RALPH G. SMITH
(REPUTED OWNER)
BOOK 2402, PAGE 324
INDUSTRIAL DISTRICT

LOCATION PLAN
Scale: 1" = 2000'

RICCELLI ENTERPRISES
(REPUTED OWNER)
BOOK 5185, PAGE 15
TAX MAP No. 55-02-25.1

RICCELLI ENTERPRISES
(REPUTED OWNER)
BOOK 4563, PAGE 71
TAX MAP No. 55-02-15.2

NORTHERN BOULEVARD
(DEWITT-CICERO ROAD - C.R. No. 82)

ONONDAGA COUNTY WATER DISTRICT EASEMENT
BOOK 1226, PAGE 482

APPROXIMATE LOCATION OF 42" METROPOLITAN WATER MAIN

SECURITY GATE DETAIL
(TYPICAL - NOT TO SCALE)

REMAINS OF WIRE FENCE

EDWARD T. HASELMAYER
(REPUTED OWNER)
BOOK 4592, PAGE 71
INDUSTRIAL DISTRICT

EDWARD T. HASELMAYER
(REPUTED OWNER)
BOOK 4597, PAGE 665
INDUSTRIAL DISTRICT

WETLAND "B" AREA±

LEONARD J. ZAPPALA
(REPUTED OWNER)
BOOK 4754, PAGE 427
INDUSTRIAL DISTRICT

CICERO INDUSTRIAL BULK REGULATIONS:

REQUIRED:	PROPOSED:
MIN. LOT AREA: 20,000 SQ. FT.	MIN. LOT AREA: 77.44± ACRES
MIN. LOT DEPTH: 200 FEET	MIN. LOT DEPTH: 3,562± FEET
MIN. YARDS: FRONT = 75 FEET, REAR = 25 FEET, SIDE = 30 FEET	MIN. YARDS: FRONT = 230.5'±, REAR = 2,800'±, SIDE = 31'±
MAXIMUM COVERAGE: 40%	MAXIMUM COVERAGE: 16% ±
BUILDING HEIGHT: 60 FEET	BUILDING HEIGHT: 30 FEET

STATEMENT OF USE:

APPLICANT SEEKS TO LOCATE UP TO TWO (2) MOVABLE CONCRETE (PORTLAND & BITUMINOUS) PLANTS ON THE SITE. AGGREGATE WILL BE STORED FOR USE IN MIXING AND FOR DISTRIBUTION TO LOCAL CONSTRUCTION SITES. THE STORAGE BUILDINGS SHOWN ARE FOR EQUIPMENT/TRUCKS AND POSSIBLY BITUMIN MATERIAL (SAND/SALT OR PELLET MIXTURE) FOR USE ON SITE AND OFF SITE.

LEGEND:

- Indicates original grade
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates storm culvert
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates underground television cable & box

NOTES:

Total area: 77.44± acres
Present Zone: Industrial District.
Elevations referred to U.S.G.S. Datum.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Outside 500 year flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0009 D, revised date: September 15, 1994.
Tax Map Nos. 55-02-15.3, 25.1 & 25.1.
Wetlands shown hereon delineated by Wilson Environmental Technologies, Inc. on July 10, 2013 and located by Ianuzi & Romans Land Surveying, P.C. on July 25, 2013.
Parking: 22 For Trucks; 22 For Employees

NOTE:

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE/PIN SET 30/2004

NOTE: REFERENCE LANDS CONVEYED TO COUNTY OF ONONDAGA FOR NORTHERN BOULEVARD IN BOOK 2050 OF DEEDS AT PAGE 108± RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE

NOTE: THIS PLAN AMENDS THE SITE PLAN THAT WAS APPROVED BY THE TOWN OF CICERO PLANNING BOARD ON NOVEMBER 6, 2013. THE FOLLOWING CHANGES HAVE BEEN MADE:

- (A) PLANT TYPE AND LOCATION & RELATED NOTES.
- (B) BUILDING LOCATIONS & RELATED NOTES.
- (C) SCALE HOUSE LOCATION & RELATED NOTES.

OWNER/DEVELOPER
RICCELLI ENTERPRISES, LLC
P.O. BOX 6418
SYRACUSE, N.Y. 13217-6418
(315) 433-6115

3085003TS.DWG

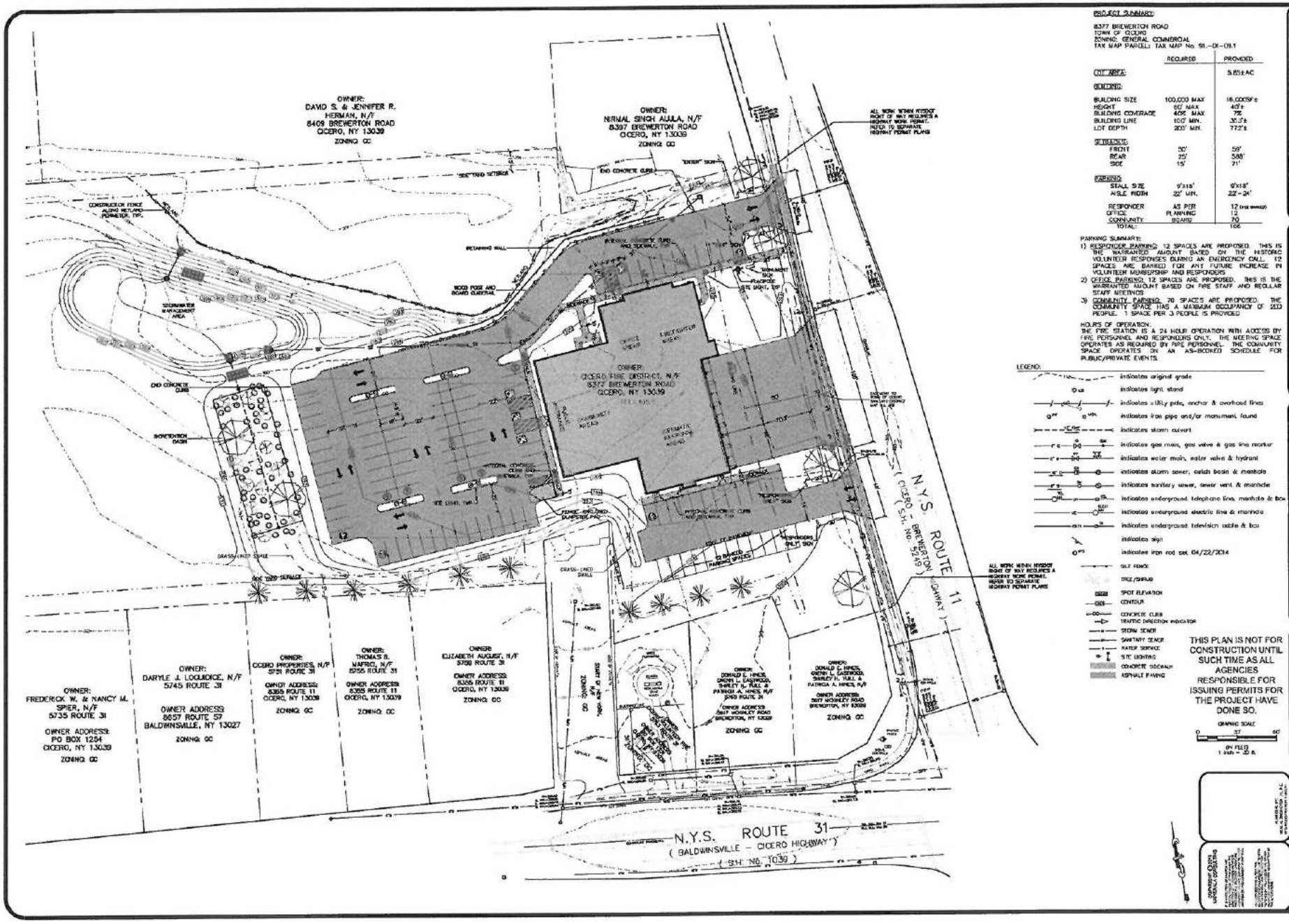
REVISIONS
11/18/2013
12/11/2014
12/15/2014
1/7/2015
4/20/2015

AMENDED SITE PLAN
RICCELLI ENTERPRISES, LLC.

PART OF MILITARY LOT No. 82
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5701 INTZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7220
FAX: (315) 457-6054

DATE: SEPTEMBER 16, 2013
SCALE: 1" = 60'
FILE NO.: 3085.003
SHEET NO. 2 OF 8
J.R. NO. 3175



PROJECT SUMMARY:

8377 BREWERTON ROAD
TOWN OF CICERO
ZONING: GENERAL COMMERCIAL
TAX MAP PARCEL: TAX MAP No. 91.-01-09.1

	REQUIRED	PROVIDED
LOT AREA:		5.85±AC
BUILDING:		
BUILDING SIZE	100,000 MAX	16,000SF±
HEIGHT	60' MAX	40'±
BUILDING COVERAGE	40% MAX	7%
BUILDING LINE	100' MIN.	30.3'±
LOT DEPTH	200' MIN.	772'±
SETBACKS:		
FRONT	50'	59'
REAR	25'	588'
SIDE	15'	71'
PARKING:		
STALL SIZE	9'x18'	9'x18'
AISLE WIDTH	22' MIN.	22'-24'
RESPONDER	AS PER	12 (FOR SHIFT)
OFFICE	PLANNING	12
COMMUNITY	BOARD	70
TOTAL:		106

PARKING SUMMARY:

1) RESPONDER PARKING: 12 SPACES ARE PROPOSED. THIS IS THE WARRANTED AMOUNT BASED ON THE HISTORIC VOLUNTEER RESPONSES DURING AN EMERGENCY CALL. 12 SPACES ARE BANKED FOR ANY FUTURE INCREASE IN VOLUNTEER MEMBERSHIP AND RESPONDERS
2) OFFICE PARKING: 12 SPACES ARE PROPOSED. THIS IS THE WARRANTED AMOUNT BASED ON FIRE STAFF AND REGULAR STAFF MEETINGS
3) COMMUNITY PARKING: 70 SPACES ARE PROPOSED. THE COMMUNITY SPACE HAS A MAXIMUM OCCUPANCY OF 210 PEOPLE. 1 SPACE PER 3 PEOPLE IS PROVIDED

HOURS OF OPERATION:
THE FIRE STATION IS A 24 HOUR OPERATION WITH ACCESS BY FIRE PERSONNEL AND RESPONDERS ONLY. THE MEETING SPACE OPERATES AS REQUIRED BY FIRE PERSONNEL. THE COMMUNITY SPACE OPERATES ON AN AS-BOOKED SCHEDULE FOR PUBLIC/PRIVATE EVENTS.

LEGEND:

- indicates original grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates sign
- indicates iron rod set 04/22/2014
- SILT FENCE
- TREE/SHRUB
- SPOT ELEVATION
- CONTOUR
- CONCRETE CURB
- TRAFFIC DIRECTION INDICATOR
- STORM SEWER
- SANITARY SEWER
- WATER SERVICE
- SITE LIGHTING
- CONCRETE SIDEWALK
- ASPHALT PAVING

THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SUCH TIME AS ALL AGENCIES RESPONSIBLE FOR ISSUING PERMITS FOR THE PROJECT HAVE DONE SO.

GRAPHIC SCALE
0 37 80
(IN FEET)
1 inch = 30 ft.

PROJECT TITLE: CICERO FIRE STATION
8377 BREWERTON ROAD
TOWN OF CICERO ONONDAGA CO., NEW YORK

PREPARED FOR:

PREPARED BY: PACHECO ROSS ARCHITECTS, P.C.
P.O. BOX 324
72 NORTH MAIN STREET
VOORHEESVILLE, NY 12186

SUBTITLE: LAYOUT PLAN

NO.	REVISIONS/ISSUE	DATE
1	AS PER REVIEW AGENCY COMMENTS	

PREPARED BY: NAPIERALA CONSULTING
PROFESSIONAL ENGINEERS, P.C.
CIVIL • ENVIRONMENTAL • SURVEYING
1112 Jamesville Avenue
Syracuse, New York 13210
(315) 424-0180 • FAX: (315) 424-0184
INFO@NAPIERALACONSULTING.COM

PROJECT NO. 13-1252
DATE 06 APR 2015
SCALE 1"=30'
SHEET C-4

SEAL & SIGNATURE OF N.Y.S. REGISTERED PROFESSIONAL ENGINEER

MATCH AREA TO SHEET No. 2

SECTION NO. 1

SECTION NO. 4

LEGIONNAIRE DRIVE

LOT NO. 4

CICERO MEADOWLANDS
SECTION NO. 2
FILED: JULY 27, 2005
MAP NO. 10237

MULTI-FT RESIDENTIAL R-M DISTRICT

STORMWATER BASIN

DRAINAGE EASEMENT

LOT 1
COMMERCIAL AREA

CICERO MEADOWLANDS
SECTION NO. 1 AMENDED
FILED: NOVEMBER 3, 1998 MAP No. 8994

GENERAL COMMERCIAL GC DISTRICT

LOT NO. 3

MEDICAL OFFICE BUILDING

PARKING

LEGIONNAIRE DRIVE

EXISTING LEGIONNAIRE DRIVE SHALL BE RECONSTRUCTED FROM THE NORTHERLY EDGE OF N.Y.S. ROUTE NO. 31 TO ITS CONNECTION WITH PROPOSED LEGIONNAIRE DRIVE AT SECTION NO. 1 BOUNDARY PER CMA DRAWING SHEET C-900, DETAIL 10.

FDI POSTAL PROPERTIES II INC.
Book 2955, Page 286

POST OFFICE BUILDING

RELOCATED DRIVEWAY

ASPHALT CONCRETE PARKING AREA

N.Y.S. ROUTE No. 31

FORMERLY CRANTREE LANE

LAWTON ROAD

LAWTON VALLEY HUNT
SECTION NO. 19
FILED: APRIL 9, 2002 MAP No. 11014

TOCCO VILLAGGIO
CICERO

JOLU DEVELOPMENT CO.
Book 4882, Page 672

PROPOSED TOCCO VILLAGGIO

CONSTANCE P. FISHER

TOWN OF CICERO

TOWN OF CLAY

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

OWNER & DEVELOPER:
JOLU DEVELOPMENT CO.
8233 PARK RIDGE PATH, SUITE 2
LIVERPOOL, NY 13090
(315) 652-4064

LOCATION PLAN
Scale: 1" = 2000'

NOTES:
Elevations referred to U.S.G.S. Datum (feet).
Total Area: 35.8446 Acres
Total Number of Lots: Commercial – 1
Apartments – 9
Present Zones: Multiple Residential R-M District (Multiple Family & Townhouse), General Commercial GC District
Tax Map Number: 61-01-39.1
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Driveway access not permitted to N.Y.S. Route No. 31.
The property shown hereon is within Zone X (outside 500-year floodplain) according to Federal Emergency Management Agency, National Flood Insurance Program Flood Insurance Rate Map Community Panel Nos. 360572 0003 D and 360572 0005 D, Maps Revised: September 15, 1994.
The property shown hereon is not affected by wetlands according to NYS Freshwater Wetlands Maps or National Wetlands Inventory maps.
Development of Lot Nos. 4 through 10 cannot proceed until Puretti Place within the Town of Clay has been accepted as a Town road.
Multiple Residential R-M District:
Present Total Land Area = 683,217 sq. ft. (excluding roads) or 15.6866 Acres
Present Total Number of Apartment Units Proposed = 144
Unencumbered lot areas shown exclude drainage easements for detention facilities.

A Approved by Planning Board 10/14/10

Heard not by Pat Rivers at Planning Board Meeting 10/14/10

FILE COPY

PRELIMINARY PLAN

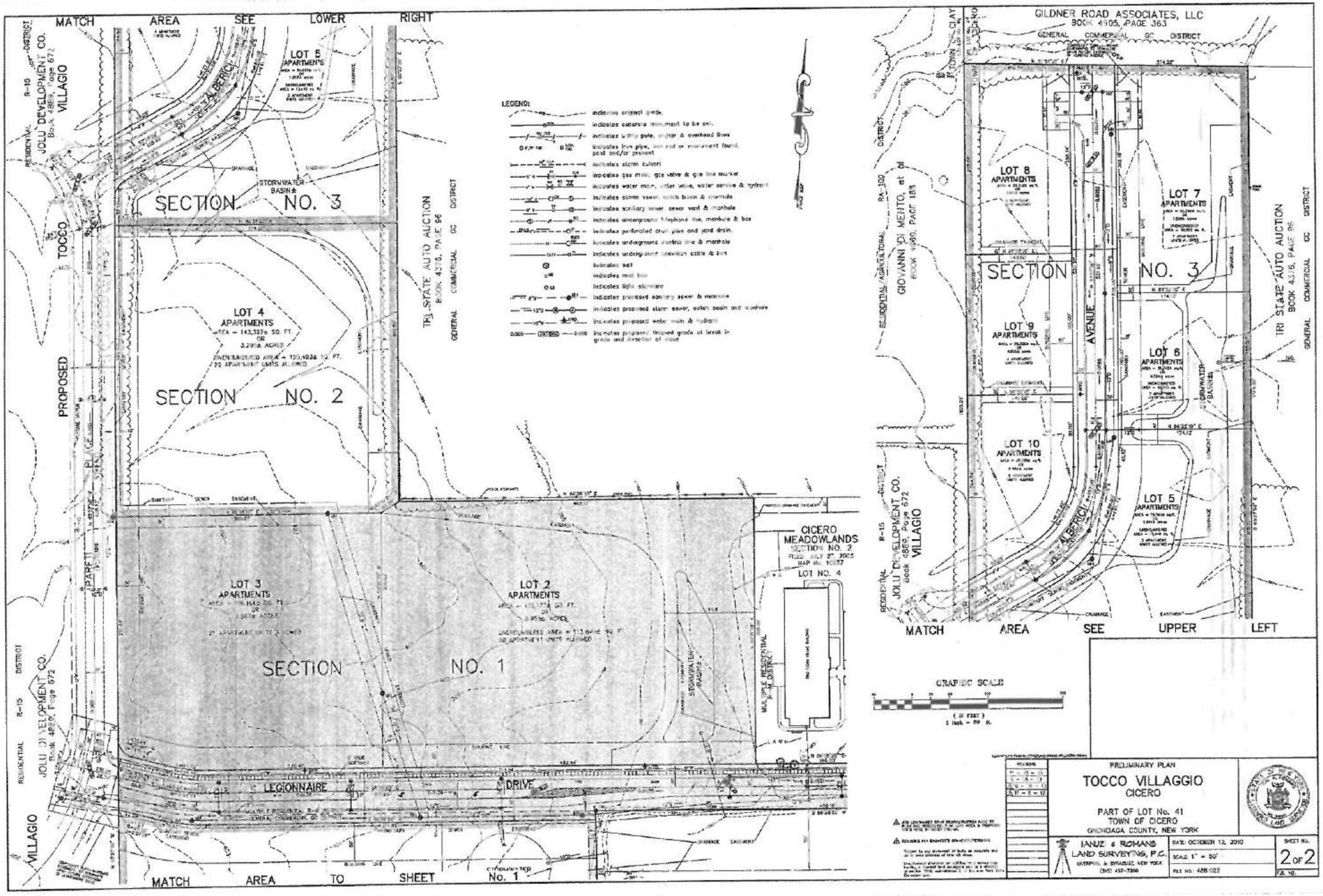
TOCCO VILLAGGIO
CICERO

PART OF LOT No. 41
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
UNIONDALE & SYRACUSE, NEW YORK
(315) 457-7200

DATE: OCTOBER 12, 2010
SCALE: 1" = 50'
FILE NO. 458.022

SHEET NO. 1 OF 2


MATCH AREA SEE LOWER RIGHT
MATCH AREA TO SHEET No. 1
SECTION NO. 1
SECTION NO. 2
SECTION NO. 3
LOT 2 APARTMENTS
LOT 3 APARTMENTS
LOT 4 APARTMENTS
LOT 5 APARTMENTS
LOT 6 APARTMENTS
LOT 7 APARTMENTS
LOT 8 APARTMENTS
LOT 9 APARTMENTS
LOT 10 APARTMENTS
LEGEND:
GILDNER ROAD ASSOCIATES, LLC
BOOK 4905, PAGE 363
GENERAL COMMERCIAL GC DISTRICT
TRI STATE AUTO AUCTION
BOOK 4376, PAGE 96
GENERAL COMMERCIAL GC DISTRICT
JOLU DEVELOPMENT CO.
Book 4889, Page 672
VILLAGIO
TOCCO
PROPOSED
LEGIONNAIRE DRIVE
CICERO MEADOWLANDS
SECTION NO. 2
LOT NO. 4
MULTIPLE RESIDENTIAL R-M DISTRICT
GIOVANNI DI MENTO, et al
BOOK 4969, PAGE 183
RESIDENTIAL AGRICULTURAL RA-100 DISTRICT
RESIDENTIAL R-15 DISTRICT
ALBERICI AVENUE
STORMWATER BASIN
MATCH AREA SEE UPPER LEFT
GRAPHIC SCALE
PRELIMINARY PLAN
TOCCO VILLAGGIO
CICERO
PART OF LOT No. 41
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
LAND SURVEYING, P.C.
DATE: OCTOBER 12, 2010
SCALE: 1" = 50'
SHEET NO.
2 OF 2