

City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

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

**REQUESTED** (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	506 W Onondaga Re- Subdivision	3	0.825+ A ✓
<input type="checkbox"/> Lot Alteration:			

<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) 506 W Onondaga St	096.-14-10.2	Pathfinder Bank	
2) 303 Slocum Ave	096.-14-16.	Onondaga commons LLC	
3) 422-28 W Onondaga S	096.-14-08.0	Onondaga commons LLC	
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.)

<input checked="" type="checkbox"/> Demolition (full and partial):	Interior building demolition for remodel
<input checked="" type="checkbox"/> New Construction:	Interior construction
<input type="checkbox"/> Façade (Exterior) Alterations:	
<input checked="" type="checkbox"/> Site Changes:	New drive thru canopy, ATM, sidewalks and landscaping

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

Project Name:	Pathfinder Bank 506 W Onondaga St
Current Land Use(s):	Vacant
Proposed Land Use(s):	Bank
Number of Dwelling Units:	0
Days and Hours of Operation:	M-F 9am -5pm, ATM is open 24hrs
Number of Onsite Parking Spaces:	17

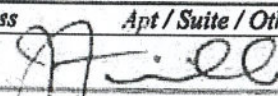
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)

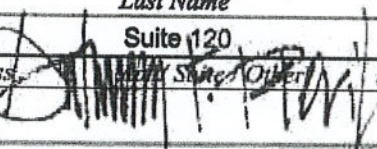
Resubdivision of three properties to serve the renovation of the existing building at 506 W Onondaga St. as a new Pathfinder Bank. The subdivision is needed to provide enough area for traffic flow from the 506 W Onondaga property which is too narrow for a two way driveway. As seen on the site plans the traffic flow is one way in and all traffic crosses through to the Slocum ave property where traffic can access the ATM or exist the bank property. Building renovations have been reviewed by the Landmark Preservation Board, NYS OPRHP and the National parks for Historic Tax credits.

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

As listed in Department of Assessment property tax records (<http://syr.gov.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	Funicello	Member	506 W. Onondaga Associates		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2 Clinton st	Suite 120	Syracuse	NY 13202	Phone: 315-472-2020	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: john@jfrealestate.com</i>
* Signature: 			Date: 5/5/21		

Anthony	Fiorito	Member	506 W Onondaga Associates, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2 Clinton St	Suite 120	Syracuse	NY 13202	Phone: 315-472-2020	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tony@pplsyr.com</i>
* Signature: 			Date: 5/5/21		

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

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
			<i>Phone:</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* 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)**

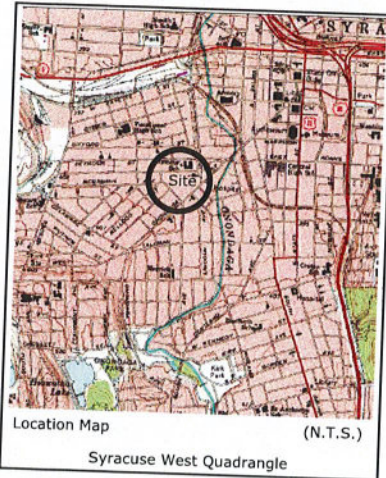
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
			<i>Phone:</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

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

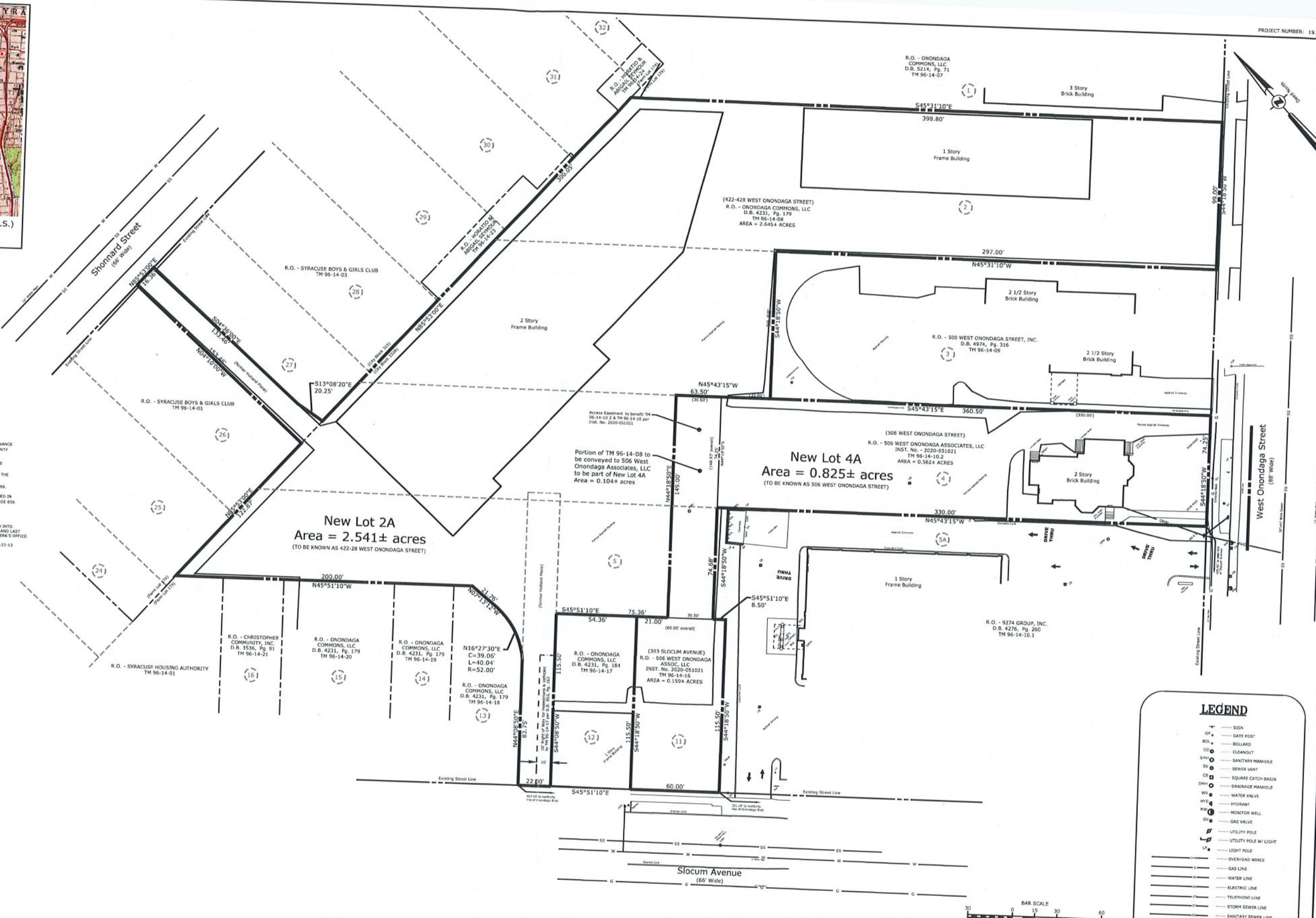
**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

306 Hawley ave	Horst	president	Terry Horst Landscape Architecture, PC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
306 Hawley ave		Syracuse	NY 13203	Phone: 3154722461	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: thorst@thoratlandscapearch.com</i>

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



- NOTES**
- 1.) NORTH ORIENTATION IS BASED ON DEED NORTH PER INSTRUMENT NO. 2020-051021.
  - 2.) FIELD WORK PERFORMED BETWEEN DECEMBER 23-27, 2019.
  - 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.) 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.
  - 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 REVISION, 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. 2018-054786.
  - 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.
- RESUBDIVISION**
- 1.) RESUBDIVISION OF LOTS 4 & 7 AND PART OF LOT 5, BLOCK 332A & PART OF FARM LOT 179 INTO NEW LOT 5A, CITY OF SYRACUSE PREPARED BY LEVY LAND SURVEYORS DATED JUNE 2, 1994 AND LAST REVISED 7-23-1994. RECORDED AS FILED MAP NUMBER 9688 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.



**LEGEND**

- SIGN
- GATE POST
- BOLLARD
- CLEANOUT
- SANITARY MANHOLE
- SEWER VENT
- SQUARE CATCH BASIN
- DRAINAGE MANHOLE
- WATER VALVE
- HYDRANT
- MONITOR WELL
- GAS VALVE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- LIGHT POLE
- OVERHEAD WIRES
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- STORM SEWER LINE
- SANITARY SEWER LINE



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY ORIGINALLY COMPLETED BY US ON DECEMBER 27, 2019.

*David M. Sliski*  
 DAVID M. SLISKI, P.L.S. #50105  
 May 6, 2021  
 DATE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

**RESUBDIVISION PLAT**  
 OF LOTS 2, 4 & 11 AND PART OF CITY BLOCK 332A AND THE FORMER HOLLAND PLACE INTO  
**NEW LOT 4A IN CITY BLOCK 332A AND NEW LOT 4B IN CITY BLOCK 315 & 332A**  
 422-428 & 506 WEST ONONDAGA STREET and 303 SLOCUM AVENUE

PART OF FARM LOTS 174 AND 179  
 ONONDAGA COUNTY, NEW YORK

UNAUTHORIZED ALTERATION OR REVISION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

2020  
 C.T. MALE ASSOCIATES

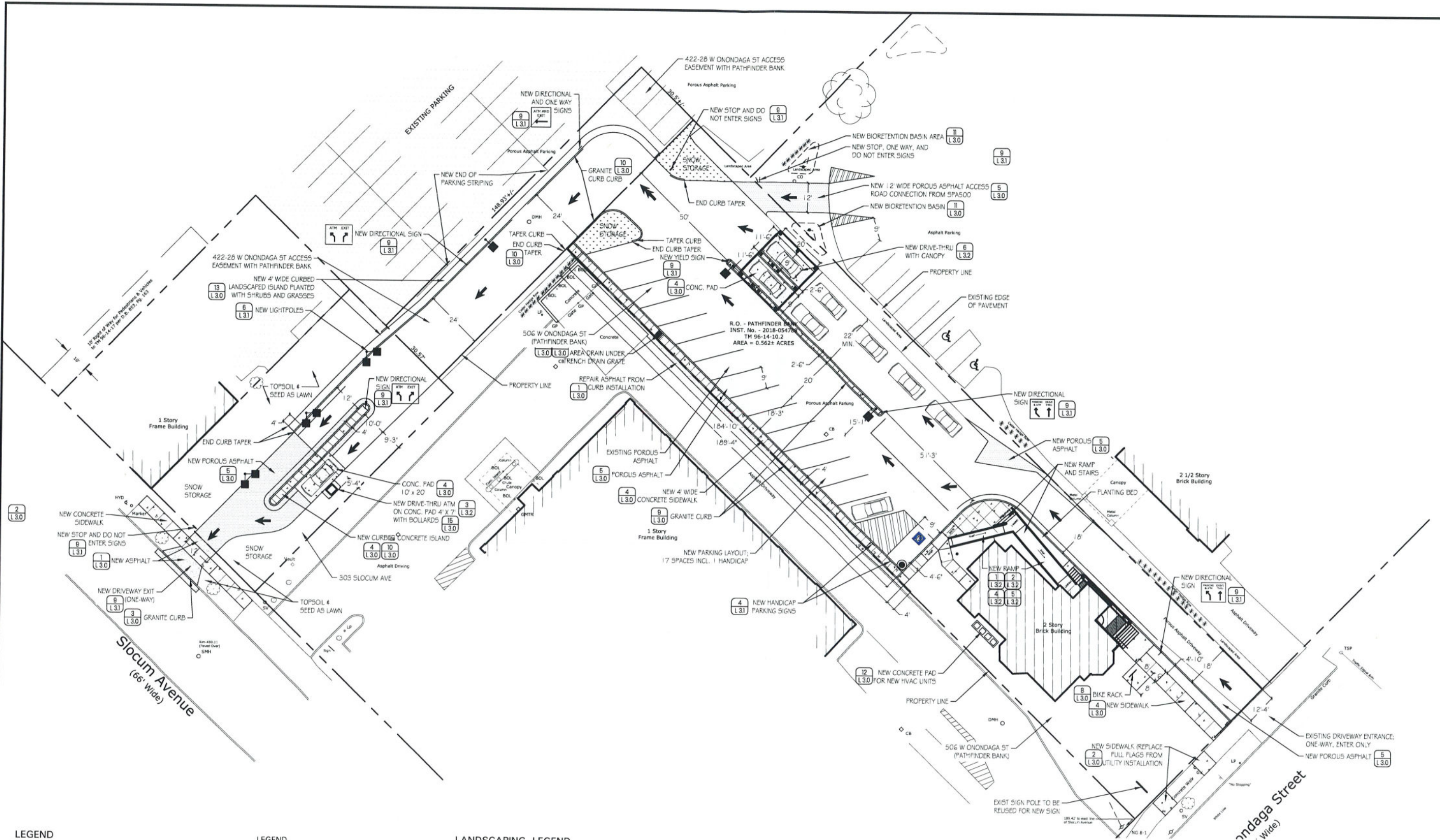
APPROVED:  
 DRAFTED : DMS  
 CHECKED : DMS  
 PROJ. NO : 19.9686  
 SCALE : 1" = 20 FT.  
 DATE : MAY 5, 2021

**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 • ROUGHKNEEPSIE, NY • JOHNSTOWN, NY  
 LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY

SHEET 1 OF 1  
 DWG. NO: 21-0285

PLOT DATE: 5/5/2021 11:25 AM

S:\CURRENT\_PROJ\3404 Pathfinder Bank\Drawings\3404-PathfinderBank\_SP\_WORKING5.soming app.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

**Terry Horst**  
LANDSCAPE  
ARCHITECTURE - P.C.  
PHONE: 315-472-2481  
WWW.TERRYHORSTLANDSCAPEARCHITECTURE.COM  
305 HANNEY AVENUE, SYRACUSE, NEW YORK



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

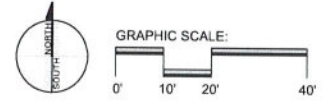
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SCALE: 1" = 20'  
DRAWN BY: AR/TH  
DATE: 02-08-2021

#	DATE	DESCRIPTION

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

**DRAWING #**  
**L.1.1**



# 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: Re subdivision for 506 W Onondaga St, part of 422 W Onondaga St and 303 Slocum Ave			
Project Location (describe, and attach a location map): 506 W. Onondaga, 303 Slocum Ave, 422 W Onondaga St			
Brief Description of Proposed Action: Re- subdivision for a new Bank at 506 W. Onondaga St. 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO
		<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		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input 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?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:  Storm water will be discharged into the City of Syracuse municipal system	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Terry Horst Landscape Architecture, PC</u> Date: <u>05/05/2021</u> Signature: <u>Terry Horst</u> Title: <u>president</u>		