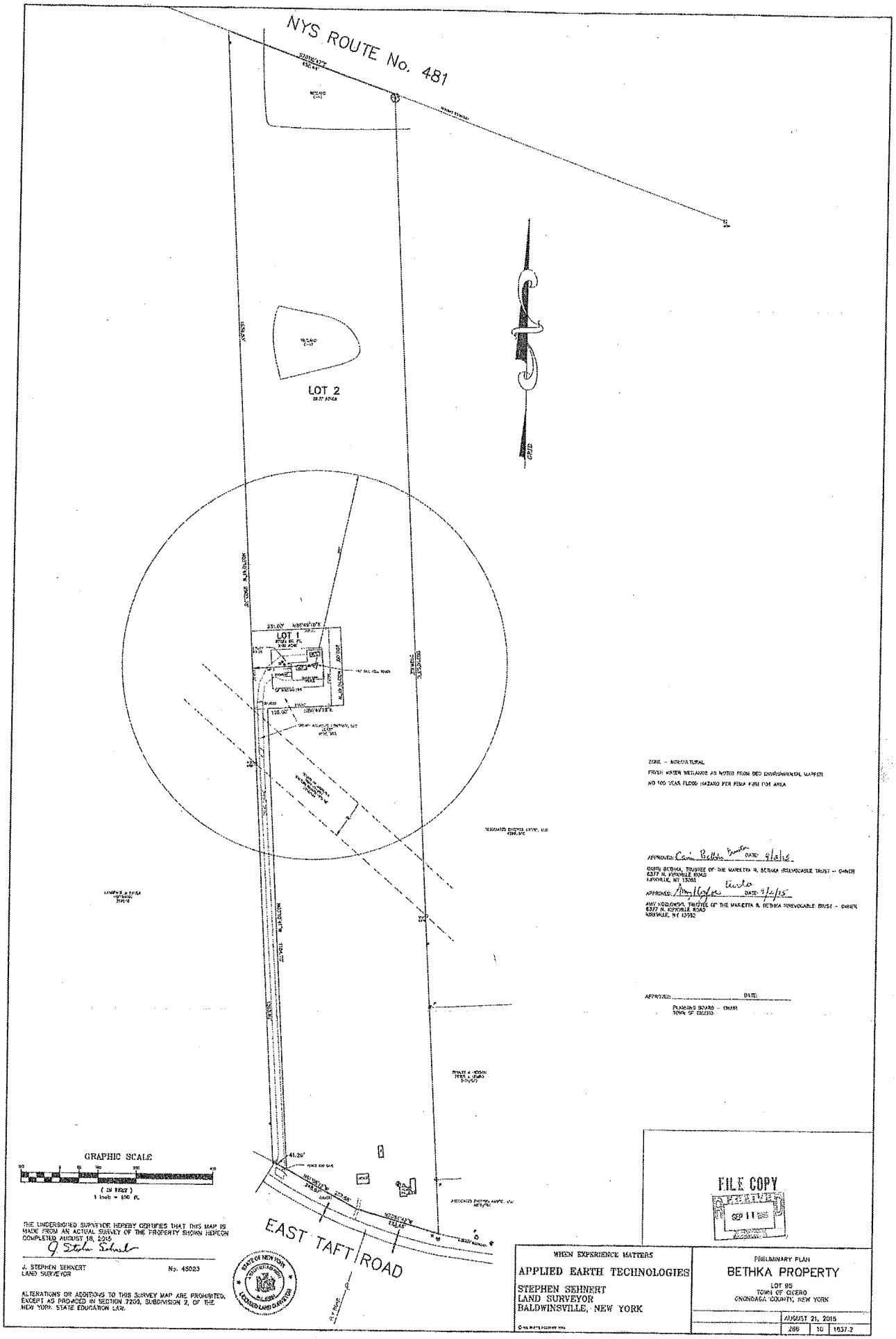
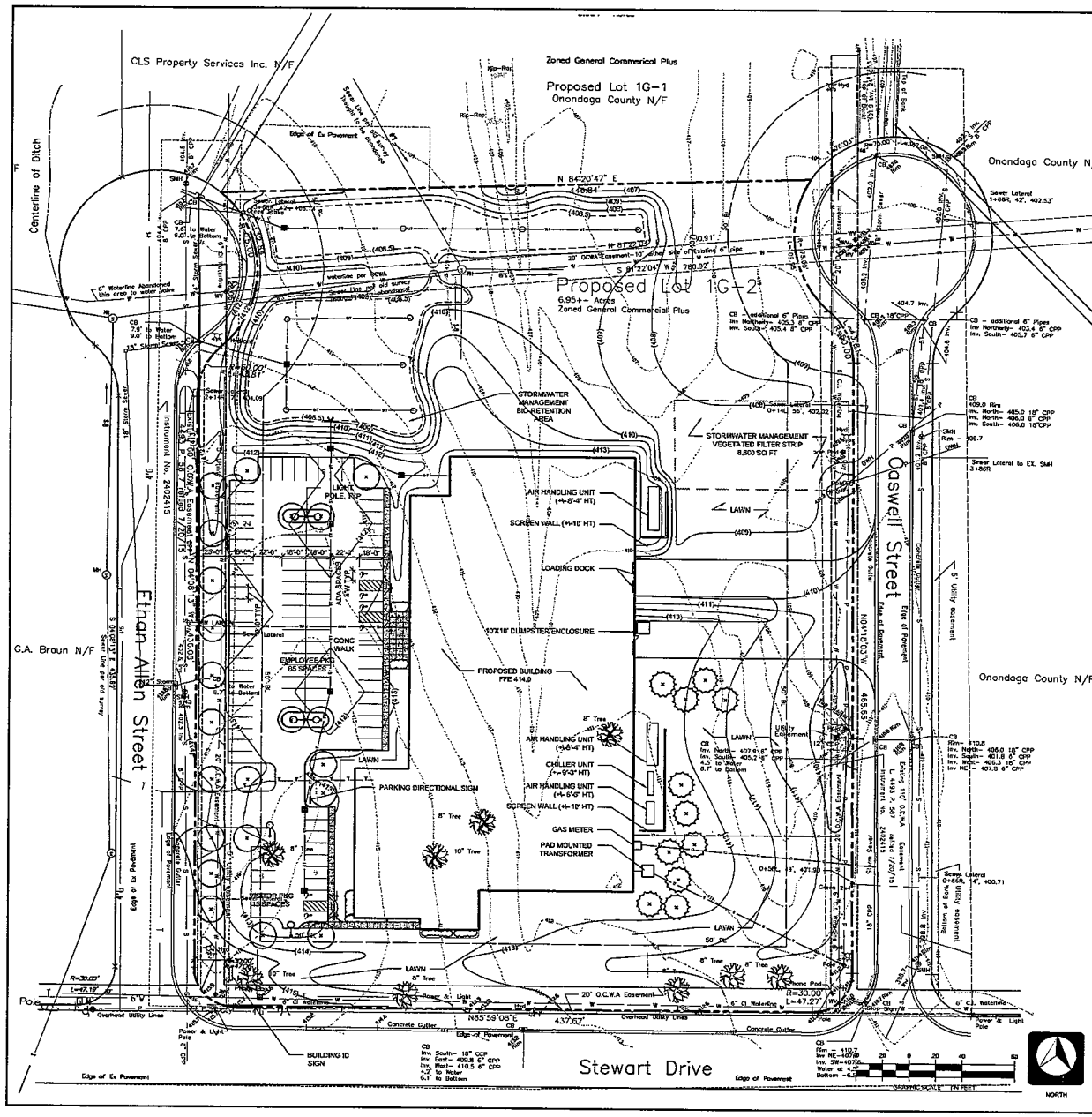
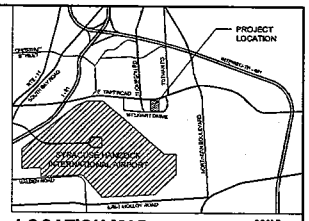

NYS ROUTE No. 481
LOT 2
LOT 1
GRID
EAST TAFT ROAD
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED AUGUST 18, 2015
J. STEPHEN SEHNERT
LAND SURVEYOR
No. 45023
ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
STATE OF NEW YORK
LICENSED LAND SURVEYOR
ZONE - AGRICULTURAL
FRESH WATER WETLANDS AS NOTED FROM DEC ENVIRONMENTAL MAPPER
NO 100 YEAR FLOOD HAZARD PER FEMA FIRM FOR AREA
APPROVED: DATE: 9/2/15
CAIRN BETHKA, TRUSTEE OF THE MARIETTA R. BETHKA IRREVOCABLE TRUST - OWNER
6377 N. KIRKVILLE ROAD
KIRKVILLE, NY 13082
APPROVED: DATE: 9/2/15
AMY KOZLOWSKI, TRUSTEE OF THE MARIETTA R. BETHKA IRREVOCABLE TRUST - OWNER
6377 N. KIRKVILLE ROAD
KIRKVILLE, NY 13082
APPROVED: DATE:
PLANNING BOARD - CHAIR
TOWN OF CICERO
FILE COPY
SEP 11 2015
WHEN EXPERIENCE MATTERS
APPLIED EARTH TECHNOLOGIES
STEPHEN SEHNERT
LAND SURVEYOR
BALDWINSVILLE, NEW YORK
PRELIMINARY PLAN
BETHKA PROPERTY
LOT 95
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
AUGUST 21, 2015
286
10
1637.2





LOCATION MAP

SCALE: N.T.S.

BULK REGULATIONS SUMMARY

ZONING DISTRICT: GENERAL COMMERCIAL PLUS

	REQUIRED:	PROPOSED:
MINIMUM BLDG LINE:	100'	497'
MINIMUM LOT DEPTH:	200'	627'
BUILDING SETBACKS:		
FRONT YARD:	50'	68'
REAR YARD:	25'	205'
SIDE YARD:	15'	121' WEST, 166' EAST
LOT COVERAGE:	40% MAXIMUM	39%
MAX. BLD HEIGHT:	60'	29'-10 1/2"
PARKING:		PROPOSED PARKING 100 TOTAL SPACES: 85 IN EMPLOYEE LOT AND 15 IN VISITOR LOT BASIS OF DESIGN: 85 EMPLOYEE SPACES ALLOWS FOR SHIFT OVERLAP (80 EMPLOYEES, 2 SHIFTS) 15 VISITOR SPACES IS BASED ON ACTUAL NEEDS

SIGNAGE SUMMARY TABLE

	REQUIRED:	PROPOSED SIGNS:
SIGN SIZES:	TOWN CODE: 1 SF PER EACH LINEAL FRONT FOOT OF THE BUILDING THIS PROJECT: BLDG LENGTH= 353' ALLOWABLE SIGNAGE= 353 SF	1. BLDG MOUNTED SIGN ON SOUTH FACE= 135 SF 2. BLDG MOUNTED SIGN ON NORTH FACE= 135 SF 3. BLDG MOUNTED SIGN ON WEST FACE= 22 SF 4. FREE STANDING SIGN AT SOUTHWEST CORNER OF LOT= 60 SF TOTAL= 352 SF

STATEMENT OF USE

Syracuse Label & Surround Printing (Syracuse Label Co., Inc.) manufactures and supplies pressure sensitive labels, shrink sleeves, cartons, hang tags, roll fed-comp labels, flexible packaging, and other printed products that surround our customers' products.

The proposed project is to construct a new, one-level 60,000 sq ft open concept building. This building will be constructed of a combination of pre-engineered metal and decorative masonry. The proposed building will include manufacturing, warehousing, quality control, ink lab, graphic services, office and training areas.

Hours of operation:
2-shifts:
7 AM - 3:30 PM and 3:15 PM - 11:45 PM
5-DAYS PER WEEK

PLANTING LEGEND

KEY: EVERGREEN TREE
INSTALLED SIZE: 7'-8' HEIGHT
TYPICAL SPECIES TO INCLUDE:
SPRUCE, PINE, JUNIPER

KEY: DECIDUOUS TREE
INSTALLED SIZE: 2"-2.5" CALIPER
TYPICAL SPECIES TO INCLUDE:
MAPLE, HONEY LOCUST

KEY: SHRUB
INSTALLED SIZE: 2-GAL
TYPICAL SPECIES TO INCLUDE:
SPIREA, JUNIPER, ILEX, WEIGELA

KEY

ITEM	SYMBOL
ASPHALT PAVEMENT	
CONCRETE WALK	
CONTOUR - FINISHED	(407)
CONTOUR - FINISHED - INDEX	(400)
SPOT ELEVATION - FINISHED	(123.45)
STORM DRAINAGE LINE	ST
STORM STRUCTURE/CLEAN OUT	
SANITARY LINE	SN
WATER LINE	W
GAS LINE	G
ELECTRIC LINE - UNDERGROUND	E
COMUNICATION LINE - UNDERGROUND	T
PARKING LOT LIGHT	
SIGN	
EX TREES TO BE REMOVED	
DECIDUOUS TREE	
EVERGREEN TREE	
SHRUB PLANTINGS	

VIP STRUCTURES
ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5328

edr

NEW FACILITY

SYRACUSE, NEW YORK

SYRACUSE LABEL & SURROUND PRINTING

REV	DATE	DESCRIPTION
C	9/21/15	REVISED PER TOWN COMMENTS
B	7/29/15	SWPPP PLANS
A	7/16/15	PRELIMINARY

VIP PROJECT NO.	15-8735
CAD DWG FILE	–
DRAWN BY	–
CHECKED BY	–

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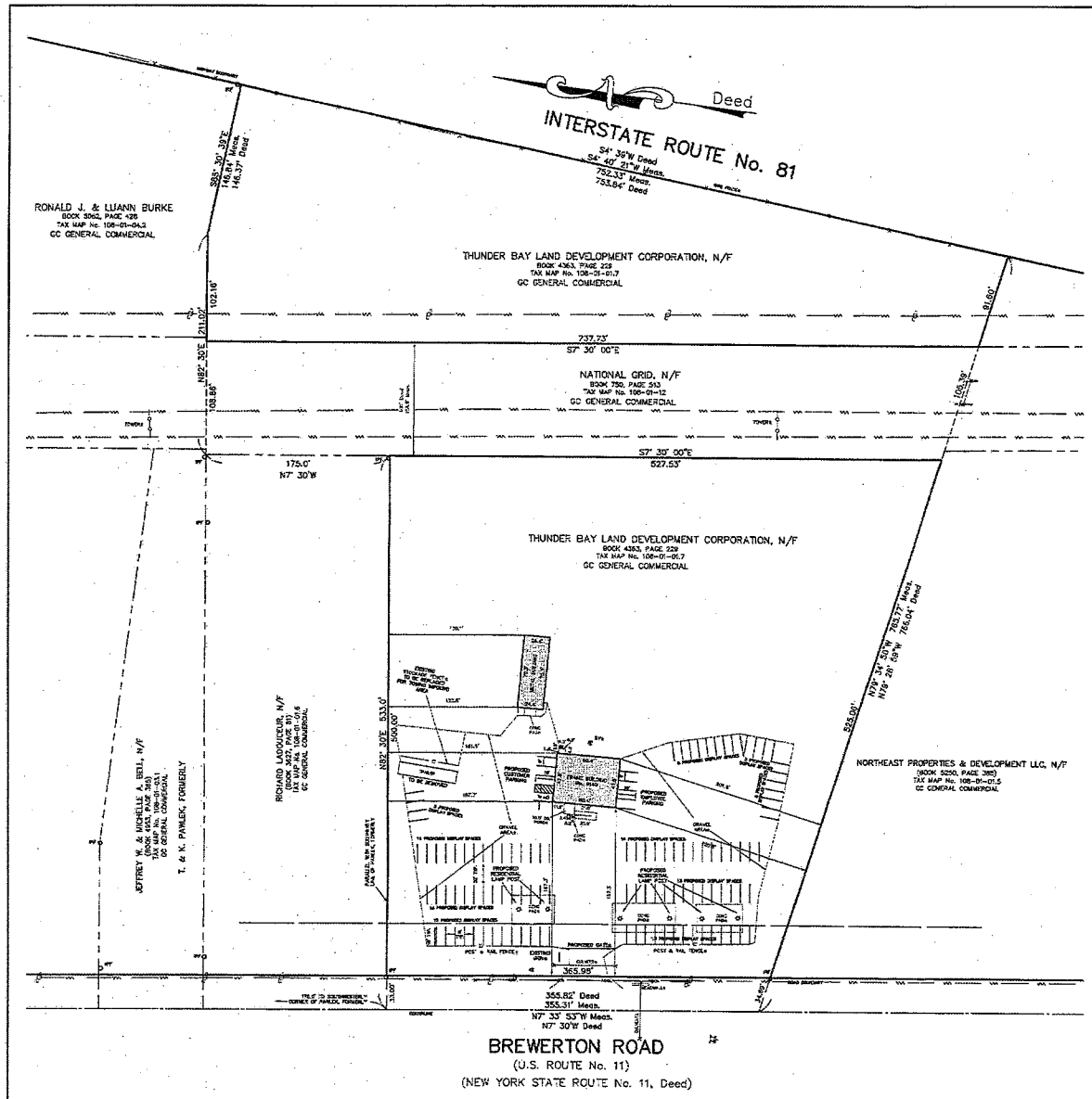
SHEET TITLE

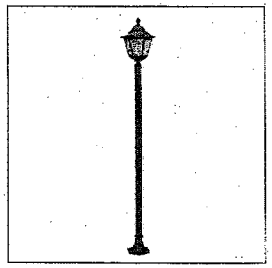
SITE PLAN

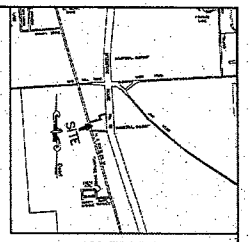
SHEET NUMBER

S-101



PROPOSED RESIDENTIAL LIGHT STAND





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 8.08± acres to road boundary
Present Zone: GC General Commercial
GC General Commercial Bulk Restrictions:
Min Lot Area: NA
Min Lot Width: 100 feet at building line; 383.15 feet existing
Min Lot Depth: 200 feet required; 500 feet existing
Min. Front yard: 50 feet required; 162.3 feet existing
Min. Rear yard: 25 feet required; 170.6 feet existing
Min Side yard: 15 feet required; 123.5 feet existing
Max. Coverage: 40% allowed; 1.3% existing
Max. Building Size: 100,000 sq.ft. allowed; 4,599 sq.ft. shown
Max Building Height: 35 feet allowed; 20 feet existing
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 0065 D, revised date: September 15, 1994.
Tax Map No. 108-1-1.7
Total number of parking spaces: 8 proposed, includes 1 handicap
(Maximum number of employees at any time = 2)

No new utilities proposed
No modification to existing buildings
No outdoor uses, loading of equipment
No new landscaping proposed
Existing grades and drainage patterns to be maintained
Existing sign to be utilized

LEGEND:

- Indicates proposed residential light stand
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe, iron rod 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

STATEMENT OF USE:

Tax Map No. 108.-01-01.7 to be used for used car sales and towed vehicle storage.
Hours: Monday thru Friday 8:00 am to 5:00 pm.
Residential Lamp Posts proposed on existing concrete pads.
Maximum number of sale cars at any one time will be 100.
Maximum number of impounded cars at any one time will be 10.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 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.

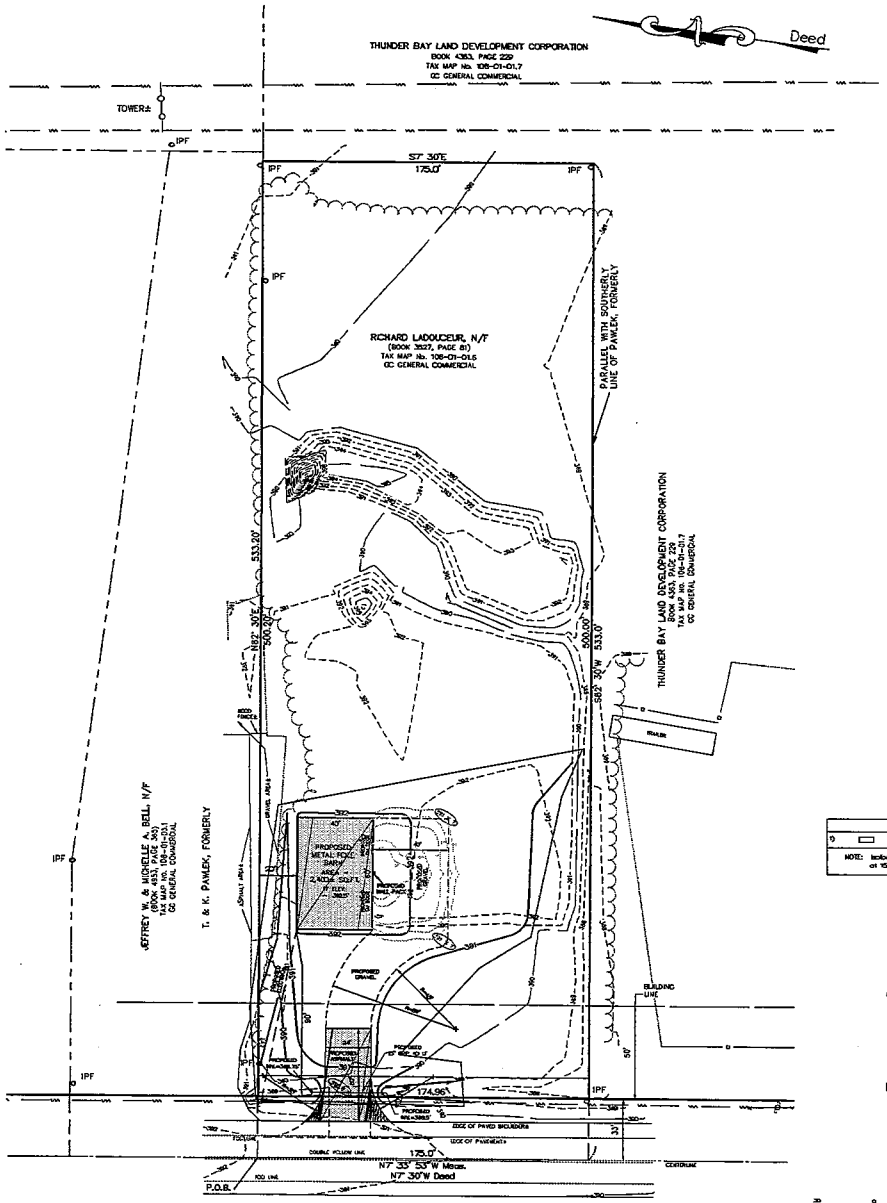
REVISIONS
9-17-2015

SITE PLAN PROPOSED FEATURES
No. 9140 BREWERTON ROAD

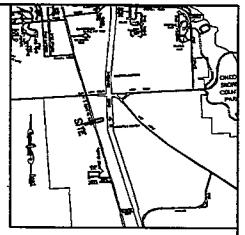
PART OF FARM LOT No. 20
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
6251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7220
FAX: (315) 457-3251

DATE: AUGUST 5, 2015
SCALE: 1" = 50'
FILE NO.: 12100.002
SHEET NO. 2 OF 2
F.R. NO. 1581



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
- 412 — indicates proposed finished grade
- indicates proposed spot elevation

PROPOSED LIGHTING		
1	12" FULL CUTOFF WALL PACK	GRCO-12 SERIES
NOTE: Isoboloandle plot of one 150W PSMH 12' Aerobarne Full Cutoff Wall Pack at 15' (4.6 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: 315-546-4713

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

SITE PLAN – PROPOSED FEATURES

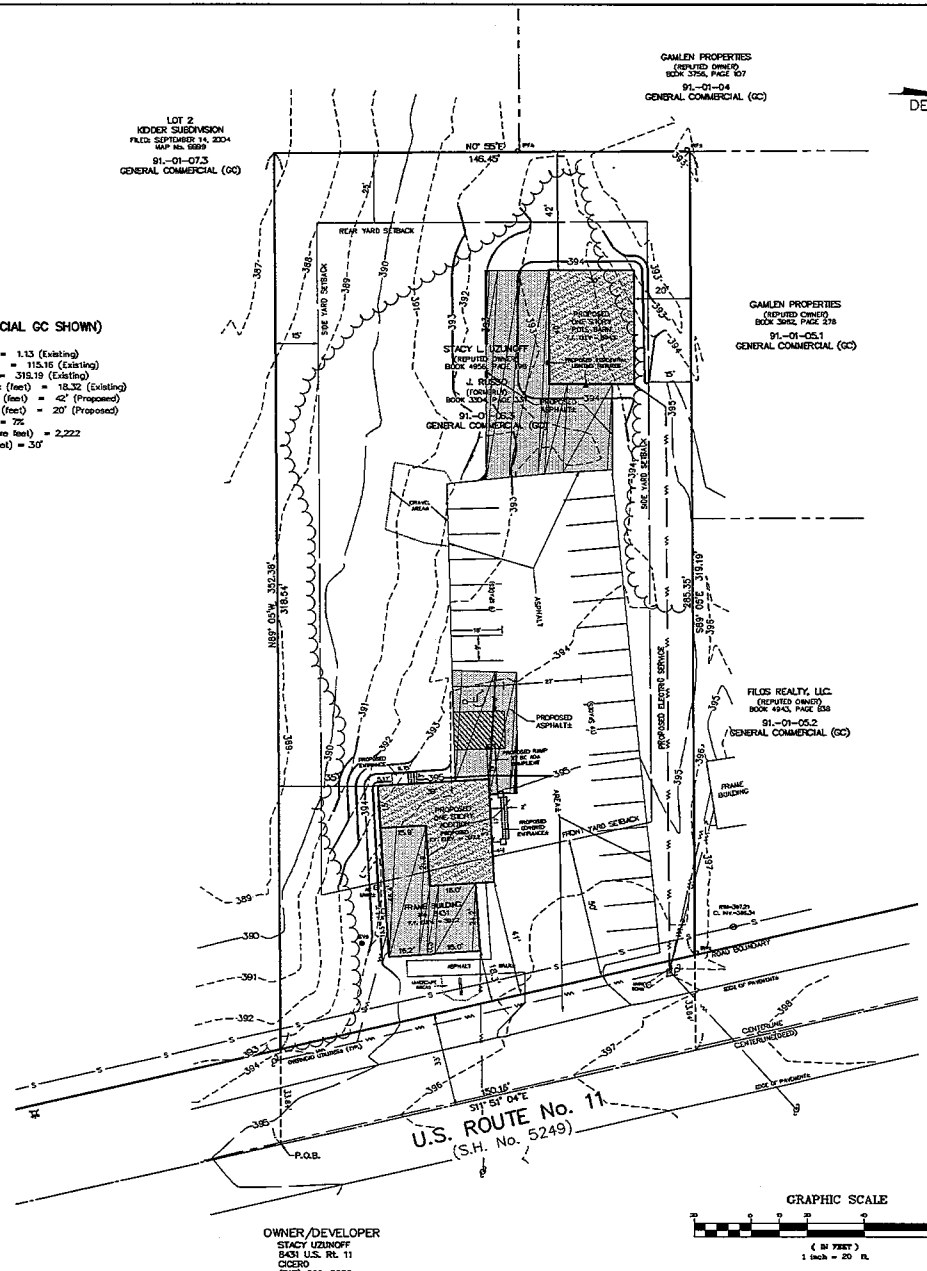
MARZULLO LANDSCAPING

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

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

IANUZI & ROMANS LAND SURVEYING, P.C.
3251 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



LOCATION PLAN
Scale: 1" = 500'

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

Minimum Lot Area (acres) = N/A	Minimum Lot Area (acres) = 1.13 (Existing)
Minimum Building Line (feet) = 100	Minimum Building Line (feet) = 115.16 (Existing)
Minimum Lot Depth (feet) = 200	Minimum Lot Depth (feet) = 315.19 (Existing)
Minimum Front Yard Setback (feet) = 50	Minimum Front Yard Setback (feet) = 18.32 (Existing)
Minimum Rear Yard Setback (feet) = 25	Minimum Rear Yard Setback (feet) = 42' (Proposed)
Minimum Side Yard Setback (feet) = 15	Minimum Side Yard Setback (feet) = 20' (Proposed)
Maximum Building Coverage = 40%	Maximum Building Coverage = 7%
Minimum Building Size (square feet) = 100,000	Minimum Building Size (square feet) = 2,222
Maximum Building Height (feet) = 60	Maximum Building Height (feet) = 30'

NOTES:

Total area: 1.13 ± acres
Total number of lots: 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-flood-plain. according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0003 D, effective date: September 15, 1994.
Tax Map No. 91.-01-05.3
Total number parking spaces: 28 existing.
28 proposed.
No proposed new signs.
No proposed new landscaping.
No proposed new sanitary, water or gas.
No proposed out door uses.
Tax Map No. 91.-01-05.3

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

STATEMENT OF USE:

EXISTING PROPERTY TO CONTINUE TO BE USED AS SALON. PROPOSED POLE BARN TO BE USED FOR STORAGE OF SALON SUPPLYS. EXISTING HOURS OF OPERATION NOT TO CHANGE.

OWNER/DEVELOPER
STACY UZUNOFF
8431 U.S. Rt. 11
CICERO
(315) 699-5000

GRAPHIC SCALE
(IN FEET)
1 inch = 20 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	SITE PLAN 8431 U.S. Rte. 11 PART OF FARM LOT No. 41 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251	DATE: SEPTEMBER 8, 2015 SCALE: 1" = 20' FILE NO.: 123123.001
		SHEET NO. 2 OF 2 F.B. NO. 1196