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TOWN OF CICERO, NEW YORK
PLANNING BOARD

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Neil Germain, Esquire
Germain & Germain, LLP

Engineer

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

Clerk

Lisa Stewart

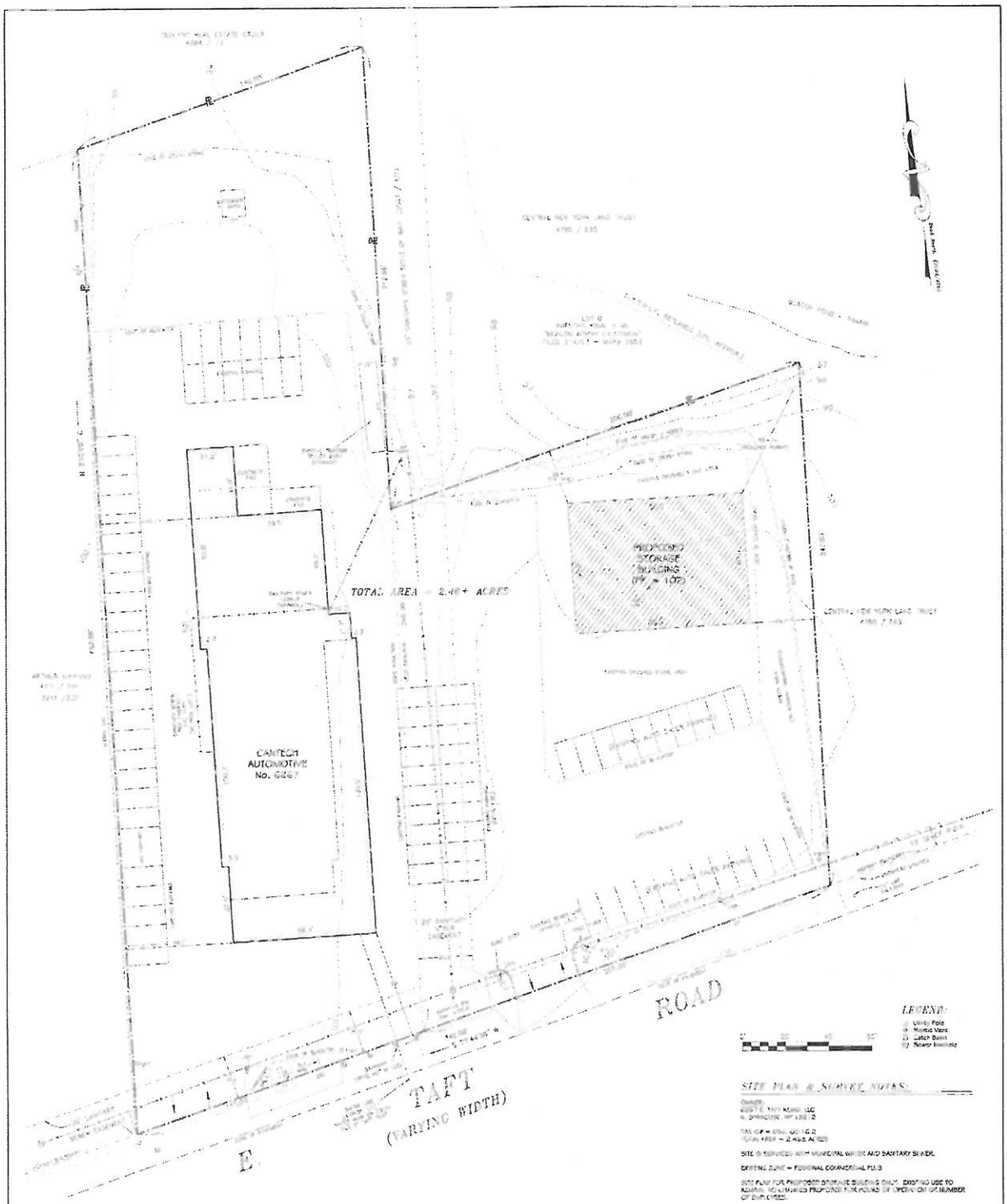
Agenda-Regular Meeting
Monday, July 11, 2016 6:30 PM

Pledge of Allegiance

Approval of Minutes from the June 27, 2016 Meeting

Zone Change Recommendation Public Hearing	District Zone Changes for Comprehensive Plan Update
Site Plan	Cantech Automotive, 6267 E. Taft Road, Proposed storage building, Bardoun Land Surveying
Site Plan Sketch Review	Blackburn Lawn & Landscape, 6351 NYS Route 31, Proposed landscape business, Ianuzi & Romans
Site Plan Sketch Review	Robert Popyk, 5472 Miller Road, Proposed performing arts school, Ianuzi & Romans
Site Plan Sketch Review	J&J Equipment, LLC, 5775 Sneller Road (Lot 4 Lonergan Way), Proposed 10,500 sf commercial building, L.J.R. Engineering, P.C.
Site Plan	Visions Federal Credit Union, 5788 East Circle Drive, Proposed building, Delta Engineers, Architects & Land Surveyors
Site Plan Project Overview	CEA Holdings, Inc. 9155 Brewerton Road, Proposed agricultural, Keith Sernick

Next Scheduled Regular Meeting: Monday, July 25, 2016 at 6:30 PM



SITE PLAN & SURVEY NOTES:

OWNER:
6267 E. TAFT ROAD, LLC
N. SYRACUSE, NY 13212

TAX ID # 6267-06-16.2
TOTAL AREA = 2.46± ACRES

SITE IS SERVICED WITH MUNICIPAL WATER AND SANITARY SEWER.

EXISTING ZONE = FEDERAL COMMERCIAL PUMP

SITE PLAN FOR PROPOSED STORAGE BUILDING ONLY. EXISTING USE TO REMAIN. NO CHANGES PROPOSED FOR POLICY OF OPERATION OR NUMBER OF EMPLOYEES.

NO ADDITIONAL SIGNAGE AT THIS TIME.

PARKING NOTE: 7.5+A EXISTING PARKING SPACES FOR EMPLOYEE, CUSTOMER AND DISPLAY VEHICLES.
NO ADDITIONAL PARKING PROPOSED AT THIS TIME.

LIGHTING NOTE: NO NEW FREESTANDING LIGHT POSTS PROPOSED. SHIELDED (DOWNCAST) WALL PACKS TO BE LOCATED ON PROPOSED STORAGE BUILDING WITH DAYLIGHT SENSORS. NO ADDITIONAL PROPERTY OR STREET LIGHT FOR ZONE FORESEEN.

FILE COPY

NOTE: THIS PROPOSED PLOT PLAN IS FOR PLANNING AND PERMITTING PURPOSES ONLY. ALL PROPOSED BUILDING AND CONSTRUCTION PLANS ARE TO MEET TOWN OF CICERO SITE PLAN GUIDELINES. SETBACKS, LIGHTING, PARKING, SIGNAGE AND ACTUAL LAYOUT WILL NEED TO BE REVIEWED AND APPROVED BY TOWN OF CICERO PLANNING AND DEVELOPMENT PRIOR TO ANY CONSTRUCTION. NO REVENDEMENT WITHIN 100' OF HYSDEC WETLANDS WITHOUT PERMIT.

EROSION AND SEDIMENTATION CONTROLS SHALL BE PLACED AND MAINTAINED IN STRICT CONFORMANCE WITH NYSDEC GUIDELINES. SILT FENCE WILL BE PERMANENTLY AROUND ALL AFFECTED AREAS. NO STOCKPILING OF EARTHEN MATERIALS OR OTHER POTENTIAL POLLUTANTS ALLOWED DOWN GRADIENT OF THE SILT FENCE. SILT FENCE SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND VEGETATION HAS BEEN ESTABLISHED TO 85% DENSITY IN CONSTRUCTION AREAS.

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.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT SHOWN BELOW AND OTHER MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

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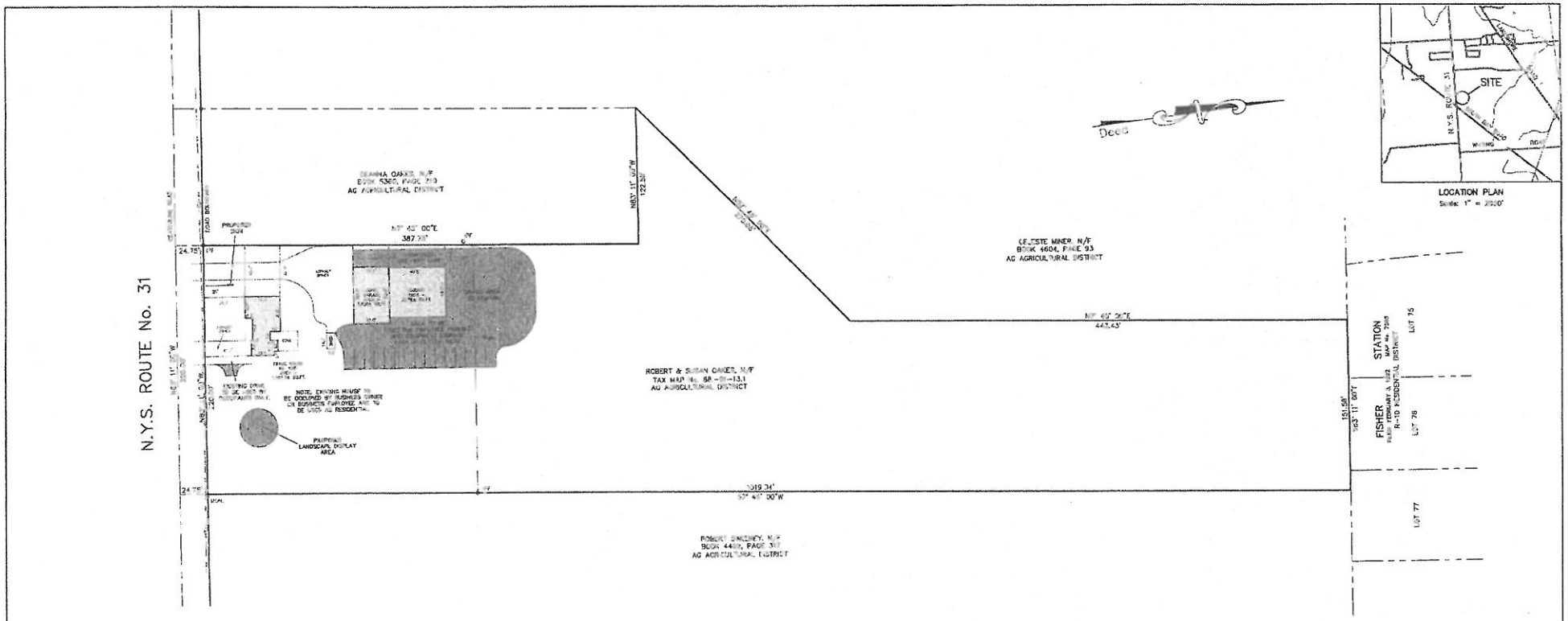
I HEREBY CERTIFY THAT THIS IS A CORRECT MAP PRODUCED FROM A PHYSICAL SURVEY.

REVISIONS	SITE PLAN
	CANTECH AUTOMOTIVE
	TOWN OF CICERO
	COUNTY OF ONONDAGA
	STATE OF NEW YORK
	DAVID BARBOUN LICENSED LAND SURVEYOR CENTRAL SQUARE, NEW YORK (315) 656-7046
	DATE: MAY 6, 2016
	SCALE: 1"= 20'
	FILE NO.: 05-13-1-S2



LOCATION PLAN
Scale: 1" = 2000'

NOTES:
THIS IS MADE USING RECORD MAP BY A. SCOTT WHITTAKER, DATED: JUNE 22, 2016, FILE No. 1936-38-01.
NO FIELD WORK HAS BEEN PERFORMED AT THIS TIME.

STATEMENT OF USE

Site to be used as Lawn and Landscape Service Business.
Hours of Operation: Monday – Saturday: 8:30am – 6:30pm
Winter Snow Removal Services: November 15th – April 15th
(24 hour services, 7 days a week)

LEGEND:

- indicates original grade
- 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: 4,965± 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 herein is within Zone "X" (areas outside 500-year flood) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360879 0004 D & 0007 D, revised date: September 15, 1984.
Tax Map No. 68-01-13.1
Total number parking spaces: 15 employee spaces proposed (1/232 sq.ft.)
No new proposed sanitary
No new proposed water.
No new proposed gas.
Equipment & vehicles to be serviced off site.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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

Per Code
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard Setback (feet) = 50
Minimum Rear Yard Setback (feet) = 50
Minimum Side Yard Setback (feet) = 50
Maximum Building Coverage = 25%
Maximum Building Height (feet) = 35

Existing
Minimum Building Line (feet) = 220
Minimum Lot Depth (feet) = 1019.04
Minimum Front Yard Setback (feet) = 38.3
Minimum Rear Yard Setback (feet) = 804
Minimum Side Yard Setback (feet) = 15.1
Maximum Building Coverage = 3%
Maximum Building Height (feet) = to be determined.

OWNER
ROBERT & SUSAN OAKES
6351 STATE ROUTE 31
CICERO, NY 13039

DEVELOPER
BLACKBURN LAWN AND LANDSCAPE
8568 TREEVIEW CIRCLE
CICERO, NY
315-289-4554

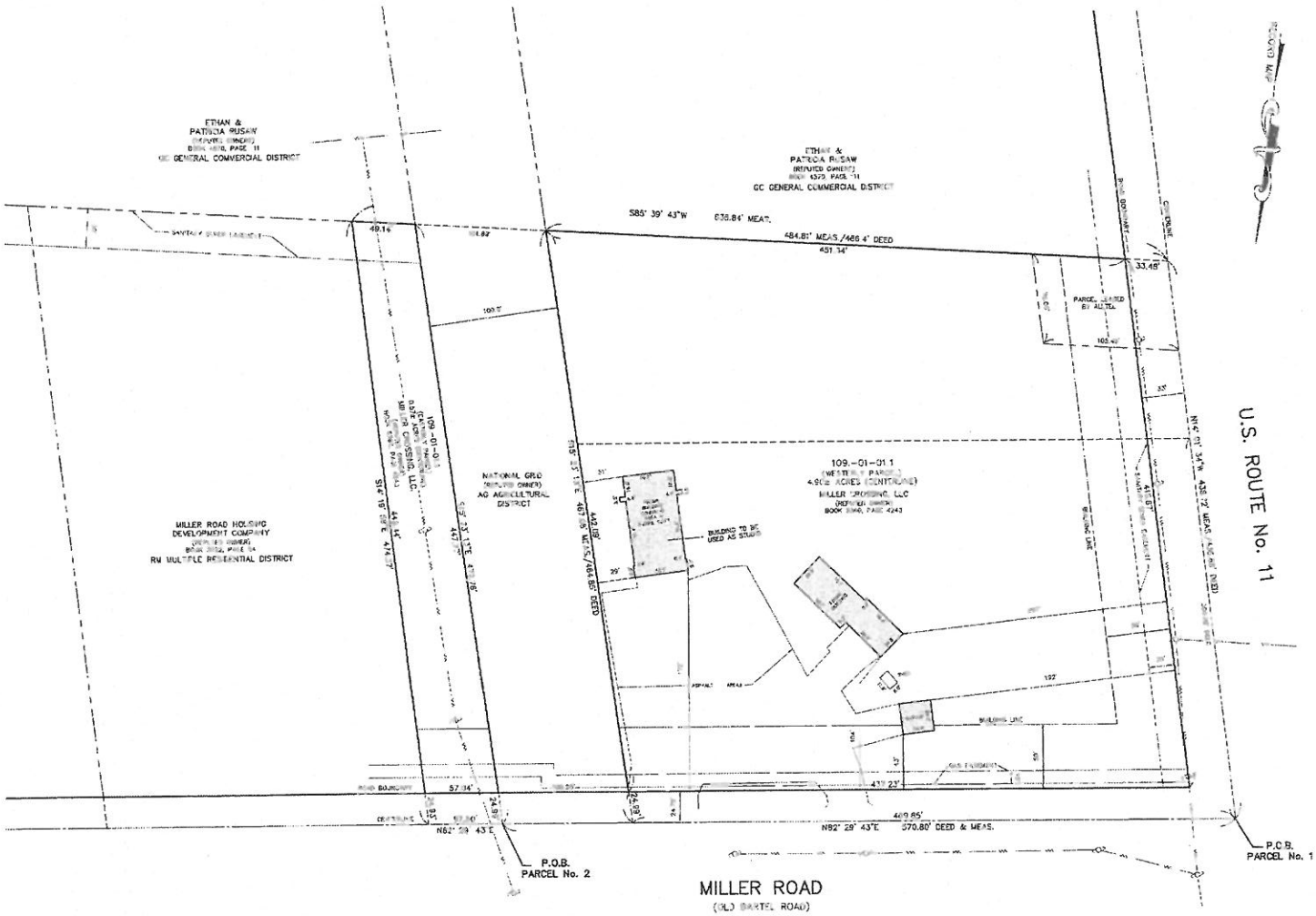
SITE PLAN – PROPOSED FEATURES
6351 N.Y.S. ROUTE 31
BLACKBURN LAWN & LANDSCAPE

PART OF LOT No. 43
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5801 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 437-7300
FAX: (315) 457-9291

DATE: JUNE 30, 2016
SCALE: 1" = 40'
FILE NO.: 12442

SHEET NO.
2 OF 2



LOCATION PLAN
Scale: 1" = 2000'

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: 5.47 ± acres
Present Zone: Agricultural
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, 1984.
Tax Map No. 109.-01-01.1
No proposed changes to existing site.
No new utilities proposed.
No changes to existing grades.
No proposed signs.

NOTES:

THIS IS MADE USING RECORD MAP BY DAVID BARDOUN, DATED: MAY 6, 2015
NO FIELD WORK HAS BEEN PERFORMED AT THIS TIME.

STATEMENT OF USE

Site to be used as a Performing Arts Studio
Hours of Operation: Tuesday - Saturday: 2:00pm - 8:00pm
Total number of employees = two (2); Total number of students at any time = 20.

FILE COPY

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

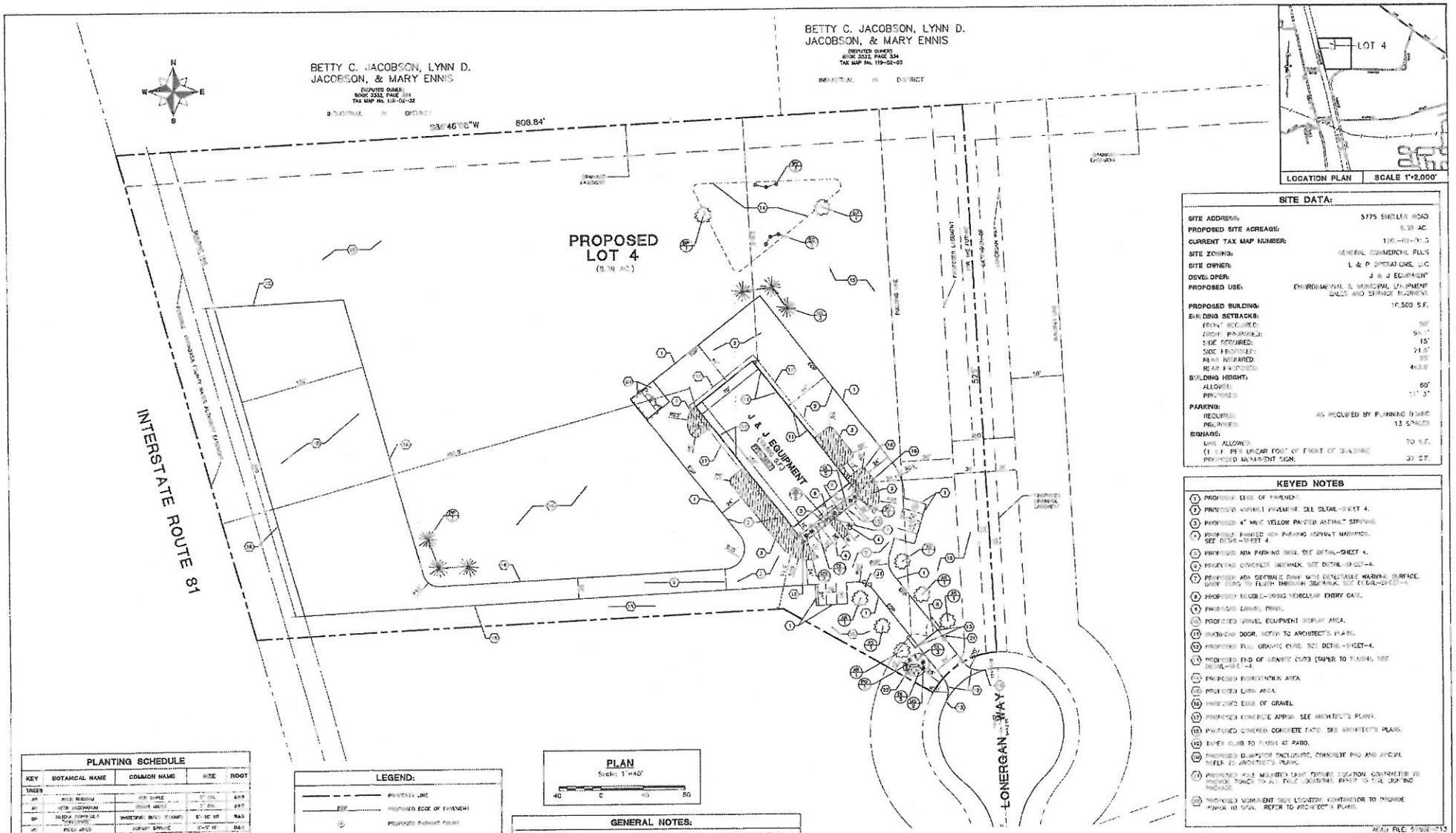
Per Code
- Minimum Building Line (feet) = 100
- Minimum Lot Depth (feet) = 200
- Minimum Front Yard Setback (feet) = 50
- Minimum Rear Yard Setback (feet) = 50
- Minimum Side Yard Setback (feet) = 50
- Maximum Building Coverage = 20%
- Maximum Building Height (feet) = 35

Existing
- Minimum Building Line (feet) = 437.2
- Minimum Lot Depth (feet) = 442.09'
- Minimum Front Yard Setback (feet) = 43'±
- Minimum Rear Yard Setback (feet) = 161'±
- Minimum Side Yard Setback (feet) = 29'±
- Maximum Building Coverage = 3%
- Maximum Building Height (feet) = to be determined.

OWNER/DEVELOPER
MILLER CROSSING, LLC
P.O. BOX 615
BREWERTON, NY
315-383-7775

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REVISIONS	SITE PLAN	
	5472 MILLER ROAD PART OF LOT No. 10 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5101 WEST DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9291	DATE: JULY 5, 2016 SCALE: 1" = 40' FILE NO.: 3218.005
		SHEET NO. 1 OF 1



SITE DATA:

SITE ADDRESS:	5775 SHELLER ROAD
PROPOSED SITE ACREAGE:	9.39 AC.
CURRENT TAX MAP NUMBER:	119-02-03.3
SITE ZONING:	GENERAL COMMERCIAL PLUS
SITE OWNER:	L & P OPERATIONS, LLC
DEVELOPER:	J & J EQUIPMENT
PROPOSED USE:	ENVIRONMENTAL & MUNICIPAL EQUIPMENT SALES AND SERVICE BUSINESS
PROPOSED BUILDING:	10,500 S.F.
BUILDING SETBACKS:	
FRONT REQUIRED:	50'
FRONT PROPOSED:	94.1'
SIDE REQUIRED:	15'
SIDE PROPOSED:	21.0'
REAR REQUIRED:	35'
REAR PROPOSED:	44.0'
BUILDING HEIGHT:	
ALLOWED:	60'
PROPOSED:	19' 3"
PARKING:	
REQUIRED:	AS REQUIRED BY PLANNING BOARD
PROVIDED:	13 SPACES
SIGNAGE:	
UNIT ALLOWED:	70 S.F.
(1 S.F. PER LINEAR FOOT OF FRONT OF BUILDING)	
PROPOSED MONUMENT SIGN:	32 S.F.

KEYED NOTES

1. PROPOSED EDGE OF PAVEMENT.
2. PROPOSED ASPHALT PAVEMENT. SEE DETAIL-SHEET 4.
3. PROPOSED 4" WIDE YELLOW PAINTED ASPHALT STRIPING.
4. PROPOSED PAINTED ADA PARKING ASPHALT MARKINGS. SEE DETAIL-SHEET 4.
5. PROPOSED ADA PARKING SIGN. SEE DETAIL-SHEET 4.
6. PROPOSED CONCRETE SIDEWALK. SEE DETAIL-SHEET-4.
7. PROPOSED ADA SIDEWALK RAMP WITH DETECTABLE WARNING SURFACE. GRAY CURB TO FLUSH THROUGH SIDEWALK. SEE DETAIL-SHEET-4.
8. PROPOSED DOUBLE-SWING VEHICULAR ENTRY GATE.
9. PROPOSED GRAVEL DRIVE.
10. PROPOSED GRAVEL EQUIPMENT DISPLAY AREA.
11. EMERGENCY DOOR. REFER TO ARCHITECT'S PLANS.
12. PROPOSED FULL GRANITE CURB. SEE DETAIL-SHEET-4.
13. PROPOSED END OF GRANITE CURB (TAPER TO FLUSH). SEE DETAIL-SHEET-4.
14. PROPOSED BIORETENTION AREA.
15. PROPOSED LAWN AREA.
16. PROPOSED EDGE OF GRAVEL.
17. PROPOSED CONCRETE APRON. SEE ARCHITECT'S PLANS.
18. PROPOSED COVERED CONCRETE PATIO. SEE ARCHITECT'S PLANS.
19. TAPER CURB TO FLUSH AT PATIO.
20. PROPOSED DUMPSTER ENCLOSURE. CONCRETE PAD AND APRON. REFER TO ARCHITECT'S PLANS.
21. PROPOSED POLE MOUNTED LIGHT FIXTURE LOCATION. CONTRACTOR TO PROVIDE POWER TO ALL POLE LOCATIONS. REFER TO SITE LIGHTING PACKAGE.
22. PROPOSED MONUMENT SIGN LOCATION. CONTRACTOR TO PROVIDE POWER TO SIGN. REFER TO ARCHITECT'S PLANS.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES				
AR	ACER RUBRUM	RED MAPLE	2" CAL.	B&B
AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B
BP	BETULA PAPYRIFERA (NATIVE)	WHITE PAPER BIRCH (NATIVE)	6'-10' HT.	B&B
PG	PICEA GLAUCA	WHITE SPRUCE	6'-8' HT.	B&B
PP	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6'-8' HT.	B&B
SHRUBS				
HO	HYDRANGEA MACROPHYLLA 'BLUMOX'	ENDLESS SUMMER HYDRANGEA	1 GAL.	CONT.
SB	SPIREA BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA	1 GAL.	CONT.
SC	SAMBUCUS CANADENSIS	ELDERBERRY	2 GAL.	CONT.
VT	VIBURNUM TRILOBUM	HIGHBUSH CRANBERRY	2 GAL.	CONT.
PLANTS/PERENNIALS/GRASSES				
H	HEMEROCALLIS	HARDY BLOOM DAYLILIES	1 GAL.	CONT.
MT	MISCANTHUS SINENSIS 'LITTLE KITTEN'	LITTLE KITTEN MAIDEN GRASS	12"-18" SP.	CONT.
PT	PANICUM VIRGATUM	PANICGRASS	1 GAL.	CONT.

LEGEND:

- PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PARKING TYPE
- KEYED NOTE
- PROPOSED PLANTING
- PROPOSED PLANTING SPECIES AND QUANTITY
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED MAIN BLDG

PLAN

Scale: 1"=40'

40 0 40 80

GENERAL NOTES:

1. SURVEY DATA TAKEN FROM PLAN ENTITLED: PRELIMINARY PLAN, LONERGAN COMMERCIAL SUBDIVISION, PART OF MILITARY LOT NO. 29, TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK, PREPARED BY BARTON & BARTON LAND SURVEYING, P.C. DATED OCTOBER 4, 2013 AND LAST REVISED ON MARCH 18, 2016. NOTE THAT PRELIMINARY PLAN APPROVAL IS VALID THROUGH MARCH 24, 2016.
2. "DIG SAFELY NEW YORK" TO BE CONTACTED 48 HRS. PRIOR TO THE START OF ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
4. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS. THE PRESENCE OF WORK IN UNKNOWN.

REVISIONS			
No.	Date	Description	By

Seal

NEW YORK REGISTERED PROFESSIONAL ENGINEER

L.J.R. Engineering, P.C.
ELTA Business Park
8394 ELTA Drive
Cicero, New York 13039
Phone: 315-699-0133 Fax: 315-699-9642

Project: J & J EQUIPMENT LONERGAN WAY

Town of Cicero — Onondaga County, N.Y.

Sheet title: SITE PLAN

CAD FILE: 976B-113

Date: JUNE 22, 2015

Drawn By: E.P.J.

Checked By: A.J.K., P.E.

Job No.: 976.101

Scale: AS SHOWN

Sheet No.: 1

Sheet 1 of 1

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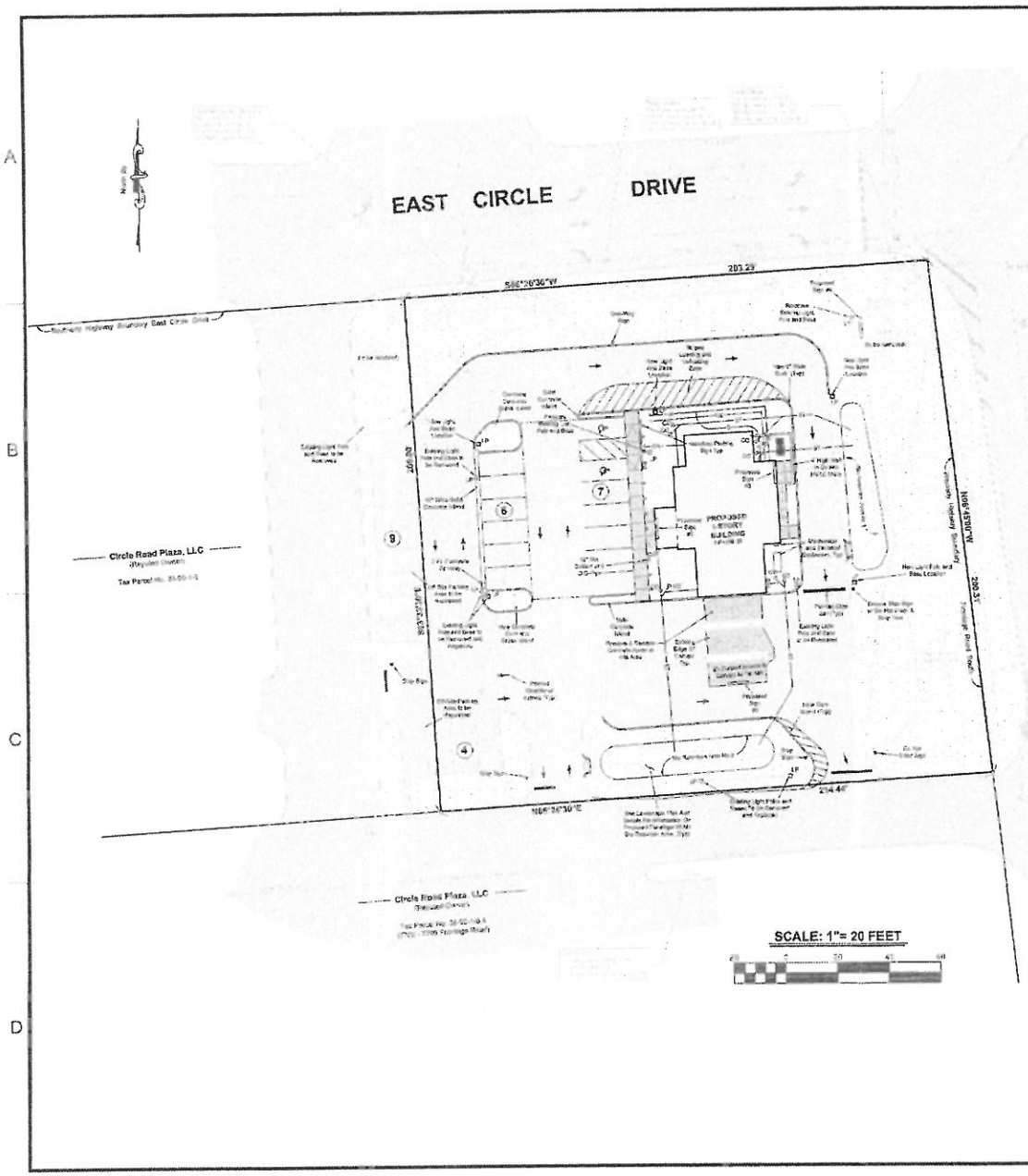

LEGEND:

- Denotes Existing Power Pole
- Denotes Existing Valve
- Denotes Existing Light Pole
- Denotes Existing Fire Hydrant
- Denotes Existing Manhole
- Denotes Existing Traffic Signal Manhole
- Denotes Water Line
- Denotes Unknown Underground Utility Line
- Denotes Sanitary Sewer Line
- Denotes Gas Line
- Denotes Storm Sewer Line
- Denotes Underground Electric Line
- Denotes Underground Telephone Line
- Denotes Overhead Power Pole Line
- Denotes Proposed Sign
- Denotes Existing Sign
- Denotes Existing Ground Contour
- Denotes Proposed Ground Contour
- Denotes Existing Traffic Signal Pole
- Denotes Existing Mailbox
- Denotes Existing Gas Valve
- Denotes Existing Gas Marker
- Denotes Proposed Cleanout
- Denotes Existing Cleanout
- Denotes Existing Square Catch Basin
- Denotes Proposed Concrete Area
- Denotes Proposed Finished Grade
- Denotes Proposed Grade at Bldg and Top of Curb

SITE PLAN NOTES

1. This credit union will have the following hours of operation:
   - Monday, Tuesday & Wednesday from 9 am to 4:00 pm
   - Thursday & Friday from 9 am to 6:00 pm
   - Saturday from 9 am to 12 pm
2. The new branch bank will utilize 3 employees to conduct normal business operations.
3. The new credit bank will not provide drive thru service with expected attendance at the drive thru window.
4. The drive thru will be used by each customer a maximum of 5 min.
5. The required parking for the new branch bank is calculated to be 10 parking spaces. A total of 38 parking spaces are proposed in the facility.
6. The proposed drainage will maintain water use for the new branch bank is estimated at 500 gallons.

PROPOSED SIGN TABLE

Sign No.	Size	Type
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]

Note: See Proposed Signage Sheet No. A-3.1 for more information.

ZONING INFORMATION

Municipality	Town of Cicero
Zoning District	Current: Limited Industrial (LI) / Zoned: HC, General Commercial
Item	Required / Proposed
Minimum Parking Size	10' x 20' / 9' x 18'
Minimum Aisle	24 feet / 24 feet
Maximum Coverage	50% / 75%
Maximum Building Area	100,000 S.F. / 1,700 S.F.
Maximum Building Height	60 Feet / 15 Feet
Minimum Front Yard Setback	25 Feet / 80.3 Feet
Minimum Side Yard Setback	25 Feet / 80.4 Feet
Minimum Rear Yard Setback	25 Feet / 75.2 Feet
Zoning District	
Address	5788 Frontage Road, Cicero, NY 13039
Tax Parcel Number	Project Number
Property Owner	(315) 699-2311

*Based On Use Of Entire Circle Drive As Lot Frontage.

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB
[illegible]

CONSULTANTS
NewGround International, Inc.
[illegible]

Delta Engineering, Architects, & Land Surveyors
[illegible]

DO NOT REPRODUCE
This document, including the full and complete information, and any instruments of service are property of the architect. It shall not be used for other projects or for the completion of the project without the express written consent of the architect.

VISIONS FEDERAL CREDIT UNION
5788 EAST CIRCLE DRIVE
CICERO, NEW YORK

Revision:	[illegible]
Issue Date:	[illegible]
Arch. / Engr:	D. FALDZINSKI
Drawn By:	T. SILVEIRA
Check By:	
Project No.	[illegible]
Title:	Site Plan
Sheet No.	C-1