



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-2026-11</i>	<i>Staff Report – August 31, 2026</i>
<i>Application Type:</i>	Off-Premise Sign Permit
<i>Project Address:</i>	425 Liberty St, Rear (Tax Map ID: 108.2-02-23.0)
<i>Summary of Proposed Action:</i>	The applicant intends to replace one of the existing sign faces and structure on a legally established double sided “Off-Premise Advertising” sign oriented towards eastbound traffic (west facing). The construction of the off-premise sign was approved in 1987 by AS-87-40 which approved two off-premise advertising signs totaling 880 square feet in the current location. The east-facing sign is still subject to AS-87-40 as it has not been changed since its approval and construction. Subsequently the east-facing sign will be renewed for 10 years with AS-2026-11 as well. “Off-Premise Advertising” land use types are permitted by right under the regulations of the LI Zone District. No other site changes are proposed, the sign face oriented towards east bound traffic will remain static and not be altered. Total site area: 0.30 Acres / 13,243 SF
<i>Owner/Applicant</i>	TLC Properties, Inc (Easement Owner) Amy Monaghan-Brown, Lamar Advertising (Applicant & Representative) Somnium Vivus LLC (Property Owner)
<i>Existing Zone District:</i>	Light Industry and Employment (LI) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east and west are the Light Industry and Employment, LI Zone District; the neighboring properties to the north are MX-4: Urban Core and Commercial, CM Zone District; the neighboring properties to the south are R2: Low Density Residential.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	Exterior work: (1) Replacement of existing west-facing sign with new digital sign and the accompanying structure. Interior work: N/A Procedural work: (1) This application will renew for 10 years both the primary west-facing sign, and the secondary east-facing sign which is not undergoing any changes.

Facts on Project:

Existing Conditions

- 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
- The site also includes two Quonset huts.

Nonconformities

- No nonconformities exist on the site.

Dimensional Standards

- The existing lot meets all Dimensional standards of the LI Zone District.

Use Specific Standards

- The existing off-premise advertising sign structure complies with all standards of 4.9F including size, height, and spacing.

Local Land Use and Residential Compatibility

- The site is in the Light Industry and Employment (LI) Zone District, where the Off-Premise Advertising use type is permitted by right. Local land use in the area is mostly low density residential and light industrial along this stretch of I-690. On the opposite side of I-690 are commercial, restaurant, and industrial uses. To the immediate east is light industrial land use at the front portion of 425 Liberty St; to the immediate west is 138 Eureka St, zoned light industrial; to the south is 138 Eureka St a vacant property zoned R2.
- The heavy vegetative cover in the neighborhood to the south of the subject billboard obscures direct view from the street and residential areas. Only homes immediately adjacent to 425 Liberty St and across the street have a direct sight-line to the east-facing sign (which will remain unchanged).

Off-Street Parking and Loading

- No off-street parking is required or proposed for this land use type.

Landscaping, Buffering, and Screening

- No landscaping, buffering, or screening is proposed or required.

Site, Building Design, and Exterior Lighting

- The existing site has no public street access and is instead accessed through the nearby parcel 425 Liberty St. [proper] to the east.

Signage

- A building permit for a sign will need to be applied for and obtained prior to construction.

Historic Preservation

- This property is not on the City's Historic Properties list and does not require review by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- No additional standards apply.

<i>Staff Analysis:</i>	<u>Off-Premise Advertising Sign Permit</u> Staff reviewed the project and note the existing sign is legally established with a static sign face oriented towards eastbound traffic and a static face oriented towards westbound traffic. The sign was originally constructed in 1987 on 425 Liberty St, since subdivided until the current 425 Liberty St, Rear. City Department comments were not available prior to the 8/31 meeting. However, departments will comment prior to the issuance of the sign permit.
<i>Staff Recommendation:</i>	Staff recommend approving this project.
<i>Recommend conditions if approved:</i>	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. 3. The applicant shall comply with all City Department Comments.
<i>Zoning Procedural History:</i>	AS-02-20 Off-premise sign relocation, removal of existing and erection of new sign Closed Administratively AS-87-040 Administrative permit for two off-premise advertising signs at 427 Liberty St. Approved with conditions

Summary of Zoning History:	In 1987 the property of which the sign stands was known as 427 Liberty St; AS-87-40 was issued approving with conditions the construction of the subject sign. In 2002 an application was received to move the sign to another parcel, however this application was closed administratively with no action taken and the current sign remains.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing property characteristics</u> The subject property at 425 Liberty St, Rear is an irregularly shaped parcel with a lot size of 13,243 SF (0.304 acre) The property has no street frontage. To the north and east the parcel is surrounded by 425 Liberty St; to the south the property is neighbored by 1230-34 W Belden Ave.; to the west the parcel is neighbored by 138 Eureka St. The parcel is current occupied by a commercial establishment.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al) is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 8/21/2026 with No Position. (See OCPB resolution)

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; Scales: 1:16, 1:50, 1:30, 1:20, 1:12.
- 11x40 Single Post Center Mount 20 V-Build LED/Static Sign Structure, Customer: Lamar Advertising, Sign Location: Syracuse, NY; Drawn by DBM for RMG Outdoor Inc., Dated 07/17/2026.
- Location Survey on Part of Lot# 295 of the Salt Springs Reservation, Known as No. Liberty Street, City of Syracuse, County of Onondaga, State of New York; Drawn by MJM for R.J. Lighton Sr. Land Surveying, Dated 07-03-06; Scale: 1" = 20'. With Aerial Easement – Liberty Street, RJ Lighton Sr. Land Surveying
- Grant of Easement, By Irving B. Rosenthal, To TLC Properties, INC. 8/7/2006.
- Photographs of off-premise signs: subject sign and examples.

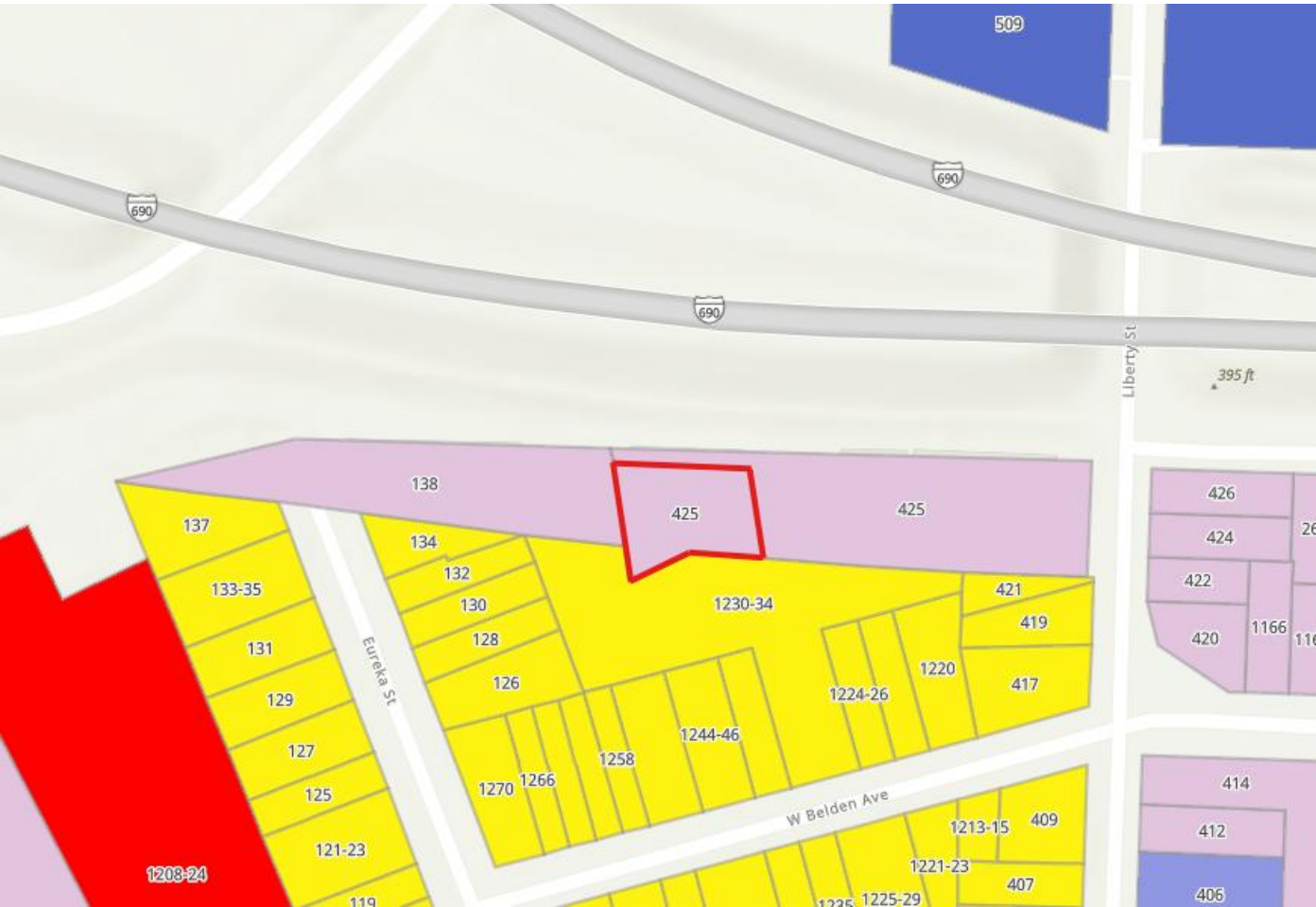
Attachments:

Off-Premise Advertising Sign Application
Application Completeness Letter
Easement Agreement
Short Environmental Form
Digital Sign Plans

Property Survey
Sign Structure Plans
Site and Example Photos
Code Enforcement History
OCPB Comments

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

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/>

INTERNAL USE ONLY

Your Submission Details

Submission Number:

AS-2026-11

Status:

Submitted

Message:

Applicant Name:

Amy Monaghan-Brown

Applicant Email:

Primary Location:

425 LIBERTY ST, REAR, 13204

Primary APN:

108.2-02-23.0

Submission Type:

Zoning Applications > Off-Premise Sign Permit

Last Updated:

August 13, 2026

Submission URL:

<https://app.oncamino.com/syracuseny/dashboard/submissions/826188/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

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

✓ Off-Premise Sign Permit Application and Review Process

INTERNAL USE ONLY

Data Fields

General Project Information

1	Sign 4 Panel Width	
2	Sign 4 Panel Height	
3	Sign 4 Orientation Street	
4	Sign 4 Orientation direction (N, E, S, W)	
5	Sign 3 Panel Width	
6	Sign 3 Panel Height	
7	Sign 3 Orientation Street	
8	Sign 3 Orientation direction (N, E, S, W)	
9	Sign 2 Panel Width	40
10	Sign 2 Panel Height	11
11	Sign 2 Orientation Street	I-690
12	Sign 2 Orientation direction (N, E, S, W)	E
13	Sign 1 Panel Width	36
14	Sign 1 Panel Height	10.5
15	Sign 1 Orientation Street	i-690
16	Sign 1 Orientation direction (N, E, S, W)	W
17	Message transition (type, duration)	0
18	Duration of message (in seconds)	8
19	Brightness Technology	DynamicVu

INTERNAL USE ONLY

Digital Face/ LED

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

Center Pole

22 Sign Height

35ft

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

Ground

24 New or Existing

Existing

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

Datum: NAD83 Projection: New York Central (FIPS 3102) Easting: 283,232.10 Northing: 339,411.70

26 Business/Project Name

Liberty St Sign Improvements



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

Owner/Owner's Agent Certification

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

Print owner's name: TLC Properties, Inc

Signature: *Amy Monaghan Brown*

Date: 07/30/2026

Mailing address: 5497 E. Molloy Road, Syracuse, NY 13211

Phone: [REDACTED]

Email: [REDACTED]

Print applicant's name: Amy Monaghan-Brown

Signature: *Amy Monaghan Brown*

Date: 07/30/2026

Mailing address: 5947 E. Molloy Road, Syracuse, NY 13211

Phone: [REDACTED]

Email: [REDACTED]

Print authorized representative's name (if applicable):

Signature:

Date: 07/30/2026

Mailing address:

Phone:

Email:

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

PLEASE NOTE:

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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of
Zoning

Conor Rourke
Land Use & Zoning
Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative
Specialist

Amy Monaghan-Brown
TLC Properties, Inc
5497 E. Molloy Road,
Syracuse, NY 13211
8/13/2026

Re: Application Completeness for City Planning Commission for 425 Liberty St.

Dear Amy Monaghan-Brown,

On 8/13/2026, Samuel Prescott determined the proposed project AS-2026-11 at 425 Liberty St. to be **complete**.

The proposed project will be sent to all involved agencies for review.

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 Samuel Prescott 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 Samuel Prescott 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

2026-08-24 13:30:01 EDT

ON THIS SITE, AS 2026-11 IS AN OFF-PREMISE
SIGN PERMIT APPLICATION TO ESTABLISH A
BILLBOARD AT 425 LIBERTY ST, REAR. THE PROPERTY
IS OWNED SOMNIUM VIVUS LLC, THE SIGN
EASEMENT IS OWNED BY TLC PROPERTIES, INC AND
IS IN THE LIGHT INDUSTRIAL (LI) ZONE DISTRICT.
THIS MATTER WILL BE DISCUSSED AT A PLANNING
COMMISSION MEETING ON MONDAY, AUGUST
31ST, 2026, AT 6 P.M. IN THE COMMON COUNCIL
CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.
FOR MORE INFORMATION VISIT SYR.GOV/PC

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - Room 200
Syracuse NY 13202

Phone: 315-435-2226
Fax: 315-435-3455

Submitted by: TALON GROUP
Document type: EASMT
Grantor: ROSENTHAL IRVING B
TLC PROPERTIES INC
Grantee: TLC PROPERTIES INC
ROSENTHAL IRVING B
Legal desc: SYR FL295 GED
Prop addr: 425 LIBERTY ST (REAR)

Receipt: 556423 LM
Instrument: 1310006
Book/Page: 04964/0173
Date filed: 10/18/2006 at 03:08PM
Updated: 10/25/2006 MS
Record and return to:
TALON GROUP
351 S WARREN ST STE 500
SYRACUSE NY 13202

RECORDING FEES

Addl pages: 6 x 3.00 \$ 18.00
Addl names: x \$
Addl refs: x \$
Misc: \$
Basic: \$ 8.50
=====

Total: \$ 26.50

MORTGAGE TAX

Mortgage: \$
Basic: \$
Insurance fund: \$
Net add: \$
Misc: \$
=====

Total: \$

MISCELLANEOUS FEES

RMI: \$ 20.00
TP 584: \$ 5.00
RP5217: \$
Affts: \$

=====

Total: \$ 25.00

DEED TRANSFER TAX

Consideration: \$ 100,000.00
Transfer tax: \$ 400.00
SWIS: 3115
Map #: 108-02-23

.....

TOTAL PAID: \$451.50
Control no: 3790

.....

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach.
Taxes imposed on this instrument at time of recording were paid.
Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk



D 0 4 9 6 4 0 1 7 3

GRANT OF EASEMENT

* UNITED STATES OF AMERICA

*

*

BY: Irving B. Rosenthal

* STATE OF New York

TO: TLC PROPERTIES, INC.

* COUNTY OF Onondaga

This Grant of Easement ("Agreement") is made this 7th day of August, 2006, by and between Irving B. Rosenthal, whose address is 115 SAYBROOK Lg. AUSTIN TX 78701 ("Grantor"), and TLC PROPERTIES, INC., a Louisiana Corporation, whose address is 5551 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, a perpetual easement for the location, construction and maintenance of the outdoor advertising structure or structures and all necessary or desirable appurtenances on, over and upon the following described real property.

Property located off of 425 Liberty Street (Rear), City of Syracuse.

Tax Map #108-02-23.0

See exhibit "A"

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor herein grants a perpetual easement subject to the following terms and conditions:

Easement shall consist of a perpetual servitude of use that runs with the land and shall include the right to service, maintain, improve or replace any outdoor advertising structure on the property described. This right shall include but not be limited to a right of ingress and egress, a right of overhang for electrical service, a right to maintain telecommunication devices (including but not limited to telecommunications towers and related ground facilities) and a right of view, prohibiting vegetation or improvements on the property described herein that would obstruct the view of advertising structure from the adjoining highway. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Easement as often as Grantee deems

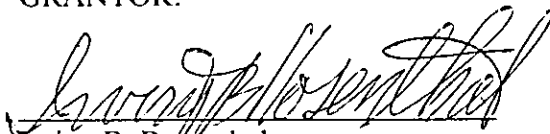
necessary to prevent obstruction or to improve the appearance of the structure. Grantee, its successors and assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the property described.

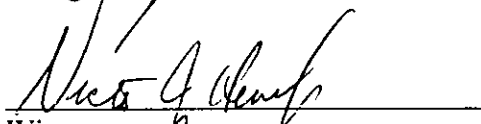
Grantor warrants that it is the sole record owner of the immovable property over which this Easement is created, that such property is not subject to any mortgages or liens, that such property is not encumbered by any restrictions, easements, covenants, leases or other rights that are in any way conflicting with or inconsistent with the conveyance herein made, and that Grantor has the right and authority to execute this Easement and to grant, sell and convey the real rights set forth herein to Grantee.

The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, assigns, and legal representatives of Grantor and Grantee.

WITNESS this 1st day of August, 2006.

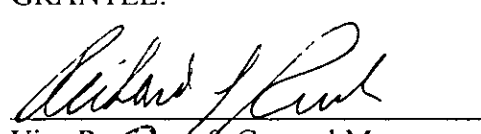
GRANTOR:

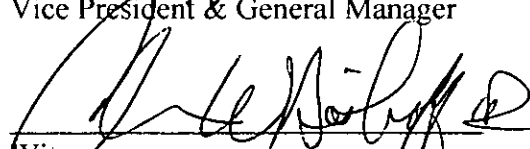

Irving B. Rosenthal


Witness

August 1, 2006
Date

GRANTEE:


Vice President & General Manager


Witness

8-9-06
Date

This Instrument Prepared By:
James R. McIlwain
5551 Corporate Blvd
Baton Rouge, LA 70808

COUNTY OF Onondaga

STATE OF New York

On this, the 7th day of August, 2006

Before me, VICTOR HERSHDORFER
(Printed name of Officer/Notary Public)

the undersigned a/an Notary Public, personally appeared
(Notary Public/Officer)

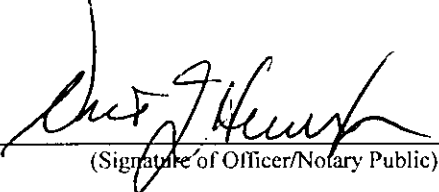
Irving Rosenthal

known (~~or satisfactorily proven~~) to me to be the person(s) whose name(s)

is subscribed to the within instrument and acknowledged to me
(is/are)

that he executed the same for the purposes therein contained.
(he/she/they)

IN WITNESS WHEREOF, I hereunto set my hand and official seal


(Signature of Officer/Notary Public)

VICTOR J. HERSHDORFER
Notary Public, State of New York
No. 34-6873553, Reg. Onondaga County
My Commission Expires June 30, 2010

COUNTY OF Onondaga

STATE OF New York

On this, the 9 day of August, 2006

Before me, Barbara J. Lucia
(Printed name of Officer/Notary Public)

the undersigned a/an Notary Public, personally appeared
(Notary Public/Officer)

Richard Ruch

known (~~or satisfactorily proven~~) to me to be the person(s) whose name(s)

is subscribed to the within instrument and acknowledged to me
(is/are)

that he executed the same for the purposes therein contained.
(he/she/they)

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Barbara J. Lucia
(Signature of Officer/Notary Public)

BARBARA J. LUCIA
Notary Public, State of New York
Qualified in Onondaga County No. 01LU5004006
My Commission Expires November 9, 2006

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

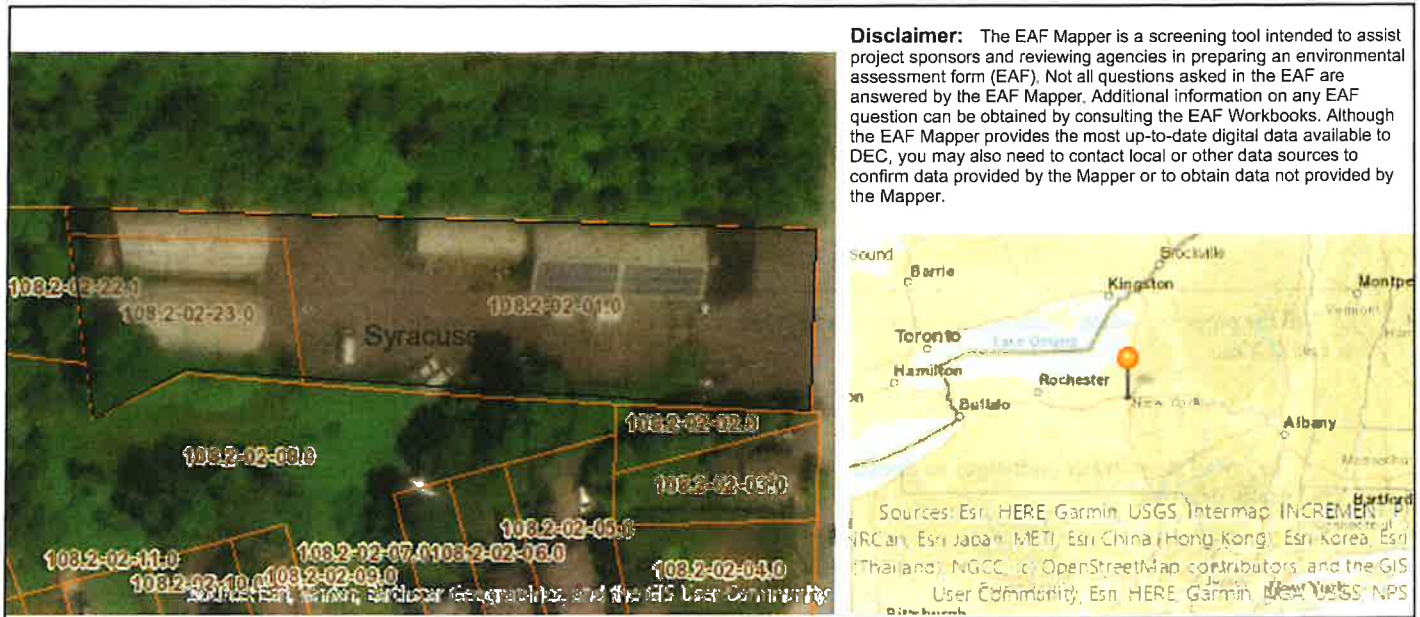
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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							
Lamar Advertising of Penn							
Name of Action or Project: 425 Liberty St Sign Improvement							
Project Location (describe, and attach a location map): 425 Liberty St							
Brief Description of Proposed Action: Application for a permit to convert one of the existing sign faces at this location to a digital face. Due to the weight and age of this structure it will require us to replace the structure to bring it in line with current standards.							
Name of Applicant or Sponsor: Amy Monaghan-Brown		Telephone: [REDACTED] E-Mail: [REDACTED]					
Address: 5947 E. Molloy Rd							
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		.02 acres					
b. Total acreage to be physically disturbed?		.02 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.05 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)							
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
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	YES	
	☒	☐	
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?	☒	☐	
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	YES	
	☐	☒	
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: _____			
There are no NYSDEC Article 24 regulated freshwater wetlands (which typically protect wetlands 12.4 acres or larger, alongside a 100-foot regulated buffer) located on this property. Proposed work fully contained within the property line of 425 Liberty St			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ 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
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
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
	☒	☐
	☒	☐
	☒	☐
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
	☒	☐
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
	☒	☐
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
The property sits near Harbor Brook and the historical urban core of the Near Westside—an area heavily saturated with 20th-century automotive repairs, manufacturing, and foundry work—the soil profile in the immediate radius is generally flagged for urban fill contaminants (such as low-level heavy metals or polycyclic aromatic hydrocarbons).	☐	☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question.	NO	YES
	☐	☒
	☒	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): Unlike traditional outdoor billboards with unshielded LEDs that point upward or scatter light in all directions, this enclosed LCD architecture acts as a built-in structural shield, focusing light forward toward pedestrians rather than broadcasting it. A dual-loop cooling system dampens operational noise below 45 dBA.		
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>07/21/26</u>		
Signature: <u>[Signature]</u> Title: <u>Real Estate Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	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]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: AS-2026-11

Date: 8/31/2026

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: AS-2026-11

Date: 8/31/2026

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.

☐	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.
☒	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 Planning Commission	8/31/2026
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)

PRINT FORM

CODE - 2018 INTERNATIONAL BUILDING CODE

DESIGN LIVE LOAD - MAINTENANCE PLATFORMS: 40 PSF OR 300 LBS. CONC. LOAD

DESIGN DEAD LOAD - SIGN FACE PANELS: 2.5 P.S.F. - LED DISPLAYS: 6,000 LBS EACH
OTHER STRUCTURAL MEMBERS: AS NOTED IN CALCULATIONS.

SPREAD FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OR
THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR
ORGANIC FILL EXISTS. FOUNDATION IS DESIGNED UTILIZING BEARING PRESSURE PER IBC SECTION
1807.3.2.1. DESIGN VERTICAL SOIL PRESSURE PER IBC TABLE 1806.2 IS 2000 PSF (SOIL CLASS 4 - TYPE:
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL). VERIFY SOIL TYPE DURING
EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

REINFORCING STEEL - FOR SPREAD FOOTING, REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. REINFORCING SHALL BE FABRICATED AND SECURED IN ACCORDANCE WITH ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. DO NOT WELD REINFORCING STEEL UNLESS APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION.

(APPLY UNLESS OTHERWISE NOTED)

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36

PIPE SECTIONS - ASTM A53 GR B OR A252 GR 2, OR API 5L (WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS).

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-99, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISI SPECIFICATIONS AND STANDARD PRACTICE.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318. CONCRETE MIX SHALL BE PROPORTIONED WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING E70XX ELECTRODES.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307, HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325N. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT). PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISI APPROVED TENSIONING METHOD.

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:

-- STEEL CONSTRUCTION:	MATERIAL VERIFICATION OF STRUCTURAL STEEL PERIODIC INSPECTION OF JOINT DETAILS
-- FIELD WELDING:	PERIODIC INSPECTION OF SINGLE PASS FILLET WELDS $\leq 5\%$ CONTINUOUS INSPECTION OF FILLET WELDS $\geq 3\%$ CONTINUOUS INSPECTION OF ANY MULTI PASS FILLET WELDS CONTINUOUS INSPECTION OF PLUG/SLOT WELDS
-- HIGH STRENGTH BOLTS:	MATERIAL VERIFICATION OF WELD FILLER MATERIAL PERIODIC INSPECTION TO REVIEW FASTENER COMPONENT AND TENSIONING.
-- DRILLED FOUNDATION:	PERIODIC INSPECTION TO VERIFY EXCAVATION DIMENSION

STEEL FABRICATOR: ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING CITY OF PHOENIX APPROVED FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, AZ 85040

UNLESS SPECIFICALLY INDICATED AS FIELD WORK, NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. SPECIAL INSPECTIONS IS REQUIRED FOR ALL FIELD WELDING.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

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FOR CONSTRUCTION

CUSTOMER

LAMAR ADVERTISING

SIGN LOCATION

SYRACUSE, NY



RMG
Outdoor Inc.

1430 E. Missouri Ave., Suite B160
Phoenix, Arizona 85014
Phn: (602) 230-8634 Fax: (602) 230-9071

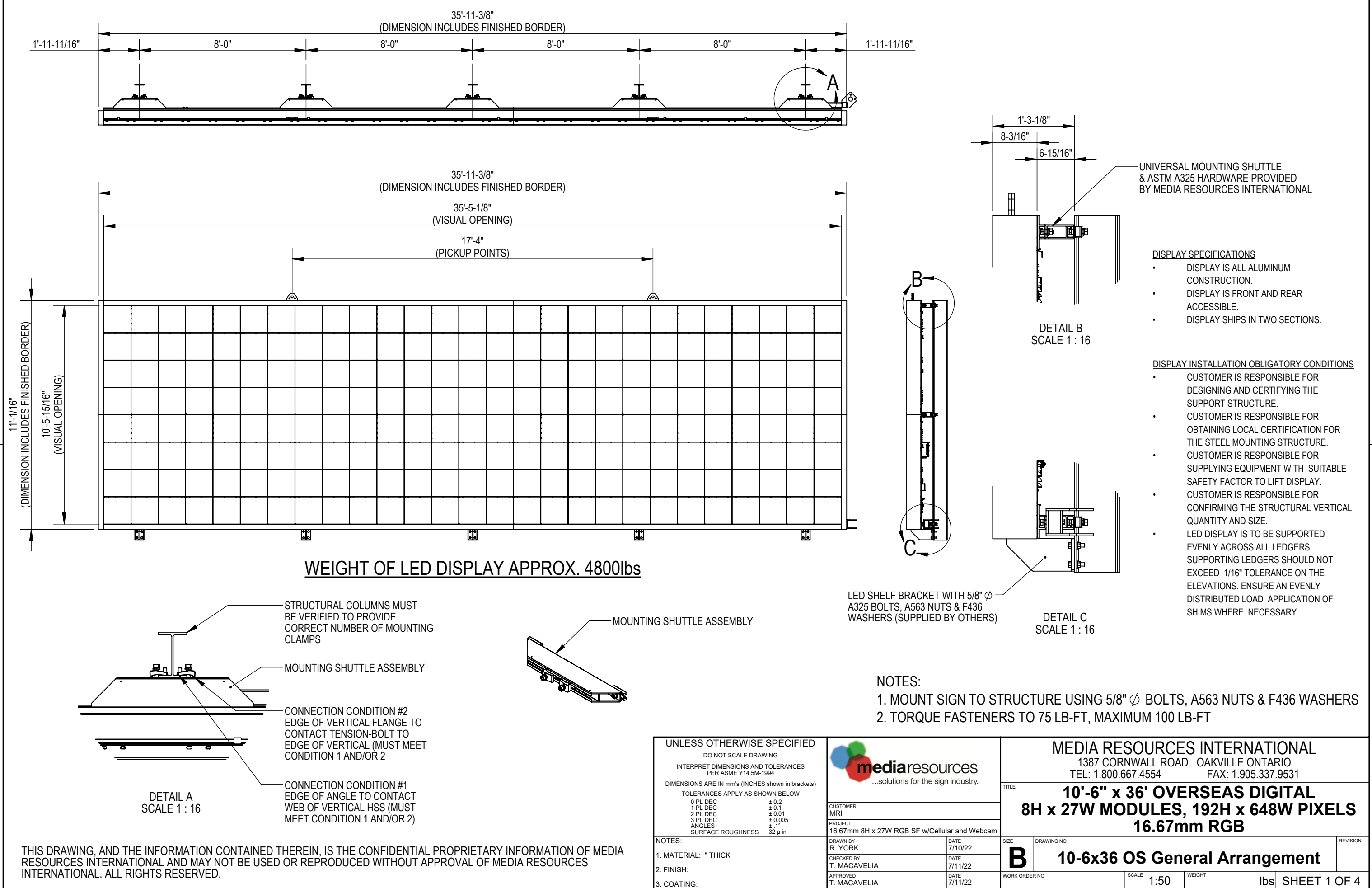
11' x 40'
SINGLE POST
CENTER MOUNT
20' V-BUILD
LED / STATIC
SIGN STRUCTURE

ENG. NO. G-_____	DR. DBM	CH. CK
---------------------	------------	-----------

	DATE
	07/17/2020

JOB NO. PRELIMINARY	SHEET NO. 51 of 1
------------------------	----------------------





WEIGHT OF LED DISPLAY APPROX. 4800lbs

UNIVERSAL MOUNTING SHUTTLE
& ASTM A325 HARDWARE PROVIDED
BY MEDIA RESOURCES INTERNATIONAL

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

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.

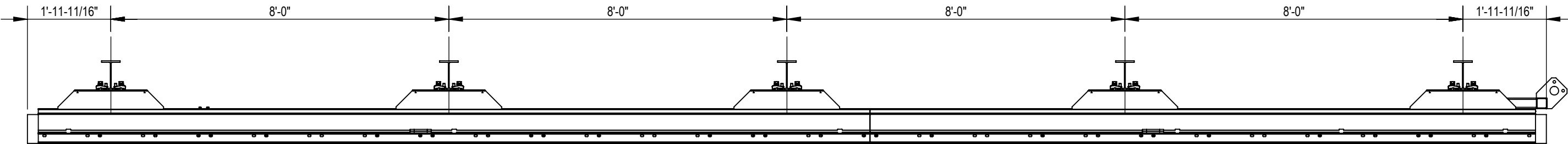
LED SHELF BRACKET WITH 5/8" Ø
A325 BOLTS, A563 NUTS & F436
WASHERS (SUPPLIED BY OTHERS)

- 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		 ...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 MRI PROJECT 16.67mm 8H x 27W RGB SF w/Cellular and Webcam		SIZE B	DRAWING NO 10-6x36 OS General Arrangement		
		DRAWN BY R. YORK CHECKED BY T. MACAVELIA APPROVED T. MACAVELIA		DATE 7/10/22 7/11/22 7/11/22	WORK ORDER NO	SCALE 1:50	WEIGHT lbs
							SHEET 1 OF 4

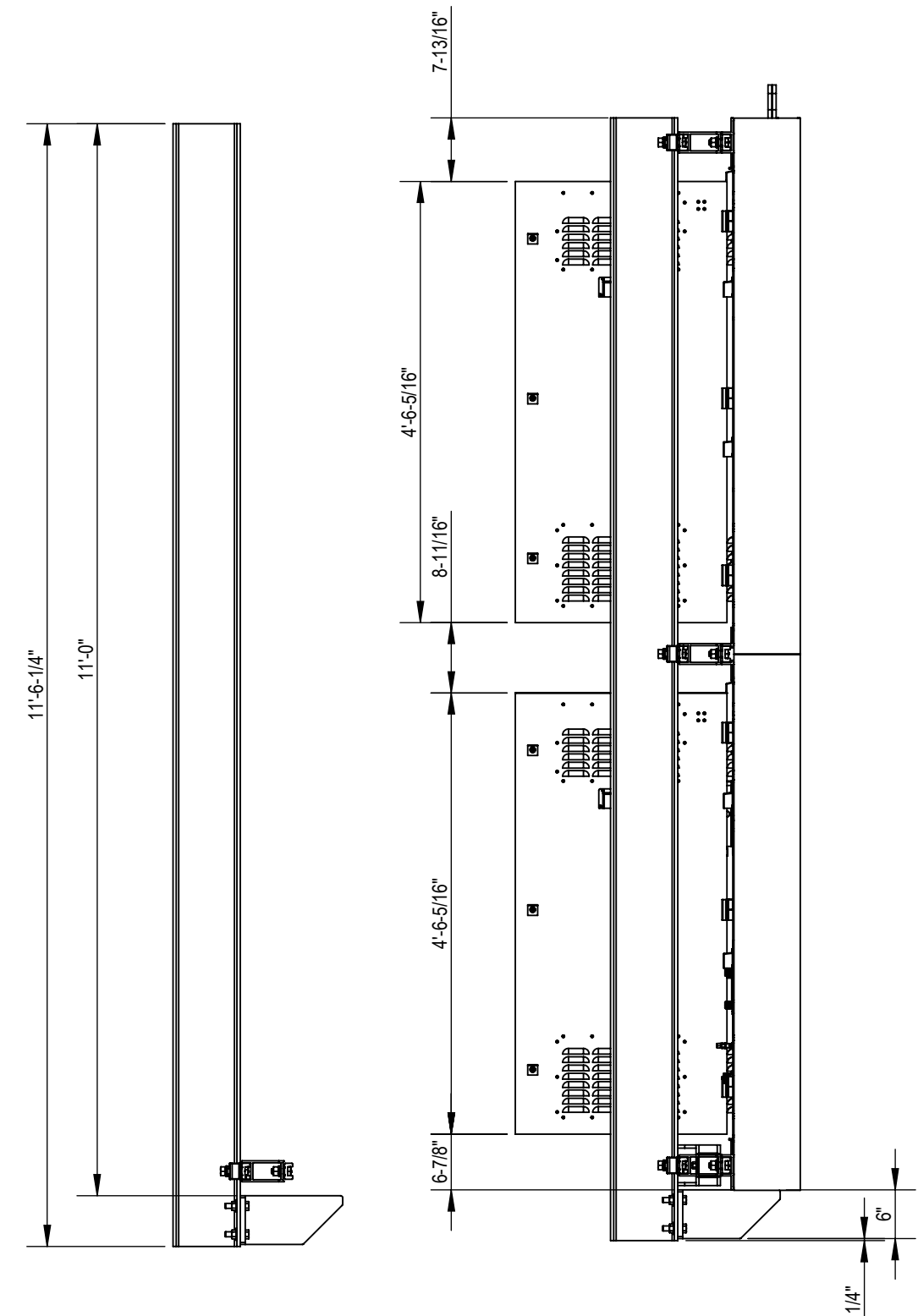
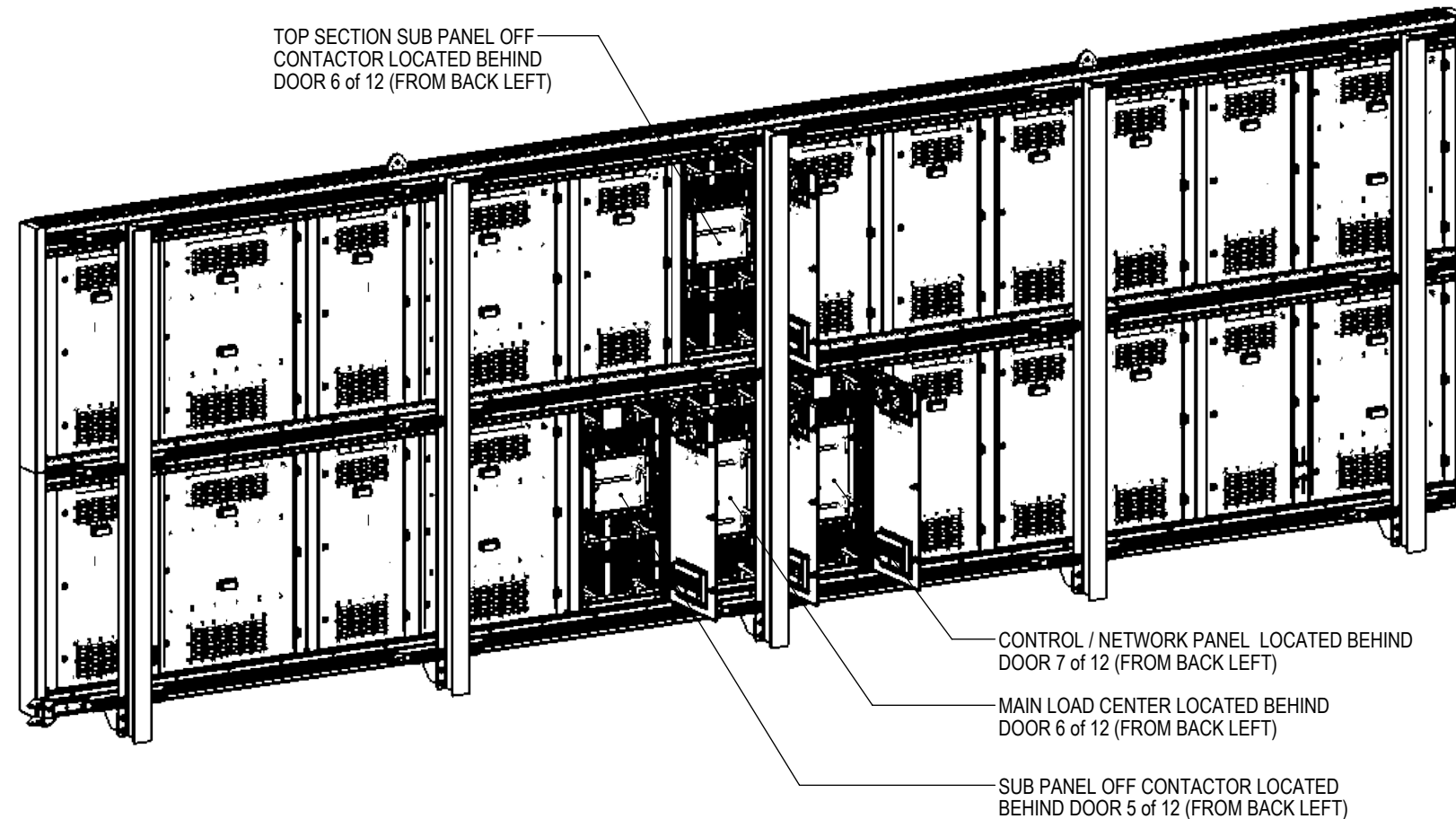
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SHUTTLES MAY NOT BE IN EXACT LOCATION SHOWN UPON ARRIVAL
DUE TO SHIPPING BRACKETS. ONCE LED DISPLAY IS OFF-LOADED
PLEASE LOOSEN BOLTS ON SHUTTLES AND ADJUST TO SITE CONDITIONS



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NOTES: 1. MATERIAL: " THICK 2. FINISH: 3. COATING:		CUSTOMER MRI PROJECT 16.67mm 8H x 27W RGB SF w/Cellular and Webcam		TITLE 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		SIZE B	DRAWING NO 10-6x36 OS General Arrangement		REVISION
		DATE 7/10/22 DATE 7/11/22 DATE 7/11/22		WORK ORDER NO	SCALE 1:30	WEIGHT lbs	SHEET 2 OF 4



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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 MRI PROJECT 16.67mm 8H x 27W RGB SF w/Cellular and Webcam		TITLE 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		SIZE B	DRAWING NO 10-6x36 OS General Arrangement		REVISION
		DATE 7/10/22 DATE 7/11/22 DATE 7/11/22		WORK ORDER NO	SCALE 1:20	WEIGHT lbs	SHEET 3 OF 4

FAN EXHAUST (TYPICAL AT TOP OF DOOR)

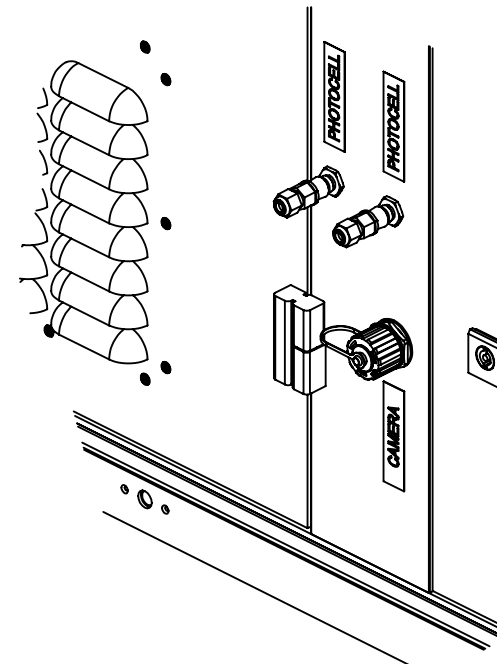
INTAKE VENT (TYPICAL AT BOTTOM OF DOOR)

REMOVABLE HINGED REAR ACCESS DOORS

8"x6"x3.5" ELECTRICAL INPUT J-BOX

4"x4"x2" ELECTRICAL HOOKUP BOX

PG13 DOME CONNECTORS FOR ANTENNA



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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

NOTES:

1. MATERIAL: " THICK
2. FINISH:
3. COATING:



CUSTOMER

MRI

PROJECT

16.67mm 8H x 27W RGB SF w/Cellular and Webcam

DRAWN BY

R. YORK

CHECKED BY

T. MACAVELIA

APPROVED

T. MACAVELIA

DATE

7/10/22

DATE

7/11/22

DATE

7/11/22

MEDIA RESOURCES INTERNATIONAL

1387 CORNWALL ROAD OAKVILLE ONTARIO

TEL: 1.800.667.4554

FAX: 1.905.337.9531

TITLE

**10'-6" x 36' OVERSEAS DIGITAL
8H x 27W MODULES, 192H x 648W PIXELS
16.67mm RGB**

SIZE

B

DRAWING NO

10-6x36 OS General Arrangement

REVISION

WORK ORDER NO

SCALE

1:12

WEIGHT

lbs

SHEET 4 OF 4



Ged Fl 295

Aerial Easement - Liberty Street

All that tract and or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, being a Part of Lot# 295 of the Salt Springs Reservation in said City and being more particularly described as follows:

Beginning at a point in the northerly line of lands conveyed from the West Shore Railroad Company to William F. and Robert W. Clark as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1566 at Page 572 on June 7, 1952, said point being the following courses and distances to the southeasterly corner of lands conveyed to William F. Clark Realty Co., Inc. as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1656 at Page 573 on October 29, 1953:

1.) S.88°-35'-15"E., a distance of 99.95 feet;

2.) S.08°-04'-30"E., a distance of 100.03 feet;

thence, from said point of beginning, S.10°-48'-49"E., a distance of 41.58 feet to a point;

thence, N.86°-25'-26"E., a distance of 28.58 feet to a point;

thence, N.11°-45'-30"E., a distance of 40.22 feet to a point situate in said northerly line of William F. and Robert W. Clark;

thence, S.88°-35'-15"E., along said northerly line, a distance of 12.53 feet to the point and place of beginning.

The hereinbefore described parcel of land contains 823.5 square feet, more or less and is intended to create an aerial easement for an existing billboard on the above described premises and is subject to and together with any and all easements, restrictions and/or rights of way of record.

**RJ Lighton Sr.
Land Surveying**

886 East Brighton Avenue

Syracuse, NY 13205

Tel: (315) 492-2493

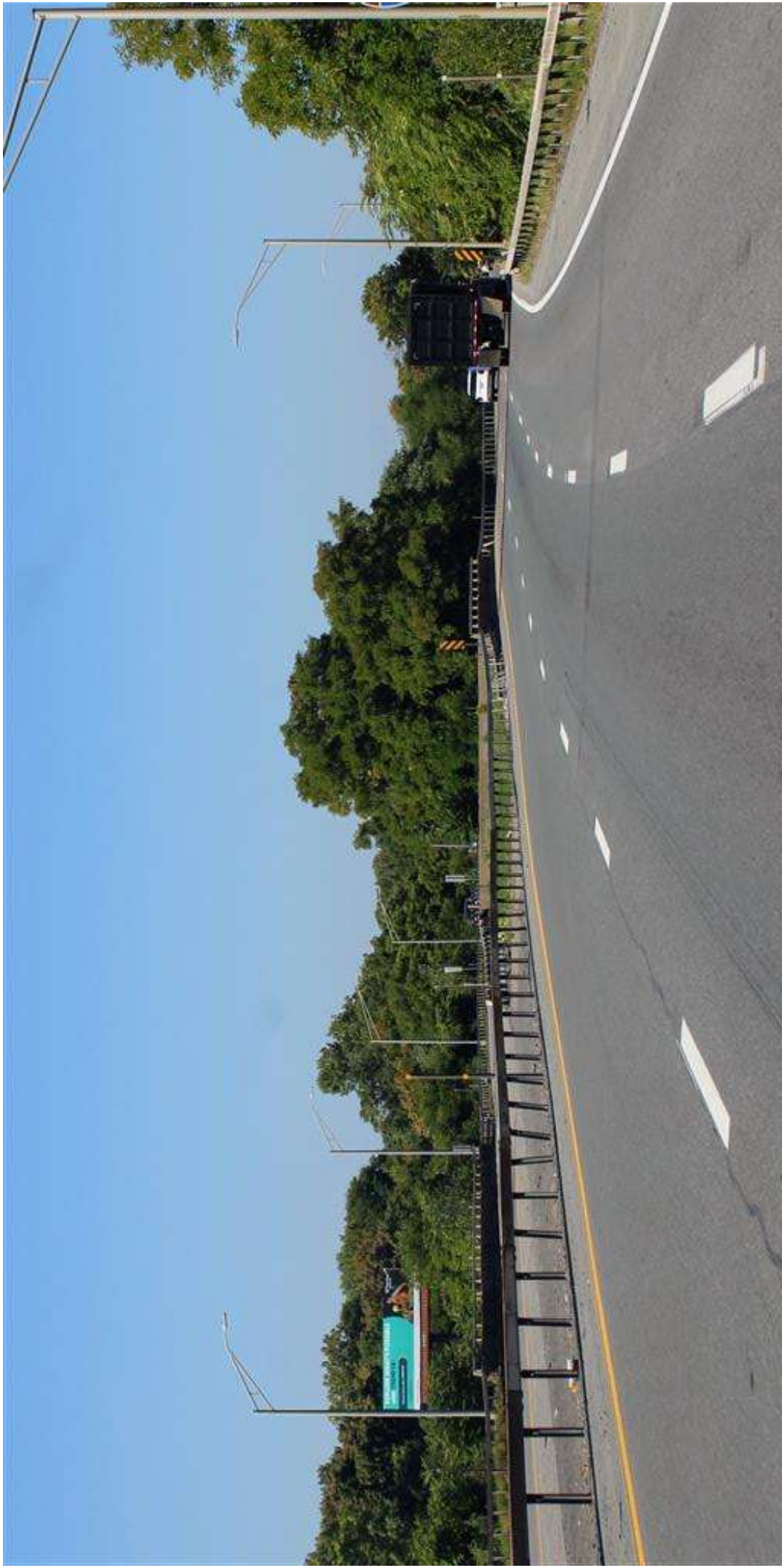
Fax: (315) 469-7079

RJ Lighton, Sr.

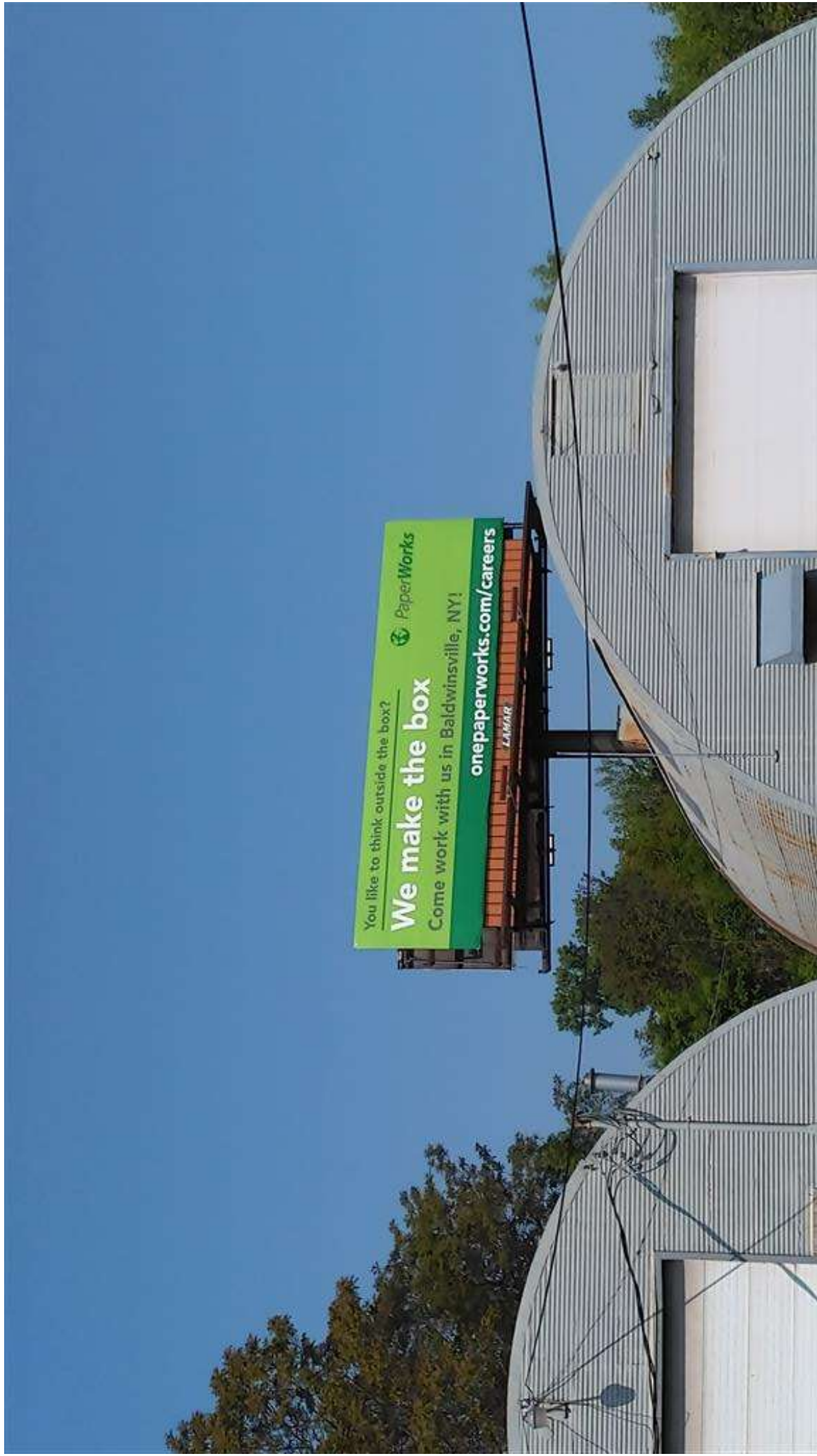
New York State Licensed

Land Surveyor

East Side - Daytime - Clear



East Side - Daytime - Close up



East Side - Daytime - Overcast



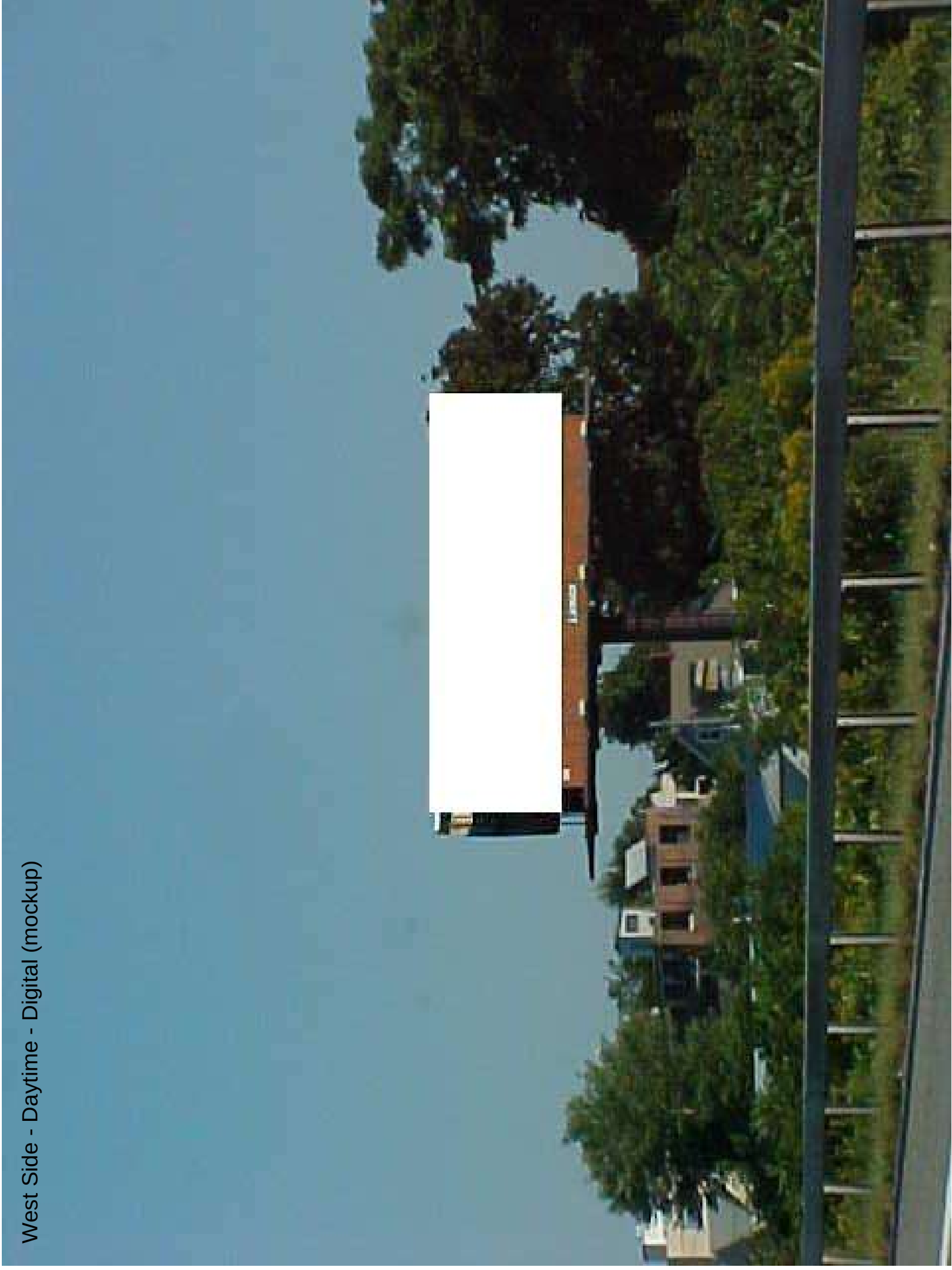
West side - Daytime - Clear



West Side - Daytime - Close Up



West Side - Daytime - Digital (mockup)



West Side - Daytime - Overcast



Westside - Daytime - Close up



Comparable Digital - Daytime





Comparable Digital - Daytime (2)



Comparable Static - Night



City of Syracuse
Parcel History
 01/01/1900 - 08/27/2026
 Tax Map #: 108.2-02-23.0
 Owners: Somnium Vivus LLC
 Zoning: IN

Address	Date	Transaction	Transaction Type	Status	Description
425 Liberty St Rear	01/24/13	Permit Application	HVAC/Mechanical	Issued	09977
425 Liberty St Rear	01/30/13	Inspection	Inspector Notification	Pass	
425 Liberty St Rear	02/05/13	Completed Permit	HVAC/Mechanical	Certificate Issued	09977 Certificate of Completion #09977
425 Liberty St Rear	07/02/14	Permit Application	Electric	Issued	15889 Electrical - endeavor entertainment (rear)
425 Liberty St Rear	07/03/14	Inspection	Inspector Notification	In Progress	
425 Liberty St Rear	08/06/14	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	09/03/14	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	10/08/14	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	11/07/14	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	12/05/14	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	01/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	02/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	03/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	04/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	05/07/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	06/04/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	07/06/15	Inspection	Progress Inspection	In Progress	
425 Liberty St Rear	07/20/15	Inspection	Final Inspection	Pass	
425 Liberty St Rear	07/21/15	Completed Permit	Electric	Certificate Issued	15889 Electrical - endeavor entertainment (rear) Certificate of Completion #15889

City of Syracuse
Parcel History
 01/01/1900 - 08/27/2026
 Tax Map #: 108.2-02-01.0
 Owners: Somnium Vivus LLC
 Zoning: IN

Address	Date	Transaction	Transaction Type	Status	Description
425 Liberty St	10/09/87	Project	Off Premise Advertising	Approved with	AS-87-040 Off-premise advertising.
425 Liberty St	11/20/02	Project	Off Premise Advertising	Closed	AS-02-20 OFF-PREMISE ADVERTISING (LAMAR)
425 Liberty St	12/12/11	Completed Complaint	Bulk Household Items	Completed	2011-00451 427 liberty ave, bulk trash p/u
425 Liberty St	07/03/13	Permit Application	Sign	Issued	11730 Installation of a 55" x 176" non-illuminated wall sign per the attached zoning approval. Comply w/attached photo. Endeavor Entertainment
425 Liberty St	08/01/13	Completed Permit	Sign	Certificate Issued	11730 Installation of a 55" x 176" non-illuminated wall sign per the attached zoning approval. Comply w/attached photo. Endeavor Entertainment Certificate of Completion #11730
425 Liberty St	03/26/14	Inspection	Progress Inspection	In Progress	
425 Liberty St	07/02/14	Permit Application	Electric	Issued	15888 Electrical - Endeavor Entertainment
425 Liberty St	07/03/14	Inspection	Inspector Notification	In Progress	
425 Liberty St	08/06/14	Inspection	Progress Inspection	In Progress	
425 Liberty St	09/03/14	Inspection	Progress Inspection	In Progress	
425 Liberty St	10/08/14	Inspection	Progress Inspection	In Progress	
425 Liberty St	10/24/14	Inspection	Final Inspection	Pass	
425 Liberty St	11/07/14	Inspection	Progress Inspection	In Progress	
425 Liberty St	12/05/14	Inspection	Progress Inspection	In Progress	
425 Liberty St	01/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	02/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	03/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	04/09/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	05/07/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	06/04/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	07/06/15	Inspection	Progress Inspection	In Progress	
425 Liberty St	07/21/15	Completed Permit	Electric	Certificate Issued	15888 Electrical - Endeavor Entertainment Certificate of Completion #15888

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
425 Liberty St	08/03/15	Inspection	Final Inspection	Pass	
425 Liberty St	06/27/17	Inspection	Complaint Inspection	In Progress	
425 Liberty St	07/06/17	Completed Complaint	Overgrowth: Private, Occ	Owner Compliance	2017-18183 overgrowth by fence in backyard
425 Liberty St	07/06/17	Inspection	Progress Inspection	Pass	
425 Liberty St	10/06/17	Permit Application	Electric	Issued	30086 Installation of solar photovoltaic array.
425 Liberty St	10/30/17	Inspection	Inspector Notification	In Progress	
425 Liberty St	11/13/17	Inspection	Progress Inspection	In Progress	
425 Liberty St	11/20/17	Inspection	Service Inspection	Pass	
425 Liberty St	11/22/17	Inspection	Final Inspection	Pass	
425 Liberty St	11/27/17	Completed Permit	Electric	Certificate Issued	30086 Installation of solar photovoltaic array. Certificate of Completion #30086
425 Liberty St	07/01/20	Inspection	Complaint Inspection	N/A	
425 Liberty St	07/13/20	Inspection	Complaint Re-Inspection	N/A	
425 Liberty St	07/23/20	Completed Complaint	Overgrowth: Private, Occ	Completed	2020-12752 o/g and t/d
425 Liberty St	07/23/20	Inspection	Complaint Inspection	N/A	



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Planning Commission
FROM: Troy Waffner, Director of Planning
DATE: Friday, August 21, 2026
RE: GML Administrative Review - at 425 Liberty Street, 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.onondaga.gov/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@onondaga.gov with any questions.

CASE NUMBER: Z-26-202
REFERRING BOARD: City of Syracuse Planning Commission
DATE RECEIVED: 8/14/2026
TYPE OF ACTION: OTHER AUTHORIZATION
APPLICANT: Amy Monaghan-Brown
LOCATION: at 425 Liberty Street, Rear
WITHIN 500' OF: Interstate Route 690, a state highway

PROPOSAL: The applicant is proposing alterations to an existing billboard located on a 0.30-acre parcel in Light Industrial zoning district. The site is located off Liberty Street, a local road, on the western edge of the City of Syracuse near the eastbound lanes of Interstate 690.

The proposal is to replace the east-facing side of the billboard with a mini-LED backlit digital sign. Additionally, the structure will be replaced to bring the sign up to current standards. The sign will be double-sided, mounted on a column pipe, and will be a total of 48'-high. The sign faces will be 40' x 11'.

ADVISORY NOTE(S): 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 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.

RECOMMENDATION: No Position

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>