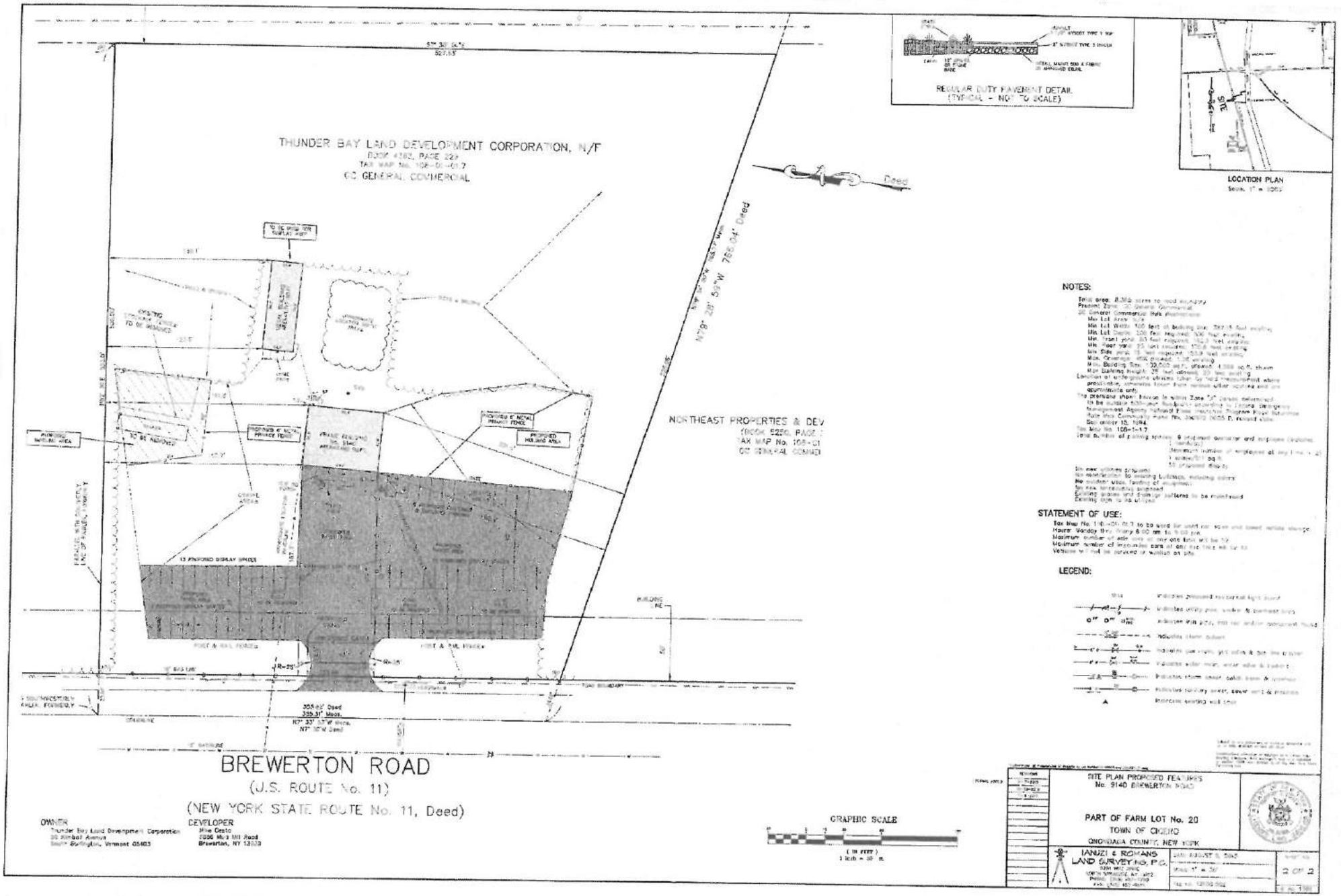
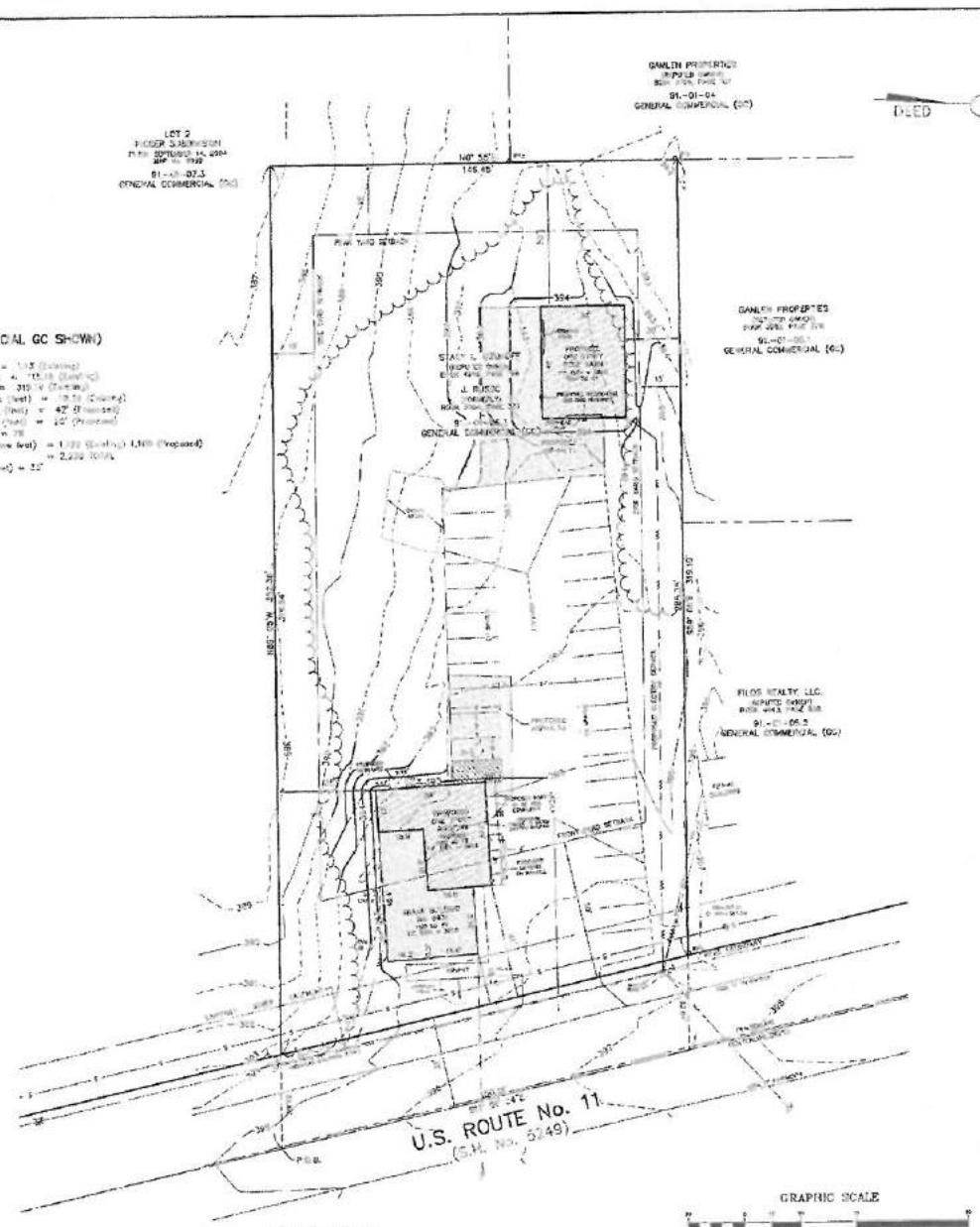
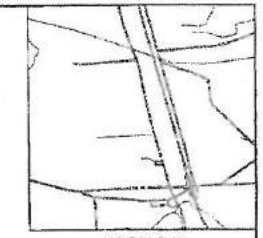

THUNDER BAY LAND DEVELOPMENT CORPORATION, N/F
BOOK 4382, PAGE 229
TAX MAP No. 108-01-01.7
GC GENERAL COMMERCIAL
NORTHEAST PROPERTIES & DEV
(BOOK 5250, PAGE
TAX MAP No. 108-01
GC GENERAL COMMER
N78° 28' 59"W 766.04' Deed
Deed
13 PROPOSED DISPLAY SPACES
POST & RAIL FENCE
BUILDING LINE
BREWERTON ROAD
(U.S. ROUTE No. 11)
(NEW YORK STATE ROUTE No. 11, Deed)
OWNER
Thunder Bay Land Development Corporation
DEVELOPER
Mike Cesto
Brewerton, NY 13029
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)
LOCATION PLAN
NOTES:
STATEMENT OF USE:
LEGEND:
GRAPHIC SCALE
SITE PLAN PROPOSED FEATURES
No. 9140 BREWERTON ROAD
PART OF FARM LOT No. 20
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
LAND SURVEYING, P.C.
2 OF 2





LOCATION PLAN
Scale: 1" = 500'

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

Minimum Lot Area (acres) = [illegible]
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 300
Minimum Front Yard Setback (feet) = 50
Minimum Rear Yard Setback (feet) = 50
Minimum Side Yard Setback (feet) = 15
Maximum Building Coverage = 40%
Maximum Building Size (square feet) = 100,000

Maximum Building Height (feet) = 60

Minimum Lot Area (acres) = 1.13 (Existing)
Minimum Building Line (feet) = 115.18 (Existing)
Minimum Lot Depth (feet) = 319.10 (Existing)
Minimum Front Yard Setback (feet) = 19.50 (Existing)
Minimum Rear Yard Setback (feet) = 42' (Proposed)
Minimum Side Yard Setback (feet) = 20' (Proposed)
Maximum Building Coverage = 28
Maximum Building Size (square feet) = 1,100 (Existing) 1,100 (Proposed)
= 2,200 TOTAL

Maximum Building Height (feet) = 30'

LEGEND:

- indicates original grade
- indicates proposed finished grade
- edge of trees and/or brush
- 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

NOTES:

Total area: 1.13 ± acres
Total number of site: 1
Present Zone: General Commercial (GC)
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" (areas determined to be outside the 500-year-hand-plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360573 0003 D, effective date: September 15, 1994.
Tax Map No. 91.-01-06.3
Total number parking spaces: 28 existing
30 proposed
(1 space/[illegible] sq.ft.)

No proposed new signs
No proposed new landscaping
No proposed new sanitary, water or gas
No proposed soil door gates
Existing entrance to be removed
Storage Pad to be removed upon completion of site bath
Tax Map No. 91.-01-06.3

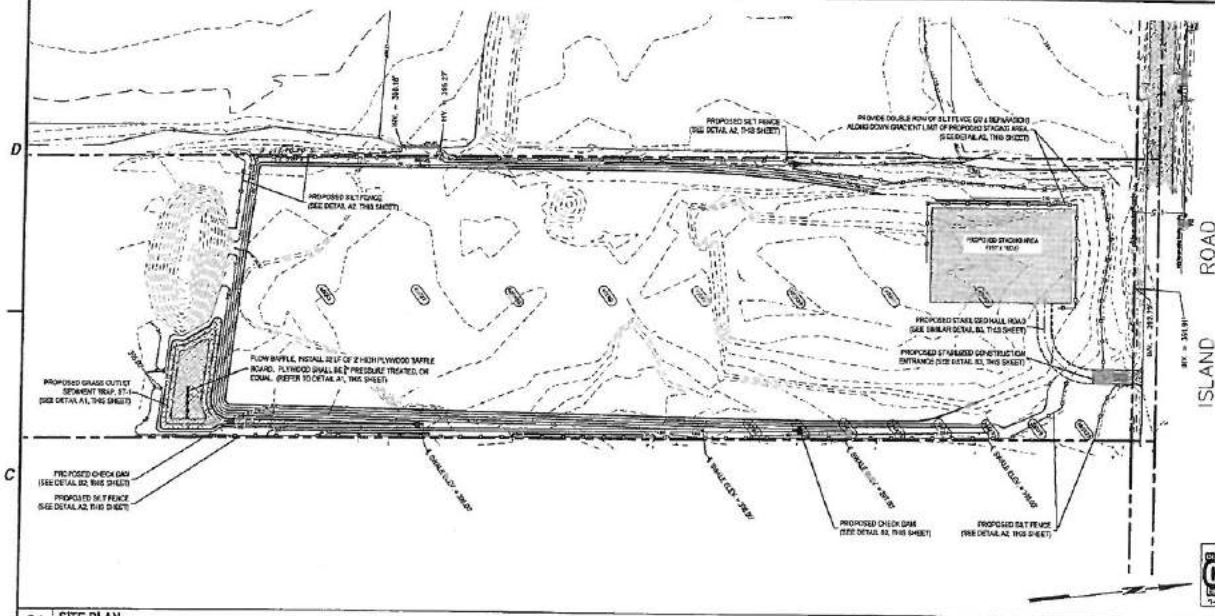
STATEMENT OF USE:

EXISTING PROPERTY TO CONTINUE TO BE USED AS SALON. PROPOSED POLE BARN TO BE USED FOR STORAGE OF SALON SUPPLIES.
HOURS OF OPERATION: Tues.-Thurs. 10am - 2pm
Friday 9am - 3pm
Saturday 8am - 3pm
Closed Monday & Sunday.

VARIANCES APPROVED: NOVEMBER 4, 2015:

Minimum Front Yard Setback: 50' Required, 19.5' approved

REVISIONS 11/2/2015	SITE PLAN – PROPOSED FEATURES 8431 U.S. Rte. 11 PART OF FARM LOT No. 41 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS LAND SURVEYING, P.C.	DATE: SEPTEMBER 8, 2015 SCALE: 1" = 20' FILE NO.: 12323.001
	SHEET NO. 2 OF 2



C1 SITE PLAN

SCALE: 1" = 60'

0 60 120

C4 EROSION AND SEDIMENT CONTROL NOTES

SCALE: NOT TO SCALE

1. SURVEY INFORMATION SHOWN AS PROVIDED BY ARNDT AND ROGERS L.S., P.C.
2. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A COPY OF THE SWPPP SHALL BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL ENSURE PUBLIC STREETS REMAIN CLEAN AND CLEAR OF ALL CONSTRUCTION RELATED DEBRIS (DIRT, MOTHER EARTH, TRASH, ETC.) AT ALL TIMES, AND SHALL CONTINUOUSLY REMOVE SUCH DEBRIS RESULTING FROM CONTRACTORS ACTIVITIES OF THIS PROJECT THROUGHOUT THE DURATION OF THE PROJECT.
4. ALL CONSTRUCTION STAGING SHALL OCCUR WITHIN THE LIMITS OF THE DISTURBED AREA AND WITHIN THE PROPERTY BOUNDARY. UNLESS OTHERWISE DIRECTED OR APPROVED BY THE OWNER, ALL STOCKPILED MATERIAL (EXCAVATED EARTH, FINE STONE, TOPSOIL, ETC.) SUSCEPTIBLE TO EROSION SHALL BE PROTECTED BY PLACEMENT OF SILT FENCE ALONG THE DOWNHILL SIDE OF THE STOCKPILE(S).
5. GENERAL SEQUENCE OF SITE CONSTRUCTION ACTIVITIES SHALL CONSIST OF:
   A. INSTALL SILT FENCE ALONG LIMITS OF DISTURBANCE AS SHOWN, INCLUDING DOUBLE ROW OF SILT FENCE AT TEMPORARY STOCKPILE/STAGING AREA.
   B. INSTALL PROPOSED STABILIZED CONSTRUCTION ENTRANCE AND HAUL ROAD TO STAGING AREA.
   C. ESTABLISH MATERIAL STORAGE AREA WITH 8' MINIMUM - TEMPORARY GRAVEL PAD.
   D. INSTALL PROPOSED SEDIMENT TRAP, ST-1 AND SWALE ALONG EAST PROPERTY LINE (INCLUDING CHECK DAMS).
   E. ROUGH-ROUGH GRADE AND TEMPORARILY STABILIZE (TEMPORARY SEED OF ANY DISTURBED/EXPOSED AREAS AS WORK PROGRESSES AND DISTURBED AREAS ARE EXPECTED TO BE INACTIVE.
   F. AS FINAL GRADES ARE ACHIEVED, THOSE AREAS SHALL BE PERMANENTLY STABILIZED.
   G. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, REMOVE AND RESTORE AREAS OF SEDIMENT TRAPS AND SILT FENCE. IF STONE PAD IS PLACED IN STAGING AREA, STONE SHALL BE REMOVED AND THE AREA SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH.

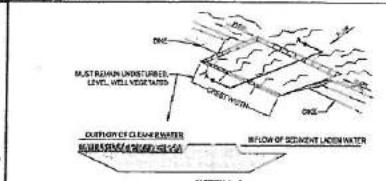
PERMANENT TURFGRASS SEED MIXTURE (VALLEY NOT SPECIFIED FOR MEADOW SEED MIXTURES OR LANDSCAPING) SHALL CONSIST OF THE FOLLOWING:

65% FINE FESCUE	114 - 143 LBS/ACRE
15% PERENNIAL RYEGRASS	26 - 33 LBS/ACRE
20% KENTUCKY BLUEGRASS BLEND	35 - 45 LBS/ACRE
OR	175 - 220 LBS/ACRE
100% TALL FESCUE, TURF TYPE, FINE LEAF	150 - 200 LBS/ACRE

TEMPORARY SEEDING TO PROVIDE EROSION AND SEDIMENT CONTROL SHALL OCCUR WHEN DISTURBED AREAS WILL REMAIN EXPOSED FOR EXTENDED PERIODS OF TIME WITHOUT ACTIVE CONSTRUCTION, OR FOR AREAS WHERE FINAL GRADING HAS OCCURRED BUT PERMANENT SEEDING WILL LIKELY FAIL DUE TO AN UNFAVORABLE WEATHER CONDITIONS - ONSET OF WINTER OR MIDSUMMER (HEAT). TEMPORARY SEED MIXTURE SHALL CONSIST OF THE FOLLOWING:

SPRING, SUMMER OR EARLY FALL:	ANNUAL OR PERENNIAL RYEGRASS @ 30 LBS/ACRE
LATE FALL OR EARLY WINTER:	CERTIFIED ROSSTON WINTER RYE @ 100 LBS/ACRE

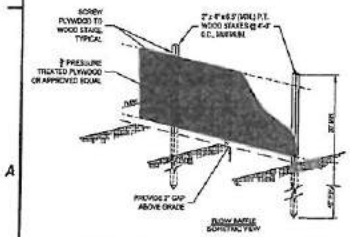
AREAS TEMPORARILY SEEDED SHALL ALSO BE MULCHED WITH HAY OR STRAW AT A RATE OF 2 TON/ACRE.



EXCAVATED GRASS OUTLET SEDIMENT TRAP

CONSTRUCTION SPECIFICATIONS:

1. VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE AREA.
2. MINIMUM CREST WIDTH SHALL BE 4 x DRAINAGE AREA.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DISPOSED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
6. THE SEDIMENT TRAP SHALL BE REMOVED AND AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL OUT SLOPES SHALL BE 1:1 OR FLATTER.



SEDIMENT TRAP	REQUIRED VOLUME	RECOMMENDED LENGTH	RECOMMENDED WIDTH	RECOMMENDED DEPTH (MEASURED FROM CREST)	CREST WIDTH	CREST ELEVATION
ST-1	7,200 CF	40'	100'	1'-10" MIN.	10'	395.0'

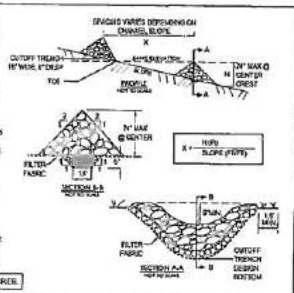
A1 GRASS OUTLET SEDIMENT TRAP

SCALE: NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

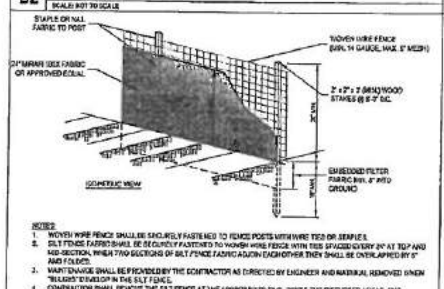
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SITE SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.



B2 CHECK DAM

SCALE: NOT TO SCALE

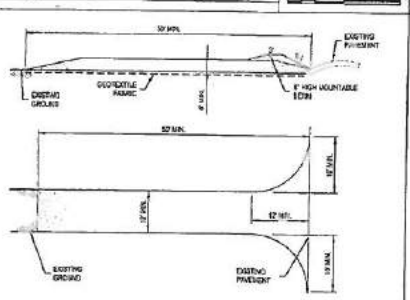


NOTES:

1. WOVEN WIRE FENCE SHALL BE SECURELY FASTENED TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. SILT FENCE FILTER SHALL BE SECURELY FASTENED TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION. WHEN TWO SECTIONS OF SILT FENCE FILTER ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
3. MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS DIRECTED BY ENGINEER AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. CONTRACTOR SHALL REMOVE THE SILT FENCE AT THE APPROPRIATE TIME, DRESS THE DISTURBED AREAS, AND DISPOSE OF THE SILT FENCE.

A2 TYPICAL SILT FENCE DETAIL

SCALE: NOT TO SCALE



B3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

PROPOSED CONTOURS
PROPOSED SILT FENCE
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED CHECK DAM
PROPOSED STAGING AREA
PROPOSED SEDIMENT TRAP
EXISTING CONTOURS
EXISTING ℄ SWALE
EXISTING CULVERT
EXISTING UTILITY POLE
EXISTING PROPERTY LINE

A3 LEGEND

SCALE: NOT TO SCALE

A4 NOT USED

SCALE: NOT TO SCALE

Calocerinos Engineering, PLLC
314 2nd Street, Suite 1
Liverpool, New York 13088
Phone: (315)214-9801
Fax: (315)214-5004

NO ALTERATION PERMITED HERON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

LOT REGRADING PLAN

For

Vector Construction
6364 Island Road
Cicero, New York 13039
Tax Parcel ID# - 054.-01-07.2

TOWN OF CICERO ONONDAGA COUNTY, NEW YORK

NO.	DATE	DESCRIPTION
		PER SWPPP

PROJECT NO.	1612.022
DATE	FEBRUARY, 2016
DRAWN BY	BDL
PRINCIPAL	S. CALOCERINOS, P.E.
CHECKED BY	S. CALOCERINOS, P.E.

CIVIL

GRADING & EROSION CONTROL PLAN

C-101

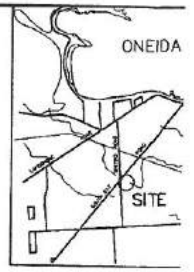
Copyright

AREA, YARD AND BULK REGULATIONS PER CODE (AG AGRICULTURAL DISTRICT)

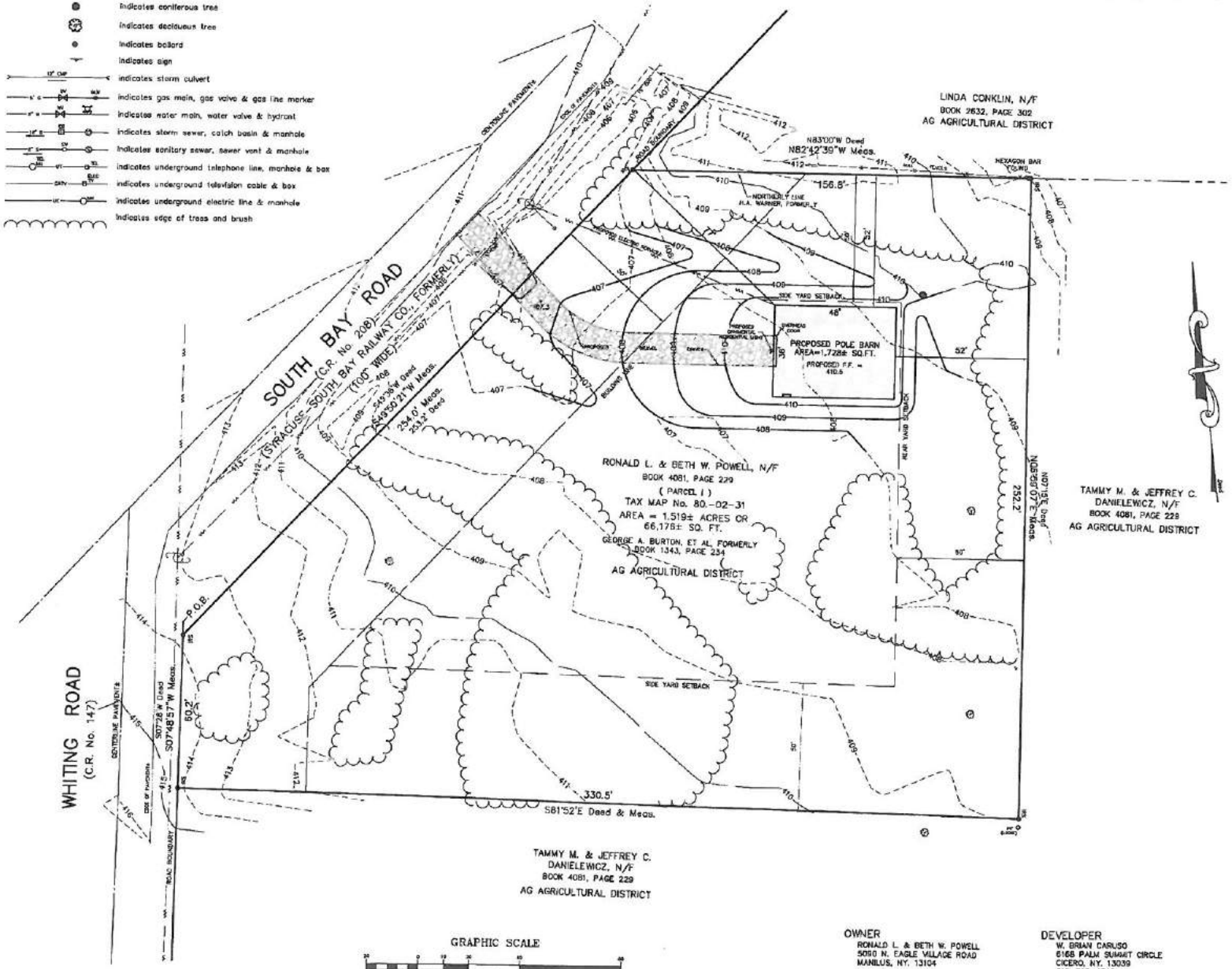
Per Code (Nonresidential)
- Minimum Lot Area (acres) = 2
- Minimum Building Line (feet) = 100
- Minimum Lot Depth (feet) = 200
- Minimum Front Yard Setback (feet) = 50
- Minimum Side Yard Setback (feet) = 50
- Minimum Rear Yard Setback (feet) = 50
- Maximum Coverage = 20%
- Maximum Building Height (feet) = 35

Proposed/Existing
- Minimum Lot Area (acres) = 1.519± (existing)
- Minimum Building Line (feet) = 254.0 (existing)
- Minimum Lot Depth (feet) = 287.0 (existing)
- Minimum Front Yard Setback (feet) = 77 (proposed)
- Minimum Side Yard Setback (feet) = 52 (proposed)
- Minimum Rear Yard Setback (feet) = 52 (proposed)
- Maximum Coverage = 3% (proposed)
- Maximum Building Height (feet) = 31 (proposed)

LEGEND:
- Indicates original grade
- Indicates proposed finished grade
- Indicates light stand
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates rebar set 5/2013
- Indicates coniferous tree
- Indicates deciduous tree
- 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 television cable & box
- Indicates underground electric line & manhole
- Indicates edge of trees and brush



LOCATION PLAN
NOT TO SCALE



NOTES:

Total area: 1.519± acres
Present Zone: Agricultural District (AG)
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-plain) 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 No. 80.-02-31
No proposed water service.
No proposed gas service.
No proposed sign.
No proposed outdoor use.
No proposed landscaping.
No onsite maintance to vehicles.

STATEMENT OF USE:

Tax Map No. 58.-02-31 to be strictly used for personal storage of antique cars.

VARIANCE APPROVED OCTOBER 5, 2015:

MINIMUM LOT AREA: REQUIRED: 2 ACRES, 1.519± ACRES APPROVED.

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

OWNER
RONALD L. & BETH W. POWELL
5090 N. EAGLE VILLAGE ROAD
MANLIUS, NY. 13104

DEVELOPER
W. BRIAN CARUSO
6168 PALM SUMMIT CIRCLE
CICERO, NY. 13039
315-516-4849

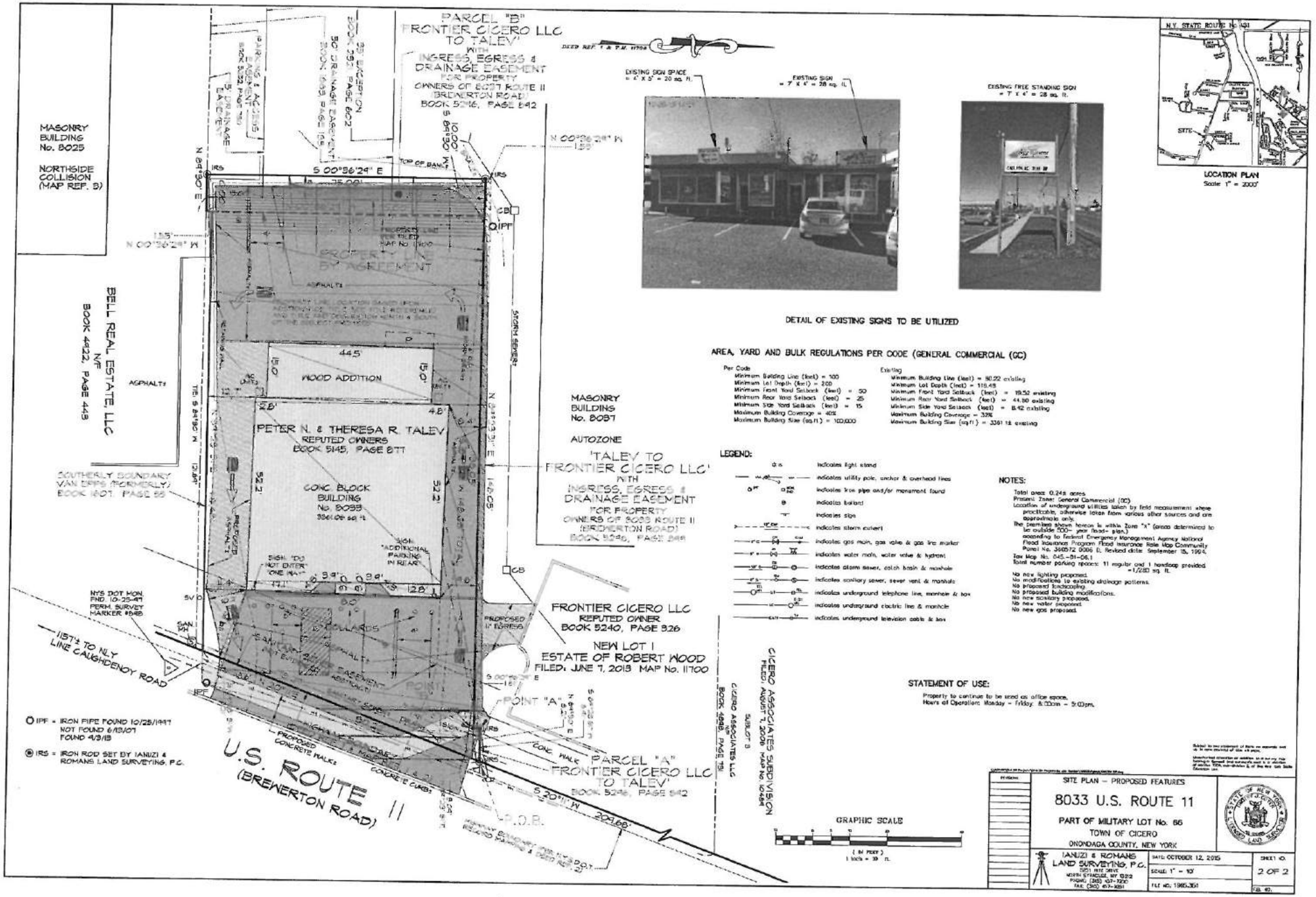
REVISIONS

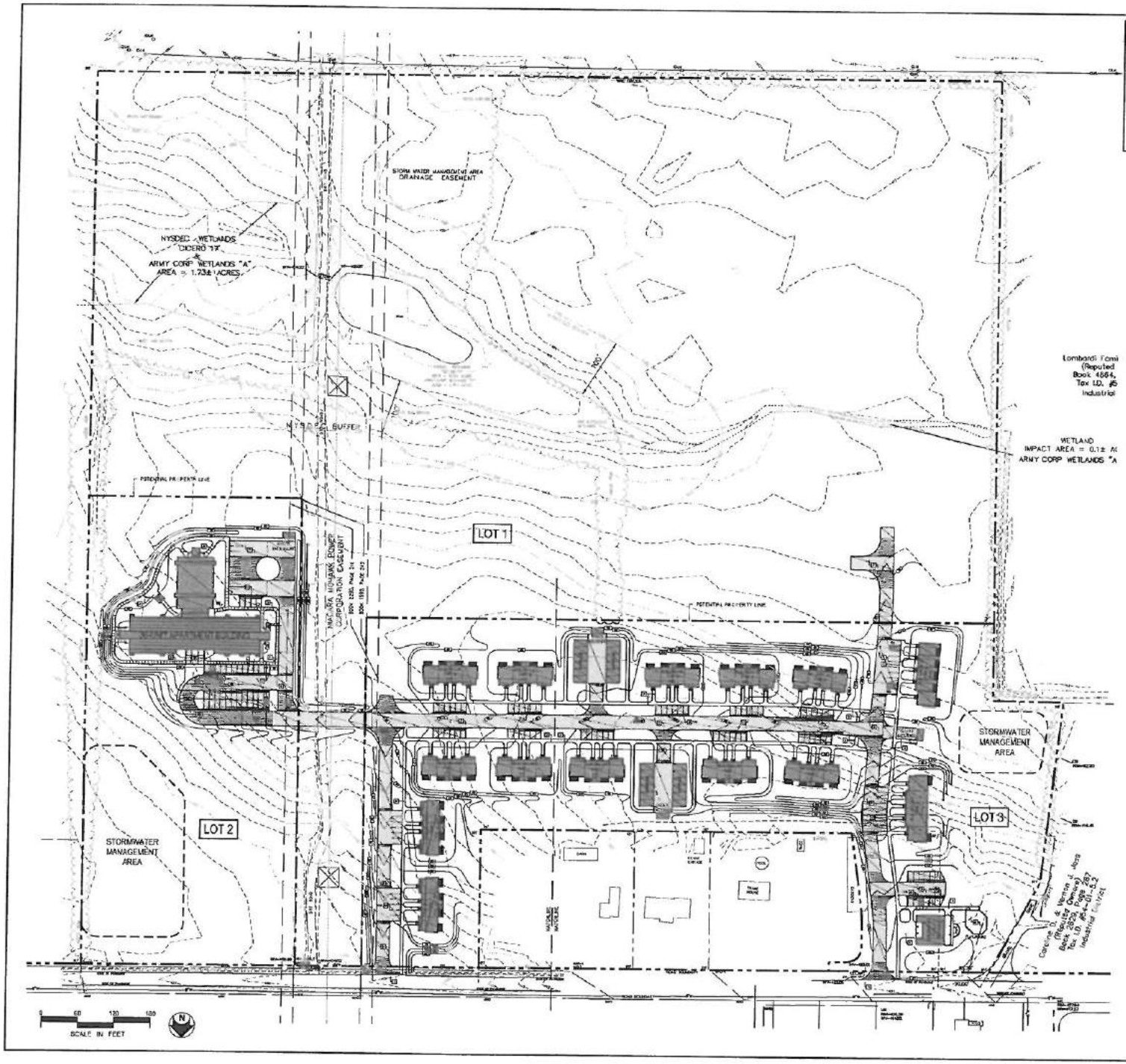
SITE PLAN – PROPOSE FEATURES
8578 WHITING ROAD

PART OF LOT No. 44
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
8231 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7080
FAX: (315) 457-9291

DATE: OCTOBER 14, 2015
SCALE: 1" = 20'
FILE NO.: 12335.001


MASONRY BUILDING No. 8025
NORTHSIDE COLLISION (MAP REF. B)
PARCEL "B" FRONTIER CICERO LLC TO TALEV' WITH INGRESS, EGRESS & DRAINAGE EASEMENT FOR PROPERTY OWNERS OF 8037 ROUTE 11 (BREWERTON ROAD) BOOK 5246, PAGE 342
DEED REF. T & T.M. 11700
EXISTING SIGN SPACE = 4' X 5' = 20 sq. ft.
EXISTING SIGN = 7' X 4' = 28 sq. ft.
EXISTING TYKE STANDING SIGN = 7' X 4' = 28 sq. ft.
N.Y. STATE ROUTE No. 481
SITE
LOCATION PLAN
Scale 1" = 2000'
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) = 118.48
Minimum Front Yard Setback (feet) = 19.52 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 sf existing
BELL REAL ESTATE, LLC NF BOOK 4422, PAGE 443
PROPERTY BY AGREEMENT
WOOD ADDITION
PETER N. & THERESA R. TALEV REPUTED OWNERS BOOK 5145, PAGE 877
CONC. BLOCK BUILDING No. 8033 3361.06 sq.ft.
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 5246, PAGE 348
SOUTHERLY BOUNDARY VAN EPPS (FORMERLY) BOOK 1601, PAGE 88
FRONTIER CICERO LLC REPUTED OWNER BOOK 5240, PAGE 326
NEW LOT 1 ESTATE OF ROBERT WOOD FILED: JUNE 7, 2018 MAP No. 11700
CICERO ASSOCIATES SUBDIVISION FILED: AUGUST 7, 2006 MAP No. 10484
CICERO ASSOCIATES LLC BOOK 4988, PAGE 119
SUBLOT B
PARCEL "A" FRONTIER CICERO LLC TO TALEV' BOOK 5246, PAGE 342
POINT "A"
P.O.B.
U.S. ROUTE 11 (BREWERTON ROAD)
NYS DOT MON FND. 10-25-99 PERM. SURVEY MARKER #948
115'± TO NLY LINE CAUGHDENOY ROAD
PROPOSED CONCRETE WALK
PROPOSED CONCRETE CURBS
PROPOSED INGRESS
BOLLARDS
SIGN "DO NOT ENTER ONE WAY"
SIGN "ADDITIONAL PARKING IN REAR"
PROTECTED ASPHALT
ASPHALT
CONC. WALK
STORM SEWER
SAN MH
CB
IPF
IRS
IRON PIPE FILED MAP No. 11700
TOP OF BANK
S 00°56'24" E 75.00'
N 00°56'24" W 135'
N 84°50'01" E 100.00'
S 84°50'01" W 121.65'
S 20°51'W 209.68'
445
52.8'
52.2'
15.0'
4.8'
3.9'
0.2'
6.6'
5.2'
12.8'
IPF = IRON PIPE FOUND 10/25/1997 NOT FOUND 6/15/07 FOUND 4/3/18
IRS = IRON ROD SET BY IANUZI & ROMANS LAND SURVEYING, P.C.
LEGEND:
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
NOTES:
Total area: 0.248 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- plain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0006 D, Revised date: September 15, 1994.
Tax Map No. 045.-01-06.1
Total number parking spaces: 11 regular and 1 handicap provided = 1,220 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.
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 = 30 ft.
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.
5251 RTE 298 NORTH SYRACUSE, NY 13212 PHONE: (315) 457-3200 FAX: (315) 457-3861
DATE: OCTOBER 12, 2018
SCALE: 1" = 10'
FILE NO.: 1985.351
SHEET NO. 2 OF 2



RESIDENTIAL MULTI-FAMILY (RM) DISTRICT		
BULK ZONING REGULATIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	5,445	36,82 43
MINIMUM BUILDING LINE (FEET)	100	163
MINIMUM LOT DEPTH (FEET)	150	575
MINIMUM FRONT YARD (FEET)	30	40
MINIMUM REAR YARD (FEET)	30	75
MINIMUM SIDE YARD (FEET)	15 each side	65 / 83
MAXIMUM BUILDING COVERAGE	30%	7%
MAXIMUM BUILDING HEIGHT (FEET)	35	7

ZAUSMER-FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

RZ Engineering, PLLC

ISLAND HOLLOW APARTMENTS

ISLAND ROAD
TOWN OF CICERO, NEW YORK

TITLE: OVERALL SITE PLAN

DATE: 9 NOV. 2015	SCALE: AS NOTED
PROJECT NUMBER: 35116	DRAWN BY: EGA/LMW
SHEET NUMBER: L1.1	