



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

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

<i>AS-2026-2</i>	<i>Staff Report – May 18, 2026</i>
<i>Application Type:</i>	Off-Premise Sign Permit
<i>Project Address:</i>	2810 Burnet Ave. Rear (Tax Map ID: 033.1-01-03.3)
<i>Summary of Proposed Action:</i>	<p>The applicant intends replace an existing digital sign face on a legally established double sided “Off-Premise Advertising” sign oriented towards eastbound traffic, and extend approval of this sign for an additional 10-year period.</p> <p>“Off-Premise Advertising” land use types are permitted by right under the regulations of the LI Zone District.</p> <p>No site changes are proposed, the sign face oriented towards west bound traffic will remain static and not be altered.</p> <p>Total site area: 0.051 Acres / 2,219 SF</p>
<i>Owner/Applicant</i>	Sutton Investing Corp. (Owner) Amy Monaghan-Brown, Lamar Advertising (Applicant & Representative)
<i>Existing Zone District:</i>	Light Industry and Employment (LI) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east, west, and south are the Light Industry and Employment, LI Zone District; the neighboring properties to the north are Commercial, CM Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	<p>Exterior work:</p> <p>(1) Replacement of existing digital sign face with newer model.</p> <p>Interior work:</p> <p>N/A</p>
<i>Facts on Project:</i>	<p><u>Existing Conditions</u></p> <ul style="list-style-type: none"> - The site is occupied by one legally constructed double sided off-premise advertising sign with a digital face oriented towards eastbound traffic and a static face oriented towards westbound traffic <p><u>Nonconformities</u></p> <ul style="list-style-type: none"> - No nonconformities exist on the site. <p><u>Dimensional Standards</u></p> <ul style="list-style-type: none"> - The existing lot meets all Dimensional standards of the LI Zone District. <p><u>Use Specific Standards</u></p> <ul style="list-style-type: none"> - The existing off-premise advertising sign structure complies with all standards of 4.9F including size, height, and spacing. <p><u>Local Land Use and Residential Compatibility</u></p> <ul style="list-style-type: none"> - The site is in the Light Industry and Employment (LI) Zone District, where

	<p>the Off-Premise Advertising use type is permitted by right. Local land use in the area is mostly vacant along this stretch of I-690. On the opposite side of I-690 are several commercial, restaurant, and industrial uses, and further across Burnet Ave. more residential. To the west, is a vacant land nearby the <i>Lowe</i>'s big box store. Vacant land stretches to the east and south. Portions of the vacant land at 2800-3400 Burnet Ave Rear are utilized by the City of Syracuse for storage of mulch, lumber, etc.</p> <p><u>Off-Street Parking and Loading</u></p> <ul style="list-style-type: none">- No off-street parking is required for this land use type. <p><u>Landscaping, Buffering, and Screening</u></p> <ul style="list-style-type: none">- No landscaping, buffering, or screening is proposed or required. <p><u>Site, Building Design, and Exterior Lighting</u></p> <ul style="list-style-type: none">- The existing site has no public street access and is instead accessed through the nearby parcel 2800-3400 Burnet Ave Rear <p><u>Signage</u></p> <ul style="list-style-type: none">- A Sign Permit will need to be applied for and obtained prior to construction. <p><u>Historic Preservation</u></p> <ul style="list-style-type: none">- This property is not on the City's Historic Properties list and does not require by the Landmark Preservation Board. <p><u>Additional Standards, Building Placement, and Transparency</u></p> <ul style="list-style-type: none">- No additional standards apply.
<p><i>Staff Analysis:</i></p>	<p><u>Off-Premise Advertising Sign Permit</u></p> <p>Staff reviewed the project and note the existing sign is legally established with a digital sign face oriented towards eastbound traffic and a static face oriented towards westbound traffic. The sign was originally constructed in 1985 and modified in 2011 to include the existing digital sign oriented towards eastbound traffic.</p>
<p><i>Staff Recommendation:</i></p>	<p>Staff recommend approving this project.</p>

<p><i>Recommend conditions if approved:</i></p>	<ol style="list-style-type: none"> 1. The applicant shall comply with the comments and requests of the Onondaga County Planning Board. 2. This off-premise advertising sign application is valid for a period of 10 years, after which the approval must be renewed.
<p><i>Zoning Procedural History:</i></p>	<p>AS-85-54 Site formerly known as 701 Nichols Ave. construct one double-sided billboard. Approved</p> <p>AS-11-02 Site formerly known as 153 Simon Dr. Rear install one digital billboard sign face oriented towards eastbound traffic on existing Off-Premise Advertising Sign. Approved</p> <p>R-11-15 Resubdivide 2 existing lots into 5 new lots. Approved</p>
<p><i>Summary of Zoning History:</i></p>	<p>In 1985 the property was known as 701 Nichols Ave and construction was approved for the existing billboard structure. In 2011 approval the property was known as 153 Simon Dr. Rear and construction was approved to replace the static sign oriented towards eastbound traffic with a digital sign, while the westbound traffic oriented sign remained static. This application was run in tandem with a resubdivision application to split 2 lots into 5 new lots to separate out the lots suitable for billboards for the other vacant areas.</p>
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Zoning Violations:</i></p>	<p>The proposed lot has no zoning violations.</p>
<p><i>Summary of Changes:</i></p>	<p>This is not a continued application.</p>
<p><i>Property Characteristics:</i></p>	<p><u>Existing property characteristics</u> The subject property at 2810 Burnet Ave. Rear is a rectangular shaped parcel with a lot size of 2,219 SF (.051 acre) The property has one street frontage with 30.7 FT of northern frontage along I-690. To the east, south, and west the parcel is entirely surrounded by 2800-3400 Burnet Ave. Rear bordering it for 177.93 FT. The parcel is current occupied in near its entirety by the existing V-shaped off-premise advertising sign.</p>

AS-2026-2

SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al) is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board on 5/13/2026 with modification comments. (See OCPB resolution) Provided comments has been added as the Off-Premise Advertising Sign approval conditions.

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

- Off-Premise Advertising Sign Application
- Short Environmental Assessment Form Part 1
- 10’-6” x 36’ Overseas Digital 8H x 27W Modules, 192H x 648W Pixels 16.67MM RGB (Sheets 1-4) Drawn by R. York, Media Resources International, Dated 7/10/22; Scale: As shown
- Map Showing Lot 7 of “resubdivision of the Pioneer Midler Ave Subdivision Lot 6 Lans of Sutton Investing Corp., Interstate South 690, City of Syracuse – Onondaga County, State New York; Drawn by Myers and Associates, P.C. Signed and Sealed by Frederick W. Myers Jr.; Dated 3/18/2026; Scale: 1” = 20’

Attachments:

Off-Premise Advertising Sign Application
Code Enforcement History

OCPB Comments
IPS Comments from City Departments

Context Maps:

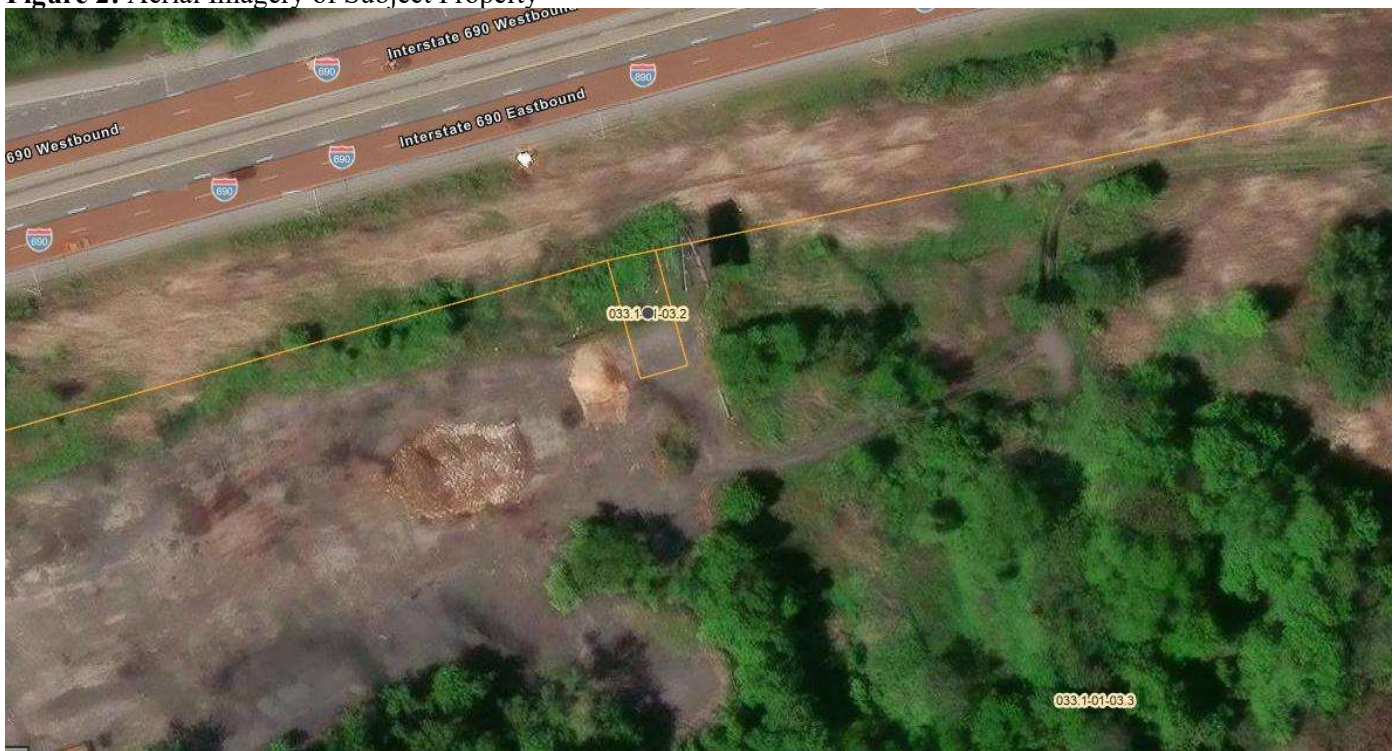
Figure 1: Zone District of Subject Property



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

AS-2026-2

Figure 2: Aerial Imagery of Subject Property



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

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

Thursday, May 7th 2026
2:31 pm

ON THIS SITE ONE OFF-PREMISE SIGN (AS-2026-2) IS BEING PROPOSED TO REPLACE ONE FACE OF AN EXISTING DIGITAL OFF-PREMISE BILLBOARD. THIS PROPERTY IS LOCATED IN THE LIGHT INDUSTRY AND EMPLOYMENT (LI) ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A CITY PLANNING COMMISSION MEETING ON MAY 18TH, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Joshua Markowitz
Sutton Investing Corp.
37-14 29th St.
Long Island City, NY 11101
4/29/2026

C.C: Amy Monaghan-Brown
Lamar Advertising
5947 E Molloy Rd
Syracuse, NY 13202

Re: Application Completeness for City Planning Commission

Dear Amy Monaghan-Brown,

On 4/29/2026, Noah Garcia determined the proposed project AS-2026-2 to be complete. The proposed project conforms with the City of Syracuse's Zoning Ordinance, as amended September 2025.

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

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

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

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

Your Submission Details

Submission Number:

AS-2026-2

Status:

Staff Review

Message:

Applicant Name:

Amy Monaghan-Brown

Applicant Email:

[REDACTED]

Primary Location:

2810 Burnet Ave Rear, Syracuse, New York 13224

Primary APN:

N/A

Submission Type:

Zoning Applications > Off-Premise Sign Permit

Last Updated:

April 29, 2026

Submission URL:

<https://app.oncamino.com/syracuseny/dashboard/submissions/664165/guide>

Contact the agency for more help

 (315) 448-8600

 Zoning@syr.gov ngarcia@syr.gov

 300 South State St.,
Syracuse

① Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



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

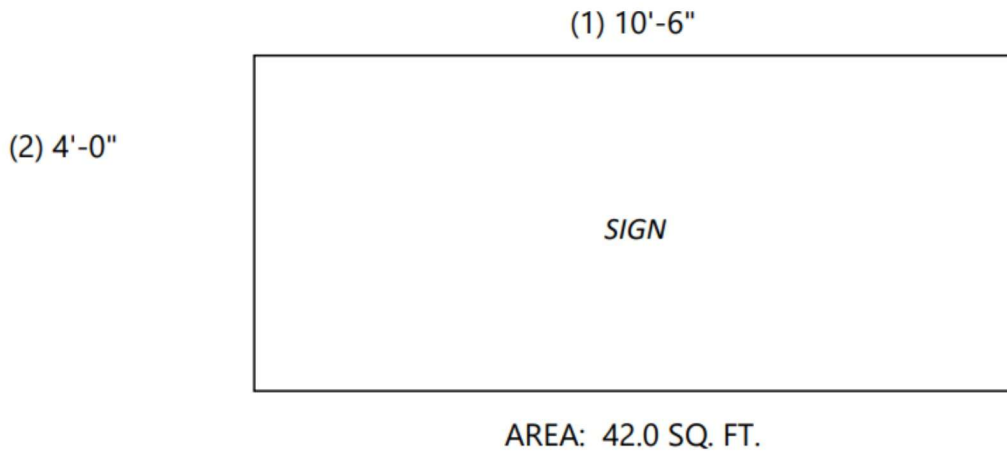
As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

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

City of Syracuse, Central Permit Office

One Park Place

Example of a Sign Plan



Measurements

1. Width:
2. Height:
3. Total Area: (x2 for 2 sided signs):

SCALE: 1" = 10"
DATE: mm/dd/yy

Upload Sign Elevation Drawings

Group: Zoning

Step is Completed By: Applicant

Please upload Elevation Drawing(s) showing size, colors, and copy of proposed signage (elevations must be drawn to scale). Make sure that dimensions are shown on the plan. Label the plan to correspond with the signage information in this application

Upload Signage Site Plan

Group: Zoning

Step is Completed By: Applicant

Please upload Site Plan(s) illustrating site alterations and post project conditions that are/will be different from the as built property survey,

Upload As-Built Property Survey for Signage

Group: Zoning

Step is Completed By: Applicant

Please provide As-Built Property Survey(s) of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

Application Attestation & Signature

Questions and Answers

Data Fields

Variance

1 Agent Signature Date

2 Owner Signature Date

Property Owner

1 Property Owner Name

Sutton Investing Corp

General Project Information

1 List Agency Names

2 Sign 4 Panel Width

3 Sign 4 Panel Height

4 Sign 4 Orientation Street

5 Sign 4 Orientation direction (N, E, S, W)

6 Sign 3 Panel Width

7 Sign 3 Panel Height

8 Sign 3 Orientation Street

9 Sign 3 Orientation direction (N, E, S, W)

10 Sign 2 Panel Width

40

11 Sign 2 Panel Height

11

12 Sign 2 Orientation Street

i-690

13 Sign 2 Orientation direction (N, E, S, W)

INTERNAL USE ONLY

E

14 Sign 1 Panel Width

36

15 Sign 1 Panel Height

11

16 Sign 1 Orientation Street

i-690

17 Sign 1 Orientation direction (N, E, S, W)

W

18 Message transition (type, duration)

19 Duration of message (in seconds)

20 Brightness Technology

21 Type of illumination

N/A Digital Face

22 Sign Support Type (center pole, flagpole, etc.)

Center Pole

23 Sign Height

35

24 Sign Type (wall, ground, projecting, other)

Ground - Monopole

25 New or Existing

Existing

26 Plane Coordinates (datum, projection, easting, northing)

NAD83, UTM, 410,666 mE, 4,767,929 mN

27 Authorized Agent Name

28 Nature and Extent of Site Plan Requested

Replacement of the digital screen on existing sign unit.

29 Business/Project Name

Midler Sign Screen Replacement

Commercial Project Information

1 Applicant Phone Number

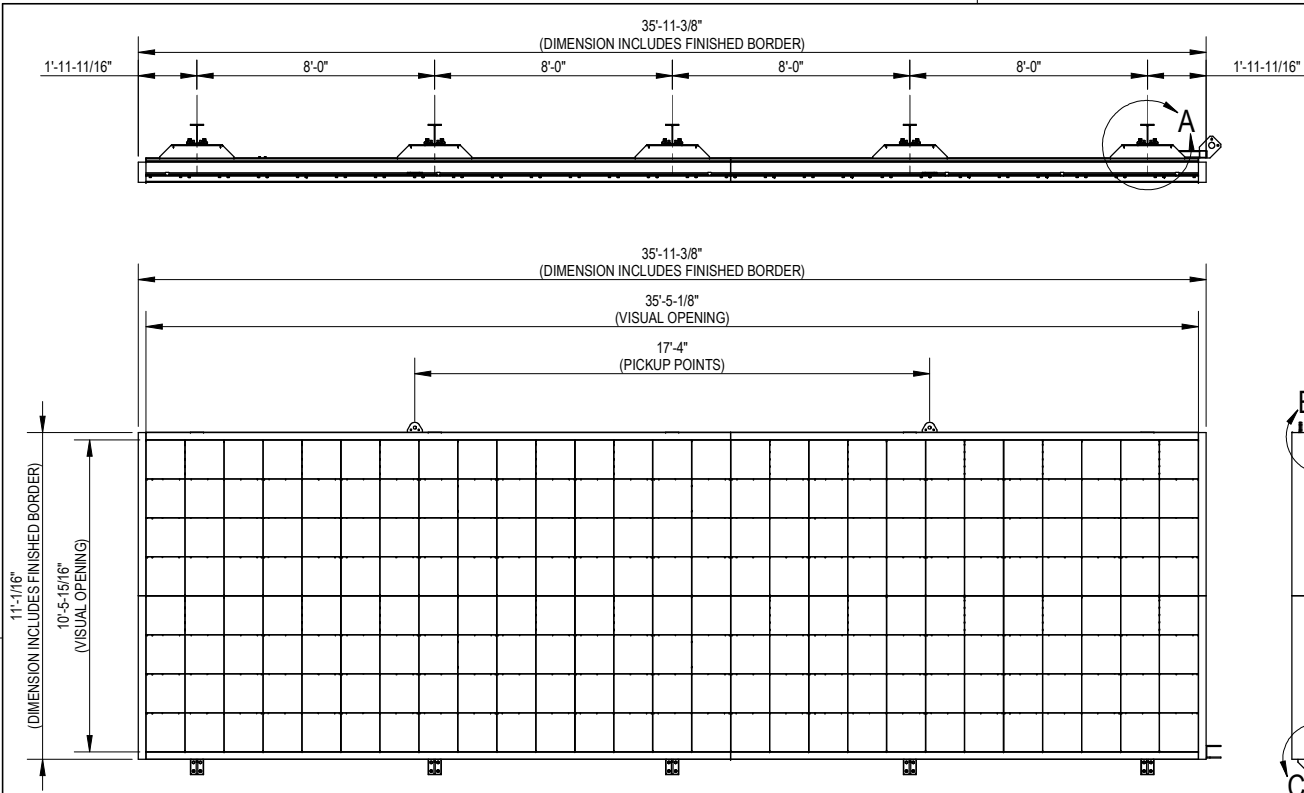
Agent Details

1 Agent Address

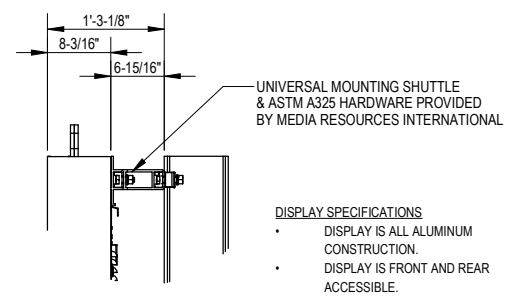
Property Owner Information

1 Property Owner Address

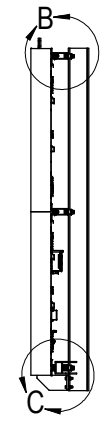
37-14 29th St, Long Island City, NY 11101



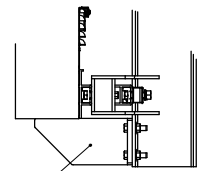
WEIGHT OF LED DISPLAY APPROX. 4800lbs



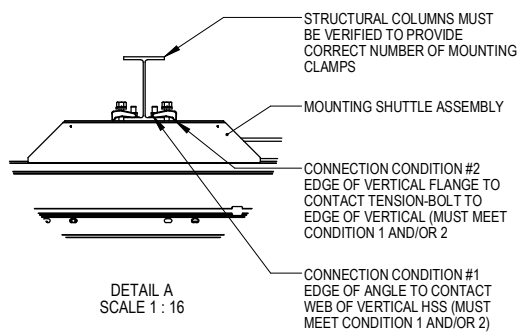
- DISPLAY SPECIFICATIONS**
- DISPLAY IS ALL ALUMINUM CONSTRUCTION.
 - DISPLAY IS FRONT AND REAR ACCESSIBLE.
 - DISPLAY SHIPS IN TWO SECTIONS.



LED SHELF BRACKET WITH 5/8" Ø A325 BOLTS, A563 NUTS & F436 WASHERS (SUPPLIED BY OTHERS)



- DISPLAY INSTALLATION OBLIGATORY CONDITIONS**
- CUSTOMER IS RESPONSIBLE FOR DESIGNING AND CERTIFYING THE SUPPORT STRUCTURE.
 - CUSTOMER IS RESPONSIBLE FOR OBTAINING LOCAL CERTIFICATION FOR THE STEEL MOUNTING STRUCTURE.
 - CUSTOMER IS RESPONSIBLE FOR SUPPLYING EQUIPMENT WITH SUITABLE SAFETY FACTOR TO LIFT DISPLAY.
 - CUSTOMER IS RESPONSIBLE FOR CONFIRMING THE STRUCTURAL VERTICAL QUANTITY AND SIZE.
 - LED DISPLAY IS TO BE SUPPORTED EVENLY ACROSS ALL LEDGERS. SUPPORTING LEDGERS SHOULD NOT EXCEED 1/16" TOLERANCE ON THE ELEVATIONS. ENSURE AN EVENLY DISTRIBUTED LOAD APPLICATION OF SHIMS WHERE NECESSARY.

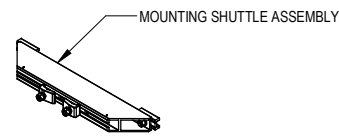


STRUCTURAL COLUMNS MUST BE VERIFIED TO PROVIDE CORRECT NUMBER OF MOUNTING CLAMPS

MOUNTING SHUTTLE ASSEMBLY

CONNECTION CONDITION #2
EDGE OF VERTICAL FLANGE TO CONTACT TENSION-BOLT TO EDGE OF VERTICAL (MUST MEET CONDITION 1 AND/OR 2)

CONNECTION CONDITION #1
EDGE OF ANGLE TO CONTACT WEB OF VERTICAL HSS (MUST MEET CONDITION 1 AND/OR 2)

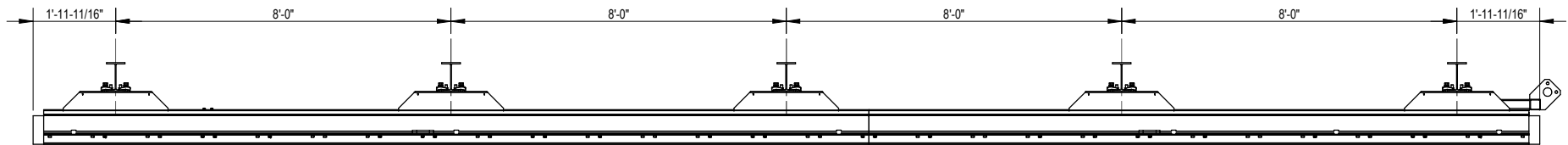


- NOTES:**
1. MOUNT SIGN TO STRUCTURE USING 5/8" Ø BOLTS, A563 NUTS & F436 WASHERS
 2. TORQUE FASTENERS TO 75 LB-FT, MAXIMUM 100 LB-FT


UNLESS OTHERWISE SPECIFIED DO NOT SCALE DRAWING INTERPRET DIMENSIONS AND TOLERANCES PER ASME Y14.5M-1994 DIMENSIONS ARE IN mm's (INCHES shown in brackets) TOLERANCES APPLY AS SHOWN BELOW 0 PL DEC ± 0.2 1 PL DEC ± 0.1 2 PL DEC ± 0.01 3 PL DEC ± 0.005 ANGLES ± 1° SURFACE ROUGHNESS 32 µ in		 ...solutions for the sign industry.		MEDIA RESOURCES INTERNATIONAL 1387 CORNWALL ROAD OAKVILLE ONTARIO TEL: 1.800.667.4554 FAX: 1.905.337.9531	
NOTES: 1. MATERIAL: * THICK 2. FINISH: 3. COATING:		CUSTOMER: M/R PROJECT: 16.67mm 8H x 27W RGB SF w/Cellular and Webcam		10'-6" x 36' OVERSEAS DIGITAL 8H x 27W MODULES, 192H x 648W PIXELS 16.67mm RGB	
DRAWN BY: R. YORK CHECKED BY: T. MACAVELIA APPROVED: T. MACAVELIA		DATE: 7/10/22 DATE: 7/11/22 DATE: 7/11/22		SIZE: B DRAWING NO: 10-6x36 OS General Arrangement WORK ORDER NO: SCALE: 1:50 WEIGHT: lbs SHEET 1 OF 4	

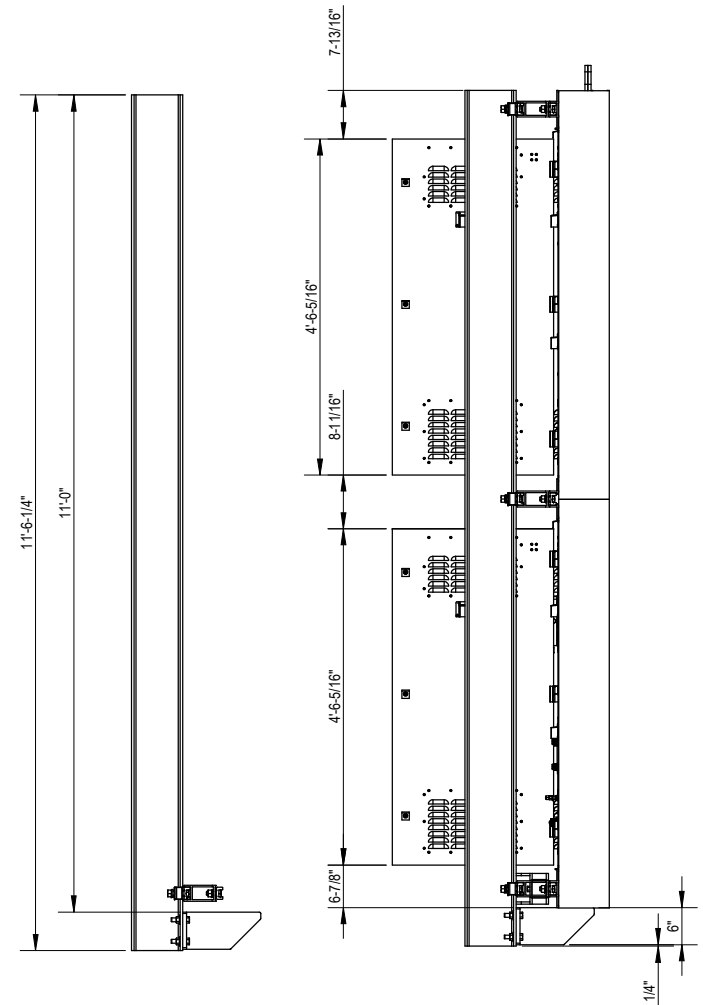
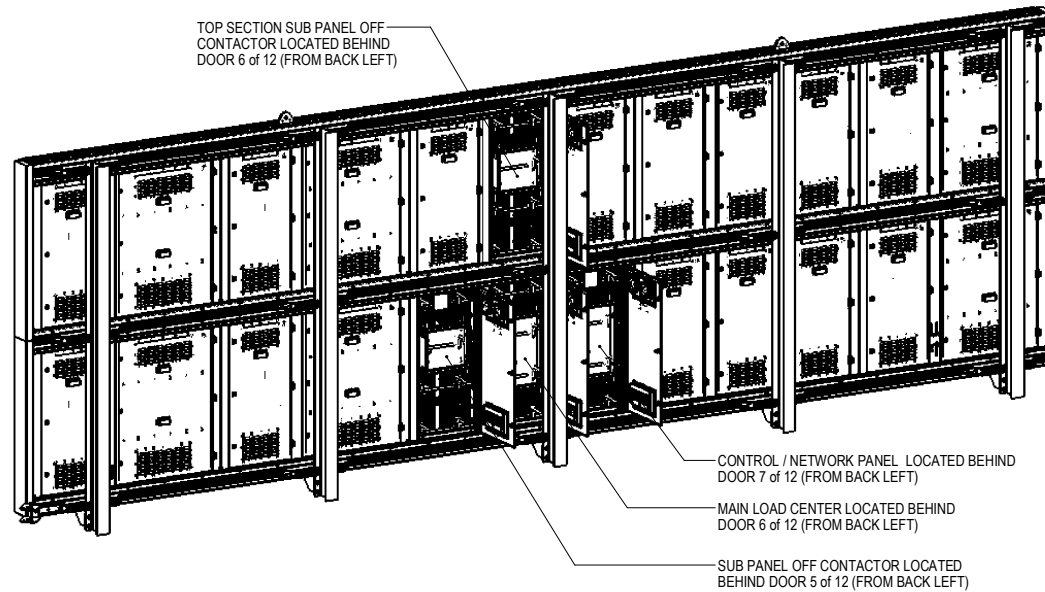
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SHUTTLES MAY NOT BE IN EXACT LOCATION SHOWN UPON ARRIVAL
 DUE TO SHIPPING BRACKETS. ONCE LED DISPLAY IS OFF-LOADED
 PLEASE LOOSEN BOLTS ON SHUTTLES AND ADJUST TO SITE CONDITIONS



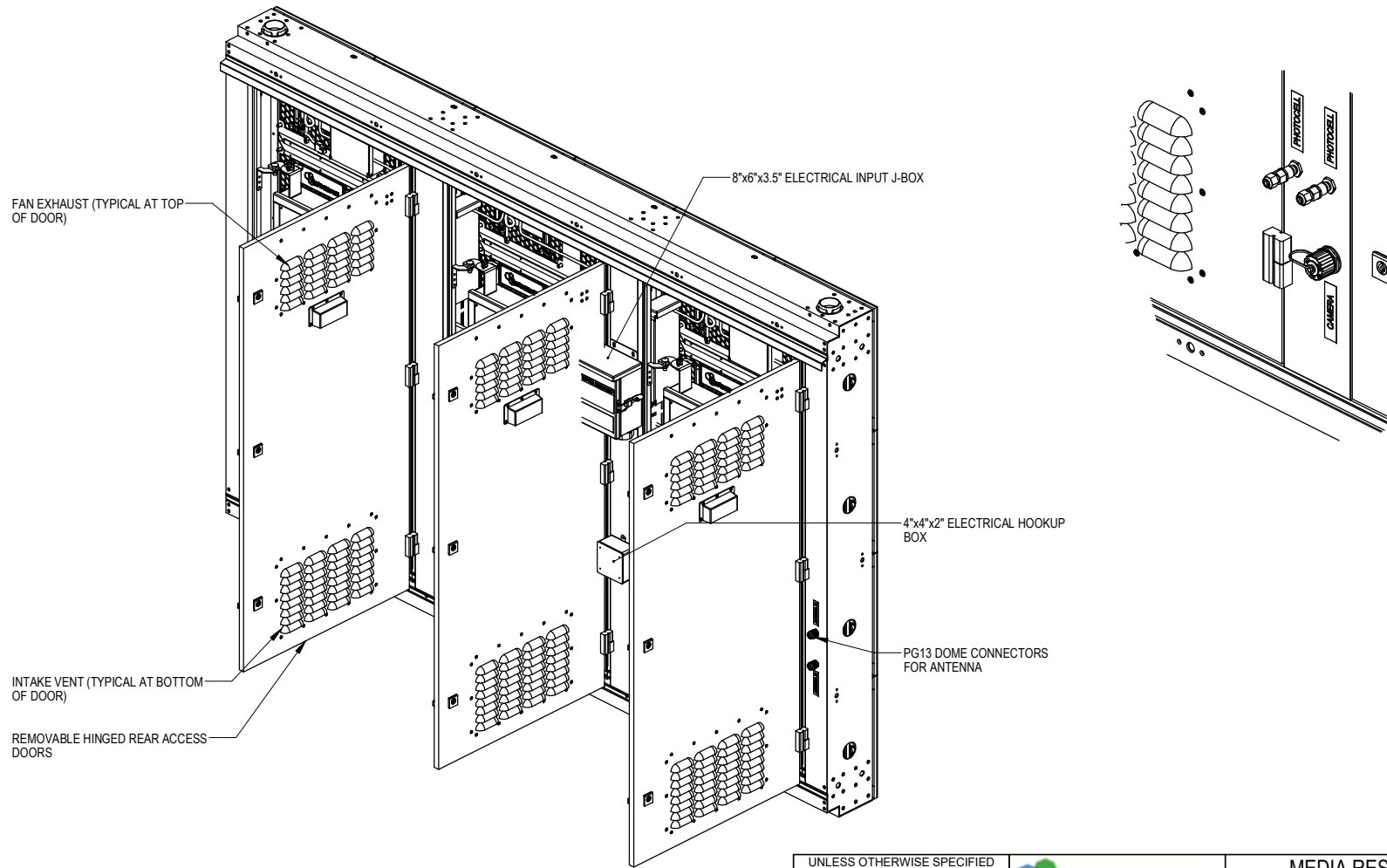
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		WORK ORDER NO:		SCALE: 1:30 WEIGHT: lbs SHEET 2 OF 4	




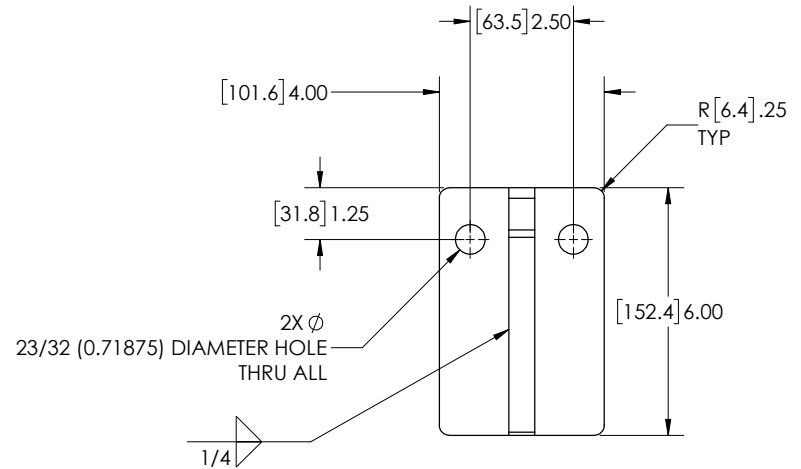
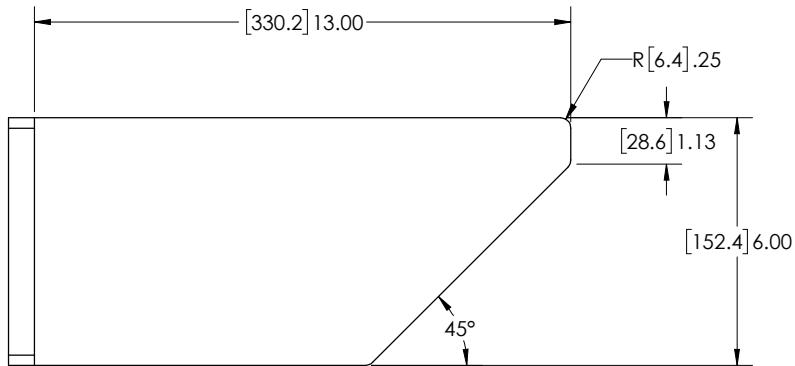
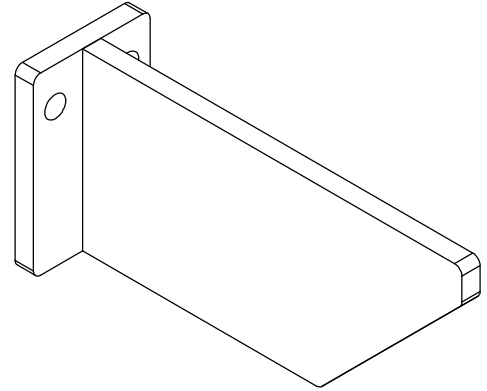
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		SIZE: B		DRAWING NO:	
		WORK ORDER NO:		SCALE: 1:12	
		WEIGHT:		lbs SHEET 4 OF 4	



UNLESS OTHERWISE SPECIFIED
 DO NOT SCALE DRAWING
 INTERPRET DIMENSIONS AND TOLERANCES
 PER ASME Y14.5M-1994
 DIMENSIONS ARE IN mm/INCHES
 TOLERANCES APPLY AS SHOWN BELOW

0 PL DEC	± 0.2	± 5.0 mm
1 PL DEC	± 0.1	± 2.5 mm
2 PL DEC	± 0.05	± 1.3 mm
3 PL DEC	± 0.005	± 0.10 mm
ANGLES	± 1°	± .1°
SURFACE ROUGHNESS	32 µ in	8 µm



MEDIA RESOURCES INTERNATIONAL 1387 CORNWALL ROAD OAKVILLE ONTARIO TEL: 1.800.667.4554 FAX: 1.905.337.9531	
DIRECT OUT OF HOME LED SIGN SHELF BRACKET WELDMENT	
DRAWN BY: _____ CHECKED BY: _____ APPROVED: _____	DATE: 10/14/2015 DATE: _____ DATE: _____
FILE PATH: C:\MRIVault\Library\Parts\METAL WORK\DOOH - LED support Ledger\0610 MW15 256A.sldrwr	DRAWING NO: B 0610 MW15 256A
WORK ORDER NO: _____	SCALE: 1:3 WEIGHT: 15.9 lbs SHEET 1 OF 1

NOTES:
 1. COATING: POWDER COAT BLACK
 2. MATERIAL: STEEL
 3. THICKNESS: 0.025 inch

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No closing cost mortgages are here.
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EXITS 165
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Thompson Rd
EXIT ONLY

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55

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Early Detection
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31
333
Thompson St

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

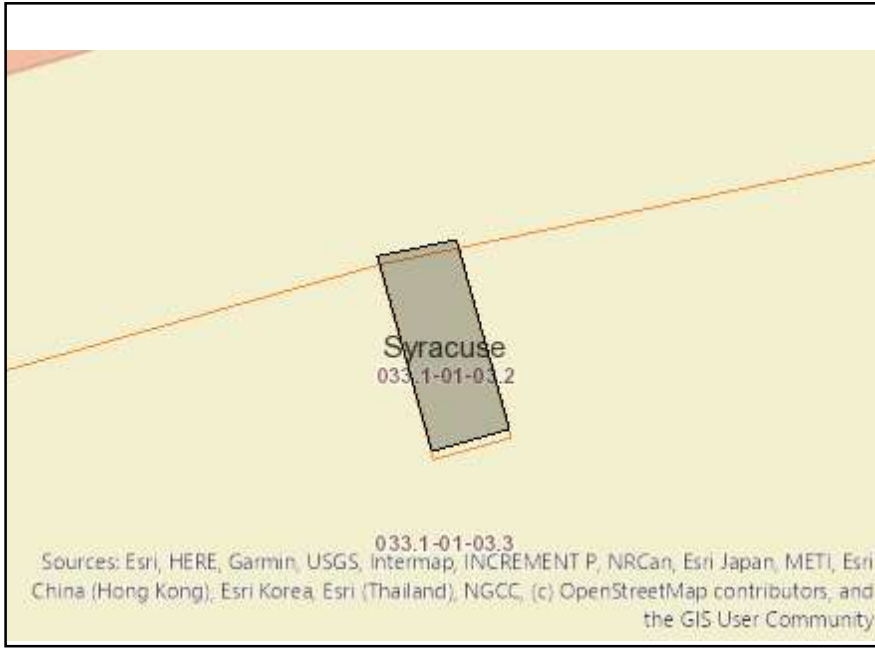
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Midler Sign Screen Replacement			
Name of Action or Project: Single sign structure at location			
Project Location (describe, and attach a location map): 2800-3400 BURNET AVE, REAR, 13203			
Brief Description of Proposed Action: Replacement of the digital screen on existing sign unit.			
Name of Applicant or Sponsor: Amy Monaghan-Brown		Telephone:	
		E-Mail:	
Address: 5947 East Molloy Road			
City/PO: Syracuse		State: NY	Zip Code: 13211
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .02 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 14.87 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Water is not required at this site.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Wastewater is not produced at this site.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" 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: _____ The neighboring parcel owned by the City of Syracuse is currently registered with the NYSDEC as a transfer facility. The permit states that it handles Waste Tires, Construction & Demolition Debris, & Street Sweepings.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Amy Monaghan-Brown</u> Date: <u>02/09/2026</u> Signature: <u><i>Amy Brown</i></u> Title: <u>Real Estate Manager - Lamar Advertising</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: AS-2026-2

Date: 5/18/2026

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	AS-2026-2
Date:	5/18/2026

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission	5/18/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Zoning Administration
FROM: Troy Waffner, Director Of Planning
DATE: Monday, May 11, 2026
RE: GML Administrative Review - at 2810 Burnet Avenue, Rear
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>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-26-119
REFERRING BOARD: City of Syracuse Zoning Administration
DATE RECEIVED: 5/1/2026
TYPE OF ACTION: OTHER AUTHORIZATION
APPLICANT: Joshua Markowitz and Amy Monaghan-Brown
LOCATION: at 2810 Burnet Avenue, Rear
WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690, a state highway
TAX ID(s): 033.1-01-03.2
RELATED CASES:

Project Summary: The applicant is proposing to replace an existing digital sign face and renew an existing off-premises sign permit on a 0.051-acre parcel in a Light Industry and Employment (LI) zoning district. The existing billboard is located adjacent to the south side of Interstate 690 east, east of a Lowe's Home Improvement store. The applicant is proposing replacement of the west-facing digital face with a new 35'11 3/8"x11'1/16" digital face. The updated sign will be 35'-high. The existing east-facing static face will remain unaltered.

In addition to the proposed work on the sign, the applicant is seeking renewal of the existing off-premises sign permit. City of Syracuse off-premises sign permits last 10 years before requiring renewal.

ADVISORY NOTE: Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York.

Recommendations: No Position

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@ongov.net · Website: ongov.net/planning/ocpb.html

City of Syracuse

Parcel History

01/01/1900 - 05/12/2026

Tax Map #: 033.1-01-03.1

Owners: Sutton Investing Corp

Zoning: IA

Address	Date	Transaction	Transaction Type	Status	Description
153 Simon Dr Rear	04/18/11	Project	Resubdivision	Approved	R-11-15 RESUBDIVIDE 2 EXISTING LOTS INTO FIVE NEW LOTS MAP FILED 4/21/11 MAP #11359

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

AS-2026-2

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Gafrancesco	<p>AS-2026-2 Conditionally Approved DPW Traffic Control Review 4-28-26</p> <p>Conditional Approval based on following conditions: No road closures, detours, lane restrictions, sidewalk closures or disruption of vehicular or pedestrian traffic will be permitted as part of this work without a work zone traffic control plan being submitted.</p> <p>-Failure to install or maintain compliant temporary traffic control or failure to adjust WZTC by direction of the City of Syracuse at any time, may result in permits being revoked or additional action taken by the COS. A \$300.00 violation fee shall be applied per day when City Inspection Personnel note that the occupation (staging area, equipment staging, street parking space occupation) of the Right of Way is not in conformance with the proposed use and occupation as detailed in the permit. Violations/deficiencies shall be corrected immediately by amending the permit and paying applicable fees or vacating the occupation of the R.O.W.</p> <p>COS reserves the right to Inspect work zone at any time.</p>

DPW Transportation	Conditionally Approved	Neil Burke	No concern with work as proposed.
Eng. Mapping- Zoning	Approved	Ray Wills	Work should have no impact on Mapping Division assets in the area.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	No issues with sewers provided no excavation is planned.