

Other Business

April 27th, 2026

3S-2026-3

Three-Mile Limit Subdivision Review-Town of Onondaga 'Taunton Fire Department Subdivision' Subdivision of Two Parcels into Two New Parcels

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to convey .158 acres from land owned by the Taunton Fire Department to Niagara Mohawk Power Corporation d/b/a National Grid. The proposed subdivision is between lots located at 4310 Onondaga Boulevard & 4300 Onondaga Blvd, Syracuse, NY 13219

- New Dimensions of Lots:
New Lot "4300 Onondaga Blvd" 8.943 Acres/ 389557.08 SF
New Lot "4310 Onondaga Blvd" 0.496 Acres/ 21605.76 SF
- The Town of Onondaga determined no significant environmental impact and approved the Subdivision plan on April 13, 2026.
- The application included a Subdivision map "Taunton Fire Department Subdivision, Lands of Taunton Fire Depart Inc. and Niagara Mohawk Power Corporation," prepared by Devin A. Larson, of Colliers Engineering & Design, dated January 1, 2026, last revised March 16, 2026.
- 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.

Questions and Answers

Data Fields

General Project Information

1 Subdivision Project Description

Resubdivision to convey 0.158 acres from Taunton Fire Department to National Grid to be appended to National Grid's existing 0.338-acre parcel from Taunton Fire Department's existing 9.101-acre parcel. No new lots are proposed.

2 If yes, what was the final approval date?

3 Has this project received final local approval?

No

4 If yes, what was the preliminary approval date?

5 Has this project received preliminary local approval?

No

6 # of Dwelling Units

0.0

7 Number of Proposed Lots

2.0

8 Subdivision Name

Taunton Fire Department "Subdivision"

9 Municipality

Onondaga

10 Proposed Land Use(s)

Gas Regulator Station

11 Current Land Use(s)

Gas Regulator Station

12 Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

4310 Onondaga Blvd, Syracuse, NY 13219 004.-06-54.0 Niagara Mohawk Power Corp. d/b/a National Grid Acquired in or around 1947
4300 Onondaga Blvd, Syracuse, NY 13219 004.-06-55.0 TAUNTON FIRE DEPT INC. Acquired in or around 1954

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Owner/Owner's Agent Certification

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

Print owner's name: Niagara Mohawk Power Corporation d/b/a National Grid

Signature: _____ Date: 04/22/2026

Mailing address: 300 Erie Blvd W., Syracuse NY 13202

Phone: [REDACTED] Email: [REDACTED]

Print owner's name:

Signature: _____ Date: 04/22/2026

Mailing address:

Phone: _____ Email: _____

Print owner's name:

Signature: _____ Date: 04/22/2026

Mailing address:

Phone: _____ Email: _____

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Signature: _____ Date: 04/22/2026

Mailing address:

Phone: _____ Email: _____

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Print applicant's name: Niagara Mohawk Power Corporation d/b/a National Grid	
Signature:	Date: 04/22/2026
Mailing address: 300 Erie Blvd W., Syracuse NY 13202	
Phone: [REDACTED]	Email: [REDACTED]
Print authorized representative's name (if applicable): Nolan Kokkoris, Esq. (Bond, Schoeneck & King, PLLC)	
Signature:	Date: 04/22/2026
Mailing address: One Lincoln Center, Syracuse, NY 13202	
Phone: [REDACTED]	Email: [REDACTED]
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: <ul style="list-style-type: none">- If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.- If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.- Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	

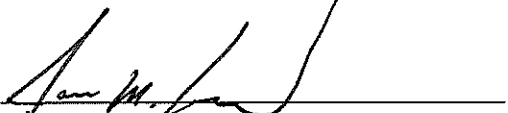
Owner Authorization

James Zuccolotto, an authorized signatory for Niagara Mohawk Power Corporation d/b/a National Grid, record property owner of property located at 4310 Onondaga Boulevard, Tax ID 004.-06-54.0, in the Town of Onondaga, hereby authorizes Bond Schoeneck & King PLLC to file and appear on its behalf with respect to any planning, zoning, or building permit applications and supporting documentation with the City of Syracuse in connection with approvals sought for the expansion of the gas regulator station located on the above referenced property, including, but not limited to, Three Mile Limit subdivision review.

Niagara Mohawk Power Corporation d/b/a
National Grid

By:

Name:



Title:

James Zuccolotto
Director, Land Management

STATE OF NEW YORK)
 Jefferson) ss.:
COUNTY OF ~~ONONDAGA~~ *Jefferson*)

On the 30 day of March in the year 2026 before me, the undersigned, a notary public in and for said State, personally appeared James Zuccolotto 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/she/they executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed this instrument.



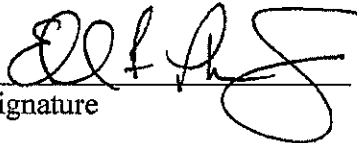
Notary Public

JAMES STEPHEN WHELLEN
Notary Public, State of New York
Reg. No. 01WH0031677
Qualified in Jefferson County
Commission Expires 12/05/2028

Town of Onondaga
Planning Board
5020 Ball Road
Syracuse, New York 13215

OWNER AUTHORIZATION

Edward F. PHELAN Jr, an authorized signatory for Taunton Fire Department Inc., record property owner of property located at 4300 Onondaga Boulevard, Syracuse, New York 13219, Tax ID: 004.-06-55.0, in the Town of Onondaga, hereby authorizes Niagara Mohawk Power Corp. d/b/a National Grid, and its affiliates/consultants, including but not limited to Bond, Schoeneck & King PLLC, to file any land development applications and supporting documentation with the Town, including an Application for Subdivision and an Application for Site Plan Approval, in connection with approvals sought for the National Grid Taunton Lot Line Adjustment and upgrade to the National Grid Taunton GRS, involving the above referenced property.

By: 
Signature

Edward F. PHELAN Jr PRESIDENT
Print Name Title

Dated: 11/14/2025

**TOWN OF ONONDAGA PLANNING BOARD
RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL,
WAIVING HEARING ON THE FINAL PLAT
AND GRANTING FINAL PLAT APPROVAL**

Dated: April 13, 2026

TAUNTON FIRE DEPARTMENT SUBDIVISION

WHEREAS, Niagara Mohawk Power Corporation, d/b/a National Grid, as Applicant, having duly made an application for preliminary approval of the proposed subdivision in the Town of Onondaga known as the “Taunton Fire Department Subdivision;” and

WHEREAS, the requirements of 6 NYCRR Part 617 in the Town of Onondaga Local Law No. 6-1979 have heretofore been satisfied by a Resolution dated April 13, 2026, in which the Planning Board determined that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was opened on February 23, 2026, and continued on March 9, 2026, and April 13, 2026; and

WHEREAS, notice of said public hearing was published in the manner required by law and confirmation of said publishing has been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board, and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirements for a public hearing on the final application may be waived.

NOW, THEREFORE, upon motion of Mr. Marshall, seconded by Mr. Fuller, it is

RESOLVED, that the Planning Board hereby ratifies and reaffirms the State Environmental Quality Review Act findings adopted by resolution of this Board, dated April 13, 2026, wherein the Board found that the proposed action is an Unlisted Action that would not have a significant adverse effect on the environment; be it further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Preliminary Plat approval on the subdivision known as the “Taunton Fire Department Subdivision;” be it further

RESOLVED, that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirement for a public hearing on the Final Plat Plan is hereby waived; be it further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Final Plat Plan approval for the subdivision known as the “Taunton Fire Department Subdivision,” based on a plan titled “Taunton Fire Department Subdivision, Lands of Taunton Fire Depart Inc. and Niagara Mohawk Power Corporation,” prepared by Devin A. Larson, of Colliers Engineering & Design, dated January 1, 2026, last revised March 16, 2026, subject to the Applicant submitting a revised Final Plan in black and white, removing any color and amending the descriptive references accordingly; be it further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat Plan upon certification that all requirements and conditions set forth herein have been satisfactorily met; be it further

RESOLVED, that pursuant to the Land Subdivision Regulations of the Town of Onondaga, Section 3, Paragraph (f), the final map to be recorded in the Onondaga County Clerk’s Office shall contain a statement that said subdivision must be commenced within three (3) years from the date of the final approval by the Planning Board, which date shall be considered as the date of the Resolution; be it further

RESOLVED, that except as specifically permitted by the Land Subdivision Regulations of the Town of Onondaga, no site work shall be performed and no building permits or certificates of occupancy shall be issued until all of the foregoing conditions have been satisfied.

The question of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Marc Malfitano	Chairman	Voting	Yes
Alfred J. Fuller	Board Member	Voting	Yes
David Hillery	Board Member	Voting	Yes
James Hagan	Board Member	Voting	Yes
Otey Marshall	Board Member	Voting	Yes

The foregoing Resolution was thereupon declared duly adopted.

DATED: April 13, 2026

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision 3S-2026-3

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	4/27/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	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.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	- Project site is located in the Harbor Brook Basin. -Ok for re-subdivision. -Any future development is subject to City review and approval before construction commences.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	-Applicant shall provide the soil disturbance for the proposed project. If the soil disturbance is over 1 acre then a SWPPP shall be submitted for review but if the soil disturbance is less than 1 acre then a drainage report shall be submitted for review. The City of Syracuse shall verify that there will be no stormwater impact to the City with this proposed project.
Engineering-SWPPP	Conditionally Approved	Mary Robison	We received the following email received from Nolan Kokkoris on 4/13/26: “The Taunton project proposes to expand the existing gravel station by ~0.15 acres, with a total expected LOD of 0.85 acres. This minor station expansion is approximately 150 feet from Harbor Brook. During construction, Harbor Brook will be protected with multiple sediment barriers, along with the existing 50 feet of thick and established vegetation. We are not anticipating any permanent stormwater impact to Harbor Brook due to the slight increase in impervious area as any increase in flow offsite would be

			<p>negligible.</p> <p>I have attached the site plans for the proposed improvements. Does this provide you with enough information to verify that there will be no stormwater impacts? The Town of Onondaga did not require a drainage report as part of its site plan review; if the City requires one, I can try to find out how quickly National Grid can prepare it.”</p> <p>Based on the above information provided, they don't need a SWPPP since the soil disturbance is less than an acre. Since they are using a gravel pervious surface, stormwater will infiltrate into the ground so a drainage report will not be needed.</p> <p>They will need to make sure that they install and maintain as necessary erosion and sediment control measures before they start construction to prevent soil erosion and sediment from getting into Harbor Brook.</p>
Engineering Sewer	Conditionally Approved	Mirza Malkoc	No comment
Landmark Preservation	N/A		