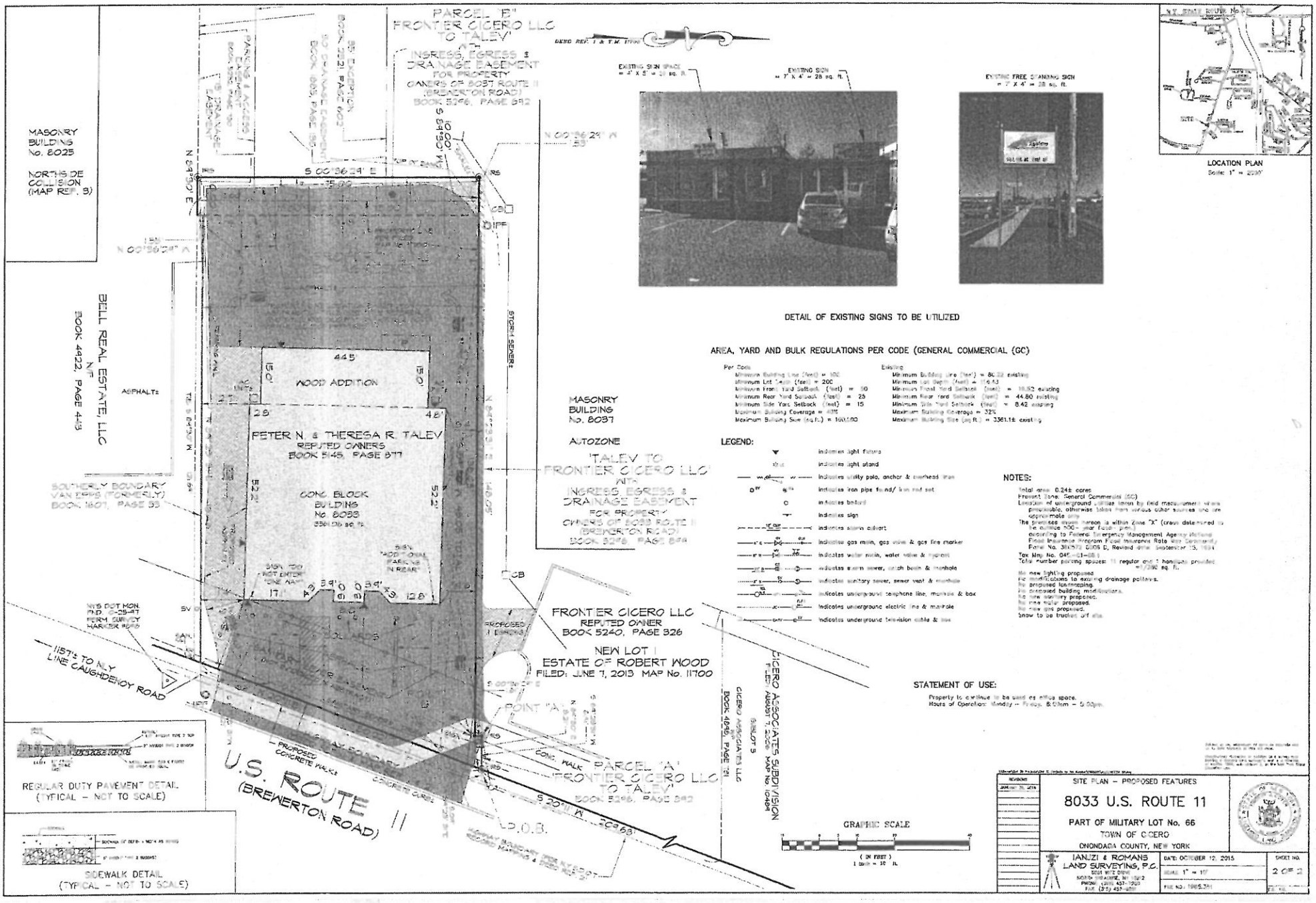
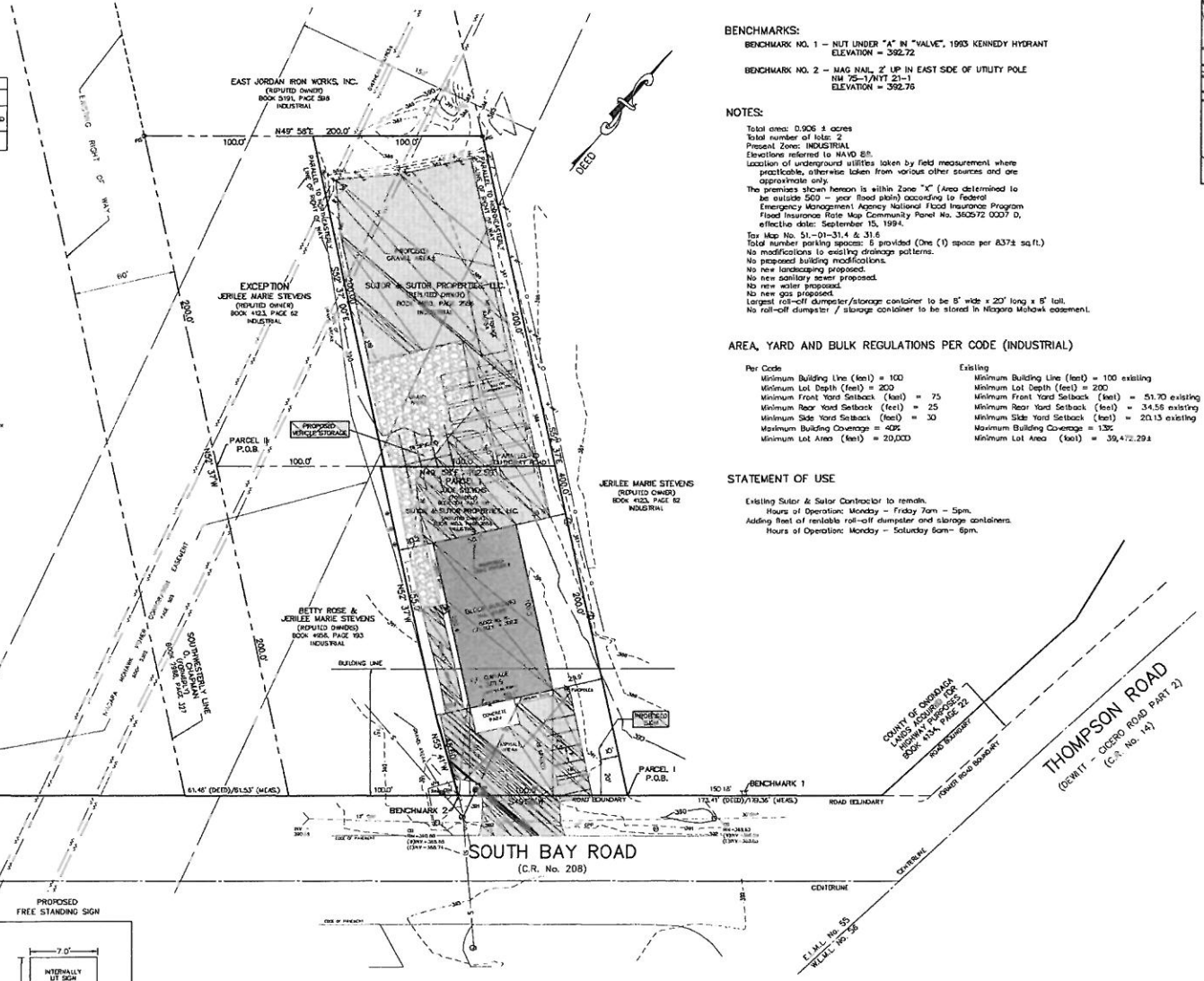


PARCEL "B"
FRONTIER CICERO LLC
TO TALEV
WITH
INGRESS, EGRESS & DRAINAGE EASEMENT
FOR PROPERTY
OWNERS OF 8037 ROUTE 11
(BREWERTON ROAD)
BOOK 5296, PAGE 892
MASONRY BUILDING No. 8025
NORTHSIDE COLLISION (MAP REF. 3)
BELL REAL ESTATE, LLC
N/F
BOOK 4922, PAGE 443
ASPHALT±
WOOD ADDITION
PETER N. & THERESA R. TALEV
REPUTED OWNERS
BOOK 5145, PAGE 877
CONC. BLOCK BUILDING No. 8033
MASONRY BUILDING No. 8037
AUTOZONE
TALEV TO FRONTIER CICERO LLC
WITH
INGRESS, EGRESS & DRAINAGE EASEMENT
FOR PROPERTY
OWNERS OF 8033 ROUTE 11
(BREWERTON ROAD)
BOOK 5296, PAGE 894
SOUTHERLY BOUNDARY VAN EPPS (FORMERLY)
BOOK 1807, PAGE 33
NYS DOT MON. FND. C-25-97 PERM. SURVEY MARKER #8
1157'± TO NLY LINE CAUGHDENOY ROAD
FRONTIER CICERO LLC
REPUTED OWNER
BOOK 5240, PAGE 326
NEW LOT 1
ESTATE OF ROBERT WOOD
FILED: JUNE 7, 2013 MAP No. 11700
POINT "A"
PARCEL "A"
FRONTIER CICERO LLC
TO TALEV
BOOK 5296, PAGE 892
CONC. WALK
PROPOSED CONCRETE WALK±
CONCRETE CURB±
U.S. ROUTE 11
(BREWERTON ROAD)
P.O.B.
CICERO ASSOCIATES SUBDIVISION
FILED: AUGUST 7, 2008 MAP No. 10484
SUBLOT 5
CICERO ASSOCIATES LLC
BOOK 4898, PAGE 121
STORM SEWER±
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)
SIDEWALK DETAIL
(TYPICAL - NOT TO SCALE)
EXISTING SIGN SPACE = 4' X 5' = 20 sq. ft.
EXISTING SIGN = 7' X 4' = 28 sq. ft.
EXISTING FREE STANDING SIGN = 7' X 4' = 28 sq. ft.
DETAIL OF EXISTING SIGNS TO BE UTILIZED
AREA, YARD AND BULK REGULATIONS PER CODE (GENERAL COMMERCIAL (GC)
Per Code
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard Setback (feet) = 50
Minimum Rear Yard Setback (feet) = 25
Minimum Side Yard Setback (feet) = 15
Maximum Building Coverage = 40%
Maximum Building Size (sq.ft.) = 100,000
Existing
Minimum Building Line (feet) = 80.22 existing
Minimum Lot Depth (feet) = 116.43
Minimum Front Yard Setback (feet) = 18.52 existing
Minimum Rear Yard Setback (feet) = 44.80 existing
Minimum Side Yard Setback (feet) = 8.42 existing
Maximum Building Coverage = 32%
Maximum Building Size (sq.ft.) = 3361.1± existing
LEGEND:
indicates light fixture
indicates light stand
indicates utility pole, anchor & overhead line
indicates iron pipe found/ iron rod set
indicates bollard
indicates sign
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: 0.24± acres
Present Zone: General Commercial (GC)
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" (areas determined to be outside 500- year flood plan) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0005 D, Revised date: September 15, 1984
Tax Map No. 045-01-08.1
Total number parking spaces: 11 regular and 1 handicap provided =1/280 sq. ft.
No new lighting proposed.
No modifications to existing drainage patterns.
No proposed landscaping.
No proposed building modifications.
No new sanitary proposed.
No new water proposed.
No new gas proposed.
Snow to be trucked off site.
STATEMENT OF USE:
Property to continue to be used as office space.
Hours of Operation: Monday - Friday, 8:00am - 5:00pm.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
LOCATION PLAN
Scale: 1" = 2000'
SITE PLAN - PROPOSED FEATURES
8033 U.S. ROUTE 11
PART OF MILITARY LOT No. 66
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS LAND SURVEYING, P.C.
DATE: OCTOBER 12, 2015
SCALE: 1" = 10'
SHEET NO. 2 OF 2

PROPOSED LIGHTING				
Symbol	Qty.	Arrangement	Total Lamp Lumens	Description
▼	2	SINGLE	N.A.	6" LED Full Cutoff Non Mounted Luminaire (For Crossroads Maxx LED X10P9A
NOTE: 85 watts				

LEGEND:

- indicates original grade
- indicates light fixture
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- 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 6" diameter bollard (typical)
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole



BENCHMARKS:

BENCHMARK NO. 1 – NUT UNDER "A" IN "VALVE", 1993 KENNEDY HYDRANT
ELEVATION = 392.72

BENCHMARK NO. 2 – MAG NAIL, 2' UP IN EAST SIDE OF UTILITY POLE
NM 75-1/NYT 21-1
ELEVATION = 392.76

NOTES:

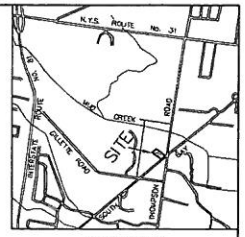
Total area: 0.906 ± acres
Total number of lots: 2
Present Zone: INDUSTRIAL
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Area determined to be outside 500 – year flood plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0007 D, effective date: September 15, 1994.
Tax Map No. 51.-01-31.4 & 31.6
Total number parking spaces: 8 provided (One (1) space per 837± sq.ft.)
No modifications to existing drainage patterns.
No proposed building modifications.
No new landscaping proposed.
No new sanitary sewer proposed.
No new water proposed.
No new gas proposed.
Largest roll-off dumpster/storage container to be 8' wide x 20' long x 8' tall.
No roll-off dumpster / storage container to be stored in Niagara Mohawk easement.

AREA, YARD AND BULK REGULATIONS PER CODE (INDUSTRIAL)

Per Code		Existing	
Minimum Building Line (feet)	= 100	Minimum Building Line (feet)	= 100 existing
Minimum Lot Depth (feet)	= 200	Minimum Lot Depth (feet)	= 200
Minimum Front Yard Setback (feet)	= 75	Minimum Front Yard Setback (feet)	= 51.70 existing
Minimum Rear Yard Setback (feet)	= 25	Minimum Rear Yard Setback (feet)	= 34.56 existing
Minimum Side Yard Setback (feet)	= 30	Minimum Side Yard Setback (feet)	= 20.13 existing
Maximum Building Coverage	= 40%	Maximum Building Coverage	= 13%
Minimum Lot Area (feet)	= 20,000	Minimum Lot Area (feet)	= 39,472.29±

STATEMENT OF USE

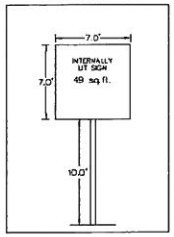
Existing Sutor & Sutor Contractor to remain.
Hours of Operation: Monday – Friday 7am – 5pm.
Adding fleet of rentable roll-off dumpster and storage containers.
Hours of Operation: Monday – Saturday 8am– 6pm.



LOCATION PLAN
Scale: 1" = 2000'

EXISTING SIGN
TO BE REMOVED
12.5' X 2.5' = 31.25 sq. ft.

PROPOSED
FREE STANDING SIGN



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

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.

REVISIONS	
LIGHTING CORRECTION	JANUARY 5, 2016
COMMENTS	FEBRUARY 3, 2016

SITE PLAN – PROPOSED FEATURES

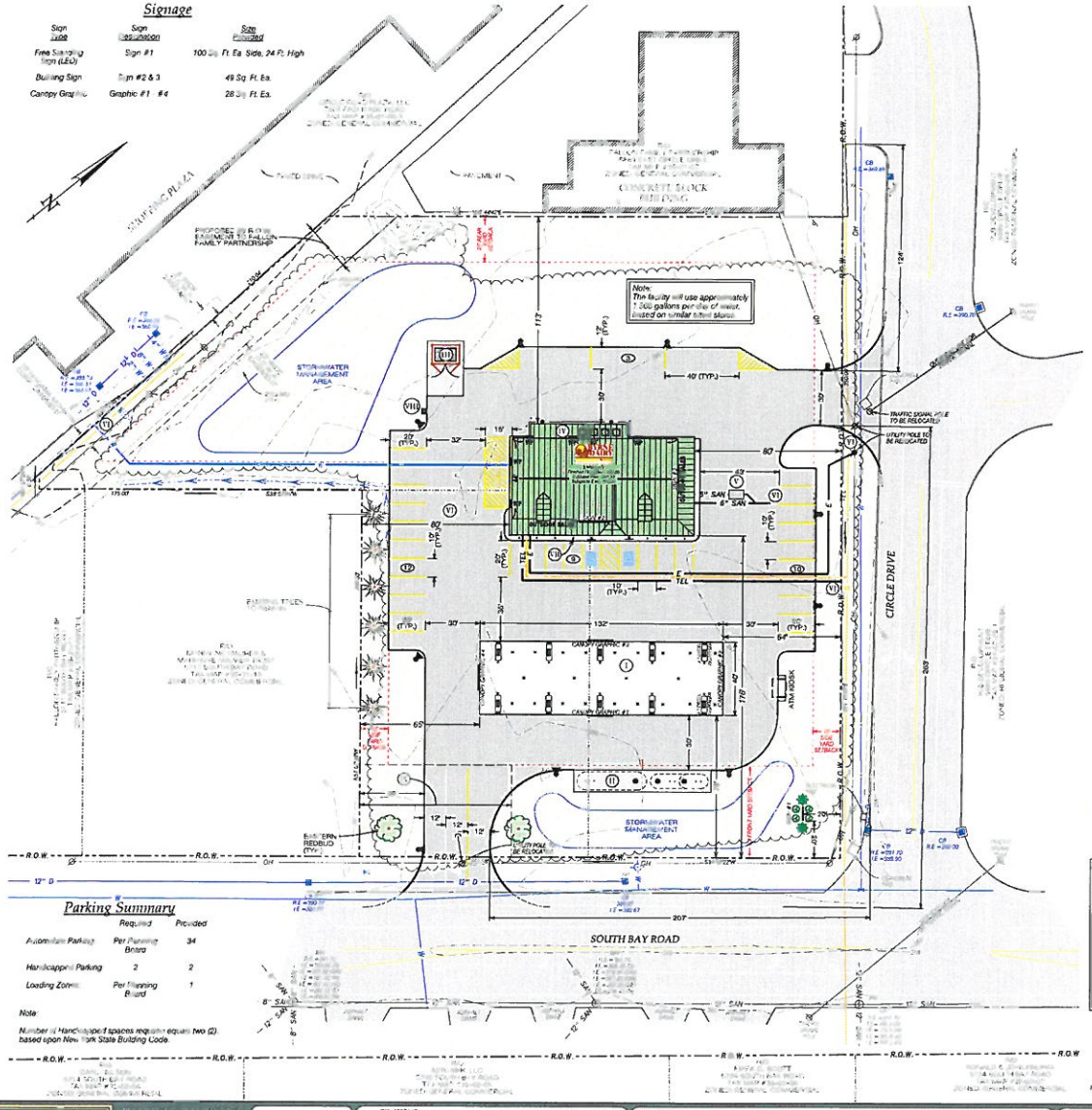
SUTOR & SUTOR

PART OF MILITARY LOT No. 55
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK · TIMOTHY J. COTTRY · 050201 · LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-8251

DATE: DECEMBER 29, 2015
SCALE: 1" = 30'
FILE NO: 12352.001
SHEET NO. 2 OF 2
F.B. NO. 16C12



Signage

Sign Type	Sign Designation	Size Provided
Free Standing Sign (LED)	Sign #1	100 Sq. Ft. Ea. Side, 24 Ft. High
Building Sign	Sign #2 & 3	49 Sq. Ft. Ea.
Canopy Graphic	Graphic #1 - #4	28 Sq. Ft. Ea.

Parking Summary

	Required	Provided
Automobile Parking	Per Planning Board	34
Handicapped Parking	2	2
Loading Zone	Per Planning Board	1

Note:

Number of Handicapped spaces required equals two (2), based upon New York State Building Code.

Key

Existing

- Property Line
- Right of Way
- Lot Line
- R/O Required Owner
- TEL Telephone Line
- OH Overhead Utility
- Utility Pole
- 8" SAN Sanitary Sewer w/ Size
- Sanitary Manhole
- Gas Main
- Hydrant / Valve / Water Main
- 12" D Drainage Pipe w/ Size
- Swale
- Catch Basin
- Sign
- Limits of Clearing
- Tree
- Topographic Contour

Proposed

- Number of Parking Spaces
- Handicapped Parking w/ Applicable Signage
- 6" Concrete Curb/Drop Curb
- E Underground Electric
- Light Pole
- 8" SAN Sanitary Sewer w/ Size
- Gas Main
- 1" W Water Service w/ Size
- 12" D Drainage Pipe w/ Size
- 6" RD - 6" CD Roof / Canopy Drain w/ Size
- DW-1 Junction Box / Dry Well
- CB-1 / CS-1 Catch Basin / Control Structure
- Trees / Shrubs

Lighting Chart

Symbol		Qty
	Recessed Canopy Light Cree LED Fixture (Dark Sky Friendly Compliant)	24
	17' Light Pole Cree LED Fixture (Dark Sky Friendly Compliant)	10
	Wall Lighting 7' Mounting Height Cree LED Fixture (Dark-Sky Friendly Compliant)	5

1. Refer to Photometric Plan for additional information.
2. Recessed porch lights to be provided (See Photometric Plan).

Plan View

1" = 30' SCALE — 30 0 30 60 FEET

OWNER:

FALLON FAMILY PARTNERSHIP AND
THE JANE E. FALLON 2012 IRREVOCABLE TRUST
4775 ORMONDE DRIVE
CAZENOVIA, NY 13035

PROPERTY INFO:

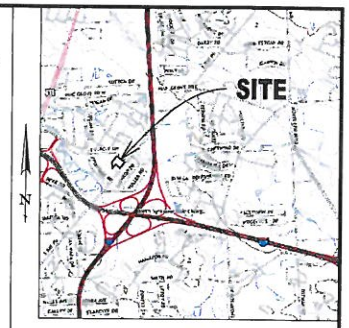
5717 & 5723 SOUTH BAY ROAD
TAX MAP #35-01-08.1 & 09
2.443 ACRES

CONTRACT PURCHASER:

SONBYRNE SALES INC.
171 ROUTE 5
WEEDSPORT, NY 13166

PROPOSED LAND USE:

RETAIL STORE AND PETROLEUM FUELING FACILITY



LOCATION MAP

REF: USGS MANLIUS EAST QUAD. (1 MI. = 2007 +/-)

Plan Notes

(I) 132' x 40' overhead canopy w/ recessed canopy lights and fire suppression system for pump islands w/ 132' x 40' steel reinforced concrete dispenser pad by petroleum contractor. Site contractor responsible to 5' of canopy pad.

(II) 888 sq. ft. (12' x 74') steel reinforced concrete tank pad w/:

- 20,000 gallon, 96" diameter x 37' 6" long, double walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor.
- 10,000 gallon (6,200 gallon diesel & 3,800 gallon super unleaded gasoline), 8' diameter x 37'-1" long, split compartment double walled underground storage tank by petroleum contractor.

Site contractor responsible to 5' of tank pad. Tank pad, UST and UST piping by petroleum contractor.

(III) Dumpster Enclosure. The sides of the enclosure shall be fractured block painted gray and the south side shall have two chain link swing gates with PVC slats. The work to be completed by fence contractor. The dumpster shall rest on a 12' x 20' steel reinforced concrete dumpster pad by site contractor.

(IV) 8' x 8' self refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.

(V) Plumbing contractor shall provide and install a 1,000 gallon grease trap, vent, trap & clean out assembly per applicable Department of Health Standards. Work to be coordinated with Byrne Dairy, Health Department & applicable contractors. Site contractor responsible for excavation and backfill around grease trap.

(VI) Coordinate utility locations & connection to existing utility with applicable utilities company.

(VII) 6" diameter bollard to be provided in each parking stall. See Parking Stall Bollard Detail for additional information.

(VIII) Air machine w/ electrical service to store. Coordinate w/ Sonbyrne Sales.

(IX) Access / cross easement for Tax Parcel 35-01-10.

Notes:

1. Basemap Reference:

Boundary and Topographic Survey, Part of Lot 63, Town of Cicero, Onondaga County, State of New York. Prepared by: CNY Land Surveying. Dated: December 22, 2015; File No.: 15 139

2. According to the New York State DEC Environmental Resource Mapper (webpage), there are no DEC Wetlands on or within 100' of the site.

3. According to the US Fish & Wildlife Service Wetlands Online Mapper, there are no Federal Wetlands within the proposed site limits.

4. According to The National Flood Insurance Program "Floodway - Flood Boundary and Floodway Map" for The Town of Cicero (Panel No. 360516 0265 D). Dated: September 15, 1984 the site is not located in the 100 year flood plain.

TOWN OF CICERO ZONING ORDINANCE REVIEW
ZONED: GENERAL COMMERCIAL DISTRICT, GC

Required	Provided
1. Lot Size: N/A	1. Lot Size: 106,417 Sq.Ft (2.443 Acres)
2. Building Setbacks:	2. Building Setbacks
A. Front Yard: 50'; 100' Building Line	A. Front Yard: 176' to bldg., 78' to canopy (South Bay Rd.)
B. Rear Yard: 25'	B. Rear Yard: 113'
C. Side Yard: 15' total, each side	C. Side Yard: 93' to bldg. (W); 87' to bldg. (E - Circle Dr.); 60' to canopy (W); 64' to canopy (E - Circle Dr.)
D. Max. Height of Structures: 60'	D. Height of Structures: Building & Facade: 24'; Canopy: 18'
3. Min. Lot Width: No Regulation	3. Lot Width: 261' (South Bay Road)
4. Lot Depth: 300'	4. Lot Depth: 350'
5. Building Coverage: 40% (Max building size: 100,000 sq. ft.)	5. Building Coverage: Principal Building & Front Canopy: 9,240 Sq. Ft. = 8.7%; Principal Building: 3,960 Sq.Ft. = 3.7%; Fuel & Canopy: 5,280 Sq.Ft. = 5.0%; Asphalt Pavement & Concrete: 42,169 Sq.Ft. = 40.0%; Green Space: 54,008 Sq. Ft. = 50.8%

PLUMLEY ENGINEERING
Civil and Environmental Engineering

REVISIONS: DATE: BY:

PROJECT: **SOUTH BAY ROAD BYRNE DAIRY**
CLIENT: SONBYRNE SALES, INC.
LOCATION: TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK

BYRNE DAIRY Since 1933

DWG. TITLE: CONCEPTUAL SITE PLAN

PROJECT No.:	2015162
FILE NAME.:	C201
SCALE:	1" = 30'
DATE:	JAN. 2016
ENGD BY:	JFC
DRWN BY:	JMD
CHECKED BY:	JFC

SHEET NO.: C201

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