11751

Filed by CD on 9-30-13

Site Vicinity Locator
(not to scale)

N

Kneeskern Drive

Kneeskern Drive

Lot# 2
20.54 Acres

Lot# 1
7.34 Acres

New York State Route# 31

Harbour Village Road
(Kneeskern Road)
(Open - 50' Wide)

no additional parking needed

no signage needed

Proposed Park

Proposed Cul-de-sac

Proposed Lot Lines

Northerly Line Of Right of Way

Southerly Line Of Right of Way

Northerly Line Of Right of Way

Southerly Line Of Right of Way

Notes/References:

Drawing prepared without the benefit of an up-to-date abstract of title.
All adjacent information obtained using LANDMAT DATE Updated Jan. Software.
Buildings/Improvements shown for informational purposes only.
Property Owner: Cynthia Griffo, References and Tax Identification Numbers shown hereon.
Existing sewer stubout exists on Lot# 2 - younger from the house entirely to Kneeskern Drive.

Owner Approval

Cynthia J. Griffo
9-18-13

Town Approval

Town Engineer
Town of Otisco, NY

Onondaga County Health Department Approval

Surveyor of Public Health Engineering

Certified Title Insurance Co.

"Griffo Subdivision"

Final Subdivision Map on Part of Military Lots 50 and 72 - Town 7s in our Lots and Tens
Shown on No. 1064 Kneeskern Road, Town of Otisco, County of Onondaga, State of New York.

Drawn: Jy 2/10 | Scale: 1"=100' | Date: 09-27-13

Revisions:

SITE PLAN WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP-TO-DATE TITLE REPORT AND IS SUBJECT TO ANY FACTS A COMPLETE AND UP-TO-DATE ABSTRACT MAY SHOW. NO ATTEMPT HAS BEEN MADE TO SHOW ANY RESTRICTIONS, CONVENANTS OR ANY STATEMENT OF FACTS SUCH DOCUMENTS MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

SITE PLAN WAS DONE WITH THE BENEFIT OF A PREVIOUS PLAN TITLED SURVEY MAP-Part of lot 55 – Town of Cicero, Onondaga County, New York. BY FORREST L. SEGUIN L.S., DATED 11/28/12

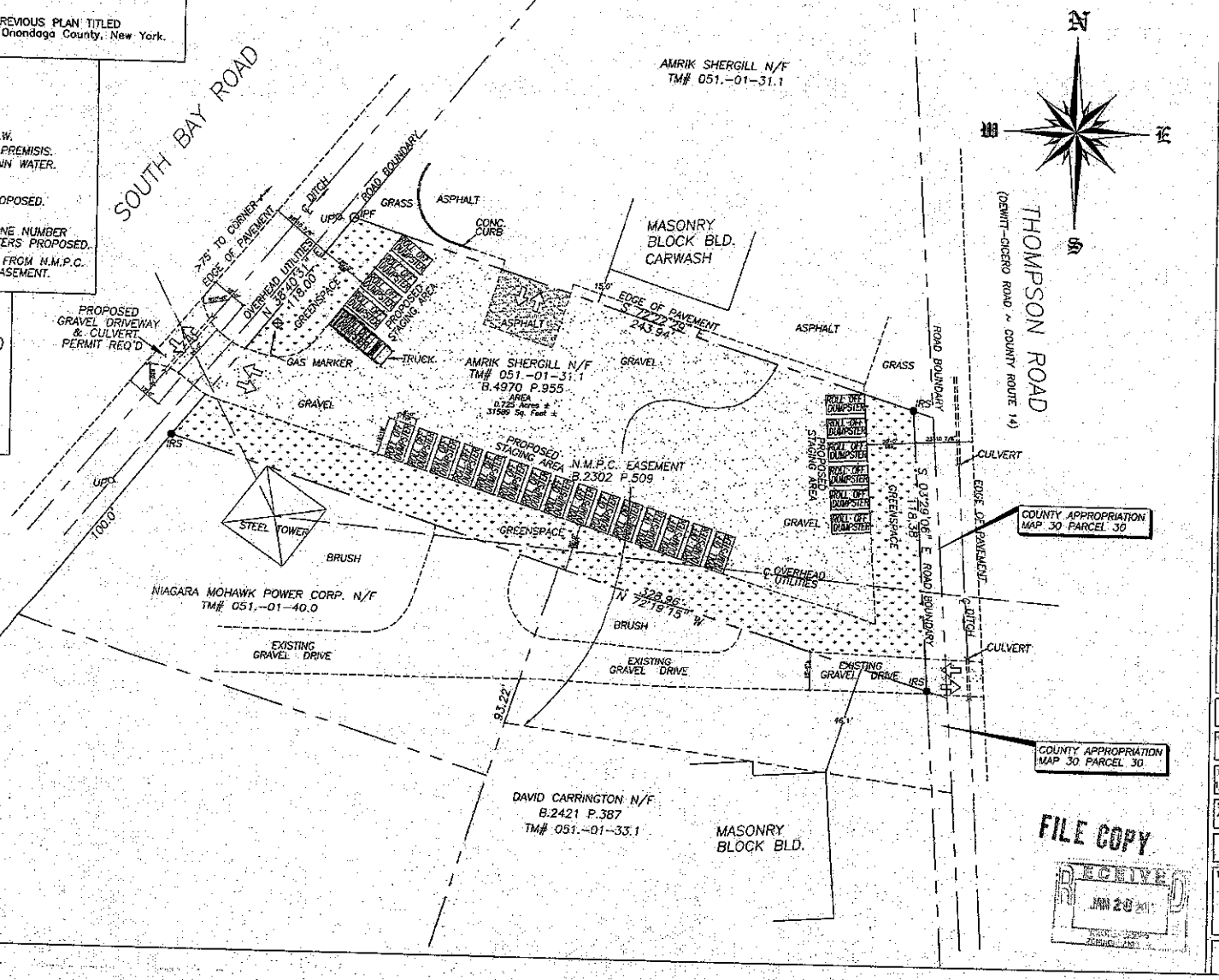
ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE AND MUNICIPAL CODES HAVING JURISDICTION OVER THIS PROJECT.

NOTES:

1. ROLL-OFF DUMSTER DATA:
   (11) 15 YARD CONTAINERS 14'X8'
   (15) 25 YARD CONTAINERS 16'X8'
   *(1) STAGED ON DELIVERY TRUCK
   *NO ROLL-OFFS TO BE DISPLAYED IN R.O.W.
   *NO FULL ROLL-OFFS TO BE STAGED ON PREMISIS.
   *ROLL-OFFS TO BE PITCHED TO NOT RETAIN WATER.
2. NO LOT LIGHTING PROPOSED
3. NO ADDITIONAL STORMWATER RUN OFF PROPOSED.
4. NO UTILITY MODIFICATIONS PROPOSED.
5. NO ADDITIONAL SIGNAGE OTHER THAN PHONE NUMBER DISPLAYED ON SIDE OF ROLL OFF DUMPSTERS PROPOSED.
6. PROPERTY OWNER TO OBTAIN PERMISSION FROM N.M.P.C. TO STAGE ROLL OFF DUMPSTERS WITHIN EASEMENT.

KEY

○ IPF	IRON PIPE FOUND
● IRS	IRON ROD SET
UP	UTILITY POLE
ROLL OFF DUMPSTER	ROLL OFF DUMPSTER



1 S1.1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

FILE COPY

RECEIVED JAN 28 2013

CST CLOUD SYSTEMS INCORPORATED
DRAFTING & DESIGN (315) 727-1909 www.cloudsystemsinc.com

CONTACT:
AMRIK SHERGILL
(315)708-9995
domestic1ment@gmail.com

DO NOT SCALE DRAWING

CICERO DUMPSTER SERVICE
6188 SOUTH BAY RD
CICERO, NY 13039

DRN. BY: GADD
CKD. BY:
DATE: 1/30/13
SCALE: AS NOTED
REVISIONS

TITLE: PROPOSED SITE PLAN

NO: S1.1

RALPH G. SMITH
(REPUTED OWNER)
BOOK 2402, PAGE 304
INDUSTRIAL DISTRICT

RICCELLI ENTERPRISES, LLC
(REPUTED OWNER)
BOOK 4590, PAGE 47
TAX MAP No. 33.-02-25.

RICCELLI ENTERPRISES, LLC
(REPUTED OWNER)
BOOK 5198, PAGE 16
TAX MAP No. 33.-02-28.1

EDWARD T. HASELMAYER
(REPUTED OWNER)
BOOK 4597, PAGE 71
INDUSTRIAL DISTRICT

EDWARD T. HASELMAYER
(REPUTED OWNER)
BOOK 4597, PAGE 065
INDUSTRIAL DISTRICT

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

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

ONONDAGA COUNTY WATER DISTRICT EASEMENT
BOOK 2756, PAGE 462

APPROXIMATE LOCATION OF 42" METROPOLITAN WATER MAIN

EXISTING TREES TO REMAIN

BUILDING LINE

PROPOSED 15'WIDE SIGN LANDSCAPE AREA

SERVICE HELIPAD EXPAN

AGGREGATE STORAGE AREAS

VERTICAL SILO (TYP.)

CONCRETE MIX PLANT 2

AGGREGATE UNDER STORAGE TANKS

AGGREGATE STORAGES

CONCRETE MIX PLANT 1

STORM WATER MANAGEMENT AREAS (SEE SHEET 4)

GRAVEL DRIVE

REMAINS OF WIRE FENCE±

WETLAND "B" AREAS

55 MPH SIGN

915.40' TO TP

LOCATION PLAN
Scale: 1" = 2000'

Skaneateles Route 481

SECURITY GATE DETAIL
(TYPICAL - NOT TO SCALE)

GATE POST
HINGED GATE
SPEEDBUMP

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: 3,582± FEET
MIN. YARDS: FRONT = 75 FEET, REAR = 35 FEET, SIDE = 30 FEET	MIN. YARDS: FRONT = 314'±, REAR = 2,800'±, SIDE = 37'±
MAXIMUM COVERAGE: 40%	MAXIMUM COVERAGE: 5% ±
BUILDING HEIGHT: 60 FEET	BUILDING HEIGHT: 60 FEET*

*SILO HEIGHT ONLY. IF ACTUAL SILO HEIGHT IS GREATER THAN 60 FEET APPLICANT MUST SEEK A VARIANCE FROM THE CICERO ZONING BOARD OF APPEALS. APPLICANT IS SEEKING APPROVAL FOR THE 60 FEET MAXIMUM HEIGHT. THE TYPICAL SILO HEIGHT ON MOST PLANTS HOWEVER, IF ANY SILO IS OVER 60 FEET THE APPLICANT MUST SEEK BOTH A VARIANCE FROM THE TOWN ZONING BOARD OF APPEALS AND AN AMENDED SITE PLAN APPROVAL FROM TOWN PLANNING BOARD. THE ATTACHED SIGHT PROFILE VIEWS SHOW 60 FEET AS FROM OUR RESEARCH THAT APPEARS AS A MAXIMUM SILO HEIGHT ON ANY PLANT.

NOTE:
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE/PIN SET 10/2004

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 IS AN AMENDMENT TO 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 LABELS WERE REVISED FROM "CONCRETE READY MIX PLANT" TO "CONCRETE MIX PLANT"

(B) BUILDING LABELS WERE REVISED FROM "PROPOSED STORAGE BUILDING" TO "STORAGE BUILDING"

STATEMENT OF USE:

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

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. 360672 0009 D, revised date: September 15, 1994.
Tax Map Nos. 33.-02-19.3, 25.0 & 28.1.
Wetlands shown hereon delineated by Wilson Environmental Technologies, Inc. on July 13, 2013 and located by Ianuzi & Romans Land Surveying, P.C. on July 29, 2013.
Parking: 22 For Ready Mix Trucks; 22 For Employees

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

OWNER/DEVELOPER
RICCELLI ENTERPRISES, LLC
P.O. BOX 6418
SYRACUSE, NY. 13217-6418
(315) 433-5115

3085003TS.DWG

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
11/08/2013
10/11/2014
10/24/2014
1/7/2015

AMENDED SITE PLAN
RICCELLI ENTERPRISES, LLC.

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

STATE OF NEW YORK
NICK R. ROMANS
LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
3251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-2200
FAX: (315) 457-4051

DATE: SEPTEMBER 16, 2013
SCALE: 1" = 60'
FILE NO.: 3085.003
SHEET NO. 2 OF 8
F.B. NO. 1175