Members

Robert Smith, Chair
Chuck Abbey, Deputy Chair
Pat Honors, Member
Mark Marzullo, Member
Joe Ruscitto, Member
Sharon May, Ad-Hoc

TOWN OF CICERO, NEW YORK
PLANNING BOARD

Attorney

Neil Germain, Esquire
Germain & Germain, LLP

Engineer

Mark Parrish, P.E.
O'Brien & Gere

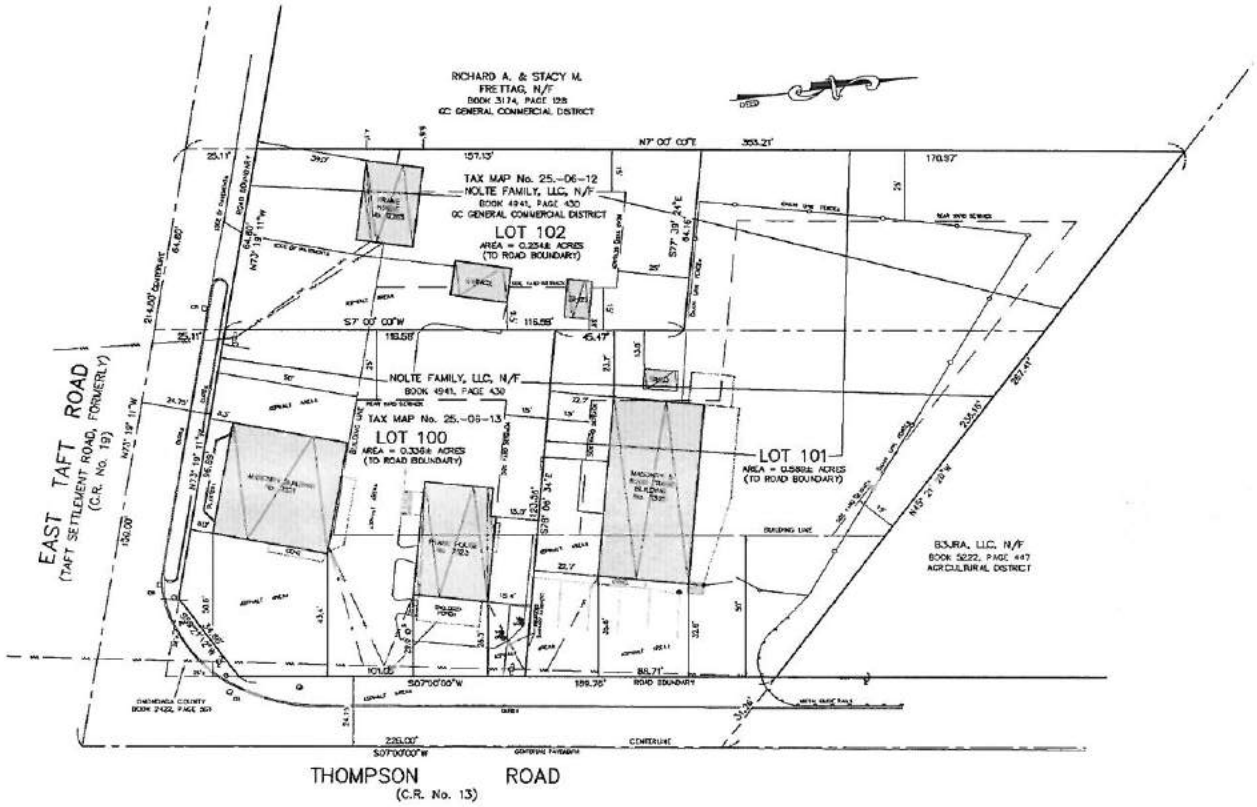
Agenda-Regular Meeting
Monday, July 28, 2014 6:30 PM

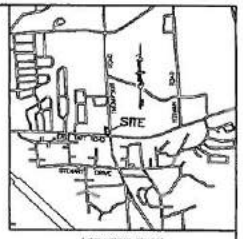
Pledge of Allegiance

Approval of Minutes from the July 14, 2014 Meeting

Minor Subdivision Preliminary & Final Plan Public Hearing	Lands of Essig Subdivision, 7321-7325 Thompson Road and 6083 E. Taft Road, 3 Lots Ianuzi & Romans
Minor Subdivision Preliminary & Final Plan	Cicero Commons, Meltzer Court (Tax Map #092.-01-27.0) 2 Lots, David Mooney (Loretto)
Site Plan Set Public Hearing	Used Car King (Sun Auto), 8016 Brewerton Road, Proposed Gravel Parking Area, Ianuzi & Romans
Amended Site Plan Sketch Review	Parks Storage 8822 Brewerton Road, Proposed Amended Site Plan, Ianuzi & Romans

Next Scheduled Regular Meeting: Monday, August 11, 2014 at 6:30 PM





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 1.159± acres to road boundary
Total number of lots: One (2) Existing, Two (3) Proposed
Present Zone: GC General Commercial
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 National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0008 D, revised date: September 15, 1994.
Tax Map No. 25.-06-12 & 13

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

TOWN OF CICERO BULK REGULATIONS

Present Zone: GC General Commercial
Minimum Lot Area: NA
Minimum Building Line (feet): 100 required/84.8 (Building No. 6083)
Minimum Lot Depth (feet): 200 required/123.1 existing
Minimum Yards (feet): Front - 50 required/8.0 (Building No. 7321)
Rear - 25 required/23.7 (Building No. 7325)
Side - 15 required/4.1 (Building No. 6083)
Maximum Building Coverage: 40% allowed/20% existing by subdivision
Maximum Building Size (sq.ft.): 100,000 allowed/3,084 existing

VARIANCES REQUESTED:

Present Zone: GC General Commercial
Lot 100
Minimum Lot Depth (feet): 200' Required
123.1' Requested
Lot 102
Minimum Lot Depth (feet): 200' Required
154.9' Requested

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

APPROVED: NOLTE FAMILY, LLC
P.O. Box 408, Central Square, N.Y. 13036
DATE: _____ BY: _____
Owner & Developer

REVISIONS

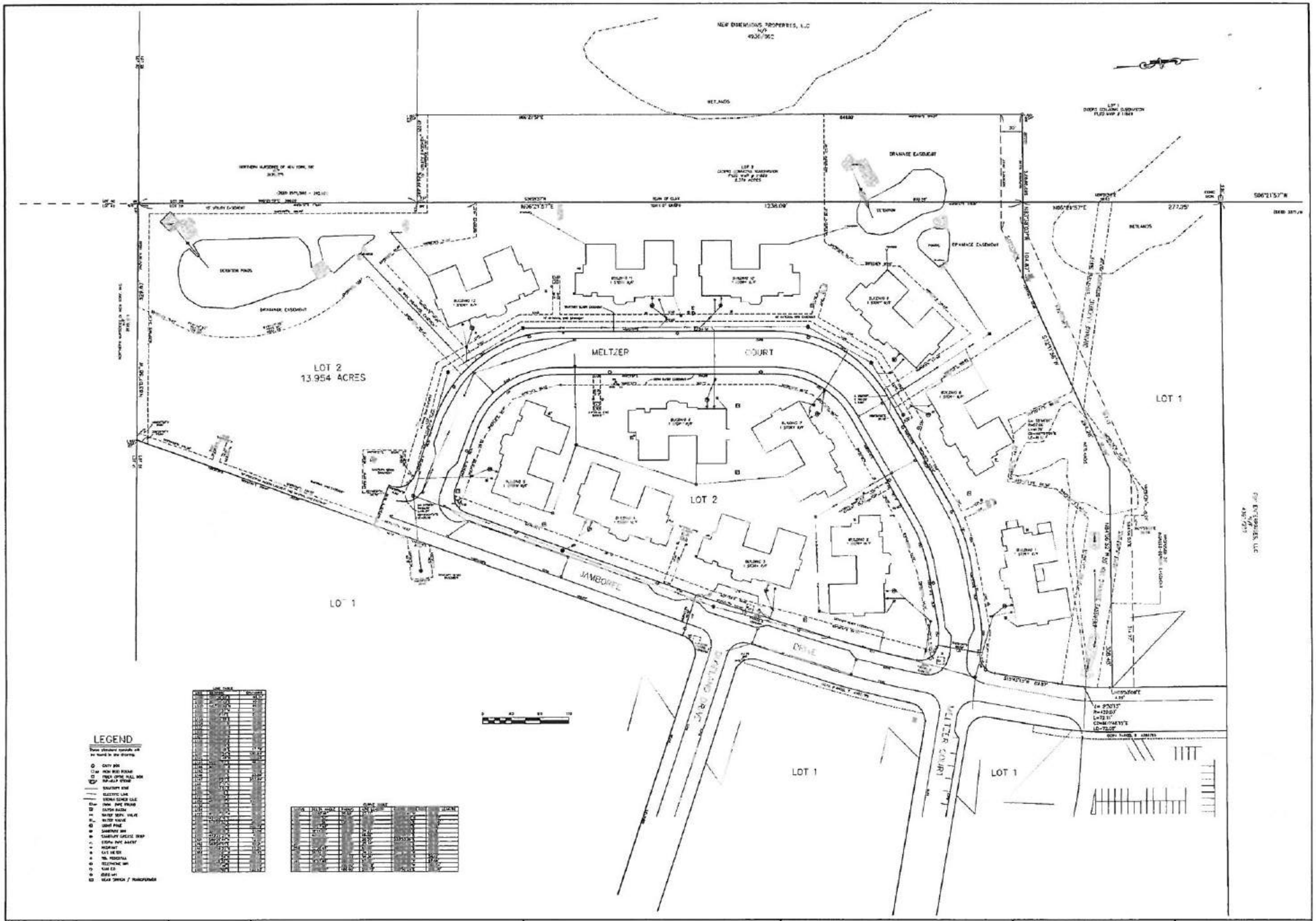
PRELIMINARY PLAN

LANDS OF ESSIG

PART OF MILITARY LOT No. 93
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
3251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9231

DATE: APRIL 8, 2014
SCALE: 1" = 20'
FILE NO.: 11990.001
SHEET NO.
F.B. NO. 1559



Drawn by: D.R. HUNTER Checked by: D.J. REITH NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH THE EMBOSSED LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.	THE UNDERSIGNED HEREBY CERTIFIES THAT MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON. DOUGLAS JAY REITH LICENSED LAND SURVEYOR	CNY LAND SURVEYING 2075 CHURCH ROAD BALDWINSVILLE, NEW YORK 13027 (315) 635-4614	PART OF LOT 29 TOWN OF CICERO COUNTY OF ONODAGA STATE OF NEW YORK	DRAWING TITLE FINAL PLAT CICERO COMMONS SUBDIVISION Date Issued: 05/09/14 Revisions:	FILE NO. 14.041 Scale 1" = 40' Drawing No. 2 OF 2

U.S. ROUTE No. 11

LOT 1
NIAGARA

LOT 5

LOT 6

ONONDAGA HOMES
BLOCK "C"
FILED JUNE 8, 1922 MAP No. 3311

LOT 7

CENTRAL AVENUE

FAIRVIEW AVENUE

GRAY AVENUE

ACOE WETLAND

ACOE WETLAND

PROPOSED ASPHALT DRIVE

USED CAR KING, LLC, N/F
BOOK 4287, PAGE 193

NOTE:
MOST NORTHERLY DRIVEWAY
TO THIS ADJACENT PARCEL
TO BE CLOSED AS PART OF
THIS APPLICATION PER NYSDOT
AND BY NYSDOT PERMIT.

2118.74'
N 87°38'00" W

COUNTRY SQUIRE PLAZA SUBDIVISION
2nd AMENDED
FILED: FEBRUARY 7, 2005 MAP No. 10824

LEGEND:

- Indicates original grade
- 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

NOTES:

Present Zone: RC Regional Commercial District
Elevations referred to N.A.V.D. 1988 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" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360532 0006 D, revised date: September 15, 1994.
Tax Map No. 44.-03-01.3 & Part of Tax Map No. 44.-03-12.2

REFERENCE

Survey by Clough, Harbour & Associates LLP, Dated: June 24, 2003; Last revised July 25, 2003.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISIONS
APR. 30, 2014
JULY 2, 2014

PROPOSED PARKING LOTS
SKETCH PLAN – 139 PAVED PARKING SPACES
PLUS 5 ACRE OPEN GRAVEL LOT

SUN AUTO WAREHOUSE

PART OF LOT No. 66
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

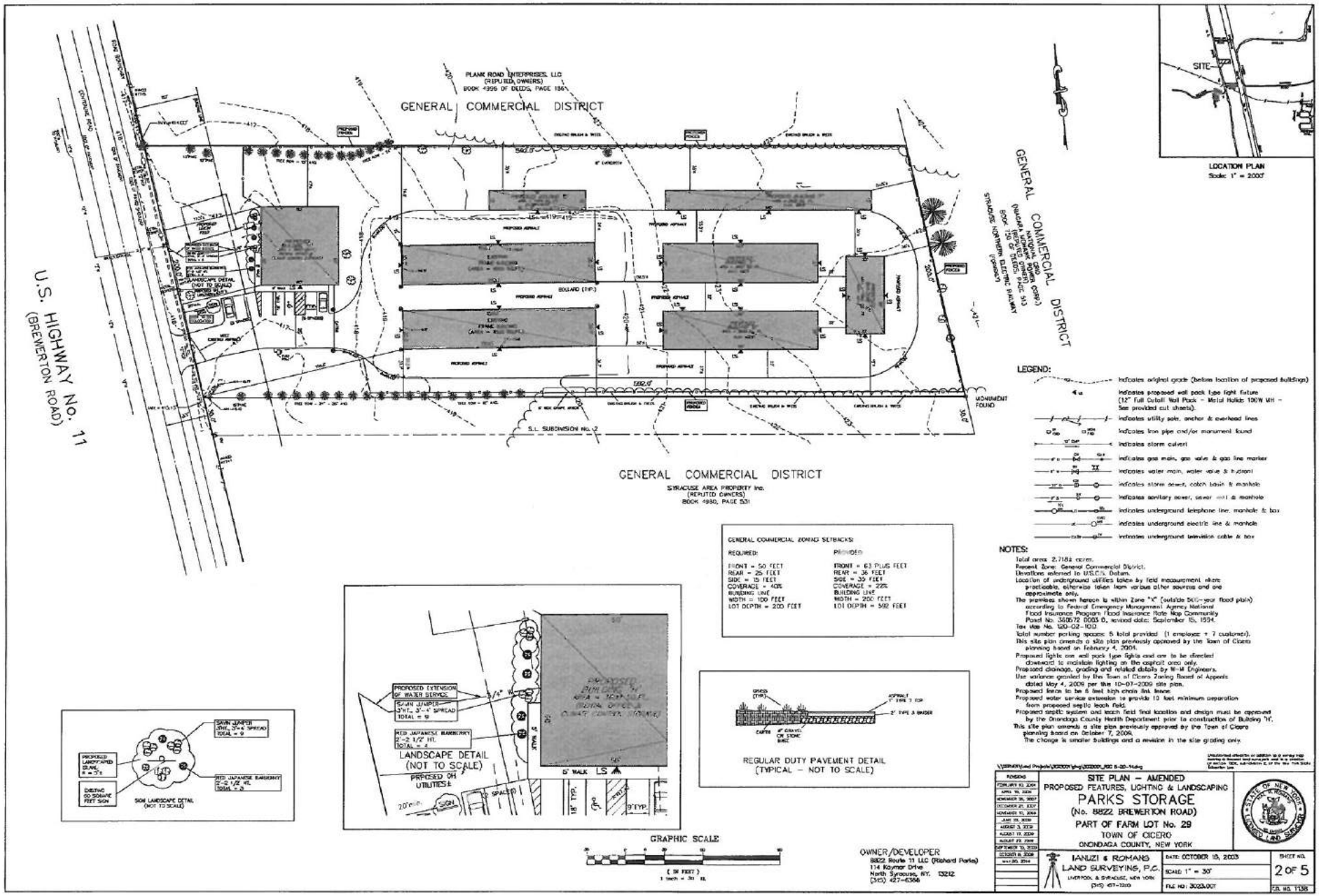
STATE OF NEW YORK
LICENSED LAND SURVEYOR

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 RTE 298 PKWY
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-3054

DATE: MARCH 6, 2014
SCALE: 1" = 50'
FILE NO: 3844.001

SHEET NO.
2 OF 2

F.B. NO. 1256



PLANK ROAD ENTERPRISES, LLC
(REPUTED OWNERS)
BOOK 4996 OF DEEDS, PAGE 186
GENERAL COMMERCIAL DISTRICT
U.S. HIGHWAY No. 11
(BREWERTON ROAD)
GENERAL COMMERCIAL DISTRICT
NATIONAL GRID
(NIAGARA MOHAWK POWER CORP.)
(REPUTED OWNER)
BOOK 750 OF DEEDS, PAGE 513
STRACUSE NORTHERN ELECTRIC RAILWAY
(FORMERLY)
BOLLARD (TYP.)
MONUMENT FOUND
S.L. SUBDIVISION No. 2
GENERAL COMMERCIAL DISTRICT
STRACUSE AREA PROPERTY Inc.
(REPUTED OWNERS)
BOOK 4980, PAGE 531
SITE
LOCATION PLAN
Scale: 1" = 2000'
LEGEND:
Indicates original grade (before location of proposed buildings)
Indicates proposed wall pack type light fixture (12" Full Cutoff Wall Pack - Metal Halide 100W MH - See provided cut sheets).
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
GENERAL COMMERCIAL ZONING SETBACKS:
REQUIRED:
FRONT = 50 FEET
REAR = 25 FEET
SIDE = 15 FEET
COVERAGE = 40%
BUILDING LINE
WIDTH = 100 FEET
LOT DEPTH = 200 FEET
PROVIDED:
FRONT = 63 PLUS FEET
REAR = 36 FEET
SIDE = 35 FEET
COVERAGE = 22%
BUILDING LINE
WIDTH = 200 FEET
LOT DEPTH = 592 FEET
NOTES:
Total area: 2.718± acres.
Present Zone: General Commercial District.
Elevations referred to U.S.C.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 flood plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0003 D, revised date: September 15, 1994.
Tax Map No. 120-02-10.0
Total number parking spaces: 8 total provided (1 employee + 7 customer).
This site plan amends a site plan previously approved by the Town of Cicero planning board on February 4, 2004.
Proposed lights on wall pack type lights and are to be directed downward to maintain lighting on the asphalt area only.
Proposed drainage, grading and related details by W-M Engineers.
Use variance granted by the Town of Cicero Zoning Board of Appeals dated May 4, 2009 per the 10-07-2009 site plan.
Proposed fence to be 6 feet high chain link fence.
Proposed water service extension to provide 10 feet minimum separation from proposed septic leach field.
Proposed septic system and leach field final location and design must be approved by the Onondaga County Health Department prior to construction of Building "H".
This site plan amends a site plan previously approved by the Town of Cicero planning board on October 7, 2009.
The change is smaller buildings and a revision in the site grading only.
PROPOSED EXTENSION OF WATER SERVICE
SAWN JUNIPER 3'HT., 3'-4' SPREAD TOTAL = 9
RED JAPANESE BARBERRY 2'-2 1/2' HT. TOTAL = 4
LANDSCAPE DETAIL (NOT TO SCALE)
PROPOSED OH UTILITIES
6' WALK
18' TYP.
9' TYP.
SAWN JUNIPER 3'HT., 3'-4' SPREAD TOTAL = 9
PROPOSED LANDSCAPED ISLAND
EXISTING 60 SQUARE FEET SIGN
RED JAPANESE BARBERRY 2'-2 1/2' HT. TOTAL = 3
SIGN LANDSCAPE DETAIL (NOT TO SCALE)
GRASS (TYP.)
ASPHALT 1" TYPE 7 TOP
2" TYPE 3 BINDER
CAPTIN
6" GRAVEL OR STONE BASE
REGULAR DUTY PAVEMENT DETAIL (TYPICAL - NOT TO SCALE)
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
OWNER/DEVELOPER
8822 Route 11 LLC (Richard Parks)
114 Kaymar Drive
North Syracuse, NY. 13212
(315) 427-6366
SITE PLAN - AMENDED
PROPOSED FEATURES, LIGHTING & LANDSCAPING
PARKS STORAGE
(No. 8822 BREWERTON ROAD)
PART OF FARM LOT No. 29
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS LAND SURVEYING, P.C.
LIVERPOOL & SYRACUSE, NEW YORK
DATE: OCTOBER 15, 2003
SCALE: 1" = 30'
FILE NO.: 3023.001
SHEET NO. 2 OF 5