KEYED NOTES

1. EXISTING GRAVEL AREA OR GRAVEL DRIVE TO BE PAVED
2. EXISTING GRAVEL DRIVE TO REMAIN
3. LIMITS OF NEW PAVING OF DRIVEWAY
4. NEW PAVED DRIVE
5. EXPANDED & PAVED DRIVE
6. NEW PAVED EMPLOYEE PARKING
7. EDGE OF NEW PAVEMENT
8. EXISTING LAWN AREA
9. NEW GRAVEL ACCESS/LOADING/STAGING AREA
10. EDGE OF NEW GRAVEL AREA
11. EXISTING CONCRETE PAD
12. HANDICAP PARKING SPACE & PAVEMENT MARKINGS
13. HANDICAP PARKING SIGN
14. PAINTED PAVEMENT STRIPING
15. NEW EXTENDED CONCRETE PAD
16. LANTERN STYLE LAMP POSTS ON CONCRETE BASE
17. BUILDING MOUNTED WALL PACKS AT ENTRY DOORS AND OVERHEAD DOORS
18. PRIVACY FENCE. 6' HIGH PRESSURE TREATED SHADOW BOX STYLE WITH POSTS 10' O.C.
19. 10' WIDE DOUBLE SWING GATE
20. MULCH & STONE STORAGE BINS
21. STACKED CONCRETE BLOCK PARTITION WALLS
22. EXISTING WOODED AREA TO REMAIN
23. DUMPSTER STORAGE
24. PROPOSED BUILDING MOUNTED SIGN 96 S.F. (NOT ILLUMINATED)
25. RELOCATED SALT STORAGE. BIN WILL BE COVERED WITH CANOPY APPROX. 15' IN HEIGHT AT ITS PEAK. CANOPY SHALL BE AS MANUFACTURED BY "CLEAR SPAN" OR APPROVED ALTERNATE.
26. POLE MOUNTED LIGHT FIXTURE 20' MOUNTING HEIGHT
27. MOTION DETECTION SECURITY LIGHTS

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANT.
CP	PINUS GALLEPENSIS	GALLEPENSIS PINE	7'-8' HT.	B & B	16
PPC	PRUNUS C CISTENA	PURPLE LEAF SAND CHERRY	5'-6' HT.	B & B	3
FS	FORNYTHIA SUSPENSA "WARTZI"	WARTZI'S FOUNTAIN GRASS	2 GAL.	CONT.	2
DL	HEMEROCALLIS	HAPPY RETURN DAYLILIES	1 GAL.	CONT.	33
LU	MISCANTHUS SINENSIS "LITTLE KITTEN"	MAIDEN GRASS "LITTLE KITTEN"	2 GAL.	CONT.	2
HA	HOSTA "BLUE ANGEL"	BLUE ANGEL HOSTA	1 GAL.	CONT.	6
CBB	CHONYSNUS NAUSEO "CONFERTUS"	COMPACT BURNING BUSH	2 GAL.	CONT.	11
WC	PRUNUS PENSULA	WEEPING CHERRY "DARK FOUNTAIN"	8" GAL.	B & B	2
JH	JUNIPERUS CHINENSIS "HETZERIANA COMPACTA"	COMPACT PFITZER JUNIPER	2 GAL.	CONT.	3

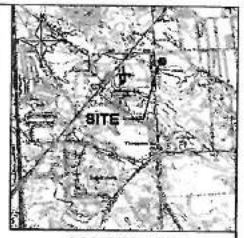
CONTACT THE FIRM AT WHALLEN SHADE NOT FARM AT 315-652-6633 FOR PRICING.

SITE DATA:

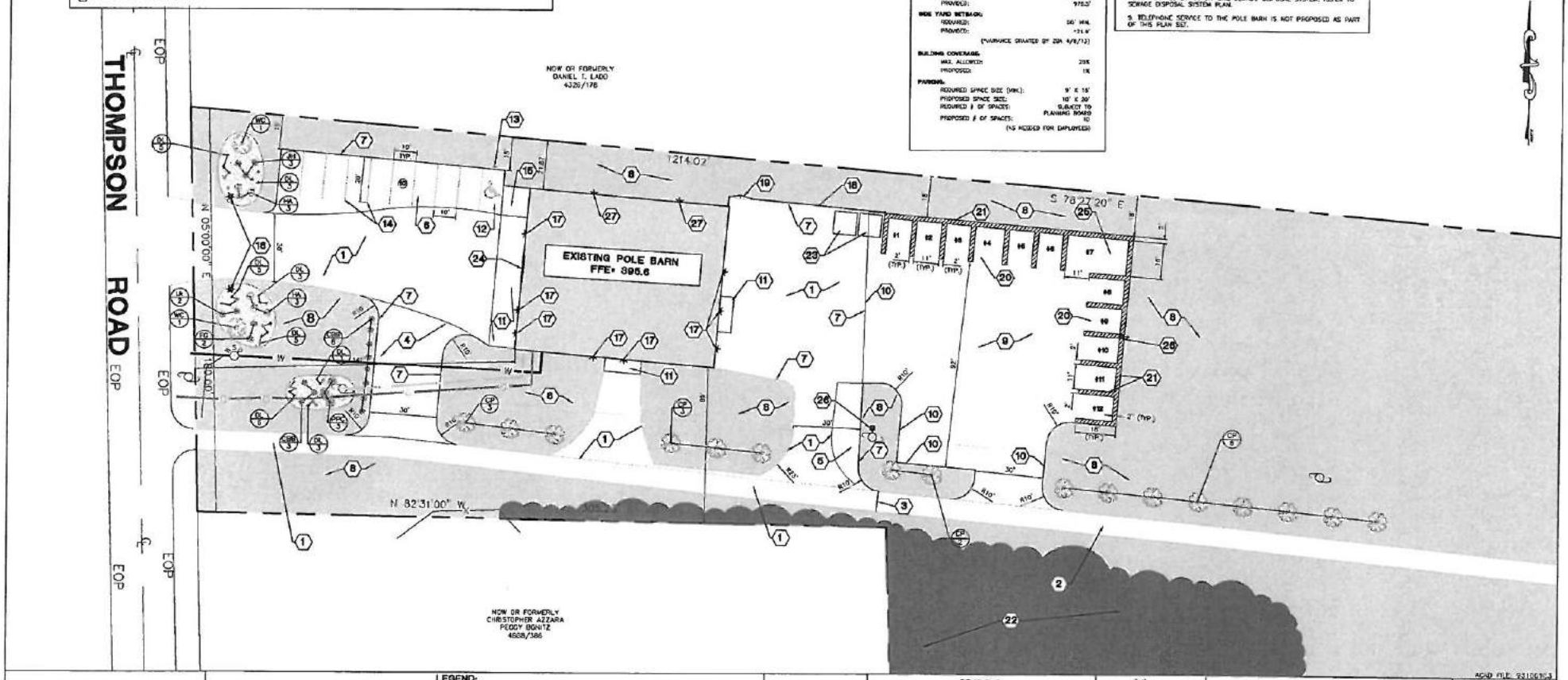
SITE ADDRESS: 8076 THOMPSON ROAD CICERO, NY 13039
TAX MAP NUMBER: 053-03-26.1
OWNER: JEFFREY DELINE
EXISTING ZONING: AGRICULTURAL
BUILDING SIZE: 6,498 SF
PROPOSED USE: STORAGE
LOT AREA:
REQUIRED: 2 AC.
PROPOSED: 11.4798 AC.
LOT BUILDING LINE:
REQUIRED: 100' MIN.
PROVIDED: 189'
LOT DEPTH:
REQUIRED: 200'
PROVIDED: 1214.02'
FRONT YARD SETBACK:
REQUIRED: 50' MIN.
PROVIDED: 143'
REAR YARD SETBACK:
REQUIRED: 50' MIN.
PROVIDED: 975.5'
SIDE YARD SETBACK:
REQUIRED: 50' MIN.
PROVIDED: +31.9'
(VARIANCE GRANTED BY ZBA 4/8/13)
BUILDING COVERAGE:
MAX. ALLOWED: 20%
PROPOSED: 1%
PARKING:
REQUIRED SPACE SIZE (MIN.): 9' X 18'
PROPOSED SPACE SIZE: 10' X 20'
REQUIRED # OF SPACES: SUBJECT TO PLANNING BOARD
PROPOSED # OF SPACES: 10
(AS NEEDED FOR EMPLOYEES)

NOTES:

1. SURVEY BOUNDARY AND TOPOGRAPHY TAKEN FROM PLAN PREPARED BY LEVIR LAND SURVEYORS P.C. ENTITLED LOCATION SURVEY ON PART OF FARM LOT No.55, TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK, DATED 9-11-12.
2. "DIG SAFELY NEW YORK" TO BE CONTACTED 48 HRS. PRIOR TO THE START OF ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
4. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE PRESENCE OF WHICH IS UNKNOWN.
5. USE SHALL BE LIMITED TO STORAGE & PREPARATION OF EQUIPMENT AND MATERIALS USED IN OPERATION OF LAWN CARE & SNOW REMOVAL BUSINESS. TYPICAL HOURS ARE 7AM-6PM M-F. WINTER HOURS ARE DICTATED BY WEATHER CONDITIONS.
6. NO RETAIL USE SHALL BE ALLOWED.
7. THE AREA OF DISTURBANCE NECESSARY TO COMPLETE THE PROPOSED SITE MODIFICATIONS SHOWN HEREIN THIS PLAN SET IS 0.86 ACRES.
8. SANITARY SEWER SERVICE FOR THE POLE BARN WILL BE ACCOMMODATED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM. REFER TO SEWAGE DISPOSAL SYSTEM PLAN.
9. TELEPHONE SERVICE TO THE POLE BARN IS NOT PROPOSED AS PART OF THIS PLAN SET.



LOCATION PLAN
SCALE: 1"=2000'



PLAN
Scale: 1" = 20'
20 0 20 40

LEGEND:

- PROPERTY LINE
- PROPOSED PARKING COUNT
- EX. WATER SHUT OFF & SERVICE
- EXISTING OVERHEAD WIRES & POLE
- EXISTING GAS SERVICE
- EXISTING UNDERGROUND ELECTRIC SERVICE
- PROPOSED BUILDING MOUNTED LIGHT FIXTURE
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED PLANTING SPECIES & QUANTITY
- KEYED NOTE
- PROPOSED LANDSCAPING
- PROPOSED MULCH BED

OWNER:
JEFF DELINE
8076 THOMPSON ROAD
CICERO, NY 13039

REVISIONS

No.	Date	Description	By

Seal: STATE OF NEW YORK
Not Valid Without Signature

L.J.R. Engineering, P.C.
ELTA Business Park
8354 ELTA Drive
Cicero, New York 13039
Phone: 315-699-6533 Fax: 315-699-9642

Project: J&R LAWNS
Town of Cicero — Onondaga County, NY
Sheet Title: SITE PLAN

ACAD FILE: 931001-3

Date	OCTOBER 31, 2013
Drawn By	S.A.M.
Checked By	A.J.W., P.E.
Job No.	931.001
Scale	AS SHOWN
Sheet No.	1
Sheet	1 of 4

ZONING / PLANNING DATA

1. PROPERTY ADDRESS:
   5417 NYS ROUTE 31
   TOWN OF CICERO, NY 13039
2. PROPERTY OWNER:
   MEADOWS OF CICERO, LLC
   5345 MYERS LANE
   CICERO, NY 13039
   TELE: 315-315-2573
   POINT OF CONTACT: JOE DELBONDIO (jdelbondio@proponentenergy.com)
3. PROJECT DESCRIPTION:
   ADAPTIVE REUSE OF AN EXISTING BUILDING AS A FOOD SERVICE/RETAIL STAND AND MORNING COFFEE SHOP.
4. ZONE: GC - GENERAL COMMERCIAL
5. REQUIRED SETBACKS:

FRONT YARD:	50 FT MIN.	FRONT YARD:	~3.0±0 FT
SIDE YARD:	15 FT MIN.	SIDE YARD:	N/A
REAR YARD:	25 FT MIN.	REAR YARD:	N/A

6. LOT SIZE:

REQUIRED:	PROPOSED:
MIN. (ONE 5/3 ACRES)	17,779 SF. (0.408 ac.)

7. LOT COVERAGE:

ALLOWABLE LOT COVERAGE (BUILDING & PAVEMENTS)	PROPOSED LOT COVERAGE (BUILDING & STRUCTURES)
45% MAX.	12.0%

8. BUILDING SIZE

REQUIRED:	PROPOSED:
100,000 s.f. MAX.	2,150 s.f. (BUILDING)

9. BUILDING HEIGHT

REQUIRED:	PROPOSED:
60.00 FT MAX.	≈ 30 FT.

10. PARKING:
    STALL SIZE: 9' x 18' REQUIRED — PROPOSED: 9' x 18'
    EXISTING FORMULA: 1 STALL PER EMPLOYEE; 1 STALL PER CUSTOMER — PROPOSED: 3 STALLS; PROPOSED: 12 CUSTOMERS, PEAK

REQUIRED PARKING:	15	PROPOSED:	19
ADA STALLS:	1		1

    LOADING SPACE SIZE: 10' x 50' REQUIRED — PROPOSED: 10' x 50'
11. BUILDING MOUNTED SIGNAGE: (IMAGES OF PROPOSED SIGNS ARE ATTACHED SEPARATELY)
    ALLOWABLE SIGNAGE SF. WEST FRONT YARD: 475SF
    ALLOWABLE SIGNAGE SF. NORTH FRONT YARD: 420SF
    ALLOWABLE SIGNAGE SF. SOUTH FRONT YARD: 475SF
    ALLOWABLE SIGNAGE SF. EAST FRONT YARD: 475SF
    TOTAL: 1840SF
    TOTAL PROPOSED:
    WEST FRONT YARD (FACING INTERSECTION): 82SF
    NORTH FRONT YARD (FACING LAKESHORE RD): 6SF
    SOUTH FRONT YARD (FACING NYS RTE. 31): 82SF
    EAST FRONT YARD MAIN (FACING LAKESHORE SPUR): 5.5SF (INCL. MENU)
    TOTAL: 240SF
12. SIGN SCHEDULE
    TYPE A — FREE STANDING, UTILIZING EXISTING SIGN POLE. UPPER PANEL IS/F DOUBLE SIDED INTERNALLY ILLUMINATED. LOWER LED PANEL 2'x7'. (BOTH PANELS ARE EXISTING AND LOWER PANEL IS 8' (+-) ABOVE FINISH GRADE.
    TYPE B — BUILDING MOUNTED SIGN, WEST FACADE, INTERNALLY ILLUMINATED I/E UTILIZING EXISTING SIGN FRAME.
    TYPE C — BUILDING MOUNTED SIGN, EAST FACADE, INTERNALLY ILLUMINATED I/E UTILIZING EXISTING SIGN FRAME. A 1'X3' MENU BOARD IS ALSO PROPOSED ON THE FACADE.

(B2) ZONING & PLANNING DATA

GRASS MATERIALS

GRASS SEED:
PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH "FLORAMAX FOR PURITY & GERMINATION RATES ESTABLISHED BY OFFICIAL SEED ANALYSTS OF AMERICA. PROVIDE SEED OF GRASS SPECIES, PROPORTIONS, MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED AS SPECIFIED.

SCHEDULE OF GRASS SEED REQUIREMENTS:

SPECIES	% OF WEIGHT	% PURITY	% GERMINATION
REDVELS No. 2 TALL	20	97	85
KENTUCKY BLUE GRASS	20	85	85
CALYPSO PERENNIAL			
RYE PALMER	30	92	95

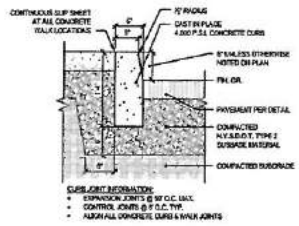
SEED AT RATE OF 6lbs. / 1,000 s.f., FERTILIZE AT RATE OF 30lbs / 1,000 s.f.

HYDROSEED DELIVERY MIXTURE PER ACRE:

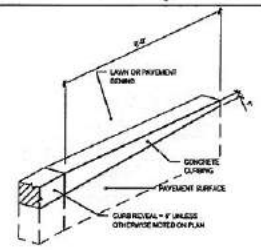
SEED MIXTURE (LISTED ABOVE)	250lbs.
FERTILIZER	1,000lbs.
MULCH (ASPEN WOOD FIBER)	1,500lbs.
WATER	2,500lbs.

(D2) GRASS SEED MIXTURE

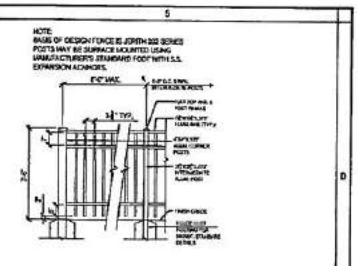
GENERAL NOTES
1. ALL SITE IMPROVEMENTS SHALL MAINTAIN EXISTING DRAINAGE PATTERNS
2. COORDINATE SITE LAYOUT WITH OWNER PRIOR TO IMPLEMENTATION



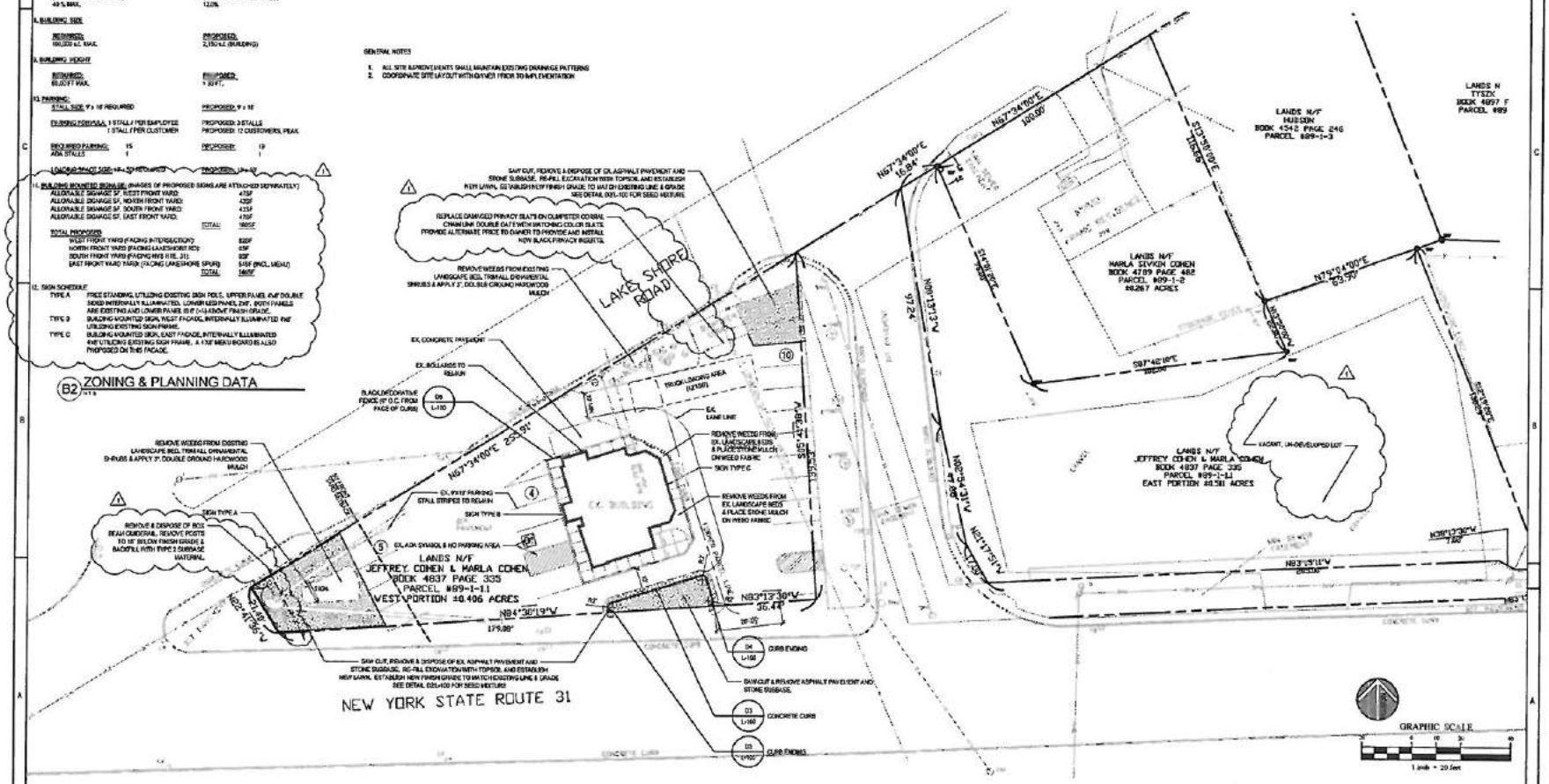
(D3) CONCRETE CURB



(D4) CURB ENDING



(D5) BLACK DECORATIVE FENCE



(A1) SITE PLAN

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE & PLANNING

450 SO. SALINA ST. PO BOX 29
SYRACUSE, NEW YORK 13201-0029
TEL 315.472.7806 FAX 315.472.7860

NOT FOR CONSTRUCTION

MEADOWS OF CICERO
A FROZEN CUSTARD AND COFFEE SHOP

PROJECT STATUS
PLANNING BOARD

PROJECT NORTH

REVISIONS

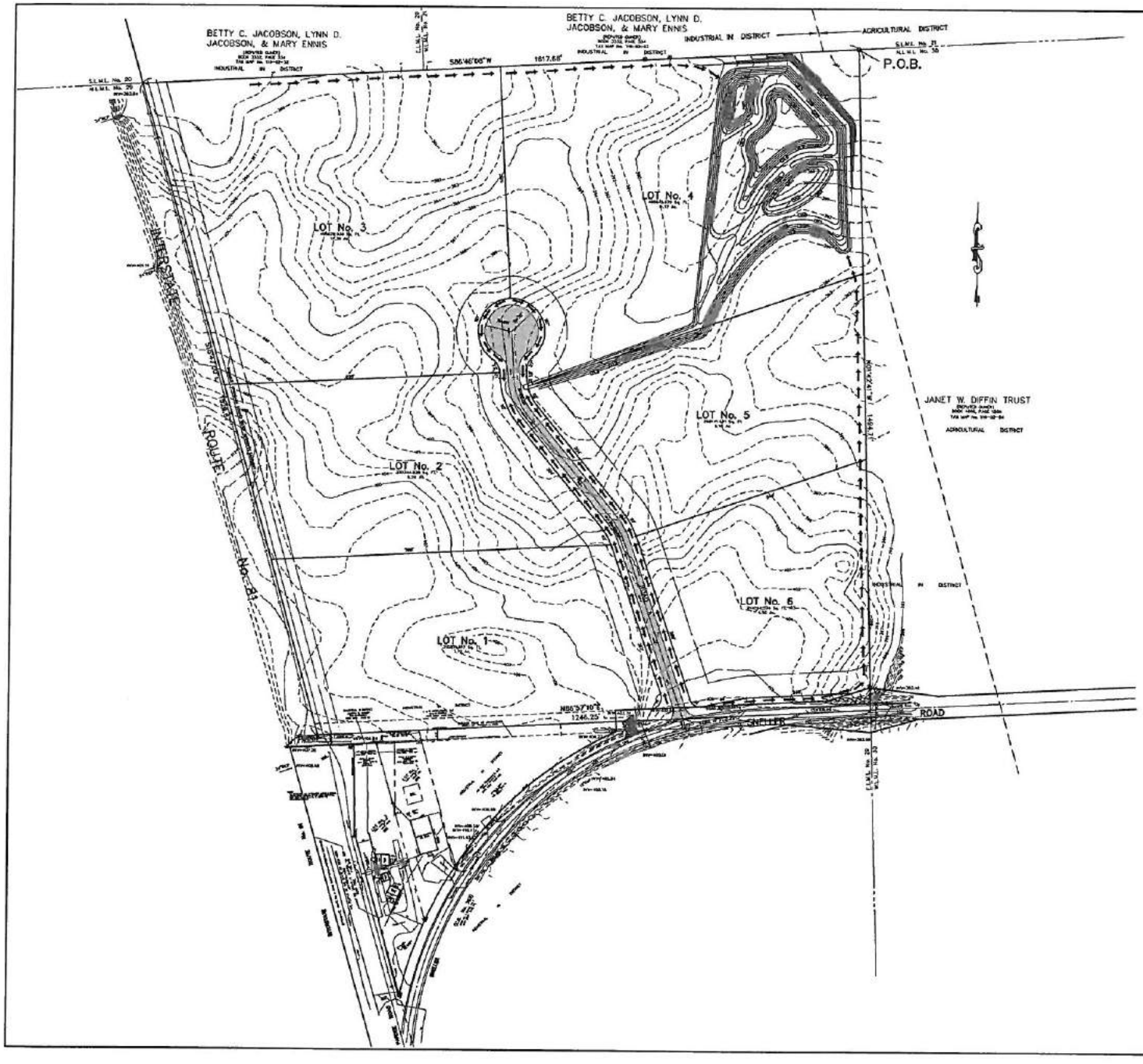
REV.	DATE	DESCRIPTION
1	01/23/14	PB COMMENTS

PROJECT NUMBER
214012

DATE
01/03/2014

SHEET TITLE
SITE PLAN

L-100



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Elevation referred to N.A.V.D. 1988
Total area: 49.0± acres
Present Zone: General Commercial Plus District
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" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0003 D, effective date: September 15, 1994.
Tax Map No. 120.-02-01.3

LEGEND:

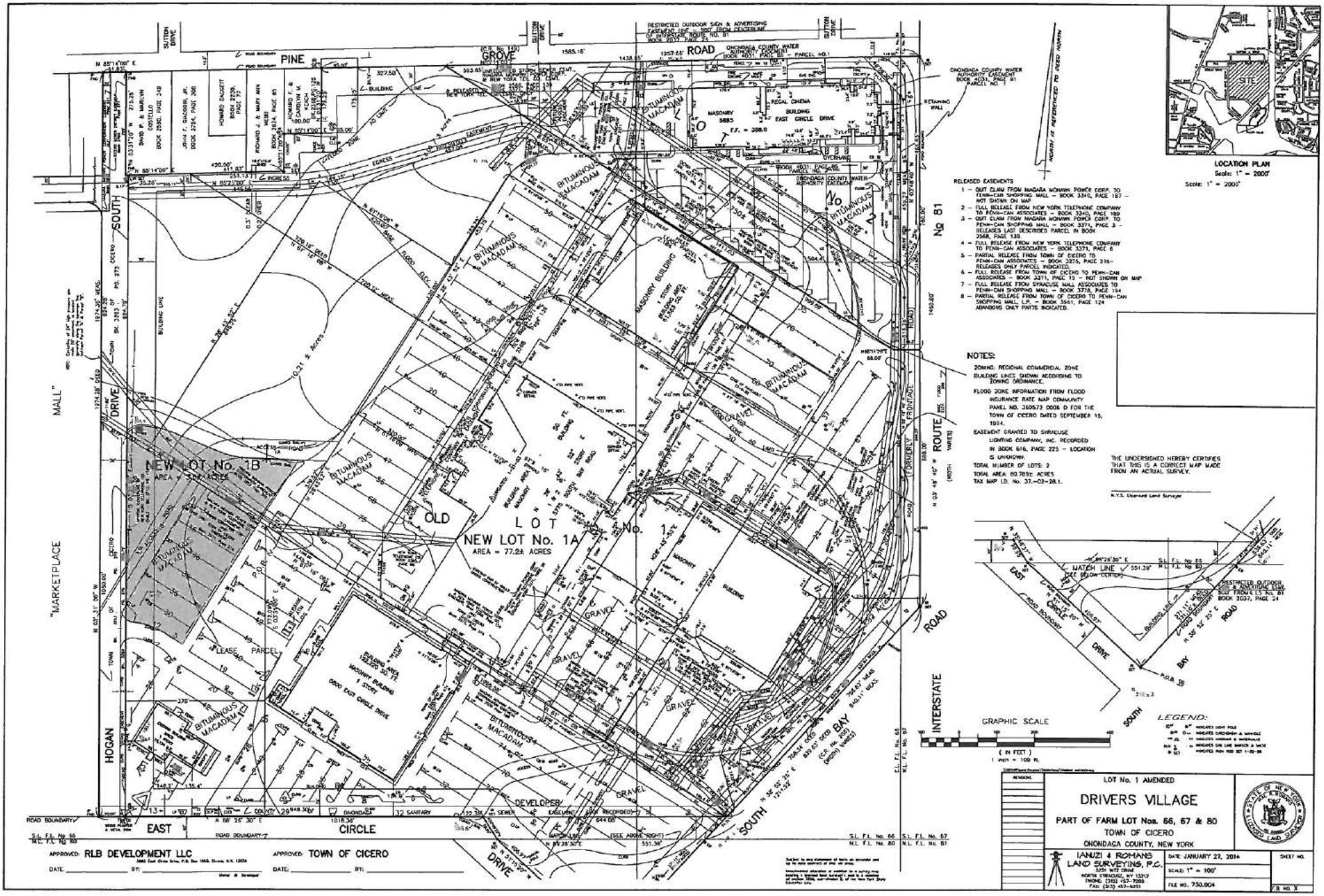
- indicates original grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin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

NOTE:

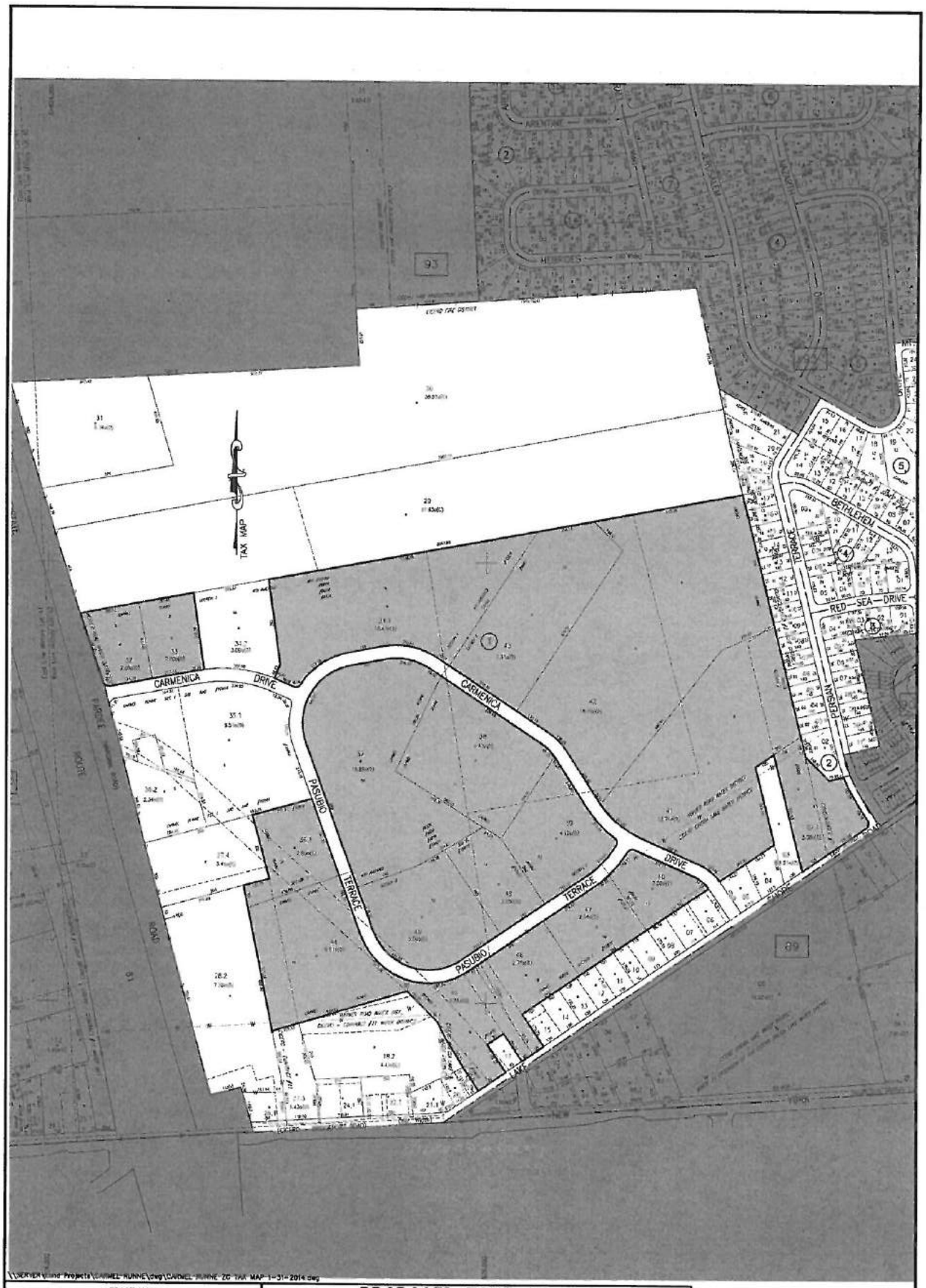
Topography & Boundary taken from a Topographic Survey prepared by CME Associates, Inc. dated February 10, 2000.

OWNER/DEVELOPER
L & P OPERATIONS LLC
PO BOX 1333
CICERO, NY.
TEL: (315) 458-4101

REVISIONS	SKETCH PLAN LONERGAN COMMERCIAL SUBDIVISION PART OF MILITARY LOT No. 29 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	STATE OF NEW YORK LICENSED LAND SURVEYOR
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 NITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251	DATE: OCTOBER 4, 2013 SCALE: 1" = 100' FILE NO.: 3442.004
		SHEET NO. F.B. No. 1509



PINE GROVE ROAD
SOUTH DRIVE
"MARKETPLACE MALL"
HOGAN DRIVE
EAST CIRCLE
SOUTH BAY ROAD
INTERSTATE ROUTE No 81
NEW LOT No. 1B
AREA = 3.04 ACRES
OLD LOT No. 1
NEW LOT No. 1A
AREA = 77.2± ACRES
BITUMINOUS MACADAM
MASONRY BUILDING
LEASE PARCEL
DEVELOPER
GRAVEL
RESTRICTED OUTDOOR SIGN & ADVERTISING EASEMENT LINE - 200' FROM CENTERLINE OF INTERSTATE ROUTE NO. 81 BOOK 2037, PAGE 24
ONONDAGA COUNTY WATER AUTHORITY EASEMENT BOOK 4031, PAGE 80 - PARCEL NO. 1
ONONDAGA COUNTY WATER AUTHORITY EASEMENT BOOK 4031, PAGE 91 PARCEL NO. 1
NORTH IS REFERENCED TO DEED NORTH
LOCATION PLAN
Scale: 1" = 2000'
SITE
RELEASED EASEMENTS
1 - QUIT CLAIM FROM NIAGARA MOHAWK POWER CORP. TO PENN-CAN SHOPPING MALL - BOOK 3340, PAGE 187 - NOT SHOWN ON MAP
2 - FULL RELEASE FROM NEW YORK TELEPHONE COMPANY TO PENN-CAN ASSOCIATES - BOOK 3340, PAGE 189
3 - QUIT CLAIM FROM NIAGARA MOHAWK POWER CORP. TO PENN-CAN SHOPPING MALL - BOOK 3371, PAGE 3 - RELEASES LAST DESCRIBED PARCEL IN BOOK 2568, PAGE 139
4 - FULL RELEASE FROM NEW YORK TELEPHONE COMPANY TO PENN-CAN ASSOCIATES - BOOK 3371, PAGE 6
5 - PARTIAL RELEASE FROM TOWN OF CICERO TO PENN-CAN ASSOCIATES - BOOK 3275, PAGE 275 - RELEASES ONLY PARCEL INDICATED.
6 - FULL RELEASE FROM TOWN OF CICERO TO PENN-CAN ASSOCIATES - BOOK 3371, PAGE 19 - NOT SHOWN ON MAP
7 - FULL RELEASE FROM SYRACUSE MALL ASSOCIATES TO PENN-CAN SHOPPING MALL - BOOK 3778, PAGE 194
8 - PARTIAL RELEASE FROM TOWN OF CICERO TO PENN-CAN SHOPPING MALL, L.P. - BOOK 3961, PAGE 124 ABANDONS ONLY PARTS INDICATED.
NOTES:
ZONING: REGIONAL COMMERCIAL ZONE
BUILDING LINES SHOWN ACCORDING TO ZONING ORDINANCE.
FLOOD ZONE INFORMATION FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 360572 0006 D FOR THE TOWN OF CICERO DATED SEPTEMBER 15, 1984.
EASEMENT GRANTED TO SYRACUSE LIGHTING COMPANY, INC. RECORDED IN BOOK 616, PAGE 225 - LOCATION IS UNKNOWN.
TOTAL NUMBER OF LOTS: 2
TOTAL AREA: 80.789± ACRES
TAX MAP I.D. No. 37.-02-28.1.
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.
N.Y.S. Licensed Land Surveyor
MATCH LINE
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
LEGEND:
LOT No. 1 AMENDED
DRIVERS VILLAGE
PART OF FARM LOT Nos. 66, 67 & 80
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS LAND SURVEYING, P.C.
DATE: JANUARY 27, 2014
SCALE: 1" = 100'
FILE NO. 730.004
SHEET NO.
F.B. NO. X
APPROVED: RLB DEVELOPMENT LLC
APPROVED: TOWN OF CICERO



\\SERVER\Land Projects\CARMEL RUNNE\dwg\CARMEL RUNNE ZC TAX MAP 1-31-2014.dwg

TRACT MAP

BY:

DATE FILED:

MAP NO.

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.

N.Y.S. LICENSED LAND SURVEYOR

PROPOSED ZONE CHANGE
MUFALE FAMILY LIMITED PARTNERSHIP
TAX MAP NUMBERS 090.-01-2.1, 32.0, 33.0
34.1, 36.1, 37.0, 38.0, 39.0, 40.0, 41.0,
42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0 & 49.0
PART OF MILITARY LOT No. 42
TOWN OF CICERO
ONONDAGA COUNTY , NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200 FAX: (3150 457-9251

DATE: JANUARY 31, 2014
SCALE: 1" = 200'
FILE: 275.041 FB:

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.