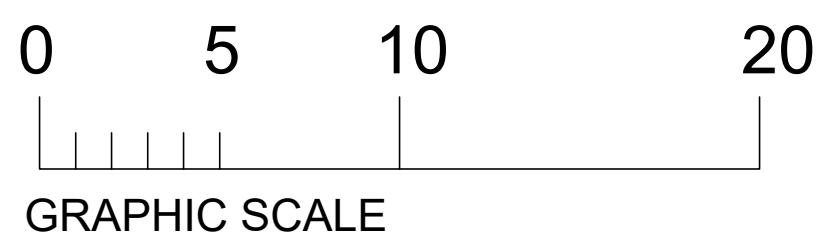
LOCATION: 400 SOUTH SALINA STREET, SYRACUSE, NY 13202

PROJECT: FIVE IRON GOLF

PLOT SCALE: 1:1



1 FURNITURE PLAN
SCALE: 3/16" = 1'-0"



ARCHITECT OF RECORD:

TAD
TRICARICO ARCHITECTURE AND DESIGN P.C.
502 VALLEY ROAD, WAYNE, NJ 07470
T: 973-692-0222 F: 973-692-0223
TRICARICO.COM
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FLORIDA LICENSE # AR0007605

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DATE: ISSUE:

5i FIVE IRON GOLF

LOCATION:

**400 SOUTH SALINA STREET,
SYRACUSE, NY 13202**

TAD NO.	250233	DRAWN BY:	LR
SCALE:	AS NOTED	CHECKED BY:	NJT
DATE:	05.29.25	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NJT

**NICHOLAS J. TRICARICO
ARCHITECT**

**TRICARICO ARCHITECTURE
AND DESIGN P.C.**

DRAWING NAME:

FURNITURE PLAN

DRAWING NO.

A-300

FIRM REGISTRATION NO.: #AA26000822



PROJECT NO.: 250233 DATE: AS SHOWN

LOCATION: 400 SOUTH SALINA STREET, SYRACUSE, NY 13202

PROJECT: FIVE IRON GOLF

PLOT SCALE: 1:1

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 6/25/2025

RE: Administrative Review – Five Iron Golf Site Plan

RECOMMENDATION: No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER:	Z-25-187
REFERRING BOARD:	Syracuse City Planning Commission
DATE RECEIVED:	6/10/25
TYPE OF ACTION:	Site Plan
APPLICANT:	Jeremy Thurston
LOCATION:	400-28 South Salina Street
WITHIN 500' OF:	Onondaga County Library in the Galleries and the MOST, both county-owned properties
TAX ID(s):	101.-10-01.03
RELATED CASES:	Z-23-102

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

Project Summary:

The applicant is seeking site plan approval to establish an “entertainment and recreation, indoor” land use in an existing tenant space on a 2.23-acre parcel in a Central Business (MX-5) zoning district. The applicant seeking to install a Five Iron Golf facility in a ground floor tenant space in the recently renovated City Center building (the former Sibleys building). The tenant proposes to install hi-tech simulation bays along with a full service bar and kitchen. No exterior work is proposed and the referral materials do not include any proposed signage.

The building occupies the entirety of the 2.22-acre parcel in downtown Syracuse and has frontage along South Salina Street, West Jefferson Street, and South Clinton Street. Current tenants of the building include Redhouse, CXtec, Tompkins Community Bank, Huntington Ingalls, the Hayner Hoyt Corporation, and Impel.

The site is within the South Salina Street Downtown Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

The site is connected to public drinking water and sewers and Floor Plans dated 5/29/25 indicate installation of bathrooms and a kitchen which may result in an increase in use.

Advisory Note(s):

The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614.

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position

Project: MaSPR-25-10

Date: 7/7/2025

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: MaSPR-25-10

Date: 7/7/2025

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 City Planning Commission <hr/> Name of Lead Agency	7/7/2025 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

City of Syracuse
Parcel History
 01/01/1900 - 06/18/2025
 Tax Map #: 101.-10-01.03
 Owners: 400 South Salina Street LLC
 Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	09/16/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	20908 Parking garage repairs up to the second floor.
400-28 Salina St S & Jefferson St	10/15/15	Inspection	Inspector Notification	In Progress	21713 Change of occupancy for Redhouse Arts Center 1st floor No work in the City Center area. Contractor needs extension of time to Feb 28, 2018 ***C OF O issued 3/14/2018
400-28 Salina St S & Jefferson St	10/28/15	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/05/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	
400-28 Salina St S & Jefferson St	11/20/15	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/03/15	Inspection	Progress Inspection	In Progress	PR-15-40M1 Modify approved facade elevations ((SIBLEY BLDG - CITY CENTER))
400-28 Salina St S & Jefferson St	12/29/15	Project	Project Site Review	Approved	
400-28 Salina St S & Jefferson St	12/29/15	Inspection	Progress Inspection	In Progress	22590 Electrical-Temporary lighting for The Red House
400-28 Salina St S & Jefferson St	01/20/16	Permit Application	Electric	Issued	
400-28 Salina St S & Jefferson St	01/21/16	Inspection	Inspector Notification	In Progress	22883 Sprinkler Garage
400-28 Salina St S & Jefferson St	01/21/16	Inspection	Service Inspection	Pass	
400-28 Salina St S & Jefferson St	02/04/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/04/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/09/16	Inspection	Inspector Notification	In Progress	22658 Exterior repairs & Interior Shell Only
400-28 Salina St S & Jefferson St	02/18/16	Permit Application	Sprinkler	Issued	
400-28 Salina St S & Jefferson St	02/18/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/19/16	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	02/24/16	Permit Application	Com. Reno/Rem/Chg Occ	Issued	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	02/24/16	Completed Permit	Sprinkler	Certificate Issued	22883 Sprinkler Garage Certificate of Completion #22883
400-28 Salina St S & Jefferson St	02/25/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/03/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/04/16	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	03/04/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/10/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/17/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/24/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/25/16	Permit Application	Electric	Issued	22565 elec,Job might be rebid 12/4/17
400-28 Salina St S & Jefferson St	03/25/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/29/16	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	03/31/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/12/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/14/16	Permit Application	Demolition	Issued	23481 Demo sections of Existing Building for City Center
400-28 Salina St S & Jefferson St	04/14/16	Permit Application	Liability Waiver	Issued	PC-0246-16 Full Sidewalk Closure- Demolition of the exterior buuilding shell and some structural components, installation of new exterior building shell 6am-5pm
400-28 Salina St S & Jefferson St	04/14/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/15/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/19/16	Inspection	Fire Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	04/25/16	Permit	Liability Waiver	Open	PC-0246-16 Full Sidewalk Closure- Demolition of the exterior buuilding shell and some structural components, installation of new exterior building shell 6am-5pm Expires 07/02/2016
400-28 Salina St S & Jefferson St	04/26/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/28/16	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	04/29/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/04/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/10/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/12/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/19/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/24/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/26/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/27/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/07/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/09/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/14/16	Completed Complaint	Traffic Sign Req - General	Completed	2016-15276 Caller is requesting a temp removal of a meter in front of this address?? Sidney Stewart 315-414-9152
400-28 Salina St S & Jefferson St	06/21/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/23/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/29/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/07/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/08/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/19/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/21/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/26/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/26/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/02/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/04/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/11/16	Permit Application	Liability Waiver	Issued	PC-0671-16 Window Cleaning at 400 S. Salina Street, 08-27-16 thru 08-28-16 from 7am - 4pm
400-28 Salina St S & Jefferson St	08/16/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/18/16	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	08/27/16	Permit	Liability Waiver	Open	PC-0671-16 Window Cleaning at 400 S. Salina Street, 08-27-16 thru 08-28-16 from 7am - 4pm Expires 08/28/2016
400-28 Salina St S & Jefferson St	08/30/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/31/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/01/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/06/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/13/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/15/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/20/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/23/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/27/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/29/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/06/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/11/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/13/16	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	10/13/16	Completed Permit	Electric	Certificate Issued	22590 Electrical-Temporary lighting for The Red House Certificate of Completion #22590
400-28 Salina St S & Jefferson St	10/14/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/25/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/28/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/15/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/29/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/29/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/30/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/13/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/23/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/27/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/29/16	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/10/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	01/19/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/24/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/02/17	Inspection	Progress Inspection	No Progress	
400-28 Salina St S & Jefferson St	02/07/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/09/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/16/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/21/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/28/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/07/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/07/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/07/17	Inspection	Progress Inspection	No Progress	
400-28 Salina St S & Jefferson St	03/16/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/21/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/30/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/04/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/10/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/12/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/18/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/02/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/05/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/11/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/11/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/16/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/22/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/25/17	Inspection	Progress Inspection	No Progress	
400-28 Salina St S & Jefferson St	05/30/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/07/17	Project	Project Site Review	Approved	PR-15-40M2 MODIFY APPROVED ELEVATIONS ((SIBLEY BLDG - CITY CENTER) - REDHOUSE)
400-28 Salina St S & Jefferson St	06/13/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	06/15/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/16/17	Inspection	Progress Inspection	No Progress	
400-28 Salina St S & Jefferson St	06/28/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/17/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/20/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/21/17	Permit Application	HVAC/Mechanical	Issued	29309 HVAC
400-28 Salina St S & Jefferson St	07/24/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	07/27/17	Permit Application	Electric	Issued	29376 Electric for City Center Service
400-28 Salina St S & Jefferson St	07/28/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	08/02/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/07/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/08/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/09/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/11/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/11/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/15/17	Permit Application	Electric	Issued	29590 Electrical for Red House
400-28 Salina St S & Jefferson St	08/16/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	08/17/17	Permit Application	Fire Alarm	Issued	29595 Fire alarms for Red House Arts Center
400-28 Salina St S & Jefferson St	08/17/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/18/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	08/23/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/24/17	Permit Application	Sprinkler	Issued	29826 Sprinkler for Redhouse Arts Center
400-28 Salina St S & Jefferson St	08/24/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/24/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/25/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/29/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	08/30/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/30/17	Inspection	Framing Before Enclosing	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	09/06/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	09/07/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/07/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/07/17	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	09/08/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/08/17	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	20908 Parking garage repairs up to the second floor. Certificate of Completion #20908
400-28 Salina St S & Jefferson St	09/11/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/12/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/13/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/20/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/22/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/25/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/26/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/27/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/27/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	09/29/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/04/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	10/04/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/06/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/09/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/09/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/11/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/12/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/12/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/16/17	Inspection	Rough-In Wiring Before Enclosing	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	10/19/17	Completed Complaint	CleanUp Rqst: Public Prop	Completed	2017-28932 There is human excrement in front of 400 S Salina St, which is under renovations. This human waste is on the sidewalk under the bus shelter and has been there for several days.
400-28 Salina St S & Jefferson St	10/19/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	10/19/17	Inspection	Fire Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	10/19/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/20/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/23/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/23/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/24/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/26/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/30/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	11/02/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	11/02/17	Inspection	Fire Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	11/03/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/06/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	11/06/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/16/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	11/17/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/20/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/20/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	11/20/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/28/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/29/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/30/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	12/01/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/04/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/04/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	12/06/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/13/17	Permit Application	Sprinkler	Issued	30976 Sprinkler for Basement, etc.
400-28 Salina St S & Jefferson St	12/13/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/14/17	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	12/14/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/15/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/15/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/18/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/18/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/18/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/20/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/27/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/28/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/28/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/29/17	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/01/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/02/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/02/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/03/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/03/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/10/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/11/18	Permit Application	Electric	Issued	31135 Electric: City Center Garage
400-28 Salina St S & Jefferson St	01/11/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/12/18	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	01/12/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	01/15/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/16/18	Inspection	Service Inspection	Pass	
400-28 Salina St S & Jefferson St	01/16/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/24/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/24/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/25/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/25/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/26/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/26/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/30/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/30/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/31/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/06/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/08/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/12/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/13/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/13/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/20/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/21/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/22/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/22/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/26/18	Permit Application	Electric	Issued	31352 Electrical for Redhouse Arts Ctr
400-28 Salina St S & Jefferson St	02/26/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	02/27/18	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	02/27/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/27/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/02/18	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	03/02/18	Completed Permit	HVAC/Mechanical	Certificate Issued	29309 HVAC Certificate of Completion #29309
400-28 Salina St S & Jefferson St	03/06/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/07/18	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	03/07/18	Completed Permit	Electric	Certificate Issued	31352 Electrical for Redhouse Arts Ctr Certificate of Completion #31352
400-28 Salina St S & Jefferson St	03/08/18	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	03/08/18	Completed Permit	Fire Alarm	Certificate Issued	29595 Fire alarms for Red House Arts Center Certificate of Completion #29595
400-28 Salina St S & Jefferson St	03/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/09/18	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	03/09/18	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	03/12/18	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	03/12/18	Completed Permit	Sprinkler	Certificate Issued	29826 Sprinkler for Redhouse Arts Center Certificate of Completion #29826
400-28 Salina St S & Jefferson St	03/12/18	Completed Permit	Sprinkler	Certificate Issued	30976 Sprinkler for Basement, etc. Certificate of Completion #30976
400-28 Salina St S & Jefferson St	03/13/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/13/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/14/18	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	21713 Change of occupancy for Redhouse Arts Center 1st floor No work in the City Center area.
					Contractor needs extension of time to Feb 28, 2018
					***C OF O issued 3/14/2018

| Certificate of Occupancy #21713

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	03/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/27/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/27/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/05/18	Permit Application	Fire Alarm	Application Expired	31917 Fire alarms for Garage
400-28 Salina St S & Jefferson St	04/06/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/06/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/10/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/10/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/20/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/20/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/24/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/24/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/04/18	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	05/04/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/04/18	Completed Permit	Electric	Certificate Issued	29376 Electric for City Center Service Certificate of Completion #29376
400-28 Salina St S & Jefferson St	05/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/09/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/18/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/01/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/06/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/08/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/20/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/18	Completed Permit	Electric	Completed - No	22565 elec,Job might be rebid 12/4/17 Completed #22565
400-28 Salina St S & Jefferson St	07/11/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/25/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	08/08/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/22/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/05/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/07/18	Inspection	Plan Review Notification	Pass	
400-28 Salina St S & Jefferson St	09/19/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/03/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/17/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/31/18	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	10/31/18	Completed Permit	Electric	Certificate Issued	29590 Electrical for Red House Certificate of Completion #29590
400-28 Salina St S & Jefferson St	11/01/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/15/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/29/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/13/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/27/18	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/10/19	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	01/10/19	Completed Permit	Electric	Certificate Issued	31135 Electric: City Center Garage Certificate of Completion #31135
400-28 Salina St S & Jefferson St	07/15/19	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	07/30/19	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/14/19	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/15/19	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/16/19	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	08/28/19	Inspection	Progress Inspection	No Work Started	
400-28 Salina St S & Jefferson St	08/29/19	Inspection	Plan Review Update	N/A	
400-28 Salina St S & Jefferson St	09/10/19	Inspection	Progress Inspection	No Work Started	
400-28 Salina St S & Jefferson St	09/27/19	Inspection	Progress Inspection	No Work Started	
400-28 Salina St S & Jefferson St	10/24/19	Inspection	Progress Inspection	No Work Started	
400-28 Salina St S & Jefferson St	11/14/19	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/15/19	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	12/03/19	Inspection	Progress Inspection	No Work Started	
400-28 Salina St S & Jefferson St	12/30/19	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/16/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/31/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/20/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/12/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/26/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/10/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/20/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/10/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/02/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/16/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/05/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/07/20	Permit Application	Public Assembly	Issued	PC-0659-20 Captain Ahzanavah E.M. from the Israelite School of U.P.K. is requesting to hold a few religious demonstrations at 400 S Salina St on the following dates 8/8, 8/15 , and 8/22 from 2p to 5:30p
					# of participants-10
400-28 Salina St S & Jefferson St	08/14/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/24/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/04/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/18/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/29/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/05/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/12/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/23/20	Completed Permit	Demolition	Certificate Issued	23481 Demo sections of Existing Building for City Center

| Certificate of Completion #23481

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	11/30/20	Inspection	Progress Inspection	In Progress	PC-0659-20 Captain Ahzanavah E.M. from the Israelite School of U.P.K. is requesting to hold a few religious demonstrations at 400 S Salina St on the following dates 8/8, 8/15 , and 8/22 from 2p to 5:30p # of participants-10 Expires 03/04/2022
400-28 Salina St S & Jefferson St	12/17/20	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/26/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/25/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/04/21	Permit	Public Assembly	Open	
400-28 Salina St S & Jefferson St	03/18/21	Inspection	Progress Inspection	In Progress	PR-15-40M3 MODIFY APPROVED ELEVATIONS (SIBLEY BLDG - CITY CENTER - THE RED HOUSE) South Salina St Downtown Historic District
400-28 Salina St S & Jefferson St	04/12/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/04/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/27/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/21/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/13/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/29/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/20/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/07/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/22/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/21/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/02/21	Project	Project Site Review	Approved with	
400-28 Salina St S & Jefferson St	11/03/21	Inspection	Progress Inspection	In Progress	45643 demolition part of building comm
400-28 Salina St S & Jefferson St	11/16/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/08/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/17/21	Permit Application	Demolition	Not Applicable	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	12/21/21	Permit Application	Road Cut	Issued	PC-0674-21 Hayner-Hoyt Water Main Emergency Repairs . City Road Repairs resulting form water service repair work at Red House Building. This app is for billing and tracking puposes only
400-28 Salina St S & Jefferson St	12/23/21	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	12/23/21	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/29/21	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	01/11/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/12/22	Inspection	Complaint Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/12/22	Inspection	Fire - Pre-Permit Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/13/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
400-28 Salina St S & Jefferson St	01/13/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
400-28 Salina St S & Jefferson St	01/13/22	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
400-28 Salina St S & Jefferson St	02/16/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/23/22	Inspection	Fire - Pre-Permit Inspection	Pass	
400-28 Salina St S & Jefferson St	02/23/22	Inspection	Initial Inspection	Pass	
400-28 Salina St S & Jefferson St	03/02/22	Permit	Road Cut	Open	PC-0674-21 Hayner-Hoyt Water Main Emergency Repairs . City Road Repairs resulting form water service repair work at Red House Building. This app is for billing and tracking puposes only Expires 12/31/9990
400-28 Salina St S & Jefferson St	03/02/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/17/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/22/22	Permit Application	Elevator	Issued	46054 traction elevator install
400-28 Salina St S & Jefferson St	03/22/22	Permit	Elevator	Open	46054 traction elevator install Expires 03/22/2023

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	03/23/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/30/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	04/06/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	04/27/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	05/19/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	06/02/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	06/10/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/22/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	06/24/22	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	06/24/22	Completed Permit	Demolition	Certificate Issued	45643 demolition part of building comm Certificate of Completion #45643
400-28 Salina St S & Jefferson St	06/24/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	46683 City Center - HUNTINGTON INGALLS INDUSTRIES B - 1 - 4 ***TCO TYPED 3/23/2023 AWAITING SIGNATURES ***TCO ISSUED 4/4/2023 ****CO TYPED-AWAITING SIGNATURES 9/6/2023 *****CO ISSUED 10/25/2023
400-28 Salina St S & Jefferson St	07/14/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/21/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	07/25/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/17/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/23/22	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	08/23/22	Inspection	Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	08/24/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	09/07/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/13/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	09/21/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/22/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	09/23/22	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	09/29/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	10/05/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/12/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/12/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/18/22	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	10/25/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/28/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/01/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/01/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/07/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/07/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/09/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	11/14/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	47159 Renovation 2nd floor of City Center for CXtec *****CO TYPED-AWAITING SIGNATURES 6/1/2023 ***CO ISSUED 7/26/2023
400-28 Salina St S & Jefferson St	11/15/22	Permit Application	Fire Alarm	Issued	46835 Fire Alarm System for City Center Lower Level and 4th Floor
400-28 Salina St S & Jefferson St	11/23/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/08/22	Permit Application	Elevator	Issued	48202 Install (2) Wheelchair lift

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	12/13/22	Inspection	Progress Inspection	In Progress	47171 The Haynor Hoyt office tenant 3rd floor Feb. 2023 - Amended Basement Plans submitted for review *****CO TYPED-AWAITING SIGNATURES 9/7/2023 *****CO ISSUED 10/25/2023
400-28 Salina St S & Jefferson St	12/19/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/20/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/21/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	12/22/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	
400-28 Salina St S & Jefferson St	12/28/22	Inspection	Progress Inspection	In Progress	PC-0003-23 Remove and replace existing granite curbs to meet City of Syracuse requirements. Apps include Traffic Plans
400-28 Salina St S & Jefferson St	12/29/22	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	01/03/23	Permit Application	Road Cut	Issued	
400-28 Salina St S & Jefferson St	01/03/23	Inspection	Plan Review Notification	In Progress	
400-28 Salina St S & Jefferson St	01/09/23	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	01/26/23	Inspection	Progress Inspection	In Progress	48351 Tompkins Community Bank *****CO TYPED-AWAITING SIGNATURES 10/10/2023 *****CO ISSUED 10/24/2023
400-28 Salina St S & Jefferson St	01/30/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/01/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/01/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/01/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/02/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	PC-0003-23 Remove and replace existing granite curbs to meet City of Syracuse requirements. Apps include Traffic Plans Expires 12/31/9990
400-28 Salina St S & Jefferson St	02/09/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	02/13/23	Permit	Road Cut	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	02/15/23	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	02/15/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	02/16/23	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	02/16/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	02/16/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	02/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/21/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/22/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	02/24/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	02/24/23	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	02/27/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/28/23	Inspection	Fire - Fire Alarm Acceptance Test	Pass	
400-28 Salina St S & Jefferson St	02/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	02/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/01/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/03/23	Inspection	Fire - Key Box (Lock-Box) Verified	Pass	
400-28 Salina St S & Jefferson St	03/09/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/09/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/09/23	Inspection	Fire - Exit Signage	Pass	
400-28 Salina St S & Jefferson St	03/09/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/09/23	Inspection	Fire - Fire Extinguishers	Pass	
400-28 Salina St S & Jefferson St	03/09/23	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	03/13/23	Permit	Elevator	Open	48202 Install (2) Wheelchair lift Expires 03/13/2024
400-28 Salina St S & Jefferson St	03/13/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	03/13/23	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	03/14/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/16/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/16/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/23/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	48528 Haynor Hoyt Fitness Area - Basement *****CO TYPED-AWAITING SIGNATURES 9/7/2023 *****CO ISSUED 10/25/2023
400-28 Salina St S & Jefferson St	03/23/23	Inspection	Plan Review Notification	Pass	
400-28 Salina St S & Jefferson St	03/23/23	Inspection	Plan Review Update	Pass	
400-28 Salina St S & Jefferson St	03/24/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/24/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/27/23	Permit Application	Fire Alarm	Issued	48451 Fire Alarm - Haynor Hoyt 3rd Floor
400-28 Salina St S & Jefferson St	03/27/23	Completed Complaint	Sprinkler System	Resolved	2022-00173 Failure to maintain sprinkler system
400-28 Salina St S & Jefferson St	03/27/23	Completed Complaint	Fire Safety	Resolved	2019-02278 padlock on door, fire alarm not functioning properly
400-28 Salina St S & Jefferson St	03/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/30/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/30/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/30/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	03/30/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/03/23	Project	Sign Waiver	Approved in Part	AS-23-05 Waive Height, Area, Number (Sibley's Bldg - City Center Bldg) 18 business identification signs, 2 address signs, 2 private traffic signs
400-28 Salina St S & Jefferson St	04/05/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/18/23	Inspection	Fire Inspector Notification	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	04/18/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	04/19/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/26/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/27/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/27/23	Inspection	Progress Inspection	<None>	
400-28 Salina St S & Jefferson St	04/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	04/28/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/03/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/04/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	05/04/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/12/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	05/12/23	Inspection	Fire Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	05/12/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/12/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/12/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/18/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/23/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/24/23	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	05/25/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/26/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/31/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/31/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/01/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/07/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/14/23	Inspection	Framing Before Enclosing	Pass	
400-28 Salina St S & Jefferson St	06/15/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/20/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	06/20/23	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	06/21/23	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	06/22/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/05/23	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	07/06/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/06/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/06/23	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	07/11/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/13/23	Inspection	Final Fire Inspection	Pass	
400-28 Salina St S & Jefferson St	07/13/23	Inspection	Fire - Fire Alarm Acceptance Test	Pass	
400-28 Salina St S & Jefferson St	07/19/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/19/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/20/23	Inspection	Framing Before Enclosing	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	07/21/23	Permit Application	Fire Alarm	Issued	48424 Fire Alarm - Tompkins Community Bank 1st Floor
400-28 Salina St S & Jefferson St	07/26/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	47159 Renovation 2nd floor of City Center for CXtec *****CO TYPED-AWAITING SIGNATURES 6/1/2023 ***CO ISSUED 7/26/2023 Certificate of Occupancy #47159
400-28 Salina St S & Jefferson St	07/27/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/27/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	07/31/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	08/03/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/07/23	Inspection	Plan Review Update	No Progress	
400-28 Salina St S & Jefferson St	08/08/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	08/10/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/10/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/17/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/21/23	Inspection	Final Fire Inspection	Pass	
400-28 Salina St S & Jefferson St	08/21/23	Inspection	Fire - Fire Alarm Acceptance Test	Pass	
400-28 Salina St S & Jefferson St	08/22/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/28/23	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	08/30/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	08/31/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/01/23	Inspection	Plan Review Update	Pass	
400-28 Salina St S & Jefferson St	09/06/23	Permit Application	Sign	Issued	49875 Tompkins Bank signage
400-28 Salina St S & Jefferson St	09/06/23	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	09/11/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	09/11/23	Inspection	Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	09/12/23	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	09/12/23	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	09/20/23	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	09/21/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	09/28/23	Inspection	Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	09/28/23	Inspection	Final Fire Inspection	Pass	
400-28 Salina St S & Jefferson St	09/28/23	Inspection	Fire - Fire Alarm Acceptance Test	Pass	
400-28 Salina St S & Jefferson St	09/29/23	Inspection	Final Fire Inspection	Pass	
400-28 Salina St S & Jefferson St	09/29/23	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
400-28 Salina St S & Jefferson St	09/29/23	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
400-28 Salina St S & Jefferson St	09/29/23	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
400-28 Salina St S & Jefferson St	10/05/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/05/23	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	10/10/23	Inspection	Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	10/10/23	Inspection	Final Inspection	Pass	
400-28 Salina St S & Jefferson St	10/11/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/12/23	Permit Application	Liability Waiver	Issued	PC-0573-23 Cayuga Signs will be putting scaffolding on the sidewalk in front of 400 S Salina St while they install 2 Wall Signs . They anticipate the job taking about an hour and a half and plan to do it sometime between 10/16 and 10/30 between 9a and 10:30am
400-28 Salina St S & Jefferson St	10/12/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	10/12/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	10/12/23	Inspection	Complaint Inspection	Pass	
400-28 Salina St S & Jefferson St	10/12/23	Completed Permit	Fire Alarm	Certificate Issued	48451 Fire Alarm - Haynor Hoyt 3rd Floor Certificate of Completion #48451
400-28 Salina St S & Jefferson St	10/12/23	Completed Permit	Fire Alarm	Certificate Issued	48424 Fire Alarm - Tompkins Community Bank 1st Floor Certificate of Completion #48424

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	10/12/23	Completed Permit	Fire Alarm	Certificate Issued	46835 Fire Alarm System for City Center Lower Level and 4th Floor Certificate of Completion #46835
400-28 Salina St S & Jefferson St	10/12/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	22658 Exterior repairs & Interior Shell Only Certificate of Completion #22658
400-28 Salina St S & Jefferson St	10/16/23	Permit	Liability Waiver	Open	PC-0573-23 Cayuga Signs will be putting scaffolding on the sidewalk in front of 400 S Salina St while they install 2 Wall Signs . They anticipate the job taking about an hour and a half and plan to do it sometime between 10/16 and 10/30 between 9a and 10:30am Expires 10/30/2023
400-28 Salina St S & Jefferson St	10/16/23	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	10/19/23	Completed Complaint	Fire Alarm	Closed - Risk	2023-06886 failure to maintain Fire Alarm System
400-28 Salina St S & Jefferson St	10/20/23	Completed Permit	Sign	Certificate Issued	49875 Tompkins Bank signage Certificate of Completion #49875
400-28 Salina St S & Jefferson St	10/20/23	Inspection	Inspector Notification	Pass	
400-28 Salina St S & Jefferson St	10/23/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	10/23/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	10/23/23	Inspection	Plan Review Update	In Progress	
400-28 Salina St S & Jefferson St	10/24/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	48351 Tompkins Community Bank *****CO TYPED-AWAITING SIGNATURES 10/10/2023 *****CO ISSUED 10/24/2023 Certificate of Occupancy #48351
400-28 Salina St S & Jefferson St	10/25/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	48528 Haynor Hoyt Fitness Area - Basement *****CO TYPED-AWAITING SIGNATURES 9/7/2023 *****CO ISSUED 10/25/2023 Certificate of Occupancy #48528
400-28 Salina St S & Jefferson St	10/25/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	47171 The Haynor Hoyt office tenant 3rd floor Feb. 2023 - Amended Basement Plans submitted for review *****CO TYPED-AWAITING SIGNATURES 9/7/2023 *****CO ISSUED 10/25/2023 Certificate of Occupancy #47171

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	10/25/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	46683 City Center - HUNTINGTON INGALLS INDUSTRIES B - 1 - 4 ***TCO TYPED 3/23/2023 AWAITING SIGNATURES ***TCO ISSUED 4/4/2023 ****CO TYPED-AWAITING SIGNATURES 9/6/2023 *****CO ISSUED 10/25/2023 Certificate of Occupancy #46683
400-28 Salina St S & Jefferson St	10/26/23	Inspection	Progress Inspection	In Progress	
400-28 Salina St S & Jefferson St	05/02/24	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2024-02842 A neighbor states that the lights for the property are supposed to be shut off after 9 pm and remain shut off. However, the lights have not been shut off during the evenings over the course of the last month. The lights have either been kept on all night into the next day or turn back on at midnight/12 AM. The bright lighting has become an nuisance. The woman plans on submitting pictures by email because they aren't always on during the day.
400-28 Salina St S & Jefferson St	05/02/24	Inspection	Complaint Inspection	N/A	
400-28 Salina St S & Jefferson St	05/08/24	Complaint	Fire Safety	Open	2024-03206 Stairwell B is labeled (from garage) as an emergency exit. Exit does not lead to Salina St
400-28 Salina St S & Jefferson St	05/08/24	Complaint	Fire Alarm	Open	2024-03207 Fire Alarm pull box is missing, Stairwell B from garage.
400-28 Salina St S & Jefferson St	05/08/24	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
400-28 Salina St S & Jefferson St	05/08/24	Violation	SPCC - Section 27-43 (g) - Maintained System	Open	
400-28 Salina St S & Jefferson St	05/08/24	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Open	
400-28 Salina St S & Jefferson St	05/13/24	Inspection	Complaint Inspection	Fail	
400-28 Salina St S & Jefferson St	05/13/24	Violation	SPCC - Sec. 27 - 62 (A)	Open	
400-28 Salina St S & Jefferson St	05/13/24	Violation	2020 PMCNYS - Section 606.1 - General	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	05/14/24	Complaint	Property Maintenance-Int	Open	2024-03530 Multiple elevators need current inspection reports. Fire Dept. calls...
400-28 Salina St S & Jefferson St	05/30/24	Inspection	Complaint Inspection	No Progress	
400-28 Salina St S & Jefferson St	06/14/24	Inspection	Complaint Inspection	No Progress	
400-28 Salina St S & Jefferson St	07/08/24	Inspection	Complaint Inspection	No Progress	
400-28 Salina St S & Jefferson St	08/08/24	Inspection	Complaint Inspection	In Progress	
400-28 Salina St S & Jefferson St	10/31/24	Permit Application	Sign	Issued	53050 New signs at Red House
400-28 Salina St S & Jefferson St	11/07/24	Permit Application	Com. Reno/Rem/Chg Occ	Holding For	53065 change of occ
400-28 Salina St S & Jefferson St	11/21/24	Project	Minor Site Plan Review	Approved	MiSPR-24-90 Vacant to Restaurant > 1,000 SF with exterior alterations
400-28 Salina St S & Jefferson St	01/14/25	Permit Application	Com. Reno/Rem/Chg Occ	Issued	53024 UBS Office - [B] Occupancy - 4th Floor
400-28 Salina St S & Jefferson St	01/15/25	Project	Minor Site Plan Review	Approved	MiSPR-25-05 Establish "Office" land use type in a vacant tenant sapce (Suite 407) on the 4th floor. (UBS Financial Services Inc.)
400-28 Salina St S & Jefferson St	01/21/25	Permit	Sign	Open	53050 New signs at Red House Expires 01/21/2026
400-28 Salina St S & Jefferson St	01/21/25	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	02/20/25	Permit Application	Encroach (Minor)	In Review	PC-0108-25 Franklin Fry of the Red House Arts Center and on behalf 400 S Salina LLC owners of 400 S Salina St is requesting an Encroachment Waiver for the Marquise being installefd outside the Redhouse that will encroach 11' into the S Salina St ROW
400-28 Salina St S & Jefferson St	02/26/25	Permit	Com. Reno/Rem/Chg Occ	Open	53024 UBS Office - [B] Occupancy - 4th Floor Expires 02/26/2026
400-28 Salina St S & Jefferson St	02/26/25	Inspection	Inspector Notification	In Progress	
400-28 Salina St S & Jefferson St	03/07/25	Inspection	Framing Before Enclosing	In Progress	
400-28 Salina St S & Jefferson St	03/18/25	Inspection	Progress Inspection	Pass	
400-28 Salina St S & Jefferson St	05/15/25	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
400-28 Salina St S & Jefferson St	05/28/25	Permit Application	Film Permit	Issued	PC-0359-25 Pizza Movie Inc will be shooting the "Pizza Movie" in downtown Syracuse 6/9-6/13 Need full sidewalk closure on east side of 500 block of S Clinton and partial lane closure of same block (6/9-6/13) as well as intermitent full street closure controlled by SPD 6/11/ & 6/12 Metered Parking App PC-0360-25
400-28 Salina St S & Jefferson St	06/09/25	Permit Application	Liability Waiver	Issued	PC-0384-25 Redhouse Arts Center is requesting a full sidewalk closure while they install their new marquee.
400-28 Salina St S & Jefferson St	06/09/25	Project	Major Site Plan Review	Active	MaSPR-25-10 Change of land use in first floor northeastern tenant space to recreation/entertainment, indoor from vacant.
400-28 Salina St S & Jefferson St	06/10/25	Permit	Film Permit	Open	PC-0359-25 Pizza Movie Inc will be shooting the "Pizza Movie" in downtown Syracuse 6/9-6/13 Need full sidewalk closure on east side of 500 block of S Clinton and partial lane closure of same block (6/9-6/13) as well as intermitent full street closure controlled by SPD 6/11/ & 6/12 Metered Parking App PC-0360-25 Expires 06/13/2025



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 400 South Salina Street LLC

From: Amber Dillon, Zoning Planner

Date: 7/2/2025 8:46:00 AM

Re: Major Site Plan Review MaSPR-25-10
400-28 Salina St S & Jefferson St, Syracuse, 13202

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	07/02/2025	Zhitong Wu	Proposed land use type permitted by right on subject property. No concern. Pending on CPC decision.
Planning Commission	Pending	06/09/2025		
Landmark Preservation Board	Internal Review Complete	06/23/2025	Kate Auwaerter	No preservation concerns
Onondaga Co Planning Board	Approved	07/01/2025	Amber Dillon	No position