

Other Business

September 8th, 2025

3S-25-11

Three-Mile Limit Subdivision Review-Town of Clay Northern Credit Union Subdivision Combination of Two Lots into One New Lot

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine two lots located at 5004 West Taft Road and 5008 West Taft Road into one new lot.

- Dimensions of New Lots

New Lot 1: 2.525 Acres/109,989 SF

- The Town of Clay Planning Department determined no significant environmental impact and approved the Subdivision plan on July 7, 2025.
- The application included a Subdivision map “Resubdivision Plan for the Lands of Northern Credit Union into New Lot 1 of the Northern Credit Union Subdivision, 5004 & 5008 West Taft Road—Town of Clay, Onondaga County, New York; the map is with the scale of 1” = 30’, Drawn by State of New York Licensed Land Surveyor David Sliski of C.T Male Associates.
- The Subdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.

NOLAN T. KOKKORIS, ESQ.
nkokkoris@bsk.com
P: 315.218.8279
F: 315.218.8100

August 13, 2025

VIA HAND DELIVERY

Office of Zoning Administration
City of Syracuse
201 E. Washington Street, Room 500
Syracuse, New York 13202-1426

Re: *Three Mile Limit Subdivision Review - 5004-5008 West Taft Road*

Dear Sir/Madam:

Our office represents Northern Credit Union in connection with the resubdivision of land located at 5004-5008 West Taft Road in the Town of Clay. Enclosed please find an application for three mile limit subdivision review, full sized approved subdivision maps signed by the Town of Clay, and an 11 x 17' copy of the subdivision map.

Please do not hesitate to contact my office if you require any additional information.

Sincerely,

BOND, SCHOENECK & KING, PLLC



Nolan T. Kokkoris

Enclosures

City of Syracuse
Office of Zoning Administration

THREE MILE LIMIT SUBDIVISION REVIEW

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date:

Case:

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>
1)	5004 West Taft Road	116.10-01-04.1	1.626
2)	5008 West Taft Road	116.10-01-05	0.899
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION

Municipality:	Town of Clay
Subdivision Name:	New Lot 1 of the Northern Credit Union Subdivision
Number of Proposed Lots:	1
Existing/Proposed Land Use(s):	Vacant Residential/ Commercial
Number of Dwelling Units:	0
Local Approval(s):	<input type="checkbox"/> Preliminary Date: <input checked="" type="checkbox"/> Final Date:

PROJECT DESCRIPTION (Combining/Dividing/Realigning X Lot(s) into Y New Lot(s))

(Provide a brief description of the project, including if it is a residential or commercial project.)

Consolidating two tax parcels into a single parcel in connection with proposed development of a credit union branch on Taft Road.


PROPERTY OWNER(S) (required)As listed in the Town's **Department of Assessment** property tax records.

Nathan	Hunter	Senior Vice President/CFO	Northern Credit Union		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
120 Factory Street		Watertown	NY	13601	<i>Phone:</i> 315-782-0155
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> Nhunter@mynorthern.com
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i> 			<i>Date:</i> 8/1/25		

*** OWNER SIGNATURE DECLARATION**

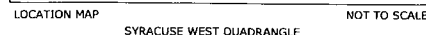
I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best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

REPRESENTATIVE(S)/CONTACT(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>



MAP NOTES

- 1.) DRAWING NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS. RECORD BEARINGS SHOWN FOR TITLE CONVEYANCE PURPOSES.
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- 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 AND 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 ATTRIBUTED 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 ON SEPTEMBER 17, 2024.

MAP REFERENCES

- 1.) FINAL PLAN - INVERNESS GARDENS SECTION No. 1 PREPARED BY JANUZI & ROMANS LAND SURVEYING, P.C. DATED JULY 7, 2010, REV. 11/11/10 AND FILED AS MAP 11304.
- 2.) FINAL PLAN - INVERNESS GARDENS SECTION No. 2 PREPARED BY JANUZI & ROMANS LAND SURVEYING, P.C. DATED MARCH 8, 2011 AND FILED AS MAP 11433.

LEGEND

- | | | |
|-------|-------|----------------------------|
| ..... | ..... | SIGN |
| LP | ..... | LIGHT POLE |
| SMO | ..... | SANITARY MANHOLE |
| DM | ..... | DRAINAGE MANHOLE |
| CEB | ..... | CATCH BASIN |
| CB | ..... | UTILITY POLE W/ LIGHT |
| ..... | ..... | UTILITY POLE |
| HY | ..... | HYDRANT |
| WO | ..... | WATER VALVE |
| GM | ..... | GAS MARKER |
| GMH | ..... | GAS METER |
| IRF | ..... | IRON ROD FOUND |
| ME | ..... | MAIL BOX |
| IRF | ..... | IRON PIPE FOUND |
| EMH | ..... | ELECTRIC METER |
| TEP | ..... | TELEPHONE PESTICIL |
| TSE | ..... | TRAFFIC SIGNAL BOX |
| ..... | ..... | OVERHEAD WIRES |
| ..... | ..... | GAS LINE |
| ..... | ..... | WATER LINE |
| ..... | ..... | STORM SEWER LINE |
| ..... | ..... | SANITARY SEWER LINE |
| TCRS | ..... | YELLOW CAPED IRON PIPE SET |

WINTERSWEET DRIVE
(60' Wide)

New Lot 1
AREA = 2.525± ACRES

R.D. - NORTHERN CREDIT UNION
INST. No. 2024-00026717
TM 116.10-01-04.1
AREA = 1.626± ACRES

R.O. - NORTHERN CREDIT UNION
INST. No. 2024-00026717
TM 116.10-01-05
AREA = 0.899± ACRES

R.O. - NORTHERN CREDIT UNION
INST. No. 2024-00026717
TM 116.10-01-06
AREA = 1.348± ACRES

R.O. - WILLIAM J. PENDOCK
D.B. 5270, Pg. 569
TM 116 10-01-07

N28°16'28"E (rec)
N21°07'23"E
C=151.11'
L=155.94'
R=180.00'

R.O. - LAURENTI REVOCIBLE TRUST
INST. No. 2023-00035022
TM 116.10-05-01
(Lot 80 - Inverness Gardens - FM 11304

R.O. - GREGORY S. KOSTE
& ERIKA A. GALLUCCI
INST. No. 2018-00032176
TM 116.10-05-06

PM 116.10-03-07

1

1

(THIS AREA IS RESERVED FOR A DRAINAGE EASEMENT FOR STORM WATER MANAGEMENT AREA PER FM 13433. TAX MAP SHOWS THIS AREA BEING ACCESSED TO HUAN (FM 116.10-05-11)

R.O. - HENRY HUAN & HELEN PHAM
D.B. 5304, Pg. 406
TM 116 10-05-11

BAR SCALE

30 0 15 30 60

1 inch = 30 ft

I CERTIFY THAT THIS SUBMISSION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON OCTOBER 4, 2024.

DAVID M. SLISKI PLS # 50105 DATE 01/28/2025



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	(A)			
	(A)			
	(A)			
	(A)			
	(A)			
	(A)			
	(A)			
	(A)			
	(A)			

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

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 C.T. MALE ASSOCIATES

 APPROVED:

 DRAFTED : GB, DMS

 CHECKED : DMS

 PROJ. NO : 24.5033

 SCALE : 1" = 30 FT.

 DATE - JAN 28, 2025

RESUBDIVISION PLAT
FOR THE LANDS OF NORTHERN CREDIT UNION INTO
NEW LOT 1 of the NORTHERN CREDIT UNION SUBDIVISION
5004 & 5008 WEST TAFT ROAD

TOWN OF CLAY

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • Poughkeepsie, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY



SHEET 1 OF 1
DWG NO: 25-013

TOWN OF CLAY

APPLICATION FOR ADMINISTRATIVE APPROVAL
OF
PRELIMINARY PLAT

Routing:

- (1) Commissioner of Planning & Development
(2) Planning Board Attorney
(3) Onondaga County Planning Board

116.10 10 04.1

Tax Map # 116.10 - 10 - 05

Tract Name New Lot 1 of the Northern Credit Union Subdivision

Developer Northern Credit Union

Case No. 2025-038

Developer's Address 120 Factory Street, Watertown, NY 13601 Phone 315-782-0155

Attorney Bond, Schoeneck & King, PLLC (Brody D. Smith, Esq.) Phone 315-218-8225

Address One Lincoln Center, Syracuse, NY 13202

Planner/Surveyor C.T. Male Associates Phone 518-786-7400

Address 50 Century Hill Drive, Latham, NY 12110

PLANNING DEPARTMENT ACTION

1. Date accepted for processing by the Planning Dept: 7/1 2025
2. Date necessary referrals made: 20
3. Date of decision: 7/7 2025

4. Plat approved (X), disapproved (), or approved with the following modifications:

5. Last date for filing application for approval of final plat: 20

David W Tessler 7/7/2025
Commissioner of Planning and Development

DRAWINGS FORMING A PART OF THIS APPLICATION ARE:

(Must be filled in)

- a. Preliminary Plat: Drawing # _____ Date _____
b. Street Profiles: Drawing # _____ Date _____
c. Topographic Survey: Drawing # _____ Date _____



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Amber Dillon, Zoning Planner

Date: 9/5/2025 12:33:45 PM

Re: Three-Mile Limit Review 3S-25-11
Three Mile Limit, ,

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	08/15/2025	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the Mud Creek Watershed.• Ok for re-subdivision.
Eng Sewers- Zoning	Internal Review Complete	08/15/2025	Mirza Malkoc	No Comment
Eng. Mapping - Zoning	Approved	08/15/2025	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available. -No objection to the work proposed, as it lies outside of the plated area and should have no impact on Mapping Division assets or control in the area.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/15/2025	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Planning Commission	Pending	08/14/2025		