

November 22, 2019

**VIA HAND DELIVERY**

City Planning Commission  
City of Syracuse  
Attn: Steven Kulick, Chairperson  
233 East Washington Street  
Syracuse, New York 13202

Re: *Notice of Appeal of Zoning Administrator Decision re: Sign Waiver*  
*Applicant: Baruch Park Place LLC*  
*Location: 300 South State Street, Syracuse New York*

Hon. Kulick:

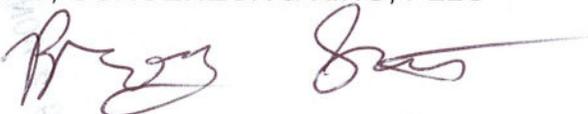
Please be advised that we represent Baruch Park Place LLC (the "Applicant") with respect to its application to the City of Syracuse Zoning Administration for a sign waiver. The Applicant's application (the "Application") together with supporting documents is attached hereto for reference as Exhibit A. The City of Syracuse Zoning Administrator issued a decision granting the Application in part and denying the Application in part. A copy of that decision is attached hereto for reference as Exhibit B.

The Applicant wishes to appeal the decision of the Zoning Administrator for the reasons set forth in my July 15, 2019 letter, which accompanied the Application and is attached hereto for reference as Exhibit C.

Should the City Planning Commission need anything further to fully review this request, please feel free to contact me. We look forward to hearing from you.

Very truly yours,

BOND, SCHOENECK & KING, PLLC



Brody Smith

cc: Baruch Park Place LLC  
Heather Lamendola, Zoning Administrator

Syracuse Zoning Administration SIGN WAIVER APPLICATION  
*This application form is not to be used for Off-Premises Advertising Signs*  
 City Hall Commons – Room 101 – 201 East Washington Street, Syracuse, N.Y. 13202-1426  
 Telephone 315-448-8640

For Office Use Only: Application Number: AS- 19-14A  
 Filing Date: \_\_\_\_\_ Zoning District: CBD-05

PLEASE PRINT OR TYPE INFORMATION

SUBJECT PROPERTY ADDRESS: 300 Steele St S & Fayette St E

OWNER AND CONTACT INFORMATION:

Owner: (Current Owner of the Property)

Name(s): BANUCH PARK PLACE LLC

Mailing address: 551 5th Avenue, Suite 2500 New York NY

Zip: 10176 Daytime phone: 212 276 4477 Home phone: \_\_\_\_\_

E-mail (alternate contact for additional information request): Jenni.Sullivan@zammirequiter.com

Applicant: (if different than the property owner)

Name(s): Greg Fishel - Allied Sign Company

Mailing Address: 720 Erie Blvd West, Syracuse NY

Zip: 13204 Home phone: 315-471-2771 Day phone: 315-863-6384

E-mail (alternate contact for additional information request): greg@alliedsign.com

Representative: Attorney  Architect  Contractor  Other   
 (Only if involved with this application)

Name(s): Brody O. Smith Esq.

Mailing Address: One Lincoln Center Syracuse NY

Zip: 13202 Telephone number: 315-218-8225

Street Frontage: (width of building space directly facing the street which the tenant occupies) 201.96'

SIGN INFORMATION: (For each proposed and existing sign, but NOT for signs to be removed)

	New (✓)	Existing (✓)	Type (wall, ground, projecting, other)	Height*	Dimensions*	Setback*	Type of Illumination*
1	X		wall	55"	55" x 68.92'		LED
2	X		wall	55"	55" x 68.92'		LED
3	X		wall	55"	55" x 68.92'		LED
4	X		wall	55"	55" x 68.92'		LED
5							
6							

\* Height is measured to the top of the sign above the ground; Dimensions include the horizontal and vertical measurements of the sign itself; Setback is the distance from the front (street) property line, not the sidewalk; Type of Illumination includes internal lighting, lighting from exterior bulbs, or none. If more than six signs are involved, list the additional signs using the same table format as above on an additional page.

**DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

  
\_\_\_\_\_  
Signature of CURRENT PROPERTY OWNER  
(Or owner's LEGAL representative)

July 18-19  
Date

Asher Zamir, managing member  
Printed or typed name of person whose signature is above (if LEGAL representative, also state the relationship to the owner).

TITLE COMMITMENT NO.:  
First American Title Insurance Company  
Commitment No. NCS-836015-SNANT  
Effective date of April 11, 2017

**SCHEDULE B-II**

- Reservation for Easement for Ingress and Egress and Utility Easement in deed made by One Park Place Associates to City of Syracuse Industrial Development Agency dated as of 6/1/1982 and recorded 7/1/1982 in Book 2948 of Deeds Page 12 (see post).
- Utility, Ingress and Egress Easement made by One Park Place Associates to the City of Syracuse Industrial Development Agency dated as of 6/1/1982 and recorded 7/1/1982 in Book 2948 of Deeds, Page 90 (see post).
- Right of way and easements reserved in Deed made by Federal Deposit Insurance Corporation to William D. Murphy and Donald V. Murphy dated 1/3/1944 and recorded 1/21/1944 in Book 1084 of Deeds, Page 492 (see post). (affects part of parcel 3).

**E. FAYETTE STREET**

TITLE COMMITMENT NO.:  
First American Title Insurance Company  
Commitment No. NCS-836015-SNANT  
Effective date of April 11, 2017

**SCHEDULE "A"**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF BLOCK #113, IN SAID CITY, AND BEING KNOWN AND DESIGNATED AS LOT 6A AS SHOWN ON A MAP ENTITLED "RESUBDIVISION PLAN: NEW LOT 6A AND 6B" MADE BY AUGUST L. CHRISTOPHERSON DATED SEPTEMBER 18, 1981 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON FEBRUARY 1, 1982 AS MAP NO. 5989.

SUBJECT TO A PERMANENT EASEMENT FOR INGRESS AND EGRESS BY PEDESTRIANS AND VEHICULAR TRAFFIC OF ALL KINDS, TO, FROM AND BETWEEN EAST FAYETTE STREET AND LOT 6B AS SHOWN ON SAID MAP NO. 5989, AND FURTHER SUBJECT TO A PERMANENT EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE OF BELOW-GRADE UTILITY LINES, PIPES, CONDUITS AND NECESSARY APPURTENANCES TO PROVIDE NECESSARY OR DESIRABLE UTILITY SERVICES TO ANY BUILDING OR OTHER IMPROVEMENTS AS MAY BE CONSTRUCTED ON SAID LOT 6B.

THE PORTION OF LOT 6A UPON WHICH EACH OF THE AFORESAID PERMANENT EASEMENTS IS LOCATED IS DESCRIBED AS FOLLOWS:

BEGINNING BEING IN THE SOUTHERLY STREET LINE OF EAST FAYETTE STREET; THENCE SOUTH 89 DEGREES 44 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY STREET LINE OF EAST FAYETTE STREET, A DISTANCE OF 18.0 TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 201.96 FEET TO A POINT IN THE SOUTH LINE OF LOT 6A;

THENCE NORTH 89 DEGREES 44 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF LOT 6A, A DISTANCE OF 1.84 FEET TO A POINT;

THENCE NORTH 45 DEGREES 41 MINUTES 50 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF LOT 6A, A DISTANCE OF 22.37 FEET TO A POINT IN THE WESTERLY LINE OF LOT 6A;

THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 6A, A DISTANCE OF 186.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF BLOCK #113, IN SAID CITY, AND BEING KNOWN AND DESIGNATED AS LOT 6B AS SHOWN ON A MAP ENTITLED "RESUBDIVISION PLAN: NEW LOT 6A & 6B" MADE BY AUGUST L. CHRISTOPHERSON DATED SEPTEMBER 18, 1981 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON FEBRUARY 1, 1982 AS MAP NO. 5989.

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE IN THE COUNTY OF ONONDAGA AND STATE OF NEW YORK, KNOWN AND DISTINGUISHED AS LOT NO. 16 AND PART OF LOT NO. 17 IN BLOCK #113, IN SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS, VIZ:

BEGINNING IN THE NORTHERLY LINE OF ONONDAGA STREET AT THE SOUTHERLY CORNER OF SAID LOT NO. 16;

THENCE NORTHEASTERLY ON THE NORTHEASTERLY LINE ONONDAGA STREET, 90 FEET;

THENCE SOUTHWESTERLY AT RIGHT ANGLES TO ONONDAGA STREET, 214 1/2 FEET; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT NO. 8; THENCE SOUTHERLY ON THE EAST LINE OF LOTS NOS. 8 AND 9 TO A POINT WHICH WILL BE INTERSECTED BY A LINE DRAWN FROM THE PLACE OF BEGINNING AT RIGHT ANGLES TO ONONDAGA STREET;

THENCE SOUTHERLY AT RIGHT ANGLES TO ONONDAGA STREET, 134 FEET TO THE PLACE OF BEGINNING.

ALSO ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF SYRACUSE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LOT FORMERLY OWNED BY THE TRUSTEES OF THE CHURCH OF CHRIST OF SYRACUSE AS THE SAME IS DESCRIBED IN A DEED FROM DANIEL PRATT AND WIFE TO SAID SOCIETY DATED SEPTEMBER 5, 1883 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 145 OF DEEDS AT PAGE 460 ETC. ON THE 12TH DAY OF SEPTEMBER 1883;

AND RUNNING THENCE SOUTHEASTERLY FROM SAID SOUTHWEST CORNER, SIXTY (60) FEET ALONG THE WESTERLY LINE OF SAID LOT;

THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE FIFTY-FIVE (55) FEET TO THE EASTERLY LINE OF SAID LOT;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, THIRTY-FIVE (35) FEET;

THENCE NORTHEASTERLY FIVE (5) FEET; THENCE NORTHWESTERLY TWENTY-FIVE (25) FEET TO THE REAR LINE OF SAID LOT; AND THENCE SOUTHWESTERLY ALONG THE REAR LINE OF SAID LOT SIXTY (60) FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH PERMANENT EASEMENT UPON, OVER AND ACROSS AND THROUGH THAT PORTION OF LOT 6A AS SHOWN ON SAID MAP NO. 5989 AND HEREINAFTER DESCRIBED FOR INGRESS AND EGRESS BY PEDESTRIANS AND MOTOR VEHICLES OF ALL KINDS, TO, FROM AND BETWEEN EAST FAYETTE STREET AND LOT 6B AS SHOWN ON SAID MAP NO. 5989.

ALSO TOGETHER WITH A PERMANENT EASEMENT UPON, OVER, UNDER, ACROSS AND THROUGH THAT PORTION OF LOT 6A AS SHOWN ON SAID MAP NO. 5989 IS HEREAFTER DESCRIBED FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE OF BELOW-GRADE UTILITY LINES, PIPES, CONDUITS AND NECESSARY APPURTENANCES TO PROVIDE NECESSARY OR DESIRABLE UTILITY SERVICES TO ANY BUILDING OR OTHER IMPROVEMENTS AS MAY BE CONSTRUCTED ON SAID LOT 6B. THE PORTION OF LOT 6A UPON WHICH EACH OF THE AFORESAID PERMANENT EASEMENTS IS HEREBY GRANTED IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF LOT 6A SAID POINT BEING IN THE SOUTHERLY STREET LINE OF EAST FAYETTE STREET;

THENCE SOUTH 89 DEGREES 44 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY STREET LINE OF EAST FAYETTE STREET, A DISTANCE OF 18.0 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST, A DISTANCE OF 201.96 FEET TO A POINT IN THE SOUTH LINE OF LOT 6A;

THENCE NORTH 89 DEGREES 44 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF LOT 6A, A DISTANCE OF 1.84 FEET TO A POINT;

THENCE NORTH 45 DEGREES 41 MINUTES 50 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF LOT 6A, A DISTANCE OF 22.37 FEET TO A POINT IN THE WESTERLY LINE OF LOT 6A;

THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 6A, A DISTANCE OF 186.42 FEET TO THE POINT OF BEGINNING.

SITE LOCATION

SITE LOCATION

**ALTA/ACSM Land Title Survey**

APRIL 26, 2017  
To: 1 Park Place, LLC, a Delaware Limited Liability Company and Lawyers Title Insurance Company and Sutton Land Services, LLC and Bear Stearns Commercial Mortgage, Inc., a New York Corporation, its successors and/or assigns;

I, August L. Christopherson, a Registered Land Surveyor in the State of New York, do hereby certify to the aforesaid parties, their successors and/or assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF BLOCK #113 IN SAID CITY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT in the intersection of the northwesterly line of East Onondaga Street and the westerly line of South State Street;

RUNNING THENCE along the perimeter of Lot 6B as shown on a resubdivision Plan of New Lot 6A & 6B, filed in the Onondaga County Clerk's Office on February 1, 1982 as Map No. 5989, the following courses and distances:

- (1) THENCE NORTH 89°44'00" WEST, a distance of 149 feet to a point;
- (2) THENCE NORTH 45°41'50" WEST, a distance of 22.37 to a point;
- (3) THENCE NORTH 00°01'20" WEST, a distance of 54.42 feet to a point;
- (4) THENCE NORTH 89°44'00" WEST, a distance of 65.38 feet to a point; and,
- (5) THENCE SOUTH 44°18'10" WEST, along the northwesterly line of said Lot 6B and the extension thereof, a distance of 91.92 feet to a point;

THENCE SOUTH 00°01'20" WEST, a distance of 119.40 feet to a point;

THENCE SOUTH 45°41'50" EAST, a distance of 132.54 feet to a point in said Northwesterly line of East Onondaga Street;

THENCE NORTH 44°18'10" EAST, along said Northwesterly line, a distance of 288.83 feet TO THE POINT OF BEGINNING, containing 0.99± Acres. (43,229± sq. ft.)

TOGETHER WITH A PERMANENT 18 FOOT WIDE INGRESS-EGRESS EASEMENT through, over, under and across the westerly portion of Lot 6A as shown on said Map No. 5989 connecting the above described parcel to East Fayette Street, and being more particularly bounded and described as follows:

BEGINNING AT A POINT which is the northwesterly corner of Lot 6A, said point being in the southerly street line of East Fayette Street;

THENCE SOUTH 89°44'00" EAST, along said southerly street line of East Fayette Street, a distance of 18.0 feet to a point;

THENCE SOUTH 00°01'20" EAST, a distance of 201.96 feet to a point in the southerly line of Lot 6A;

THENCE NORTH 89°44'00" WEST, along said southerly line of Lot 6A, a distance of 1.84 feet to a point;

THENCE NORTH 45°41'50" WEST, along the southwesterly line of Lot 6A, a distance of 22.37 feet to a point in the westerly line of Lot 6A;

THENCE NORTH 00°01'20" WEST, along said westerly line of Lot 6A, a distance of 186.46 feet TO THE POINT OF BEGINNING.

- 1.) The survey reflected by this plot was actually made upon the ground, and that the attached plot of survey is made in accordance with the minimum standards established by the State of New York for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1989; and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of angular and linear tolerance requirements of the state in which the subject property is located, and contains items 2,3,4,6,7,8,9,10,11a & 13 of Table A thereto.
- 2.) To the best of my knowledge, the survey correctly shows the location of all buildings, structures and other improvements situated on the premises.
- 3.) To the best of my knowledge, all utilities serving the premises enter through adjoining public streets and/or easements; that the property described hereon is the same as the property described in Sulton Land Title Agency Commitment No. SL 26344/G47-1784347 with an effective date of March 4, 2005 and that all easements, covenants and restrictions referred in said title plotted hereon or otherwise noted as to their effect on the subject property, have been advised of or otherwise noted as to their effect on the subject property;
- 4.) To the best of my knowledge, there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises, except as shown;
- 5.) By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 3005950004E, which bears an effective date of 09/15/1986 and is not in a Special Flood Hazard Area.
- 6.) This property has direct physical access to East Onondaga Street.
- 7.) The number of Parking Spaces located on the subject property is 108, and to the extent possible, are graphically shown hereon.
- 8.) There are no building setback requirements.

Hans B. Christopherson, PLS Registration No. 50260  
In the State of New York  
Date of Survey: 01/03/2003  
Date of Last Revision: 04/26/2017

(VOID UNLESS SIGNED) IN RED INK.

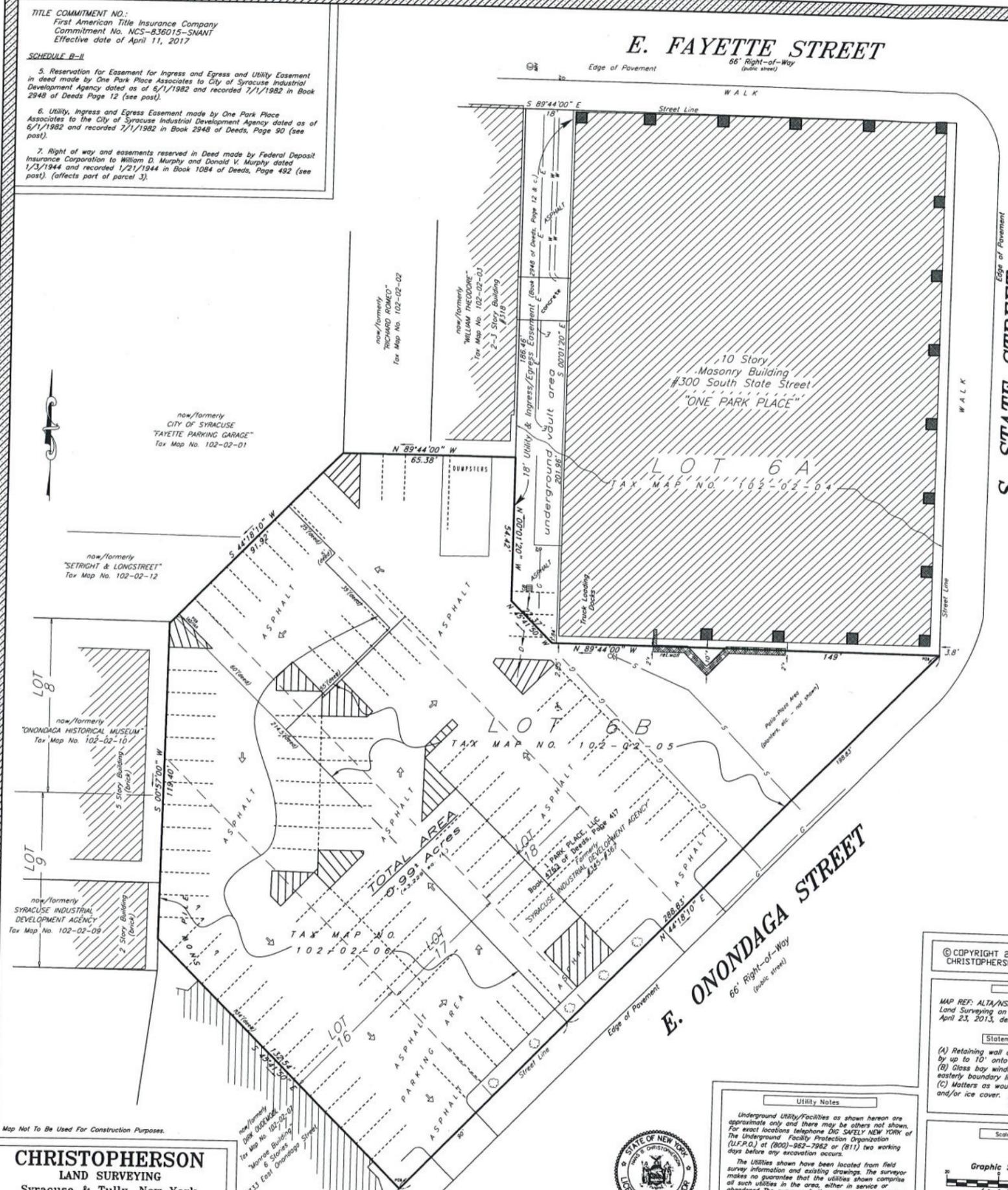
**ALTA/ACSM LAND TITLE SURVEY FOR MORTGAGE/CONVEYANCE PURPOSES**

**"ONE PARK PLACE" & PARKING LOT**

New Lot #6A ~ Part of Block #113 &  
New Lot #6B ~ Part of Block #113  
Filed: 02/01/1982, Tract Map #5989  
& adjacent lands  
City of Syracuse ~ County on Onondaga  
State of New York

Known As: #300 S. State Street (One park Place)  
Known As: #339-367 East Onondaga Street (parking lot)

Made By: A.E.C. Date: 04/26/2017 File No.: 3052-park  
Reviewed By: A.L.C. Scale: 1"=20' Disk: CD 1631



**CHRISTOPHERSON**  
LAND SURVEYING  
Syracuse & Tully, New York  
Phone: (315) 437-9848 Fax: (315) 437-4634



**Utility Notes**

Underground Utility/Facilities as shown hereon are approximate only and there may be others not shown. For exact locations telephone DIG SAFELY NEW YORK or the Underground Facility Protection Organization (U.F.P.O.) at (800)-952-7982 or (811) two working days before any excavation occurs.

The Utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all of such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from available information.

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CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws.

**NOTES**

MAP REF: ALTA/NSPS survey made by Christopherson Land Surveying on October 24, 2004, last revised April 23, 2013, designated Job Number 3052-ALTA.

**Statement of Encroachments**

(A) Retaining wall crosses the southerly boundary line by up to 10' onto adjoining property;  
(B) Glass bay window for upper stories crosses the easterly boundary line onto adjoining property;  
(C) Matters as would be revealed but for snow and/or ice cover.

**ZONING**

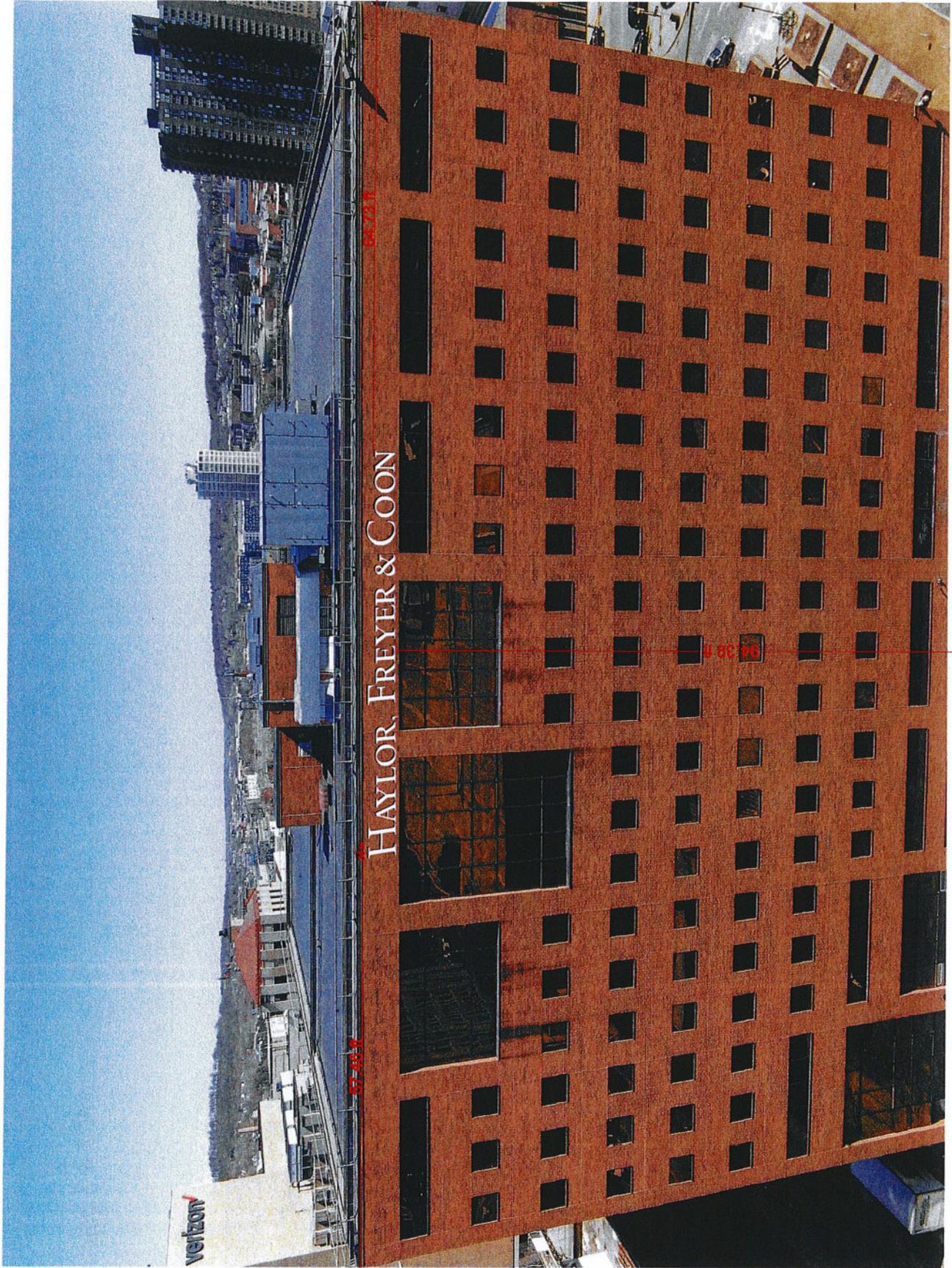
ZONE: (CB-05)  
CENTRAL BUSINESS DISTRICT - OFFICES & SERVICES

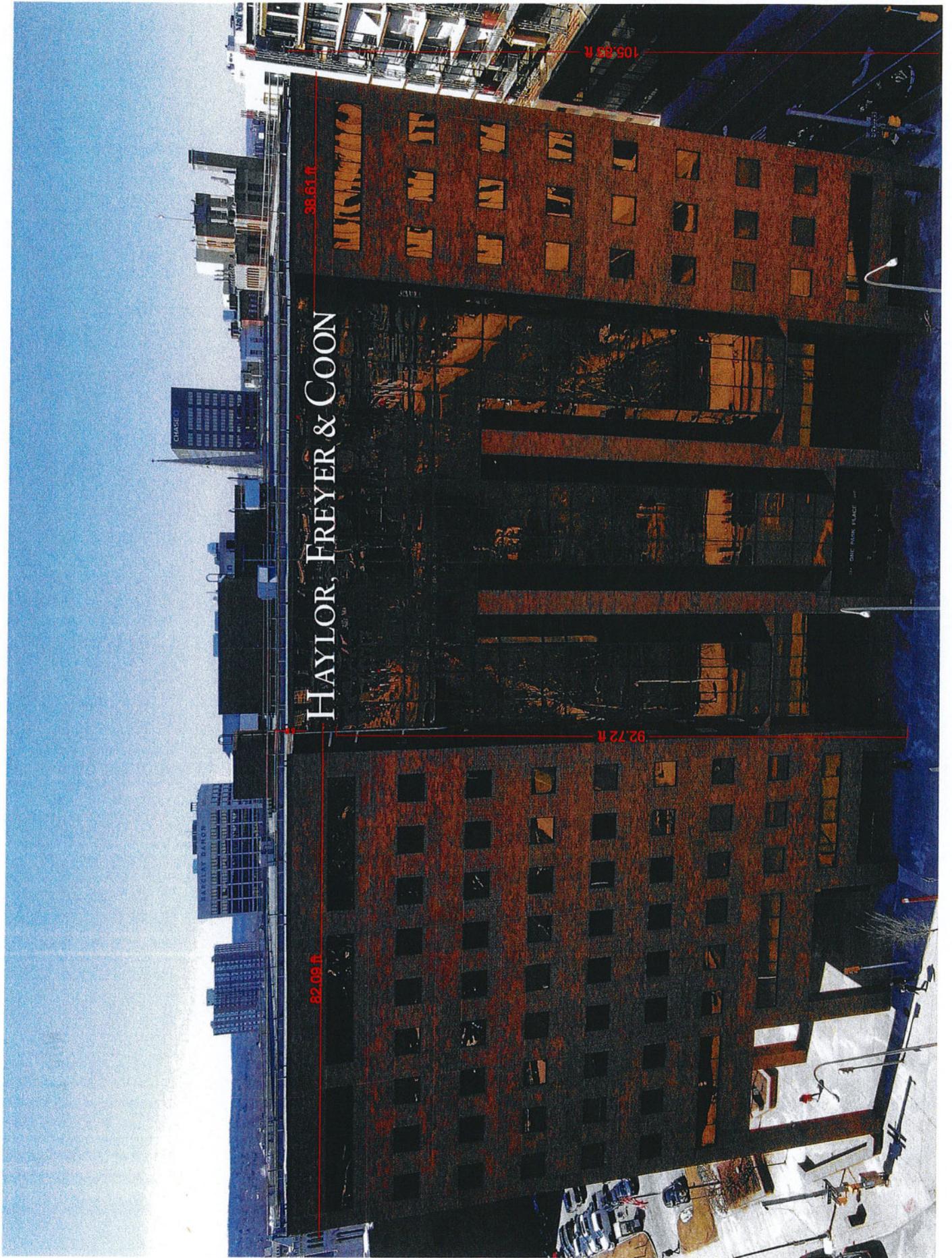
Space Requirements for City Zoning  
Parking Spaces (NONE)  
Setbacks (NONE)  
BUILDING HEIGHTS/DENSITY: (NONE)

For more information contact:  
Sutton Land Title Agency  
PO Box 1394, Norman OK 73070  
PHONE: 405-339-5001 FAX: 405-312-0502  
WWW.SUTTON-RECORD

SYRACUSE ZONING OFFICE, CITY HALL  
SYRACUSE, NEW YORK  
X Jeffrey Harrop (Ph. 315-448-8635)







HAYLOR, FREYER & COON

82.09 ft

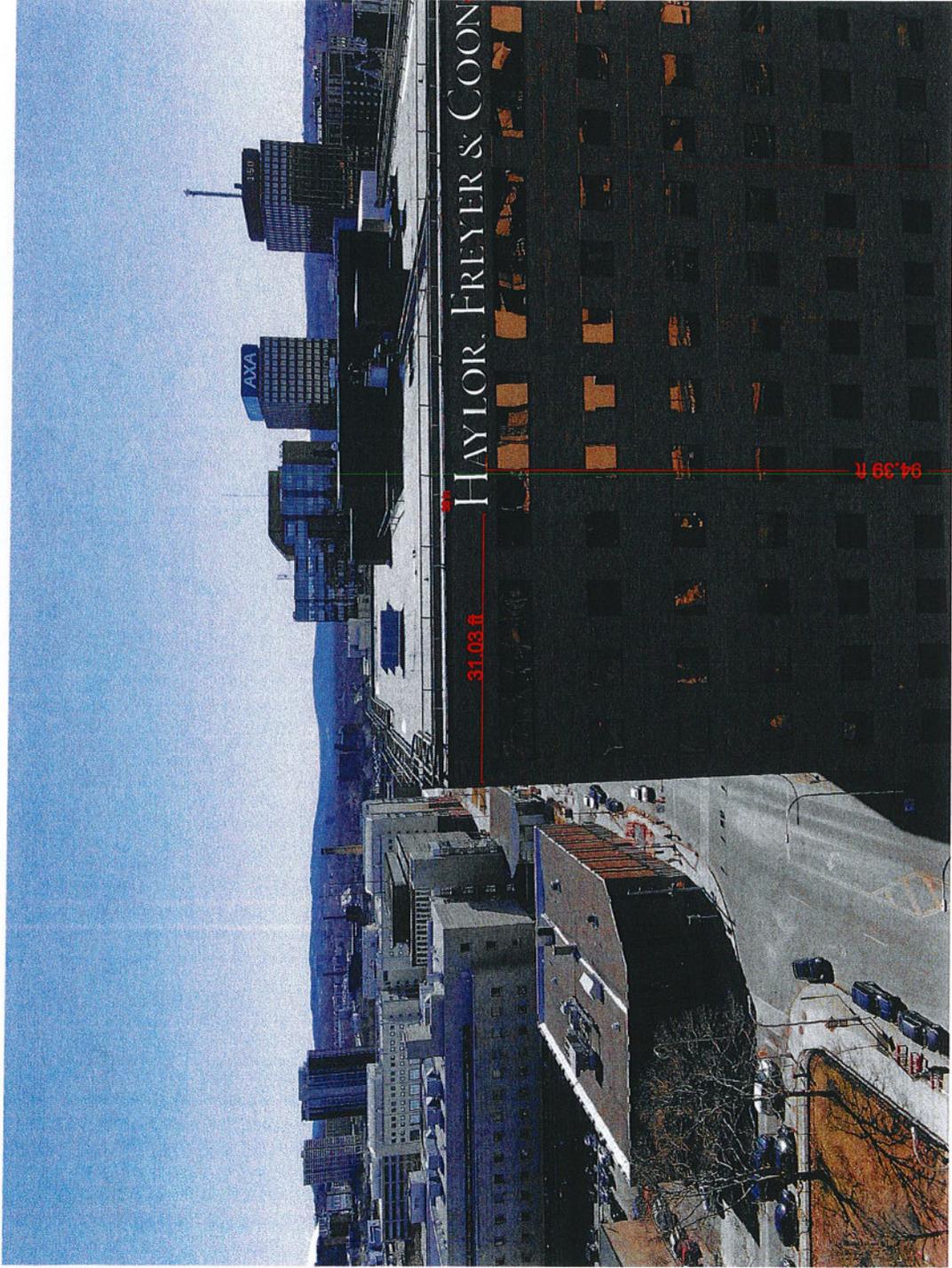
92.72 ft

38.61 ft

105.88 ft

CHASE

KARLSONS RESTOR

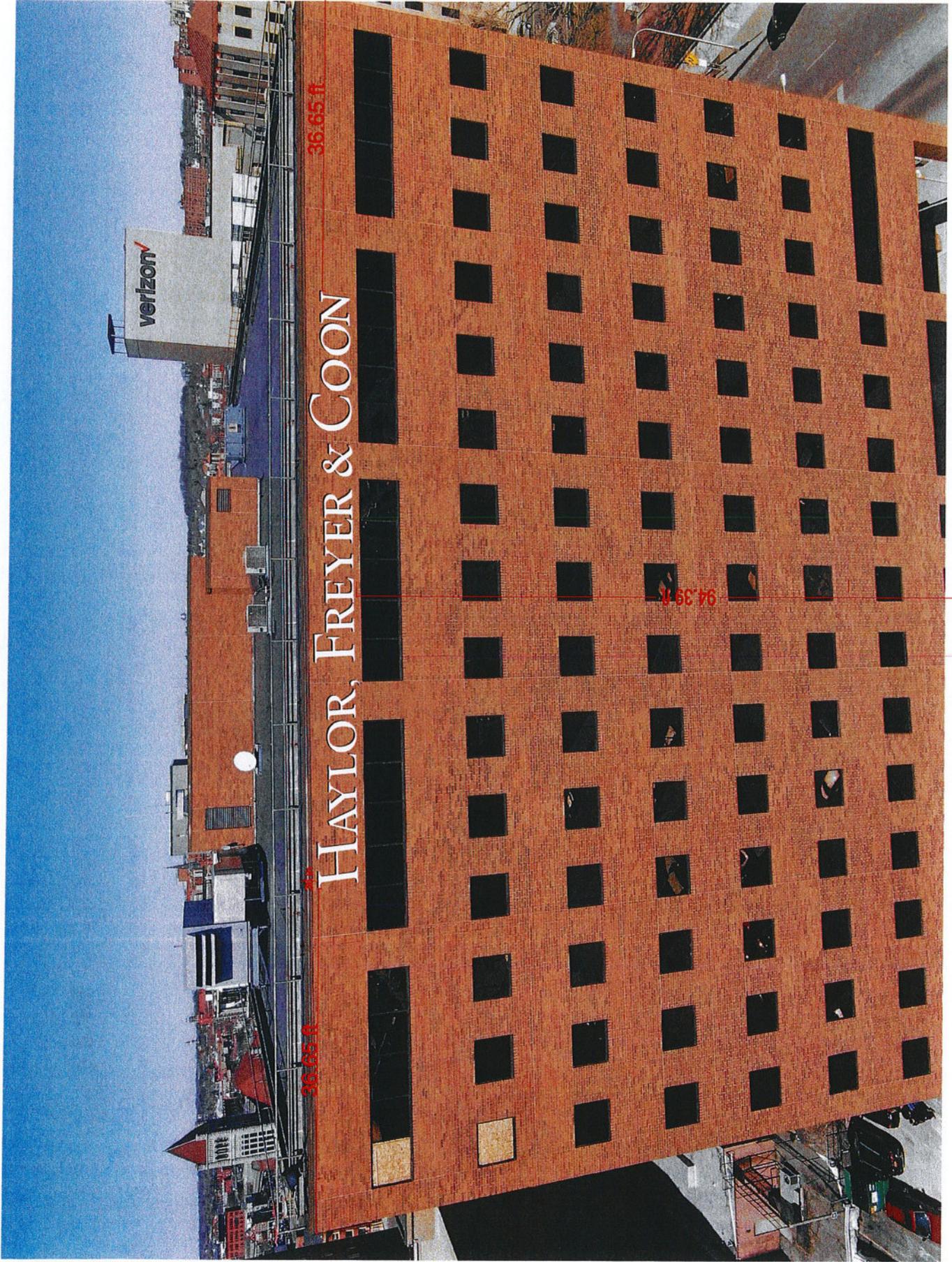


31.03 ft

31.03 ft

94.39 ft

HAYLOR, FREYER & COON



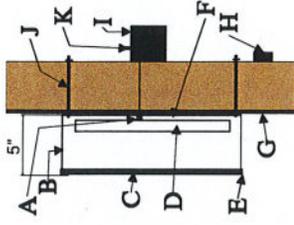
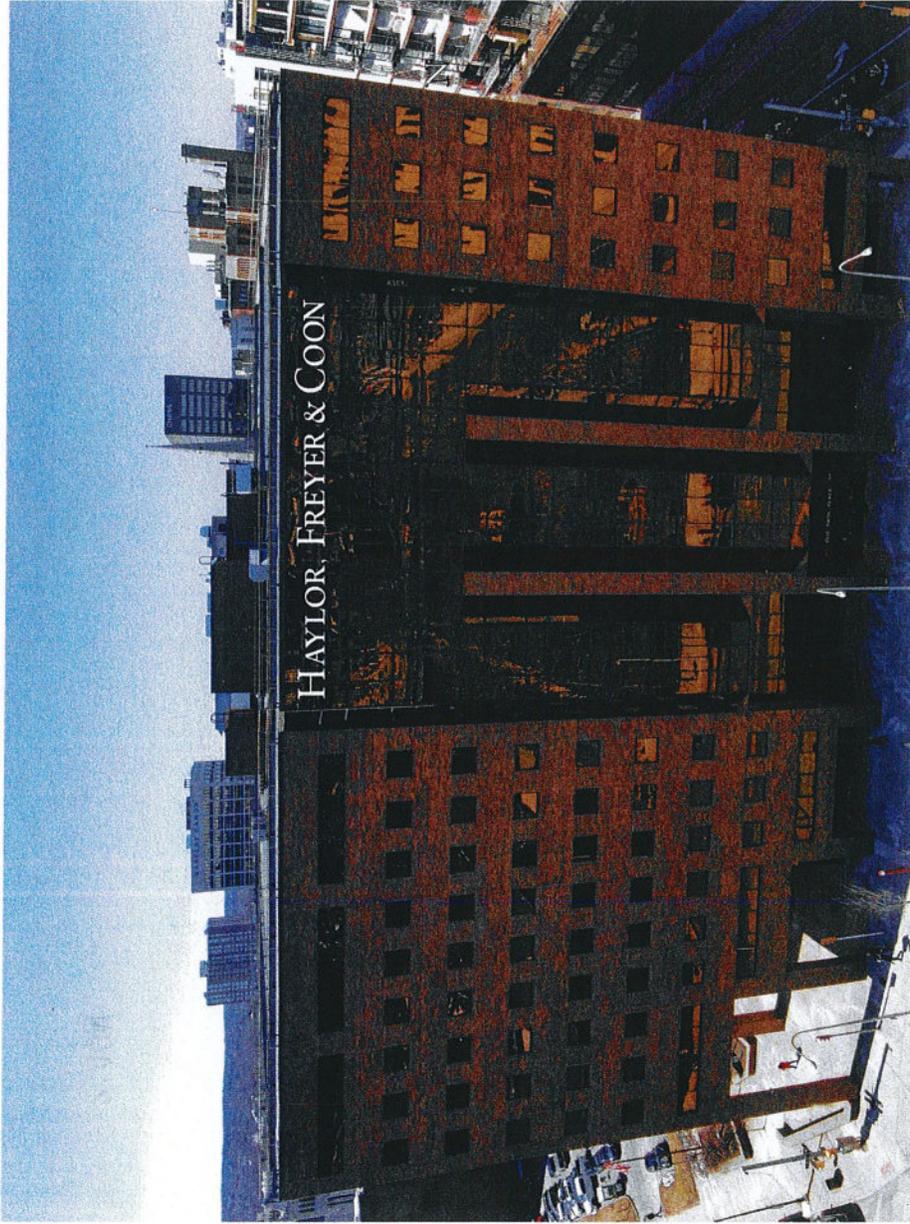
HAYLOR, FREYER & COON

36.65 ft.

94.39 ft.

36.65 ft.

front elevation



- A: pass thru wiring assembly conduit kit
- B: .063 aluminum painted black
- C: 3/16" white acrylic
- D: white LEDs
- E: 1" trim
- F: .063 white aluminum back
- G: building fascia
- H: 120 volt amp primary electric service (provided by others)
- I: 12 volt LED power supply
- J: 1/4" non corrosive bolt
- K: disconnect switch

68.92 ft

# HAYLOR, FREYER & COON



720 Erie Blvd. west  
Syracuse, NY 13204

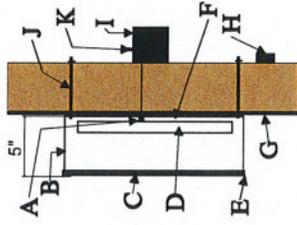
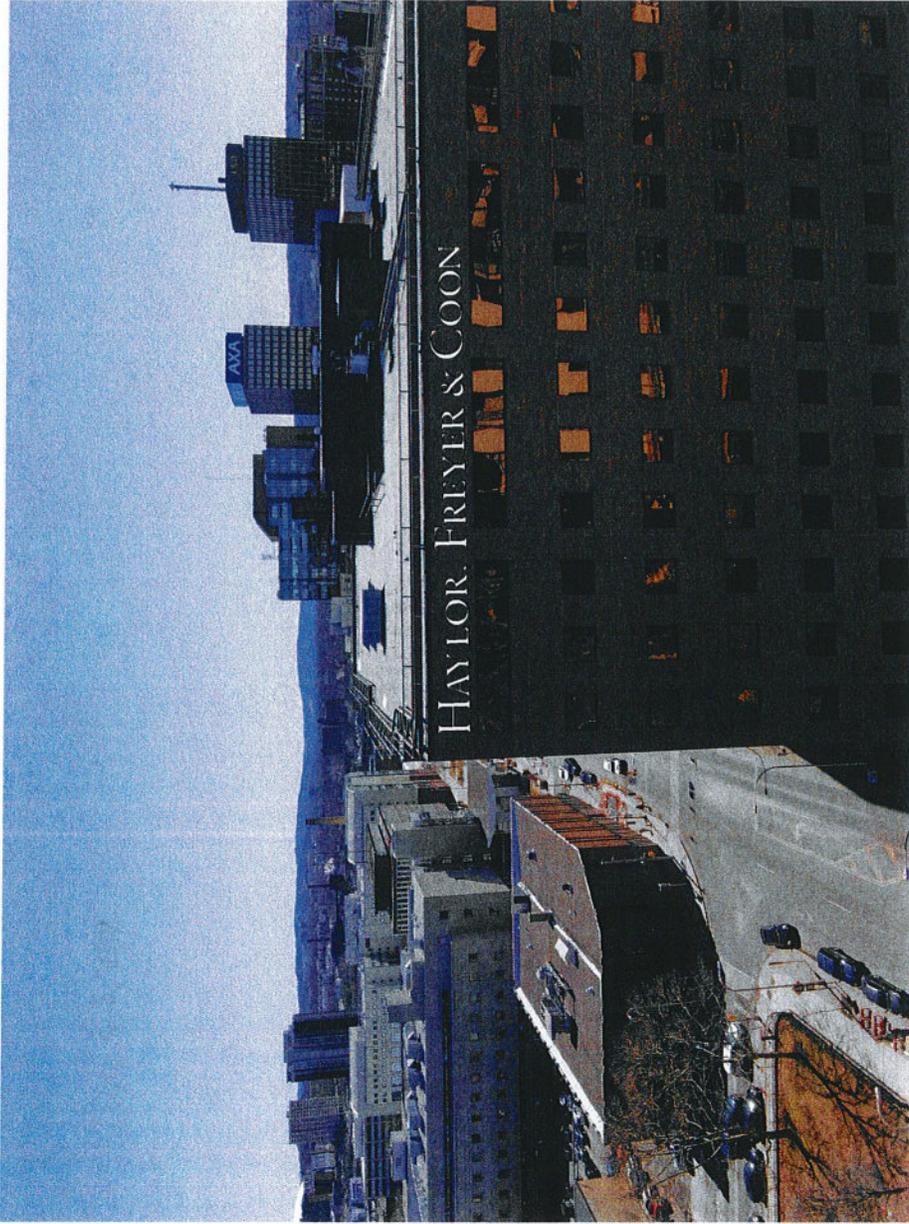
P: 315.471.2771  
F: 315.476.3756  
alliedsigncompany.com



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

Client: Haylor, Freyer & Coon	Date: April 26, 2019
Address: 1 Park Place	Approved By:
City/State: Syracuse, NY	Approval Date:

north elevation



- A: pass thru wiring assembly conduit kit
- B: .063 aluminum painted black
- C: 3/16" white acrylic
- D: white LEDs
- E: 1" trim
- F: .063 white aluminum back
- G: building fascia
- H: 120 volt amp primary electric service (provided by others)
- I: 1/4" non corrosive bolt
- J: 12 volt LED power supply
- K: disconnect switch

68.92 ft

# HAYLOR, FREYER & COON

720 Erie Blvd, west  
Syracuse, NY 13204

P: 315.471.2771  
F: 315.476.3756

alliedsigncompany.com



Client: Haylor, Freyer & Coon

Address: 1 Park Place

City/State: Syracuse, NY

Date: April 26, 2019

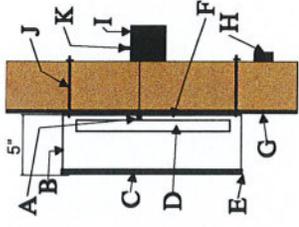
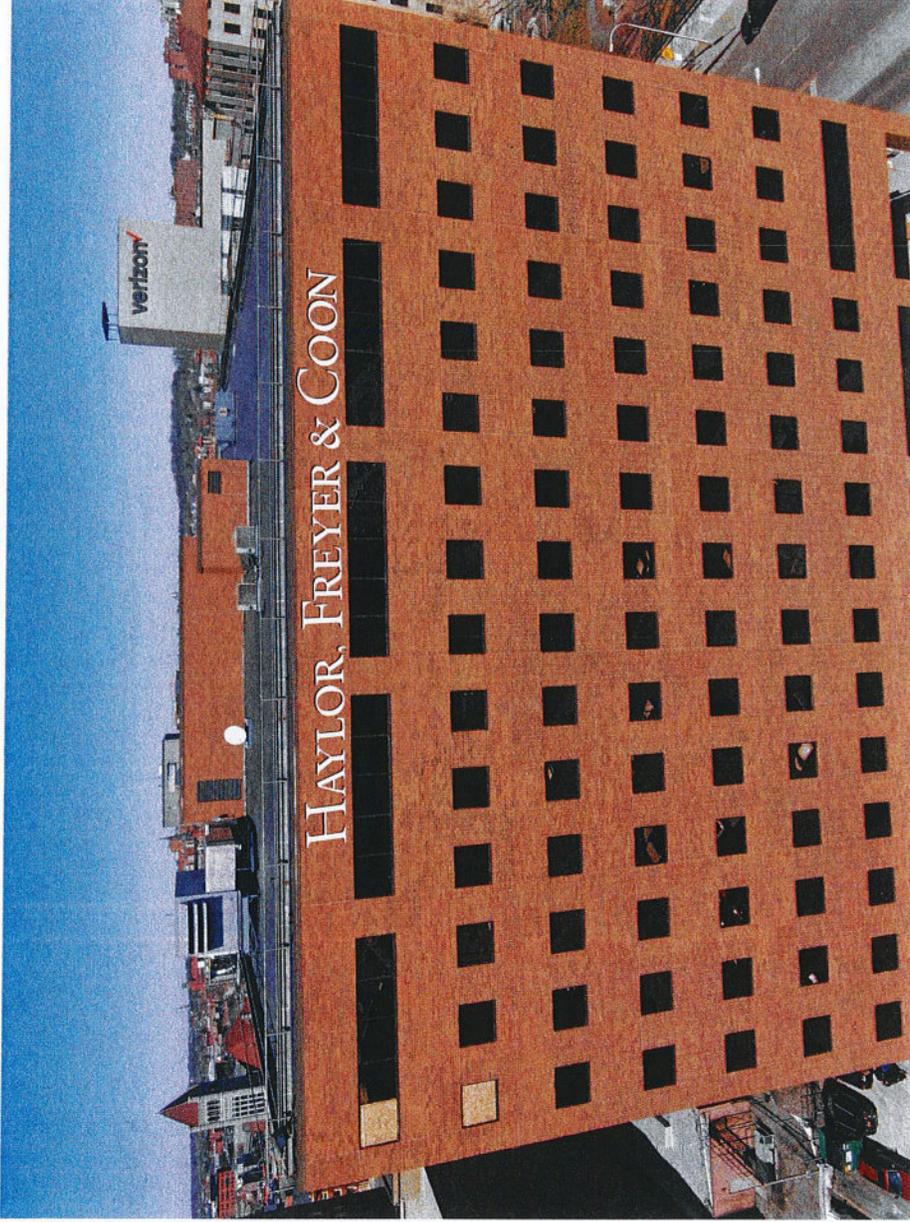
Approved By:

Approval Date:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

south elevation



- A: pass thru wiring assembly conduit kit
- B: .063 aluminum painted black
- C: 3/16" white acrylic
- D: white LEDs
- E: 1" trim
- F: .063 white aluminum back
- G: building fascia
- H: 120 volt amp primary electric service (provided by others)
- I: 12 volt LED power supply
- J: 1/4" non corrosive bolt
- K: disconnect switch

68.92 ft.

# HAYLOR, FREYER & COON



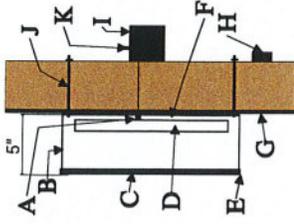
720 Erie Blvd. west  
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alliedsigncompany.com



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

Client: Haylor, Freyer & Coon	Date: April 26, 2019
Address: 1 Park Place	Approved By:
City/State: Syracuse, NY	Approval Date:

west elevation



- A: pass thru wiring assembly conduit kit
- B: .063 aluminum painted black
- C: 3/16" white acrylic
- D: white LEDs
- E: 1" trim
- F: .063 white aluminum back
- G: building fascia
- H: 120 volt amp primary electric service (provided by others)
- I: 12 volt LED power supply
- J: 1/4" non corrosive bolt
- K: disconnect switch

68.92 ft

# HAYLOR, FREYER & COON



720 Erie Blvd. west  
Syracuse, NY 13204

P. 315.471.2771  
F. 315.476.3756

alliedsigncompany.com



Client: Haylor, Freyer & Coon

Address: 1 Park Place

City/State: Syracuse, NY

Date: April 26, 2019

Approved By:

Approval Date:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.



# Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, HEATHER LAMENDOLA

## ZONING ADMINISTRATOR DECISION

### SIGN WAIVER

SUBJECT: Waiver of Height, Area, and Number  
LOCATION: 300 South State Street  
APPLICANT: Baruch Park Place LLC  
ZA FILE: AS-19-14  
DECISION: APPROVED in PART  
DATE: October 23, 2019  
REQUEST: Install four (4) wall signs necessitating a waiver of height, area and number.

#### FACTS NOTED:

1. The property is a .99 acre property with 98 feet of frontage on East Fayette Street and 136 feet of frontage on South State Street.
2. The property lies within a Central Business District – Office and Service zoning district as are adjacent properties to the rear and to the south with South State Street frontage; properties to the north and east lie within a Central Business District – Office and Service Restricted.
3. The "Syracuse Land Use and Development Plan" designates the character of this area as Urban Core and is also situated within the Downtown Overlay.
4. The applicant proposes to install four (4), 55 inches high by 68.92 foot long, LED, channel letter, sign totaling 315.88 square feet each.
5. A previous Sign Waiver was granted on March 22, 2006 waiving the area and number of signs for the installation of two wall signs being a total of 318 square feet in area.
6. No new additional justification was provided for the expanded waiver.
7. The uniqueness, characteristics, and circumstances surrounding the property have not changed since the previous waiver was granted.

FINDINGS: The issuance of an administrative permit is subject to the requirements of Part C, Section VI, Article 6, Subsection F(1), of the Zoning Rules and Regulations of the City of Syracuse, as amended:

- a) The proposed sign is not in conflict with the general prohibitions contained in Article 5 of this law, which may not be waived, and complies with all other applicable provisions for which no waiver is requested.
- b) The proposed sign will not have any adverse impact upon the character or integrity of any land use having a unique cultural, historical, geographical, or architectural significance.
- c) The proposed sign will not adversely affect the character of districts in close proximity within which such signs would be prohibited.
- d) The proposed sign will not hide, obstruct or in any way shield other signs from view.
- e) The proposed sign is otherwise compatible within the context of its visual and physical environment within the district in which the sign is proposed; in making this

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determination, consideration shall be given to existing and allowable land use activities within the subject district and also to the scale of structures located within close proximity.

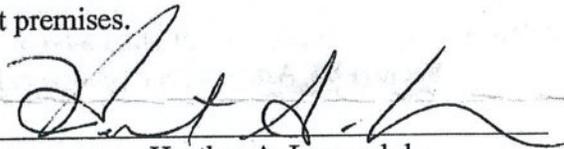
DECISION: Pursuant to Part C, Section VI (SIGNS) of the Syracuse Zoning Ordinance, the subject request for a waiver of Article 13 (CENTRAL BUSINESS DISTRICT), Paragraphs C (HEIGHT), D (AREA), and E (NUMBER) is **APPROVED in PART**, subject to the following:

1. **The approval is limited to no more than two signs with a total area of 318 square feet as previously approved by Sign Waiver (AS-06-09) on March 22, 2006.**
2. No additional signage may be installed on the subject premises without the approval of the Zoning Administrator.
3. Any change whatsoever in the number, height, location, design, or color of the above-approved signage shall be subject to the review of the Office of Zoning Administration.
4. No illumination shall cause direct light rays to cross any property line.
5. All permanent outdoor lights, such as those used for area lighting or building floodlighting shall be steady, stationary, shielded sources directed so as to avoid causing a hazard to motorists, pedestrians, or causing direct light rays on neighboring properties. The marginal increase of light, as measured at any property line other than a street line, shall not exceed one (1) foot-candle.
6. A sign permit must be obtained from the Division of Code Enforcement situated in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, New York prior to sign installation.

This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities.

Any appeal from a decision of the Office of Zoning Administration may be made to the City Planning Commission by the filing of a notice of appeal with said Commission within ten days after the determination of the Office of Zoning Administration has been officially announced.

This approval is binding on the owner of the subject premises.



Heather A. Lamendola  
Zoning Administrator

cc: Director, Division of Code Enforcement

July 15, 2019

**VIA HAND DELIVERY**

Ms. Heather Lamendola  
Syracuse Zoning Administration  
City Hall Commons  
Room 101  
201 East Washington Street  
Syracuse, NY 13202-1426

Re: *Haylor, Freyer & Coon Sign Waiver Application*  
*Sign Waiver Application for 300 South State Street*

Dear Ms. Lamendola:

We represent Haylor, Freyer, & Coon (hereafter referred to as "Haylor"), and submit this letter along with a Sign Waiver Application with respect to the signs that Haylor proposes to install at its business at One Park Place, located at 300 South State Street (the "Property"). As shown on the Site Plan annexed to the Sign Application, the Property has frontage on South State Street, East Fayette Street, and East Onondaga Street. The Property is classified as an Office and Service District within the Central Business District.

Specifically, Haylor seeks a waiver from Section C-VI-13 of the Syracuse City Zoning Ordinance relating to the height and area of wall signs permitted in a Central Business District. Under the Zoning Ordinance, signs identifying individual uses in a multi-tenanted building are not permitted above the first floor and signs are limited to a square footage equal to the length of the building frontage.

This letter will set forth the reasons why a Waiver is necessary and should be issued.

**Background**

Haylor, Freyer & Coon was founded in 1928 as a small four-person insurance agency in the Herald Building at 332 S. Warren Street. From these humble beginnings, Haylor has grown steadily into a national agency. Today, it is an employee-owned company which has been ranked as a Top 100 independently owned insurance agency in the United States for over 10 years. Despite its growth over the past 90 years, Haylor has remained active in the Syracuse community and has continuously maintained its headquarters in the Syracuse area. This year, Haylor will make the largest corporate move into downtown Syracuse since 2016 by relocating

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all 130 local employees to its new headquarters in One Park Place, located at 300 South State Street.

Haylor will occupy nearly 40,000 square feet on the top two floors of the building. In connection with its planned relocation, the building's owner has granted Haylor exterior lighting naming rights to the building on all four sides. Because Haylor's application satisfies the criteria for a sign variance as set forth below, it should be granted a sign waiver.

#### Analysis of Waiver Criteria

**(a) The proposed signs are not in conflict with the general prohibitions contained in ARTICLE 5 of this law, which may not be waived, and comply with all other applicable provisions for which no waiver is requested.**

The proposed signs do not violate any of the general prohibitions found in Part C, Section VI, Article 5 as set forth below:

- The proposed signs do not obstruct (1) any fire escape, window, door or any opening providing ingress or egress or designed for fire or safety equipment, (2) any passageway from one part of a structure or roof to another portion, or (3) any opening required for ventilation or which is required to remain unobstructed by any law.
- The proposed signs will not project into the airspace above and within the boundaries of any portion of a right-of-way intended for use by pedestrians, vehicles or other non-pedestrian modes of transportation.
- The proposed signs will not be placed upon or attached to any public or private utility pole, lamp post, water or fire hydrant, sidewalk, bridge, tree or similar installation or improvement, whether situated upon public or private property.
- The proposed signs will not tend to confuse, detract from or in any other way obstruct the utilization of traffic regulatory devices.
- The proposed signs will not produce illumination in excess of one foot-candle at a distance of four feet.
- The proposed signs will not cause direct light rays to cross any property line.
- The proposed signs will not project into the right-of-way lines of intersecting streets on a corner lot.
- The proposed signs are not animated.

**(b) The proposed signs will not have any adverse impact upon the character or integrity of any land use having a unique cultural, historical, geographical, or architectural significance.**

The proposed sign will not adversely impact the character or integrity of any land use having a unique cultural, historical, geographical, or architectural significance. The building is not located in a historical overlay district.

**(c) The proposed signs will not adversely affect the character of districts in close proximity within which such signs would be prohibited.**

The proposed sign will not adversely affect the character of districts in close proximity within which such signs would be prohibited. The area at the corner of Fayette Street and South State Street where the building is situated is in the heart of the City's Central Business District. The surrounding zoning districts include CBD-R, CBD-OS, and CBD-OSR, each of which have the same signage restrictions as the building site at issue. Nevertheless, despite the restrictions, there are several multi-tenant buildings in the immediate vicinity for which signs above the first floor have been permitted. For example, there are Barclay Damon signs and external illumination above the first floor on all four facades of the building at 125 East Jefferson Street. Likewise, 110 West Fayette Street has signs for Chase Bank and Bond, Schoeneck & King on two facades above the first floor. The Melvin & Melvin sign above the first floor at 217 South Salina Street and the Merrill Lynch sign above the first floor at Salina Place are further examples. Indeed, most of the buildings within the CBD have signage and, in some cases, multiple signs on one façade. As a result, the proposed replacement sign will not adversely affect the character of the area.

**(d) The proposed signs will not hide, obstruct or in any way shield other signs from view.**

Located at the top of the building, the proposed signs will not obstruct or in any way shield any other signs. This is demonstrated in the accompanying plans.

**(e) The proposed signs are otherwise compatible within the context of its visual and physical environment within the district in which the signs are proposed; in making this determination, consideration shall be given to existing and allowable land use activities within the subject district and also to the scale of structures located within close proximity.**

As shown on the Site Plan annexed to the Application, the proposed signs are compatible with the building on the Property and its surroundings. Despite the signage restrictions for all Central Business Districts, there are several adjacent buildings with prominent signs exceeding the zoning restrictions. Finally, as indicated by the enclosed Site Plan, the proposed signs are in proportion to the scale of the building. Accordingly, the proposed signs are compatible with the visual and physical environment.

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**(f) Compliance with the applicable regulations will not allow the minimum information deemed essential to inform the public as to the nature, identification and/or availability of the person, product, service or activity identified by the sign and that the circumstances contributing to such constraint are unique or not generally applicable to other signs identifying persons, products, services or activities similarly situated.**

In the absence of a waiver, Haylor would suffer practical difficulties and would be denied an opportunity to inform the public as to its location not only in the building, but also in downtown Syracuse itself. In the absence of a waiver, Haylor would be at a competitive disadvantage with the other nearby businesses that have been granted waivers for signage. Specifically, the obstruction caused by the surrounding buildings and trees makes first floor signage impractical. Two of the first floor elevations face away from public view and are therefore impractical locations for signs. The rear façade of the building is hidden from public view, and any signage on the parking lot façade on Onondaga Street would only be visible to drivers looking behind them as they drive down the one-way street. The two viable facades display signage for other tenants of the building, such as the William Mattar sign on the first floor elevation of the Fayette Street façade. Accordingly, placement of the proposed signs on the first floor level of the building would not permit display of the minimum amount of information necessary to inform the public of the presence of Haylor's flagship office.

These circumstances are unique and not generally applicable to signs for similarly situated buildings. The Property is one of the largest office spaces in the City of Syracuse, yet has few suitable locations for signage on the first floor elevations. The potential detriment of inadequate information informing the public of Haylor's presence is unique to this location. Further, the severity of the detriment to Haylor is unique since the site will serve as headquarters to a Top 100 independently owned insurance agency. Haylor will suffer irreparable harm if it is unable to display the minimum amount of information deemed essential to inform the public of its location.

For this reason, in addition to the reasons discussed above, Haylor's Sign Waiver Application should be granted.

Sincerely,

BOND, SCHOENECK & KING, PLLC



Brody D. Smith

BDS/ntk  
Enclosures

cc: Jim Petrie, VP of Finance, Haylor Freyer & Coon, Inc. (via email)