

City of Syracuse  
Office of Zoning Administration

PROJECT SITE / SITE PLAN (LAKE FRONT) / MULTI-BUILDING / PROJECT PLAN  
REVIEW APPLICATION

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426

315-448-8640 \* [zoning@syr.gov.net](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use Filing Date: 5/6/21 Case: PR-21-08 Zoning District: BA

**REQUESTED** (Check applicable and briefly describe.)

- Project Site Review: New drive thru ATM, curb cut and access easement
- Site Plan Review (Lake Front): \_\_\_\_\_
- Multi-Building Review: \_\_\_\_\_
- Project Plan Review: \_\_\_\_\_

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>303 Slocum Ave</u>	<u>096.-14-16.0</u>	<u>Onondaga Commons LLC</u>	_____
2) <u>422-28 W Onondaga St</u>	<u>096.-14-08.0</u>	<u>Onondaga Commons LLC</u>	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Façade (Exterior) Alterations: \_\_\_\_\_
- Site Changes: New paving, landscaping, lighting and ATM structure

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: Pathfinder Bank  
Current Land Use(s): vacant  
Proposed Land Use(s): Bank exit and ATM, paving  
Number of Dwelling Units: NA  
Days and Hours of Operation: ATM is open 24hrs  
Number of Onsite Parking Spaces: 0

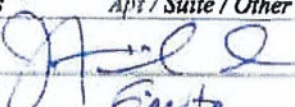
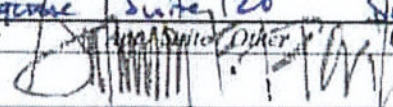
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)

This project is part of the renovations to the historic building at 506 W. Onondaga St. where 303 Slocum will be the bank exit and ATM location and an easement is in place for traffic to drive through 422-28 W Onondaga property. Traffic will enter one way in the bank from 506 W. Onondaga either park to visit the building or use the drive thru tellers or to the ATM. Traffic will exit one way to Slocum Ave. An easement will also be provided to 500 W Onondaga St as an exit to Slocum.

City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S) (required)**

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.

John	Furciello	Member	506 W. Onondaga Associates, LLC		
First Name	Last Name	Title	Company		
2 Clinton Square	Suite 120	Syracuse	NY	13202	Phone: 315-472-2020
Street Address	Apt / Suite / Other	City	St	Zip	Email: john.f@jfrrealstate.com
* Signature: 			Date:		
Anthony	Fiorito	Member	506 W. Onondaga Associates, LLC		
First Name	Last Name	Title	Company		
2 Clinton Square	Suite 120	Syracuse	NY	13202	Phone: 315-472-2020
Street Address	Apt / Suite / Other	City	St	Zip	Email: tony@pfisyr.com
* Signature: 			Date:		

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	
* Signature:			Date:			

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	
* Signature:			Date:			

**\* OWNER SIGNATURE 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.

**APPLICANT(S) (if applicable)**

James Dowd, EVP Chief Operating Officer		Pathfinder Bank				
First Name	Last Name	Title	Company			
214 W	First St	Oswego NY 13126			Phone: 315-207-8002	
Street Address	Apt / Suite / Other	City	St	Zip	Email: jadowd@pathfinderbank.com	
First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	

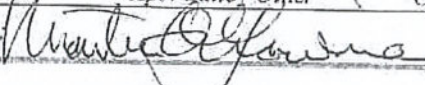
**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

Terry Horst Landscape Architect		Terry Horst Landscape Architecture PC				
First Name	Last Name	Title	Company			
306 Hawley Ave,		Syracuse NY 13203			Phone: 315-472-2461	
Street Address	Apt / Suite / Other	City	St	Zip	Email: thorst@thorstlandscapearch.com	
First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	

City of Syracuse Office of Zoning Administration

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MARTIN A. YENAWINE OWNER ONONDAGA COMMONS LLC  
 First Name Last Name Title Company  
 305 MERRICK ST PO BOX 341 CLAYTON, NY 13624 Phone: 315-491-4877  
 Street Address Apt / Suite / Other City St Zip Email: MARTINAYENAWINE@GMAIL.COM  
 \* Signature:  Date: 2/12/21

First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:  
 \* Signature: Date:

First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:  
 \* Signature: Date:

First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:  
 \* Signature: Date:

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**APPLICANT(S) (if applicable)**

First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:

First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:

**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:

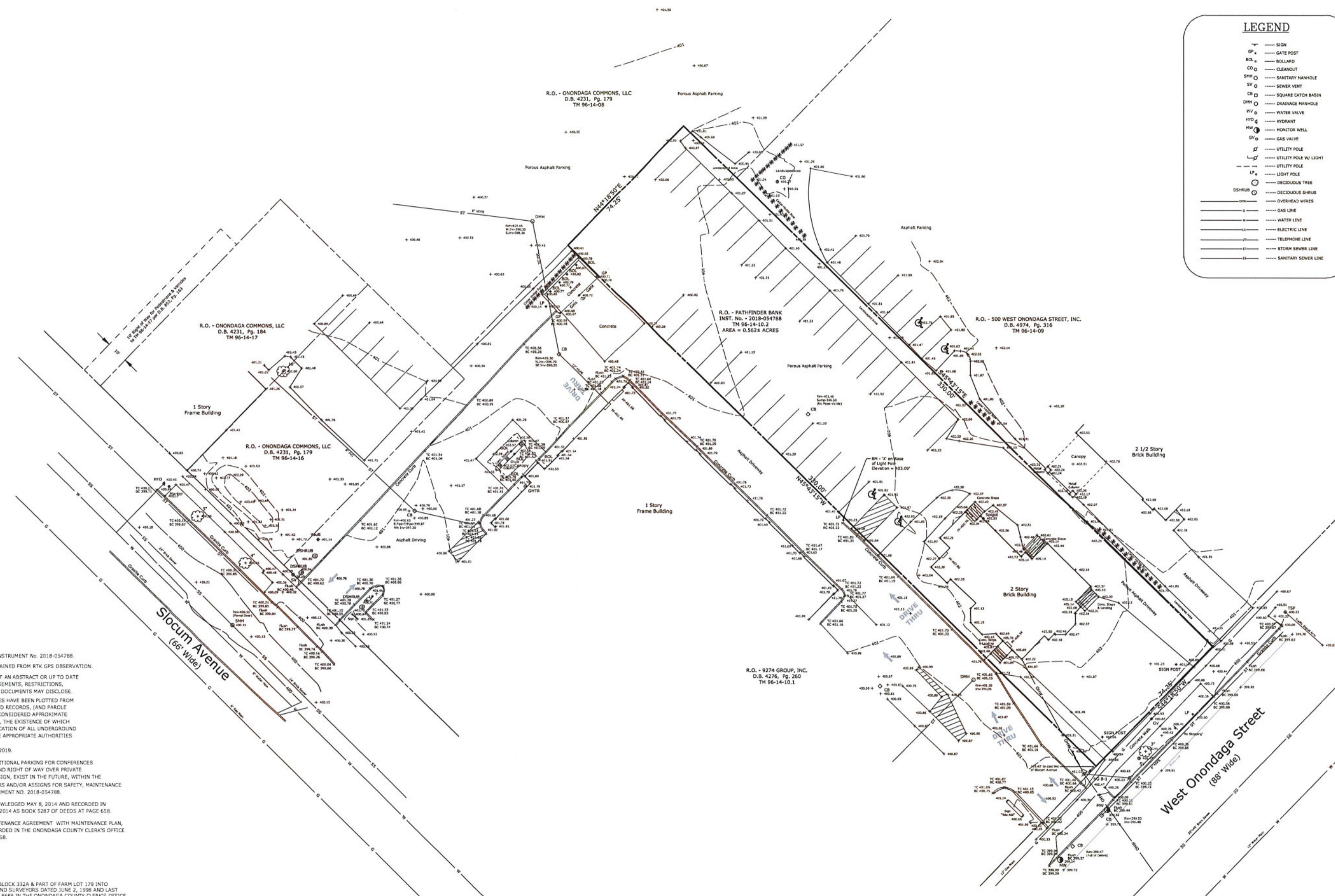
First Name Last Name Title Company Phone:  
 Street Address Apt / Suite / Other City St Zip Email:





**LEGEND**

- SIGN
- GP — GATE POST
- BC — BOLLARD
- CO — CLEANOUT
- SM — SANITARY MANHOLE
- SV — SEWER VENT
- CB — SQUARE CATCH BASIN
- DM — DRAINAGE MANHOLE
- WV — WATER VALVE
- HY — HYDRANT
- HW — MONITOR WELL
- GV — GAS VALVE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- SHRUB
- OVERHEAD WIRES
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

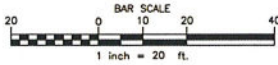


**MAP NOTES**

- 1.) NORTH ORIENTATION IS BASED ON DEED NORTH PER INSTRUMENT NO. 2018-054788.
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM OBTAINED FROM RTK GPS OBSERVATION.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED BETWEEN DECEMBER 23-27, 2019.
- 6.) TOGETHER WITH EASEMENTS FOR UTILITIES, FOR ADDITIONAL PARKING FOR CONFERENCES AND ANY COMMUNITY MEETINGS AND AN EASEMENT AND RIGHT OF WAY OVER PRIVATE DRIVEWAYS AS NOW EXISTING AND AS MAY, BY REDESIGN, EXIST IN THE FUTURE, WITHIN THE LANDS OF ONONDAGA COMMONS, LLC, ITS SUCCESSORS AND/OR ASSIGNS FOR SAFETY, MAINTENANCE PRESERVATION OF ITS GREEN INITIATIVES PER INSTRUMENT NO. 2018-054788.
- 7.) SUBJECT TO AN ACCESS EASEMENT DATED AND ACKNOWLEDGED MAY 8, 2014 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JULY 10, 2014 AS BOOK 5287 OF DEEDS AT PAGE 658.
- 8.) SUBJECT TO A STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT WITH MAINTENANCE PLAN, DATED AND ACKNOWLEDGED MAY 20, 2014 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JULY 10, 2014 AS BOOK 5287 OF DEEDS AT PAGE 658.

**MAP REFERENCES**

- 1.) RESUBDIVISION OF LOTS #6 & 7 AND PART OF LOT #5, BLOCK 332A & PART OF FARM LOT 179 INTO NEW LOT 5A, CITY OF SYRACUSE PREPARED BY LEHS LAND SURVEYORS DATED JUNE 2, 1998 AND LAST REVISED 7-23-1998. RECORDED AS FILED MAP NUMBER 8688 IN THE ONONDAGA COUNTY CLERK'S OFFICE.
- 2.) LOCATION SURVEY ON PART OF BLOCK 332A PREPARED BY R.J. LIGHTON, SR., L.S. DATED 01-22-13 AND REVISED ON SEPTEMBER 28, 2018.



I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

01/07/2020  
DAVID M. SLISKI PLS # 50105 DATE

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
					© 2020 C.T. MALE ASSOCIATES
					APPROVED:
					DRAFTED : DMS
					CHECKED : DMS
					PROJ. NO : 19.9686
					SCALE : 1" = 20 FT.
					DATE : JAN. 7, 2020

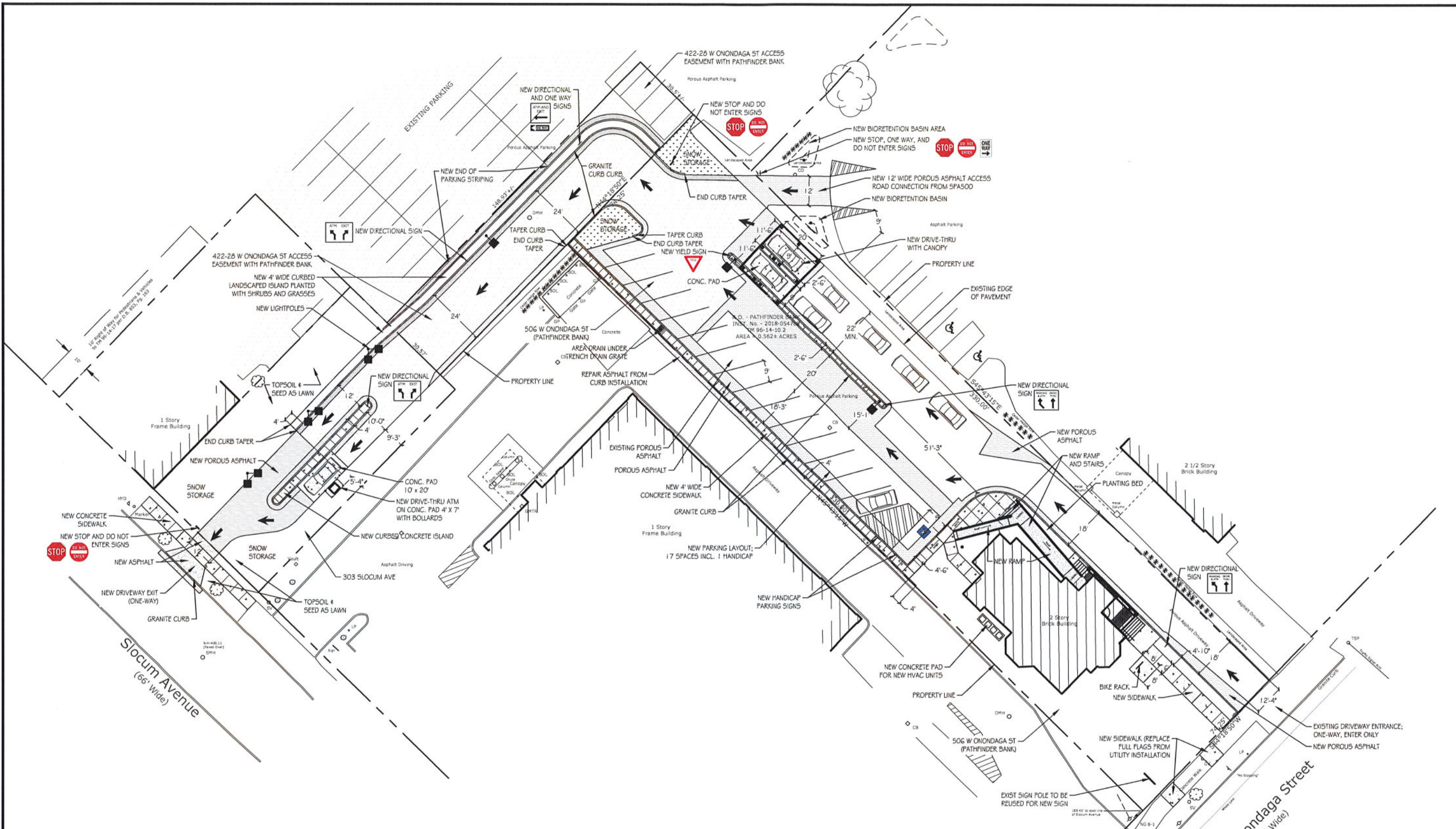
**BOUNDARY AND TOPOGRAPHIC SURVEY MAP**  
FOR THE LANDS NOW OF FORMERLY OF  
**PATHFINDER BANK**  
506 WEST ONONDAGA STREET  
PART OF CITY BLOCK 332A AND PART OF FARM LOT 179  
ONONDAGA COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.  
50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400  
COBLESKILL, NY • GLENS FALLS, NY • ROUGHKNEEPIE, NY • JOHNSTOWN, NY  
LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY  
www.ctmale.com

SHEET 1 OF 1  
DWG. NO: 20-0XXX

CAD DWG. FILE NAME: C:\Users\slaves\Desktop\Pathfinder Bank.dwg

CAD DWG. FILE NAME: Pathfinder Bank.dwg



**LEGEND**

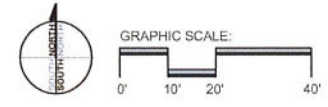
NEW SWALE	
NEW HANDICAP PARKING SPACE	
NEW HANDICAP UNLOAD AREA	
PROPERTY LINE	
CONTRACT LIMIT LINE	

**LEGEND**

ASPHALT	
POROUS ASPHALT	
CONCRETE	
LAWN	
EXISTING BUILDING	
HANDICAP ACCESS AISLE & CROSSWALK	

**LANDSCAPING LEGEND**

EXISTING TREE	
NEW EVERGREEN TREE	
NEW DECIDUOUS TREE	
EXISTING SHRUB	
NEW SHRUBS	
NEW GRASS	
NEW PERENNIAL	



**PATHFINDER BANK**  
**NEW DRIVE-THRU**  
**506 W. ONONDAGA ST., SYRACUSE, NY**

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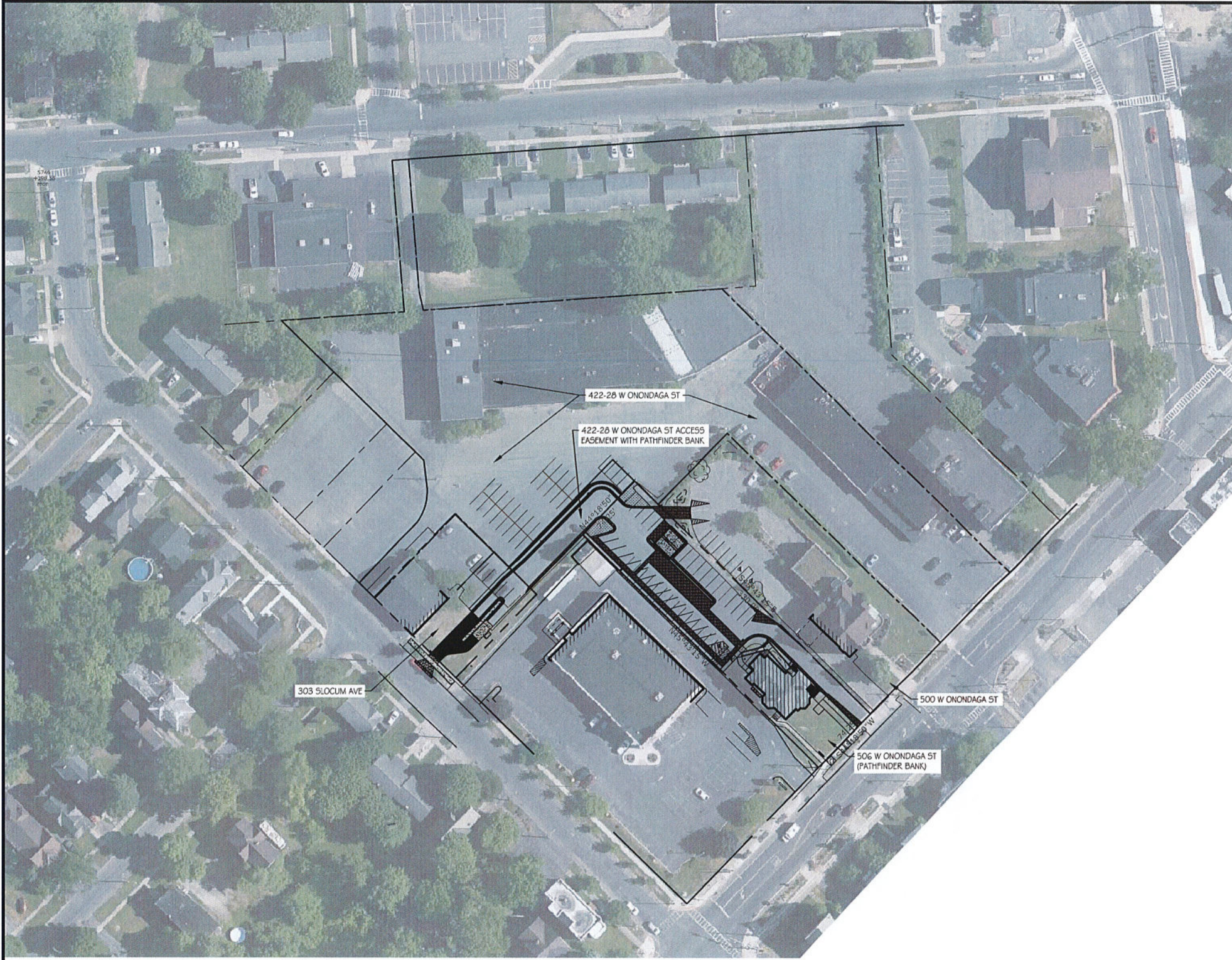
SCALE: 1" = 20'

DRAWN BY: AR/TH

DATE: 02-08-2021

#	DATE	DESCRIPTION

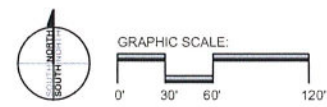
**DRAWING:**  
**OVERALL SITE PLAN**



**OVERALL SITE PLAN**  
SCALE: 1" = 60'

**LEGEND**

NEW SWALE	
PROPERTY LINE	
CONTRACT LIMIT LINE	
UTILITY POLE	
EXISTING BUILDING	



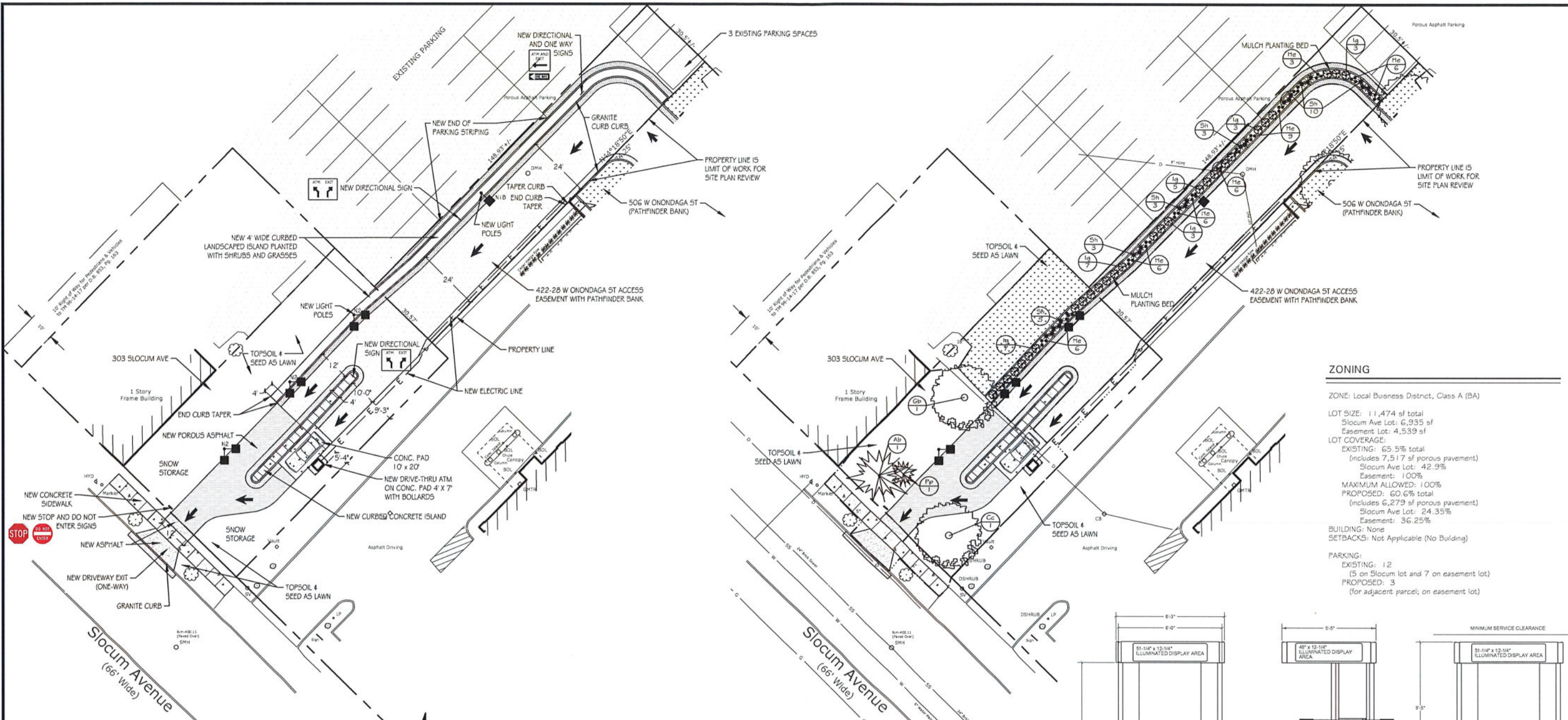
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**NEW DRIVE-THRU**  
**506 W.ONONDAGA ST., SYRACUSE, NY**

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SCALE: 1" = 60'  
DRAWN BY: AR/TH  
DATE: 02-08-2021

#	DATE	DESCRIPTION

**DRAWING:**  
**OVERALL SITE PLAN**



**SITE PLAN**  
SCALE: 1" = 20'

**PLANTING PLAN**  
SCALE: 1" = 20'

**LEGEND**

NEW SWALE	
NEW HANDICAP UNLOAD AREA	
PROPERTY LINE	
CONTRACT LIMIT LINE	
NEW ELECTRICAL LINE	
UTILITY POLE	

**LANDSCAPING LEGEND**

EXISTING TREE	
NEW EVERGREEN TREE	
NEW DECIDUOUS TREE	
EXISTING SHRUB	
NEW SHRUBS	
NEW GRASS	
NEW PERENNIAL	

**PLANT SCHEDULE**

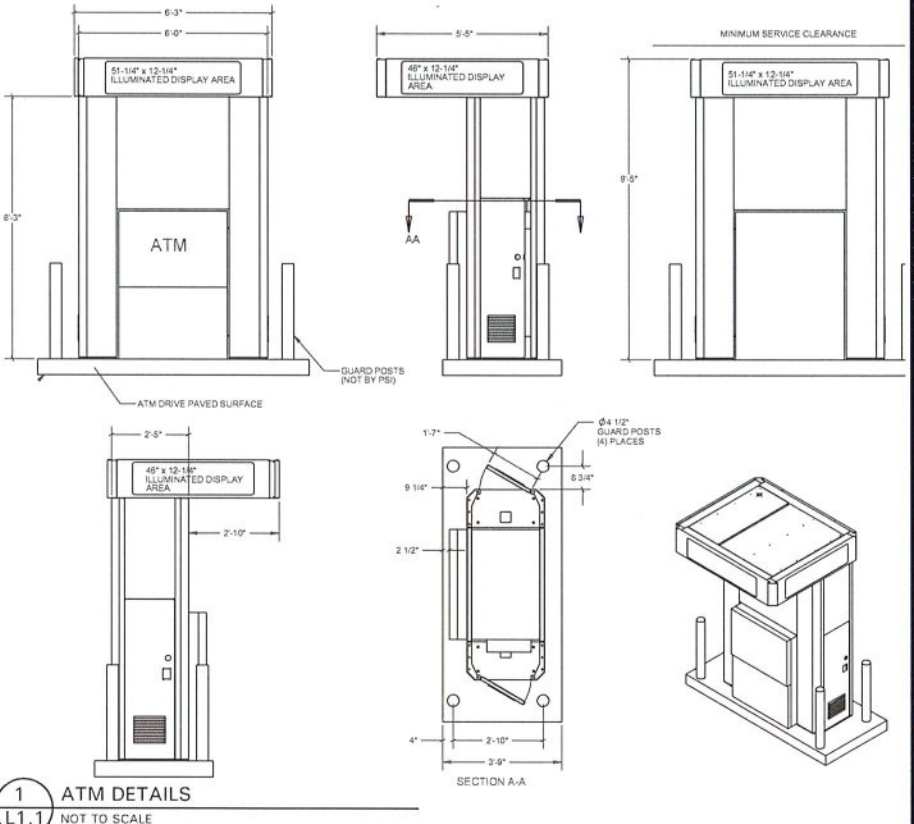
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>					
Ab	1	<i>Abies balsamea</i>	Balsam Fir	8'	
Pp	1	<i>Picea pungens 'Fat Albert'</i>	Fat Albert Spruce	5-6' High	
Cc	1	<i>Cercos canadensis</i>	Eastern Redbud	2-2.5' caliper	
Gb	1	<i>Ginkgo biloba</i>	Ginkgo	3-3.5' caliper	
<b>SHRUBS</b>					
Ig	20	<i>Ilex glabra 'Shamrock'</i>	Inkberry	#3 cont.	
<b>PERENNIALS &amp; GRASSES</b>					
He	42	<i>Hemerocallis 'Stella de Oro'</i>	Daylily	#2 cont.	
Sh	24	<i>Sporobolus heterolepis 'Tara'</i>	Tara Prairie Dropseed	#2 cont.	

LIGHTING: LIGHTS SUPPLIED BY VBC LIGHTING. 315-487-1105

**Luminaire Schedule**

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	1	N1B	SINGLE	0.950	NV-1-T3-32L-1-40K-HSS-MSO-3G-814-SINGLE @ 24' MTG.HT	106
	3	N2	2 @ 90 DEGRE	0.950	NV-1-T4-32L-1-40K-HSS-MSO-3G-814-D90 @ 24' MTG.HT	106

MADE IN USA SILICONE OPTICS



**1 ATM DETAILS**  
L1.1 NOT TO SCALE

**ZONING**

ZONE: Local Business District, Class A (BA)

LOT SIZE: 11,474 sf total  
Slocum Ave Lot: 6,935 sf  
Easement Lot: 4,539 sf

LOT COVERAGE:  
EXISTING: 65.5% total  
(includes 7,517 sf of porous pavement)  
Slocum Ave Lot: 42.9%  
Easement: 100%  
MAXIMUM ALLOWED: 100%  
PROPOSED: 60.6% total  
(includes 6,279 sf of porous pavement)  
Slocum Ave Lot: 24.35%  
Easement: 36.25%

BUILDING: None  
SETBACKS: Not Applicable (No Building)

PARKING:  
EXISTING: 12  
(5 on Slocum lot and 7 on easement lot)  
PROPOSED: 3  
(for adjacent parcel; on easement lot)

**PATHFINDER BANK**  
NEW DRIVE-THRU  
506 W. ONONDAGA ST., SYRACUSE, NY

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SCALE: 1" = 20'

DRAWN BY: AR/TH

DATE: 02-08-2021

#	DATE	DESCRIPTION

**DRAWING:**  
SITE PLAN



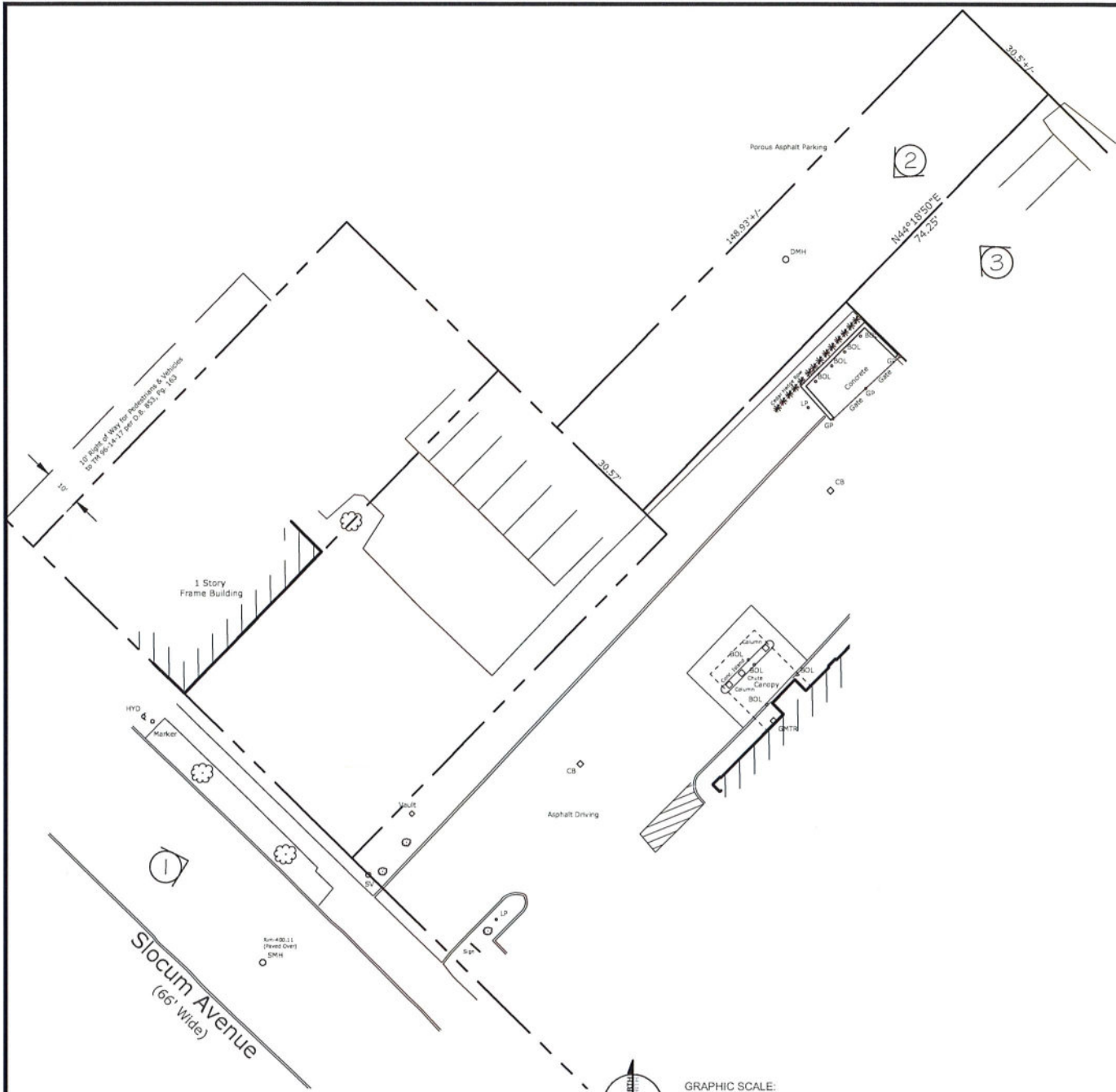
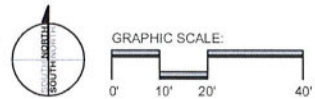


PHOTO MAP  
SCALE: 1" = 20'

LEGEND

- NEW SWALE
- PROPERTY LINE
- CONTRACT LIMIT LINE
- UTILITY POLE
- EXISTING BUILDING



①



②



③



**PATHFINDER BANK**  
NEW DRIVE-THRU  
506 W.ONONDAGA ST., SYRACUSE, NY

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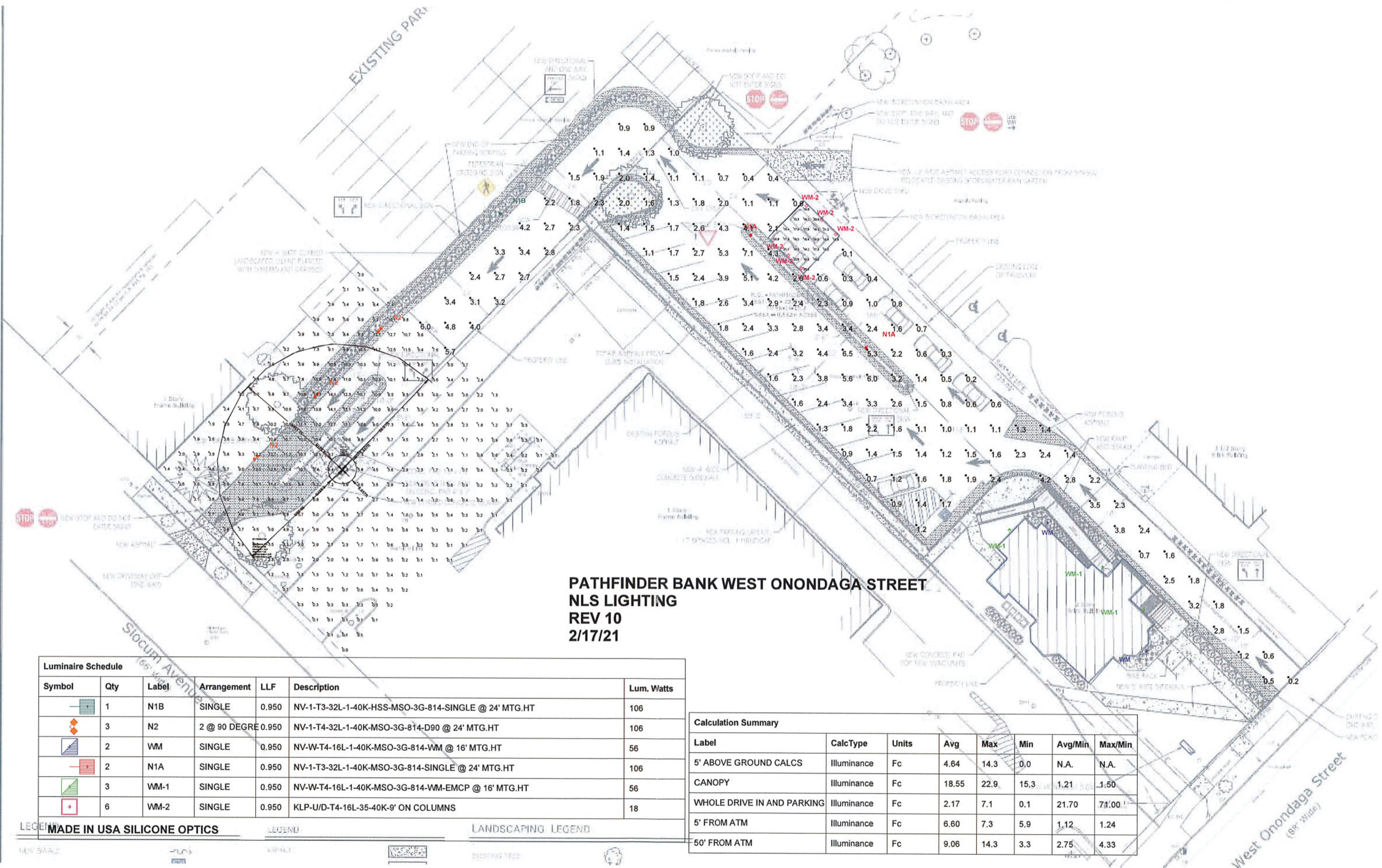
DATE: 02-08-2021

#	DATE	DESCRIPTION

**DRAWING:**  
PHOTO MAP

DRAWING #

**L·2.1**



**PATHFINDER BANK WEST ONONDAGA STREET  
NLS LIGHTING  
REV 10  
2/17/21**

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	1	N1B	SINGLE	0.950	NV-1-T3-32L-1-40K-HSS-MSO-3G-814-SINGLE @ 24' MTG.HT	106
	3	N2	2 @ 90 DEGREE	0.950	NV-1-T4-32L-1-40K-MSO-3G-814-D90 @ 24' MTG.HT	106
	2	WM	SINGLE	0.950	NV-W-T4-16L-1-40K-MSO-3G-814-WM @ 16' MTG.HT	56
	2	N1A	SINGLE	0.950	NV-1-T3-32L-1-40K-MSO-3G-814-SINGLE @ 24' MTG.HT	106
	3	WM-1	SINGLE	0.950	NV-W-T4-16L-1-40K-MSO-3G-814-WM-EMCP @ 16' MTG.HT	56
	6	WM-2	SINGLE	0.950	KLP-U/D-T4-16L-35-40K-9' ON COLUMNS	18

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
5' ABOVE GROUND CALCS	Illuminance	Fc	4.64	14.3	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	18.55	22.9	15.3	1.21	1.50
WHOLE DRIVE IN AND PARKING	Illuminance	Fc	2.17	7.1	0.1	21.70	71.00
5' FROM ATM	Illuminance	Fc	6.60	7.3	5.9	1.12	1.24
50' FROM ATM	Illuminance	Fc	9.06	14.3	3.3	2.75	4.33

LEGEND MADE IN USA SILICONE OPTICS

LEGEND

LANDSCAPING LEGEND



**City of Syracuse  
Office of Zoning Administration  
SIGN FORM**

Office Use    Filing Date: \_\_\_\_\_    Case: \_\_\_\_\_    Zoning District: \_\_\_\_\_

**SIGN TABLE**  
*Please provide the following information for all existing and proposed business identification signage.*

The business / tenant has space on the 1st story at street level:     Yes     No  
 The business / tenant has space with direct frontage on the street:     Yes     No  
 Street Name 1: 303 Slocum    Linear building or tenant space frontage/width (feet): 60  
 Street Name 2: \_\_\_\_\_    Linear building or tenant space frontage/width (feet): \_\_\_\_\_

Sign Number /Key	Proposed or Existing	Type (wall, projecting, window, ground)	Construction (channel, cabinet, other)	Sign Lighting (external / internal)	Sign Content (for example, Eat at Joe's)	Sign Height (grade to top of sign)	Sign Face Height (feet)	Sign Face Width (feet)	Sign Face Area HxW (sq ft)

**REQUIRED SUBMITTALS**

This Sign Submission Form with the required submittals below must be submitted in **HARD COPY, SINGLE-SIDED** and **NOT BOUND** as follows: **ONE (1) COPY** of this Sign Submission Form; and **ONE (1) FULL-SIZE** and **TO-SCALE PLAN SET** for review, and **ONE (1) REDUCED SET** (11x17 inches, or smaller) for copying, of the items listed below. E-mailed submissions will not be processed.

- AS BUILT PROPERTY SURVEY** illustrating current conditions (**signed and stamped by a licensed surveyor**).
- SIGN DESIGN PLAN** illustrating the type of sign (wall, projecting, window, ground, roof) with the sign face height and width dimensions of outer-most sign boundary shown and noted.
- SIGN PLACEMENT PLAN** illustrating signage (keyed to the Sign Table) on the building façade(s) (signage superimposed on photographs can be used) with the distance from the ground to the top of the sign (sign height) noted.
- SIGN LOCATION PLAN** illustrating the location of property boundaries, and all building and ground signage locations keyed to the above Sign Table.

**SIGN ALLOWANCES**

*Business identification signs are only allowed for uses allowed by right, Variance, or Special Permit*

Zoning District	Type	Location	Number	Maximum Sign Face Area	Maximum Ground Sign Height
Residential (R -)	Wall or Ground	Street frontages 1st story or In front yard	1 per use	15 square feet (3 sf - office) (8 sf - bed & breakfast)	6 feet
Office (O -)	Wall or Ground	Street frontages 1st story or behind the front yard	1 per building	15 square feet	6 feet
Special Permit – All Districts	Wall, Ground	Street frontages	1 wall & 1 ground per business/tenant	40 square feet each (12 sf - trans parking)	30 feet (8 f - trans parking)

*The total area of allowed business signage in the zoning districts below is based on the linear business / tenant space frontage (width) on the street (not the lot frontage)*

Central Business District (CBD -)	Wall, Ground, Projecting, Marquee	Street frontages <u>1st story only</u>	1 per <u>1<sup>st</sup> story</u> business/tenant per street	1 square foot per 1 linear foot	
Local Business (BA), Commercial (C -), Industrial (I -),	Wall, Ground, Projecting, Marquee	Street frontages	2 per business/tenant per street	1 square foot per 1 linear foot	30 feet max

SIGN CHART



ATM at 303 Slocum Ave  
2/15/21

SIGN	QTY	DESCRIPTION
A	3	Illuminated, Top of sign @ 9'-5", Dimensions 4.2' x 1.02'=4.28 sq ft X 3 = 12.85sf total
B*	2	Non- Illuminated, Top of Sign @ 8ft , Dimensions 5' X 1'-6" = 7.5sf x 2 = 15sf total
C	1	Non-Illuminated, Top of Sign @ 8', Dimensions 3'-6" x 3'6" = 7sf
D	1	Non-Illuminated, Top of Sign @ 6'-6", Dimensions 6' x 4' = 24sf

total sign area = 58.85 sf

Frontage on Slocum Ave is 60ft

\* Actually dimensions of this sign panel will be smaller than shown. See photos attached.

 **PathFinder**  
BANK

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Lisa Dell, County Clerk  
401 Montgomery Street  
Room 200  
Syracuse, NY 13202  
(315) 435-2229

## Onondaga County Clerk Recording Cover Sheet

Received From :  
SIMPLIFILE

Return To :  
SIMPLIFILE

Method Returned : ERECORDING

First PARTY 1

ONONDAGA COMMONS LLC

First PARTY 2

PATHFINDER BANK

Index Type : Land Records

Instr Number : 2020-00049931

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$315.50

Recording Pages : 4

The Property affected by this instrument is situated in Syracuse, in the  
County of Onondaga, New York

Real Estate Transfer Tax

RETT # : 5612

Deed Amount : \$60,000.00

RETT Amount : \$240.00

Total Fees : \$555.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Onondaga  
County, New York

On (Recorded Date) : 12/21/2020

At (Recorded Time) : 1:47:22 PM

Lisa Dell, County Clerk





THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

THIS INDENTURE, made the 15<sup>th</sup> day of December, 2020.

BETWEEN ONONDAGA COMMONS, L.L.C., a domestic Limited Liability Company, with its principal place of business located at 484 West Onondaga Street Syracuse, New York 13202,

PATHFINDER BANK, of 214 West First Street Oswego, New York 13126,

Grantor,

Grantee,

WITNESSETH, that the Grantor in consideration of

One (\$1.00) and 00/100 Dollars

paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever: real property known as 303 Slocum Avenue, tax parcel #096.-14-16.0, together with an easement and right of way over a 30.5 foot x 49.99 foot parcel located within tax parcel #096.-14-08.0, all as more particularly described in Schedule "A" annexed.

Grantee executes this deed to acknowledge the Access Easement over Schedule "A" (attached) and the assumption of the Grantor's facility maintenance and preservation obligations as they pertain to the Schedule "A" premises under the terms of the GIF award and the above Maintenance Agreement.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantees, the heirs or successors and assigns of the grantees forever. AND the grantor covenants as follows:

FIRST.-The Grantees shall quietly enjoy the said premises;

SECOND.-The grantor will forever warrant the title to said premises;

This deed is subject to the trust provision of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

PATHFINDER BANK

by: [Signature] L.S.  
THOMAS SCHNEIDER,  
President

ONONDAGA COMMONS LLC

by: [Signature] L.S.  
MARTIN A. YENAWINE,  
Sole Member/Manager

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

On the 15<sup>th</sup> day of December, 2020, before me, the undersigned (a Notary Public in and for the said State), personally appeared THOMAS SCHNEIDER, President of PATHFINDER BANK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

[Signature]  
Notary Public ~~ROLL~~  
STEPHEN G. COLL  
Notary Public, State of New York  
No. 02ET5024331  
Qualified in Onondaga County 20 22  
Commission Expires March 7, 20 22

STATE OF NEW YORK )  
COUNTY OF ONONDAGA ) ss.:

On the 14<sup>th</sup> day of December, 2020, before me, the undersigned (a Notary Public in and for the said State), personally appeared MARTIN A. YENAWINE, Sole Member/Manager of ONONDAGA COMMONS, L.L.C., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

[Signature]  
J. CRAIG KERR  
NOTARY PUBLIC, State of New York  
Qualified in Onon. Co. No. 34-7243306  
My Commission Expires May 31, 20 22

## SCHEDULE A

**ALL THAT TRACT OR PARCEL OF LAND**, situate in Farm Lot 179, in the City of Syracuse, County of Onondaga and State of New York and being part of Block 332A in said City and being particularly bounded and described as follows:

**BEGINNING** at the intersection of the present northwesterly right of way line of West Onondaga Street with the present northeasterly line of Slocum Avenue, said point also being the most southerly corner of Block 332A, marked by a City monument;

**THENCE**, N. 45° 51' 10" W., along said northeasterly right of way line of Slocum Avenue, a distance of 521.50 feet to the point or place of beginning;

**THENCE**, N. 44° 18' 50" E., a distance of 115.50 feet to a point;

**THENCE**, N. 45° 51' 10" W., a distance of 60.33 feet to a point;

**THENCE**, S. 44° 18' 50" W., a distance of 115.50 feet to a point;

**THENCE**, S. 45° 51' 10" E., a distance of 60.0 feet along the northeasterly line of Slocum Avenue to the point and place of beginning.

**BEING** the same premises as those conveyed (with other lands) to the grantor herein by deed dated and acknowledged April 10, 1998 and recorded April 16, 1998 at the Onondaga County Clerk's Office at Book of Deeds 4231 at Page 179&c, at Schedule A, Parcel "D", known as 303 Slocum Avenue, Tax Parcel #096.-14-16.0.

**SUBJECT** to easements, covenants and restrictions of record, including:

1. A right of way and easement granted by Onondaga Commons LLC to Pathfinder Bank by warranty deed dated, acknowledged and recorded November 28, 2018, at the Onondaga County Clerk's Office as Instrument No.: 2018-54788; and
2. Access Easement granted to the City of Syracuse by easement dated October 9, 2013, and recorded October 10, 2013, at Onondaga County Clerk's Office at Book 5255 of Deeds at Page 831&c; and
3. *Stormwater Control Maintenance Facility Agreement* with City of Syracuse recorded October 10, 2013, at Onondaga County Clerk's Office at Book 5255 of Deeds at Page 839&c.

**TOGETHER WITH** an exclusive easement and right of way over the following contiguous lands of the Grantor (the "Access Easement Area") for the benefit of Grantee and its contractors, employees, agents, customers, invitees, and tenants for pedestrians and motor vehicles to pass over, across and through the Access Easement Area in order to provide access to, and a means of ingress and egress to and from, the 303 Slocum Avenue premises conveyed hereby to that property commonly known as 506 West Onondaga Street (Tax Parcel # 096.-14-10.2). Grantor agrees that the Access Easement Area shall remain open and unobstructed at all times and may be altered and improved by the grantee, at its sole expense, subject to the approval of the grantor which shall not be unreasonably withheld.

**SCHEDULE A - cont.**

**ALL THAT TRACT OR PARCEL OF LAND**, situate in Farm Lot 179, in the City of Syracuse, County of Onondaga and State of New York and being part of Block 332A in said City and being particularly bounded and described as follows:

**BEGINNING** at the intersection of the present northwesterly right of way line of West Onondaga Street with the present northeasterly line of Slocum Avenue, said point also being the most southerly corner of Block 332A, marked by a City monument;

**THENCE**, N. 45° 51' 10" W., along said northeasterly right of way line of Slocum Avenue, a distance of 321.50 feet to a point;

**THENCE**, N. 44° 18' 50" E., a distance of 115.50 feet to a point;

**THENCE**, N. 45° 51' 10" W., a distance of 8.5 feet to the point of beginning;

**THENCE**, N. 44° 18' 50" W., a distance of 149.99 feet to the northeasterly corner of lands conveyed by Onondaga Commons LLC to Pathfinder Bank by deed dated, acknowledged and recorded at the Onondaga County Clerk's Office on November 28, 2018, as Instrument Number 2018-00054788;

**THENCE**, N. 45° 41' 10" W., a distance of 30.50 feet to a point;

**THENCE**, S. 44° 18' 50" W., parallel to West Onondaga Street, a distance of 149.99 feet to a point on the northeasterly lot line of a parcel of land described as Parcel "D" conveyed to the grantor therein in a deed, recorded at the Onondaga County Clerk's Office on April 16, 1998, at Book of Deeds Number 4231, at Page 179&c;

**THENCE**, S. 45° 51' 10" E., a distance of 30.5 feet along the grantor's said northeasterly lot line of Parcel "D" to the point and place of beginning.

**BEING** a small portion of Parcel "E" of Schedule A, as conveyed to the grantor therein by deed dated and acknowledged April 10, 1998, and recorded April 16, 1998, at the Onondaga County Clerk's Office at Book of Deeds 4231, at Page 179&c; also being a small part of Tax Parcel # 096.-14-08.0.

The easement rights created hereby shall be deemed to run with the land and shall be binding upon and inure to the benefit of both Grantor and Grantee, as well as their respective successors in title.

**SUBJECT** to easements, covenants and restrictions of record, if any, and to:

1. an Access Easement granted to the City of Syracuse recorded July 10, 2014, at Onondaga County Clerk's Office at Book 5287 of Deeds at Page 658&c;
2. the Terms of a *Stormwater Management Facility Agreement* recorded July 10, 2014, at Onondaga County Clerk's Office at Book 5287 of Deed at Page 636&c, As Instrument #21692; and
3. the terms of a certain agreement captioned "Amendment No. 2 to Agreement of Purchase and Sale with Assignment of Agreement of Purchase and Sale, as amended" dated December 8, 2020 and executed by the Grantor herein as seller and by the Grantee herein as contract purchaser assignee.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Pathfinder Bank Exit drive and ATM Project Site Review			
Project Location (describe, and attach a location map): 303 Slocum Ave, 422 W Onondaga St			
Brief Description of Proposed Action: This project is part of the renovations to the historic building at 506 W. Onondaga St. where 303 Slocum will be the bank exit and ATM location and an easement is in place for traffic to drive through 422-28 W Onondaga property. Traffic will enter one way in the bank from 506 W. Onondaga either park to visit the building or use the drive thru tellers or to the ATM. Traffic will exit one way to Slocum Ave. An easement will also be provided to 500 W Onondaga St as an exit to Slocum.			
Name of Applicant or Sponsor: Terry Horst Landscape Architecture, PC		Telephone: 315-472-2461 E-Mail: thorst@thorstlandscapearch.com	
Address: 306 Hawley Ave			
City/PO: Syracuse		State: NY	Zip Code: 13203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.26 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 506 W Onondaga St b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm water will be discharged into the City of Syracuse municipal system		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Terry Horst Landscape Architecture PC      Date: 2-15-21

Signature: *Terry Horst*      Title: Landscape Architect