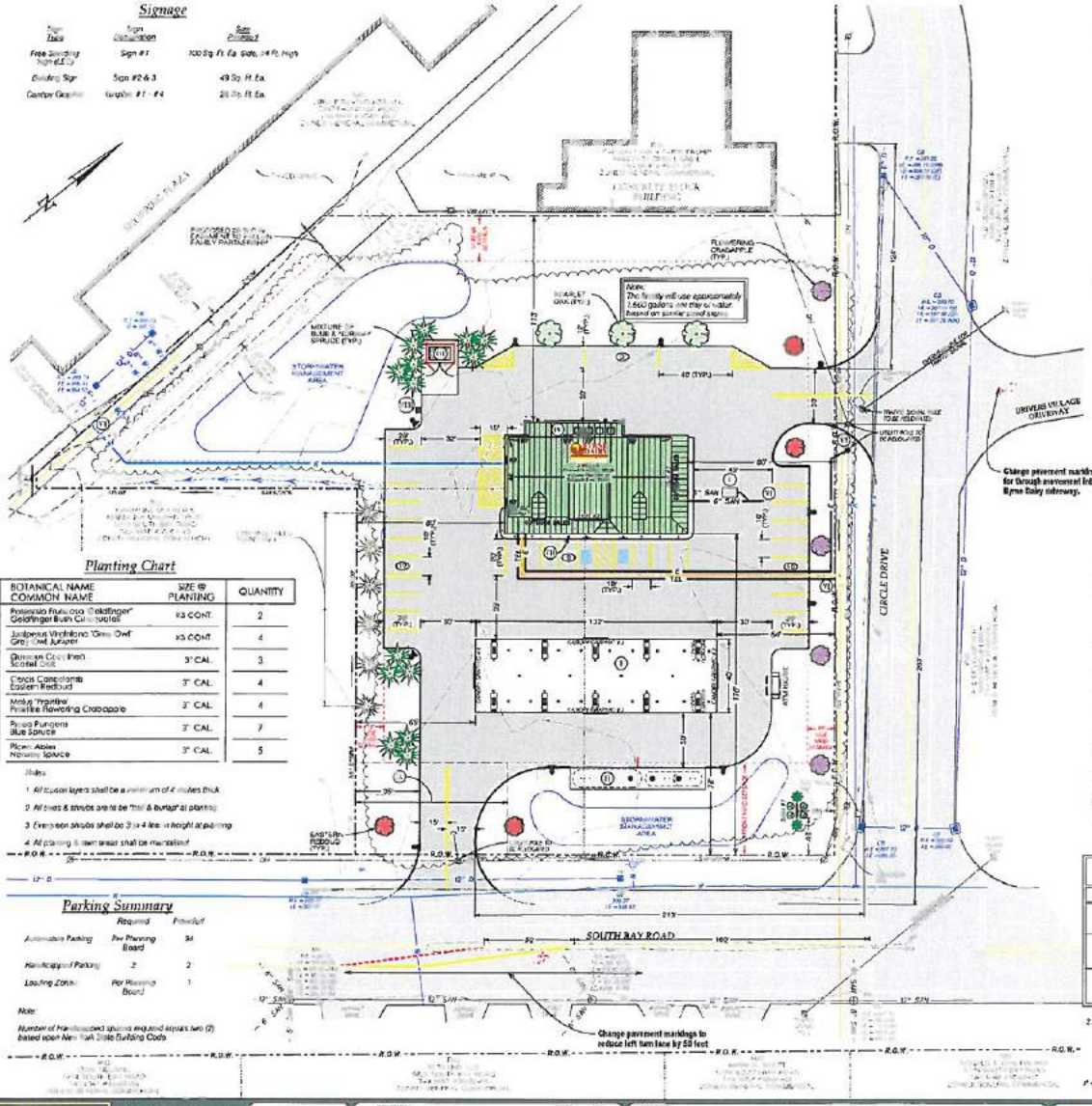
Signage

Sign Type	Sign Designation	Size Permitted
Free Standing Sign #2 & 3	Sign #1	100 Sq. Ft. Ea side, 24 Ft. High
Building Sign	Sign #2 & 3	49 Sq. Ft. Ea.
Canopy Graphic	Graphic #1 - #4	20 Sq. Ft. Ea.



Planting Chart

KEY	BOTANICAL NAME / COMMON NAME	SIZE @ PLANTING	QUANTITY
PF	Potentilla Fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	#3 CONT.	2
EP	Juniperus Virginiana 'Grey Owl' / Grey Owl Juniper	#3 CONT.	4
SO	Quercus Coccinea / Scarlet Oak	3" CAL.	3
AR	Cercis Canadensis / Eastern Redbud	3" CAL.	4
PC	Malus 'Prairifire' / Prairifire Flowering Crabapple	3" CAL.	4
BS	Picea Pungens / Blue Spruce	3" CAL.	7
NS	Picea Abies / Norway Spruce	3" CAL.	5

Notes:

1. All fusion layers shall be a minimum of 4 inches thick.
2. All trees & shrubs are to be "B&B" or "burlap" at planting.
3. Evergreen shrubs shall be 3 to 4 feet in height at planting.
4. All planting & lawn areas shall be mulched.

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 Repaved Owner
- TEL Telephone Line
- OH Overhead Utility
- Utility Pole
- Sanitary Sewer w/ Size
- Sanitary Manhole
- Gas Main
- Hydrant / Valve / Water Main
- Drainage Pipe w/ Size
- Swale
- Catch Basin
- Sign
- Limits of Clearing
- Tree
- Topographic Contour

Proposed

- Number of Parking Spaces
- Landscaped Planting Area
- 6" Concrete Curb/Drop Curb
- Underground Electric
- Light Pole
- 8" SAN Sanitary Sewer w/ Size
- Gas Main
- Water Service w/ Size
- 12" D Drainage Pipe w/ Size
- 8" RD / 6" CO Roof / Canopy Drain w/ Size
- DM-1 Junction Box / Drain
- CS-1 Catch Basin / Control Structure
- Tree / Shrub

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 8' Mounting Height Cree LED Fixture (Dark Sky Friendly Compliant)	5

1. Refer to Photometric Plan for additional information.
2. Recessed back lights to be provided (Not Photometric Plan).

Plan View

1" = 30' (30 0 30 60 feet)

OWNER:

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

PROPERTY INFO:

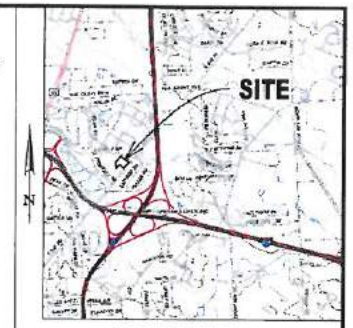
5717 & 5723 SOUTH BAY ROAD
TAX MAP #35-01-08.1 & 09
2.443 ACRES

CONTRACT PURCHASER:

SONBYRNE SALES INC.
171 ROUTE 5
WEEDSPORT, NY 13166

PROPOSED LAND USE:

RETAIL STORE AND PETROLEUM FUELING FACILITY



LOCATION MAP

REF: USGS Quadrangle Cicero (Syracuse) NY 1:24000 (1" = 2000')

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

- 20,000 gallon, 10' diameter x 37' 6" long, double walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor.
- 10,000 gallon (8,000 gallon diesel, 2,000 gallon super unleaded gasoline), 8' diameter x 37'-7" long spin compartment double walled underground storage tank by petroleum contractor.

Site contractor responsible to 2' of tank pad. Tank pad, UST and UST piping by petroleum contractor.

(III) Dispenser Fascias: The sides of the underhang shall be painted black (semi-transparent) away and the south side shall have an illuminated sign with PVC cover. This work to be complete by fascia contractor. The dispenser shall rest on a 10' x 20' steel reinforced concrete dumpster pad by site contractor.

(IV) 8' x 52' telecommunication, HVAC & generator pad w/ panel pad 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) Transformer utility functions & connection to existing utility with applicable utility company.

(VII) 8' dumpster pad not to be enclosed on 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 easement for Tax Parcel 35-01-10.

Notes:

1. Basemap Reference:

"Boundary and Topographic Survey, Part of Lot 10, Town of Cicero, Onondaga County, State of New York". Prepared for: CNY Land Surveying, Dated: December 29, 2015, File No. 15-123.

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 Flood Insurance Rate Map for the Town of Cicero (Panel No. 360542 0005D, Dated September 12, 1996) 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: 106,477 Sq. Ft. (2.443 Acres)
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: 50'; 100' Building Line	A. Front Yard: 178' to bldg., 78' to canopy (South Bay Rd.)
B. Rear Yard: 25'	B. Rear Yard: 113'
C. Side Yard: 15' front, each side	C. Side Yard: 52' to bldg. (East side), 48' to bldg. (West side), 31' to canopy (East side), 64' to canopy (West side)
D. Max. Height of Structures: 40'	D. Height of Structure: Building & Facade: 24'; Canopy: 18'
3. Min. Lot Width: No Regulation	3. Lot Width: 261' (South Bay Road)
4. Lot Depth: 200'	4. Lot Depth: 408'
5. Building Coverage: 40% (Max building size: 102,000 sq. ft.)	5. Building Coverage: Principal Building & Fuel Canopy: 8,240 Sq. Ft. = 8.7%; Principal Building: 5,840 Sq. Ft. = 5.7%; Fuel & Canopy: 5,240 Sq. Ft. = 5.0%; Asphalt Pavement & Concrete: 41,189 Sq. Ft. = 40.9%; Green Space: 54,000 Sq. Ft. = 50.6%

PLUMLEY ENGINEERING
Civil and Environmental Engineering

REVISIONS:	DATE:	BY:
1 PER COUNTY EPT COMMENTS	02-23-16	JFC
2 PER SITE PLAN REVIEW	03-08-16	JFC

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.: 2015102
FILE NAME: 1x01
SCALE: 1" = 30'
DATE: JAN 2015
EXTD BY: JFC
DRAWN BY: JWB
CHECKED BY: JFC

SHEET NO.: C201

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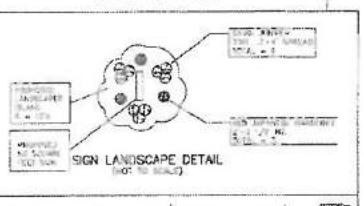
DUMPSTER ENCLOSURE SECTION
(NOT TO SCALE)

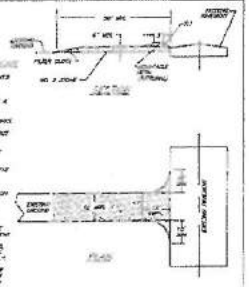
FULL HEIGHT CONCRETE CURB
(TYPICAL – NOT TO SCALE)

REGULAR DUTY PAVEMENT DETAIL
(TYPICAL – NOT TO SCALE)

SIDEWALK DETAIL
(TYPICAL – NOT TO SCALE)

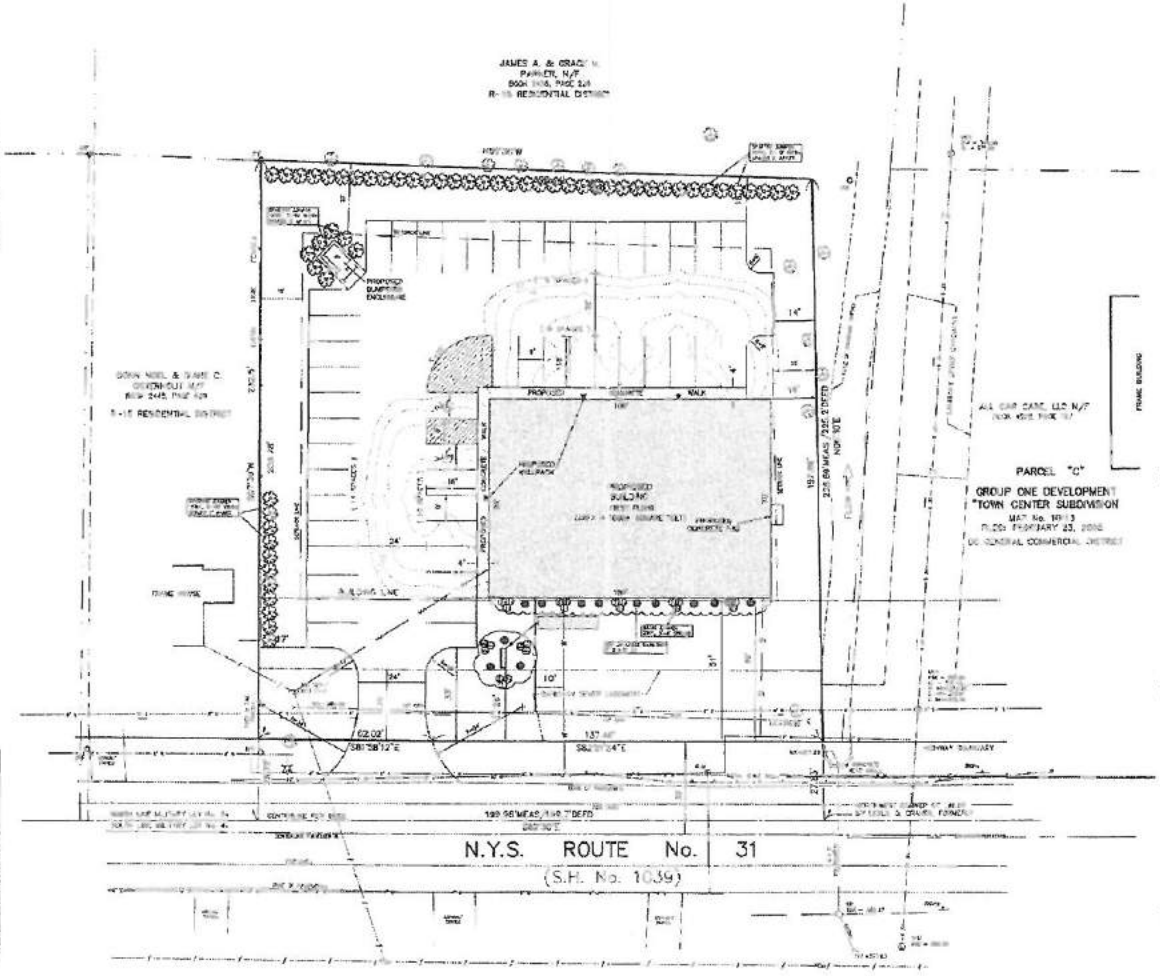


SIGN LANDSCAPE DETAIL
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS

STANDARD CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 0.994± acres
Present Zoning: GC – General Commercial 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, Federal Flood Insurance Program Flood Insurance Rate Map, Community Panel No. 360542 0155 D, revised date: September 15, 1986.
Tax Map No. 46-01-17
Total number of parking spaces: 48 proposed
New proposed water – as shown
New proposed sanitary – as shown. **Contractor will contact the Town of Cicero to coordinate connection to the Town sanitary sewer system.**
New proposed gas service – as shown
Disturbed area = 23,612 sq. ft. or 0.54± acre

LEGEND:

- Indicates angles, grade and spot elevations
- Indicates utility pole, anchor & overhead wire
- Indicates iron pipe and/or monument found
- Indicates storm sewer
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer wye & manhole

STATEMENT OF USE

Site to be used as a martial arts training center.
Hours of Operation: Monday – Thursday 10–8
Friday by Appointment
Saturday 8:30–1

OWNER/DEVELOPER

John Annable
5840 Silverbe Rd.
Cicero NY 13039
315-415-5322

AREA, YARD AND BULK REGULATIONS PER CODE (GC – GENERAL COMMERCIAL)

Per Code
Site Front Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard Setback (feet) = 30
Minimum Rear Yard Setback (feet) = 15
Minimum Side Yard Setback (feet) = 15
Maximum Building Coverage = 40%
Minimum Parking Size (sq.ft.) = 100.00
Maximum Building Height (feet) = 60

Existing
Minimum Building Line (feet) = 189.6 existing
Minimum Lot Depth (feet) = 157.56
Minimum Front Yard Setback (feet) = 30 proposed
Minimum Rear Yard Setback (feet) = 77.25 proposed
Minimum Side Yard Setback (feet) = 15 proposed
Maximum Building Coverage = 17.6% proposed
Maximum Parking Size (sq.ft.) = 7,000 proposed
Maximum Building Height (feet) = 59 proposed

PROPOSED LIGHTING

Symbol	Qty	Arrangement	Total Lamp Lumens	Description
Y	3	SINGLE	14,000	SITE PLAN BUILDING FACADE OUTDOOR WALL PACK

MODEL AS SHOWN

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Revision Dates / Description / Sheet
2/18/09 Revised per Town Comments
2/23/09 Revised per Town Comments
3/23/09 Revised per Town Comments
4/13/09 Revised per Town Comments
5/11/09 Revised per Town Comments
6/15/09 Revised per Town Comments

SITE PLAN – PROPOSED

KARATE JOHN'S

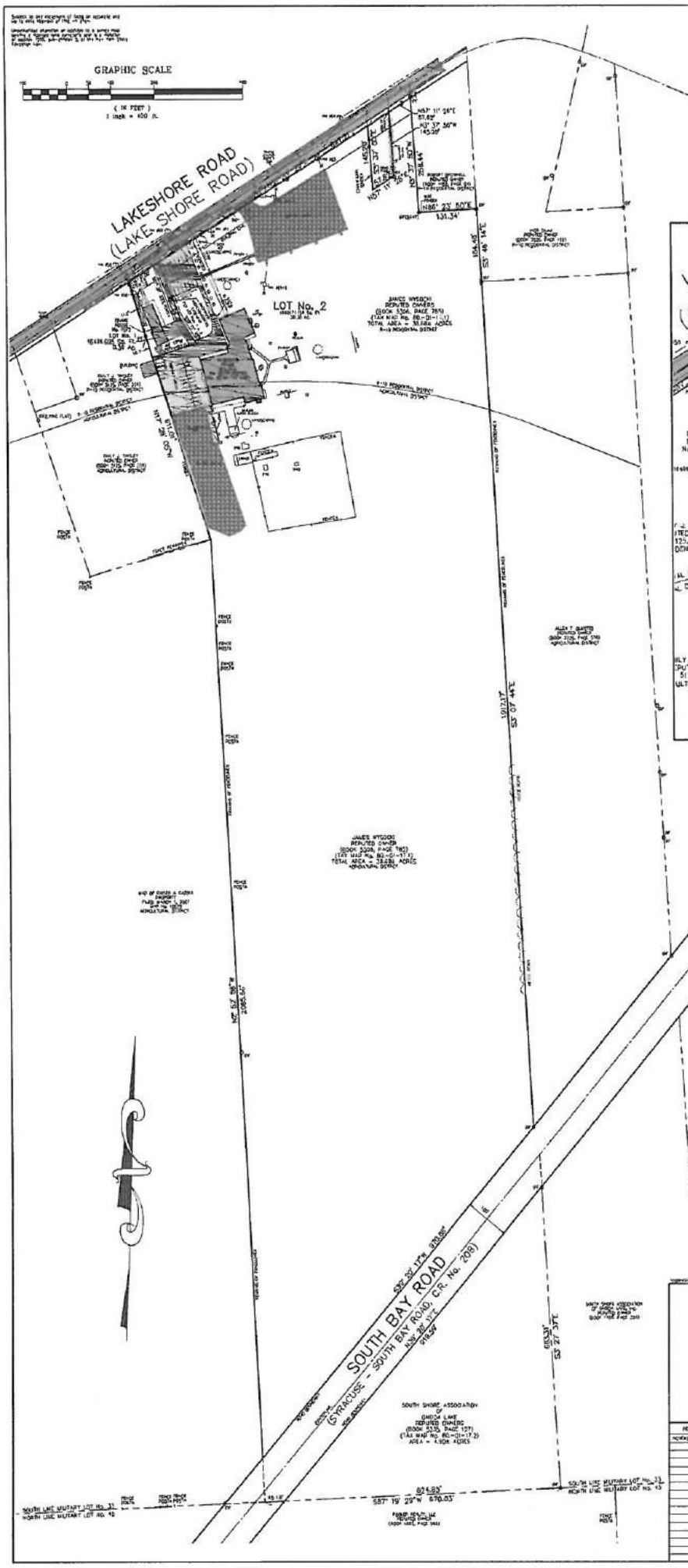
PART OF GREAT LOT No. 54
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

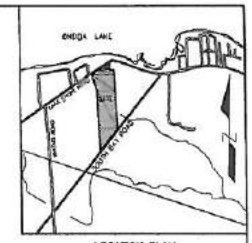
IANUZI & ROMANS LAND SURVEYING, P.C.
501 WEST BERRY
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-5101

DATE: FEBRUARY 2, 2009
SCALE: 1" = 20'
File No. 11596.001

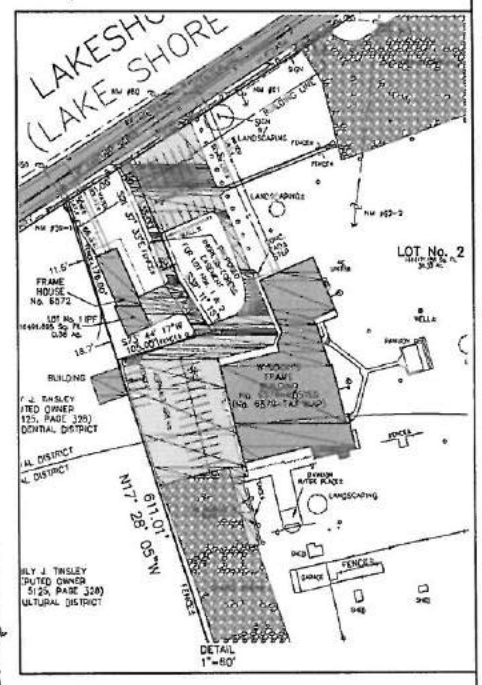
SHEET No. 2 OF 8

J. O. No. 5408





LOCATION PLAN
Scale: 1" = 2000'



NOTES:

Total area: 38.68± acres
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 floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0004 D, revised date September 15, 1994.
Tax Map Nos. 80-01-17.1.
Total area: 38.67± acres
Total number of lots: One (1) existing; Two (2) proposed
Present Zone: R-10 Residential District & Agricultural AG District.

LEGEND:

- 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

APPROVED: TOWN OF CICERO PLANNING BOARD
DATE: _____ BY: _____
Chairman

APPROVED: JAMES WYSOCKI
6574 LAKESHORE ROAD, CICERO, NY 13039
DATE: _____ BY: _____
Owner & Developer

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

_____
N.Y.S. Licensed Land Surveyor

REVISIONS
NOVEMBER 3, 2015

PRELIMINARY/FINAL PLAN

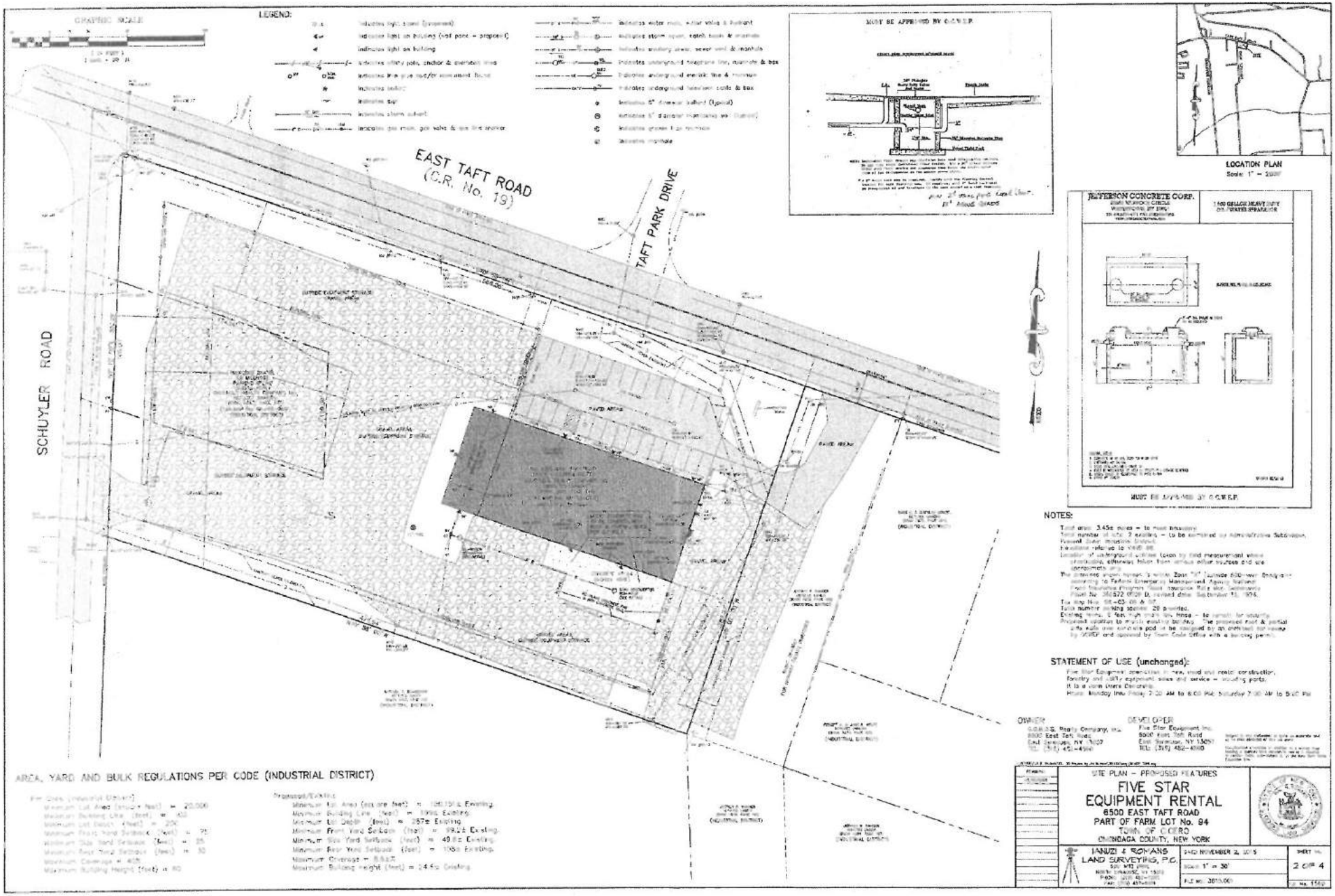
WYSOCKI SUBDIVISION

PART OF MILITARY LOT No. 33
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
3251 WEST BRIDGE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9258

DATE: APRIL 10, 2014
SCALE: 1" = 100'
FILE No.: 2936.049 & 2936.050

SHEET No. 1 OF 1
F.B. No. 1293


GRAPHIC SCALE
LEGEND:
EAST TAFT ROAD
(C.R. No. 19)
TAFT PARK DRIVE
SCHUYLER ROAD
MUST BE APPROVED BY O.C.W.E.P.
LOCATION PLAN
JEFFERSON CONCRETE CORP.
MUST BE APPROVED BY O.C.W.E.P.
NOTES:
STATEMENT OF USE (unchanged):
OWNER
DEVELOPER
AREA, YARD AND BULK REGULATIONS PER CODE (INDUSTRIAL DISTRICT)
SITE PLAN – PROPOSED FEATURES
FIVE STAR
EQUIPMENT RENTAL
6500 EAST TAFT ROAD
PART OF FARM LOT No. 94
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
LAND SURVEYING, P.C.
DATED NOVEMBER 2, 2015
SCALE 1" = 30'
SHEET No.
2 OF 4

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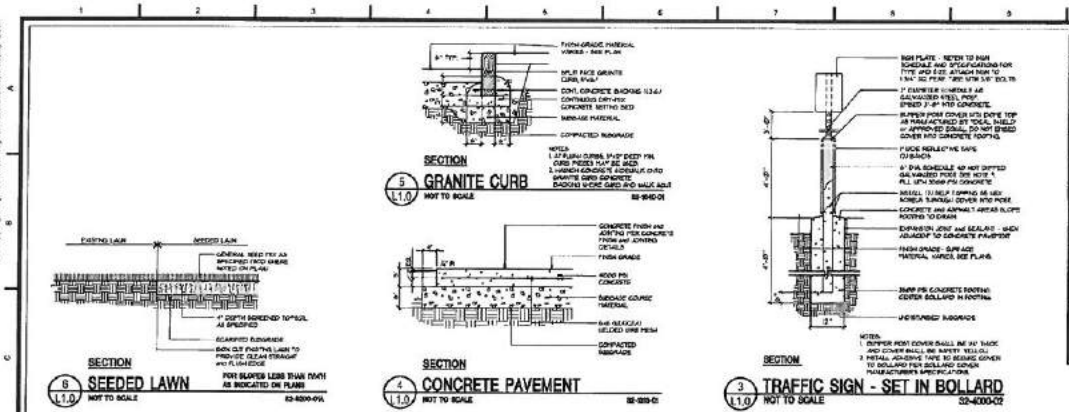


SIGN SCHEDULE

KEY	SIGN PLATE		SIGN SIZE MOUNTING HT.	N.Y.S.D.O.T. M.U.T.C.D. NO. / COMMENTS
A	RESERVED PARKING	RESERVED PARKING OF HANDICAP SYMBOL	0" X 18" 7'-0" HT.	SIGN NO. R4-6 COLORS: COMMENTS.
B	NO PARKING	NO PARKING	0" X 18" 7'-0" HT.	SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER.
C	POLICE ACCESS ONLY	POLICE ACCESS ONLY	0" X 18" 7'-0" HT.	SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER.
D	STOP	STOP SIGN	24" X 24" 7'-0" HT.	SIGN NO. R1-10 COLORS: RED BACKGROUND, WHITE TEXT AND BORDER.

NOTES:

1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

NEIGHBORHOOD COMMERCIAL (NB) DISTRICT

BULK ZONING REGULATIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	N/A (EXISTING)
MINIMUM BUILDING LINE (FEET)	100	N/A (EXISTING)
MINIMUM LOT DEPTH (FEET)	200	N/A (EXISTING)
MINIMUM FRONT YARD (FEET)	50	N/A (EXISTING)
MINIMUM REAR YARD (FEET)	25	N/A (EXISTING)
MINIMUM SIDE YARD (FEET)	15	N/A (EXISTING)
MAXIMUM BUILDING COVERAGE	40%	N/A (EXISTING)
MAXIMUM BUILDING SIZE (SQ. FT.)	8,000	N/A (EXISTING)
MAXIMUM BUILDING HEIGHT (FEET)	30	N/A (EXISTING)

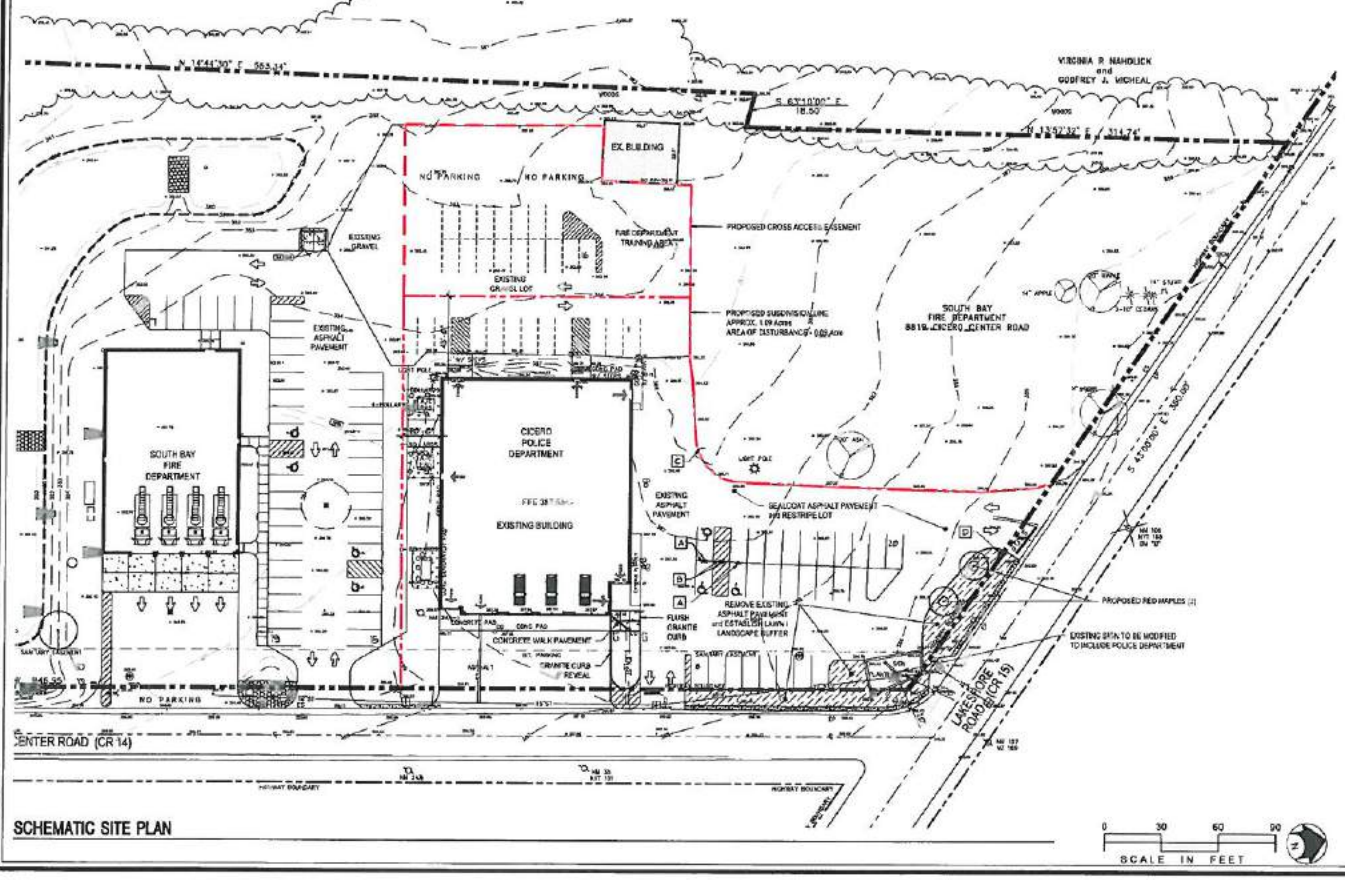
PARKING SUMMARY

PROPOSED			EXISTING		
WEST LOT - Reg	27	Spaces	WEST LOT	32	Spaces
NORTH LOT - Reg	25	Spaces	NORTH LOT - Reg	11	Spaces
- HC	3	Spaces	- HC	6	Spaces
PROPOSED TOTAL	55	Spaces	EXISTING TOTAL	51	Spaces

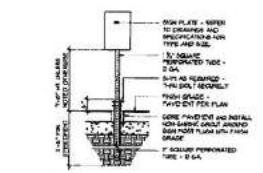
HANDICAP SPACES REQUIRED 3
HANDICAP SPACES PROVIDED 3

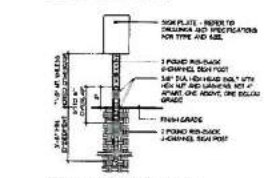
ADA COMPLIANCE REQUIREMENTS

Spaces Provided	HC Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5



SCHEMATIC SITE PLAN

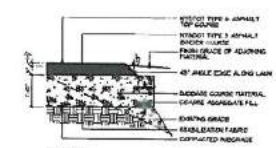




NOTES:

1. FABRICATE SIGN PANELS OF 2x6 ALUMINUM.
2. ALL SIGNS SHALL BE FASTENED TO OR MOUNTED ON POST WITH GALVANIZED BOLTS, NUTS AND WASHERS.
3. FOR FURTHER INFORMATION, REFER TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. COORDINATE SIGN LOCATION TO AVOID STUMPS.

2 TRAFFIC CONTROL SIGN
L1.0 NOT TO SCALE



1 ASPHALT PAVEMENT - PARKING
L1.0 NOT TO SCALE

CONSULTANTS

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

Additions & Alterations To:
Cicero Police Department
8817 Cicero Center Road
Cicero, NY 13039

ISSUED AND REVISIONS NOTIFICATION

No.	Rev.	Description	Date
1			
2			
3			
4			
5			
6			
7			

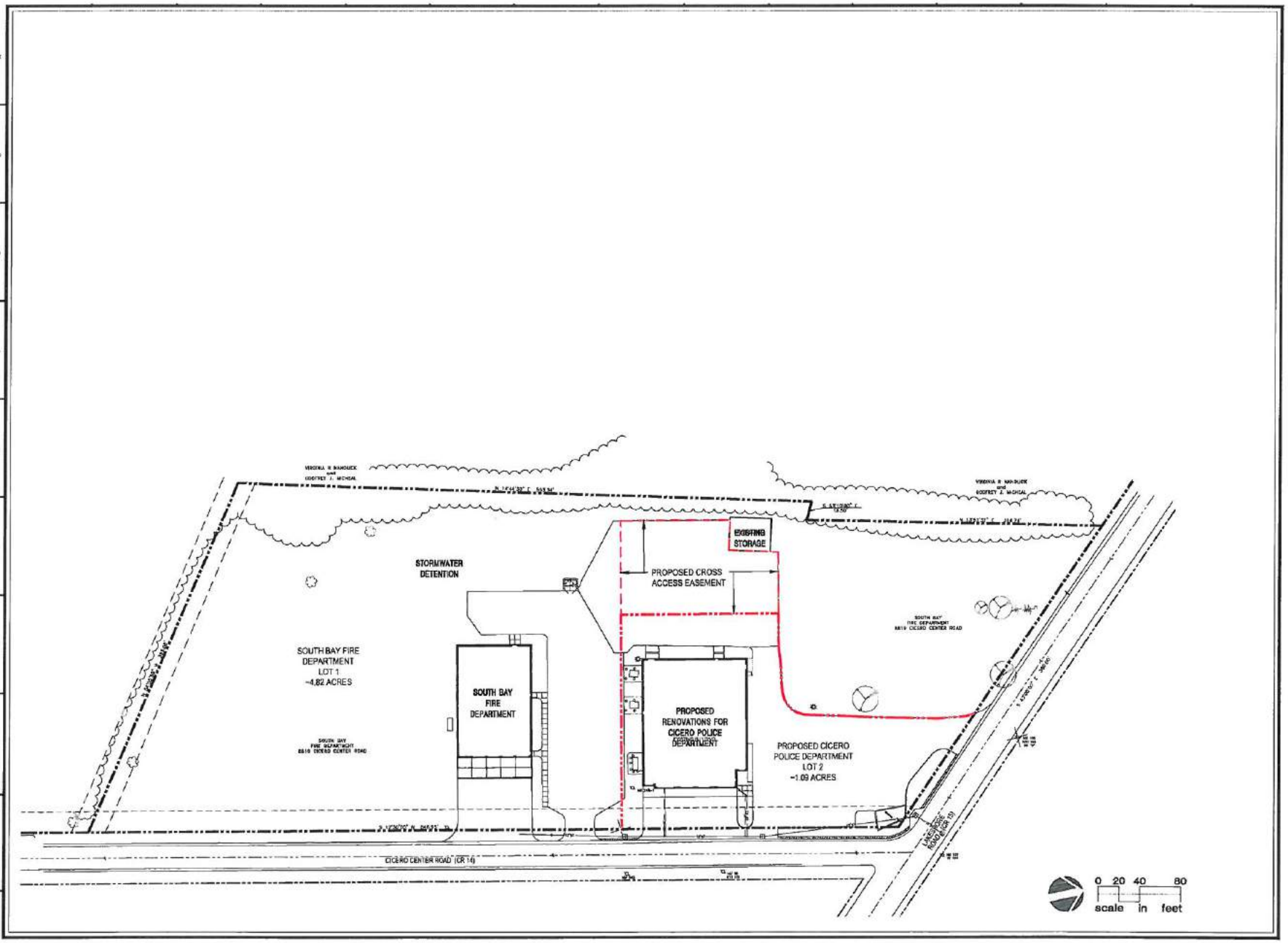
△ - Symbol Indicates Revision Issued

WILLIAM TAYLOR ARCHITECTS PLLC

Drawn By: LAM
Checked By: SLF
WTA Proj. No.: -
Date: MARCH 4, 2011
Scale: AS NOTED
Title:

SCHEMATIC SITE PLAN

L1.0



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CONSULTANTS

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

Additions & Alterations To:

Cicero Police Department
8817 Cicero Center Road
Cicero, NY 13039

ISSUED AND REVISIONS NOTIFICATION

No.	Rev.	Description	Date
1			
2			
3			
4			
5			
6			
7			

Symbol Indicates Revision Issued

WILLIAM TAYLOR ARCHITECTS PLLC

Drawn By: LMM
Checked By: GJF
WTA Proj. No.: -
Date: MARCH 4, 2016
Scale: AS NOTED
Title:

PROPOSED SUBDIVISION PLAN

S1.0