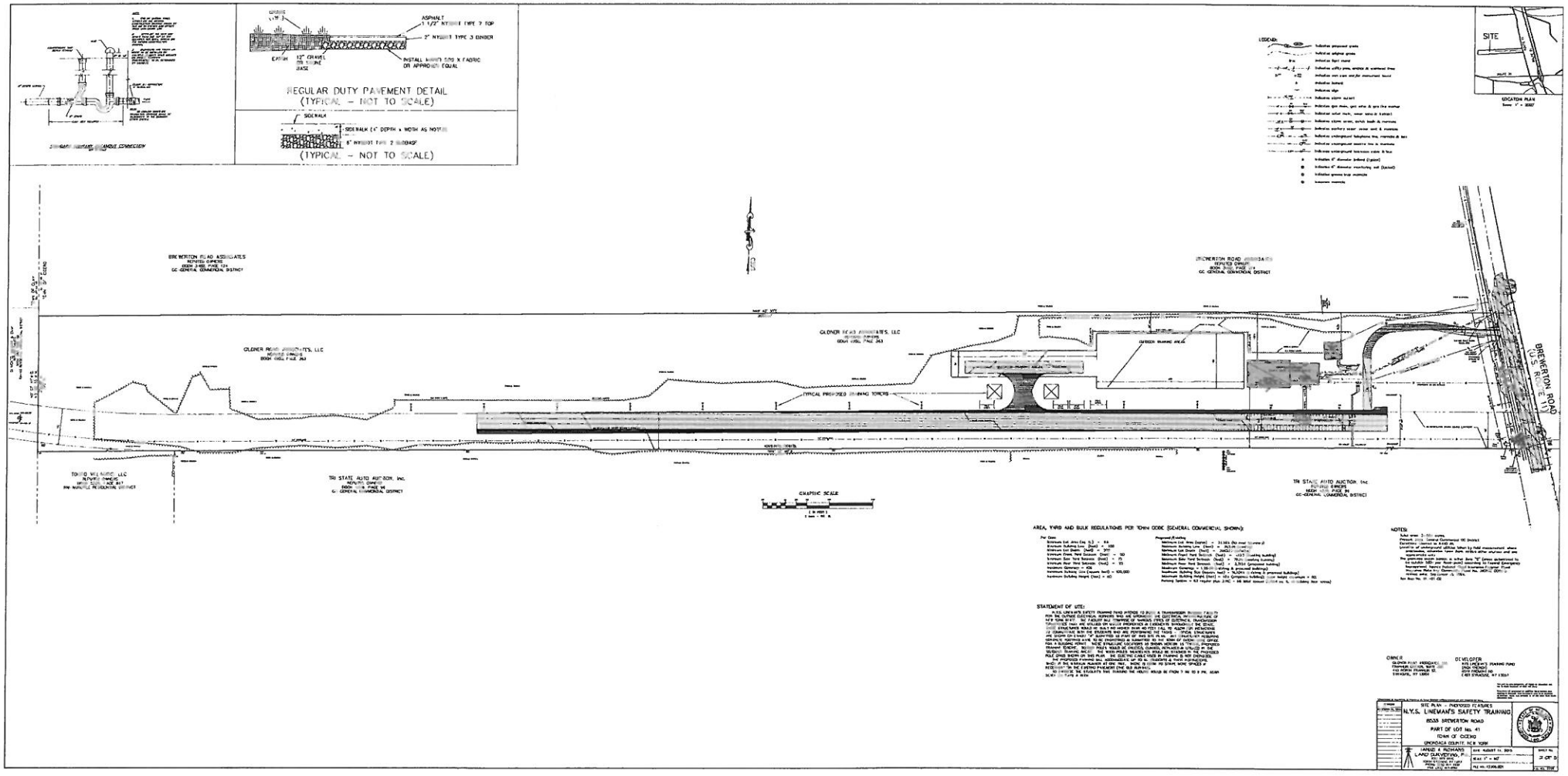
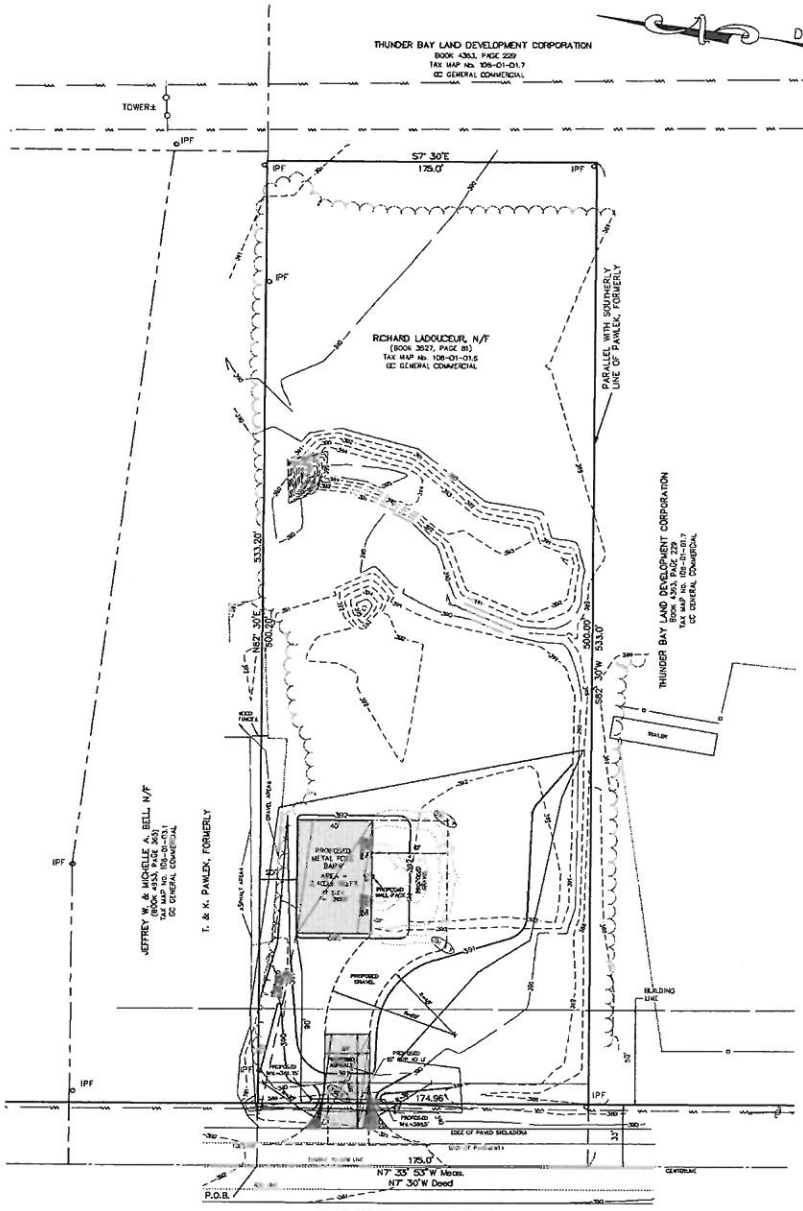
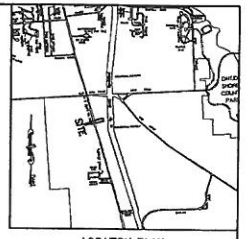


REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)
(TYPICAL - NOT TO SCALE)
SITE
LOCATION PLAN
LEGEND:
BREWERTON ROAD ASSOCIATES
GILDNER ROAD ASSOCIATES, LLC
TRI STATE AUTO AUCTION, Inc.
TYPICAL PROPOSED PARKING TOWERS
GRAPHIC SCALE
AREA, YARD AND BULK REGULATIONS PER TOWN CODE (GENERAL COMMERCIAL SHOWN):
NOTES:
STATEMENT OF USE:
OWNER
DEVELOPER
SITE PLAN - PROPOSED FEATURES
N.Y.S. LINEMAN'S SAFETY TRAINING
8035 BREWERTON ROAD
PART OF LOT No. 41
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
LANDIS & RICHARDS LAND SURVEYING, P.C.



BREWERTON ROAD
(U.S. ROUTE No. 11)
(NEW YORK STATE ROUTE No. 11, Deed)



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 2.009± acres to road boundary
Present Zone: GC General Commercial
Min. Lot Area: NA
Min. Lot Width: 100 feet @ building line; 175± feet existing.
Min. Lot Depth: 200 feet required; 500± feet existing.
Min. Front yard: 50 feet required; 90± feet proposed.
Min. Rear yard: 25 feet required; 370± feet proposed.
Min. Side yard: 15 feet required; 20± feet proposed.
Max. Coverage: 40%; 8.4% proposed.
Max. Building Size: NA
Max. Building Height: 60 feet allowed; 20 feet proposed
Elevations referred to NGVD 29.
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 floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0005 D, revised date: September 15, 1994.
Tax Map No. 108.-01-1.6
Total number parking spaces: 5 proposed
No new landscaping proposed.
Proposed garage to have electricity only. Existing utility poles to provide electrical service.
There will be no outdoor uses, loading, storage areas or equipment.
No proposed sanitary.
No proposed water.

LEGEND:

- indicates original grade
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates proposed finished grade
- indicates proposed spot elevation

PROPOSED LIGHTING	
1)	12" FULL CUTOFF WALL PACK GNCO-12 SERIES
NOTE:	Isolocandle plot of one 150W PSMH 12" AeroDome Full Cutoff Wall Pack at 15' (48 m) mounting height (plan view)

STATEMENT OF USE:

"Marzullo Landscaping" is proposing a 2,400± sq.ft. cold storage metal pole barn. Cold storage pole barn to store seasonal equipment for "Marzullo Landscaping" only. Proposed pole barn to have electricity only. Equipment is sent out for service.

OWNER
NAME: RICHARD LADOUCEUR
ADDRESS: 511 CHARLES AVENUE
CITY: SYRACUSE, NY 13209

DEVELOPER
NAME: MARZULLO LANDSCAPING
ADDRESS: 8609 LYDIA LANE
CITY: CICERO, NY 13039
TEL: 315-646-4713

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

Subject to any statement of facts an accurate and up to date contract of title will prove.

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

SITE PLAN – PROPOSED FEATURES

MARZULLO LANDSCAPING

PART OF FARM LOT No. 20
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK · R. ROMANS · LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9231

DATE: AUGUST 25, 2015
SCALE: 1" = 30'
FILE NO: 12278.001

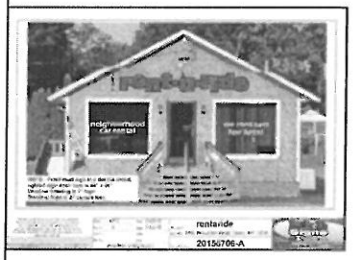
SHEET NO. 2 OF 2
F.B. NO. 1581

LEGEND:

- indicates original grade
- indicates existing flood light (downward pointing)
- indicates existing residential light (downward pointing)
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates traffic 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

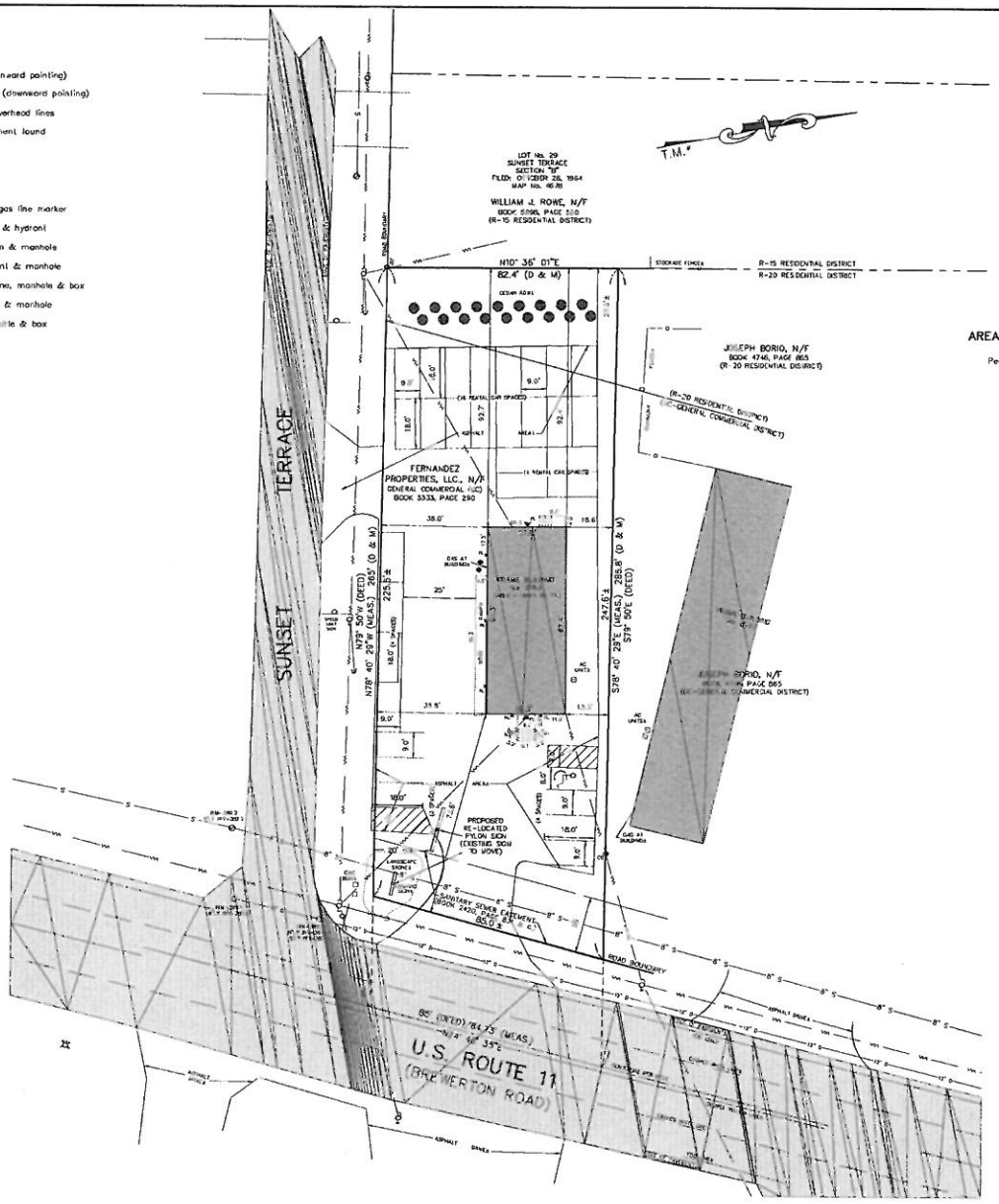
BUILDING SIGN:

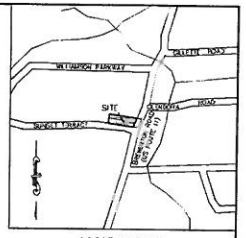
BUILDING SIGN AREA = 40± SQ. FT. – PLUS WINDOW SIGNS.



PYLON SIGN:

PYLON TO BE RE-LOCATED AS SHOWN;
AREA = 256± SQ. FT.





LOCATION PLAN
Scale: 1" = 500'

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

Per Code		All Existing	
Minimum Lot Area (sq. ft.)	= NA	Minimum Lot Area (sq. ft.)	= 19,489.28± (existing)
Minimum Building Line (feet)	= 100	Minimum Building Line (feet)	= 85.0± (existing)
Minimum Lot Depth (feet)	= 200	Minimum Lot Depth (feet)	= 225.5± (existing)
Minimum Front Yard Setback (feet)	= 50	Minimum Front Yard Setback (feet)	= 38.0± (existing)
Minimum Side Yard Setback (feet)	= 15	Minimum Side Yard Setback (feet)	= 15.3± (existing)
Minimum Rear Yard Setback (feet)	= 25	Minimum Rear Yard Setback (feet)	= 92.4± (existing)
Maximum Coverage	= 40%	Maximum Coverage	= 10% (existing)
Maximum Building Size (square feet)	= 100,000	Maximum Building Size (square feet)	= 1896± (existing)
Maximum Building Height (feet)	= 60	Maximum Building Height (feet)	= <60 (existing)

NOTES:

Total area: 0.45± acre to road boundary.
Present Zone: GC–General Commercial/R–20 RESIDENTIAL DISTRICT (PER ZONING MAP).
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" (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. 36067 2 0006 D, effective date: September 15, 1994.
Tax Map No. 47.–01–12
Reference survey by Leirr Land Surveyors dated June 15, 2015.
Total Parking = 31 spaces proposed, 1,61± sq. ft.
No physical changes proposed to site – building to be painted in earth tone; pavement, entrances, drainage work, utility connections & lighting to remain unchanged – new parking striping & signage shown.

STATEMENT OF USE:

"Rent–A–Ride" is repurposing the existing site for a local car rental store. Existing site layout to be maintained.
Days & hours of operation: M–Friday = 7:30 am to 6:00 pm;
Sat = 9:00 am to 12:00 pm.
No changes proposed to site drainage, pavement, lighting, etc.
New sign location & signage shown.

OWNER/DEVELOPER
FERNANDEZ PROPERTIES, LLC (Marc Fernandez)
807 SOUTH FOURTH STREET
FULTON, NY 13069
TEL: (315) 263–2972

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	PROPOSED IMPROVEMENTS (STRIPING & SIGNS) RENT-A-RIDE No. 8163 BREWERTON ROAD PART OF LOT No. 54 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5591 WEIZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251	DATE: AUGUST 26, 2015 SCALE: 1" = 20' FILE NO: 11676.002 SHEET NO. 2 OF 2 T.B. NO. 1602

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