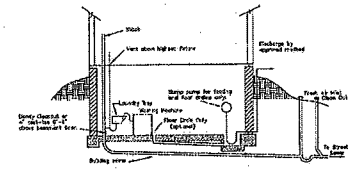
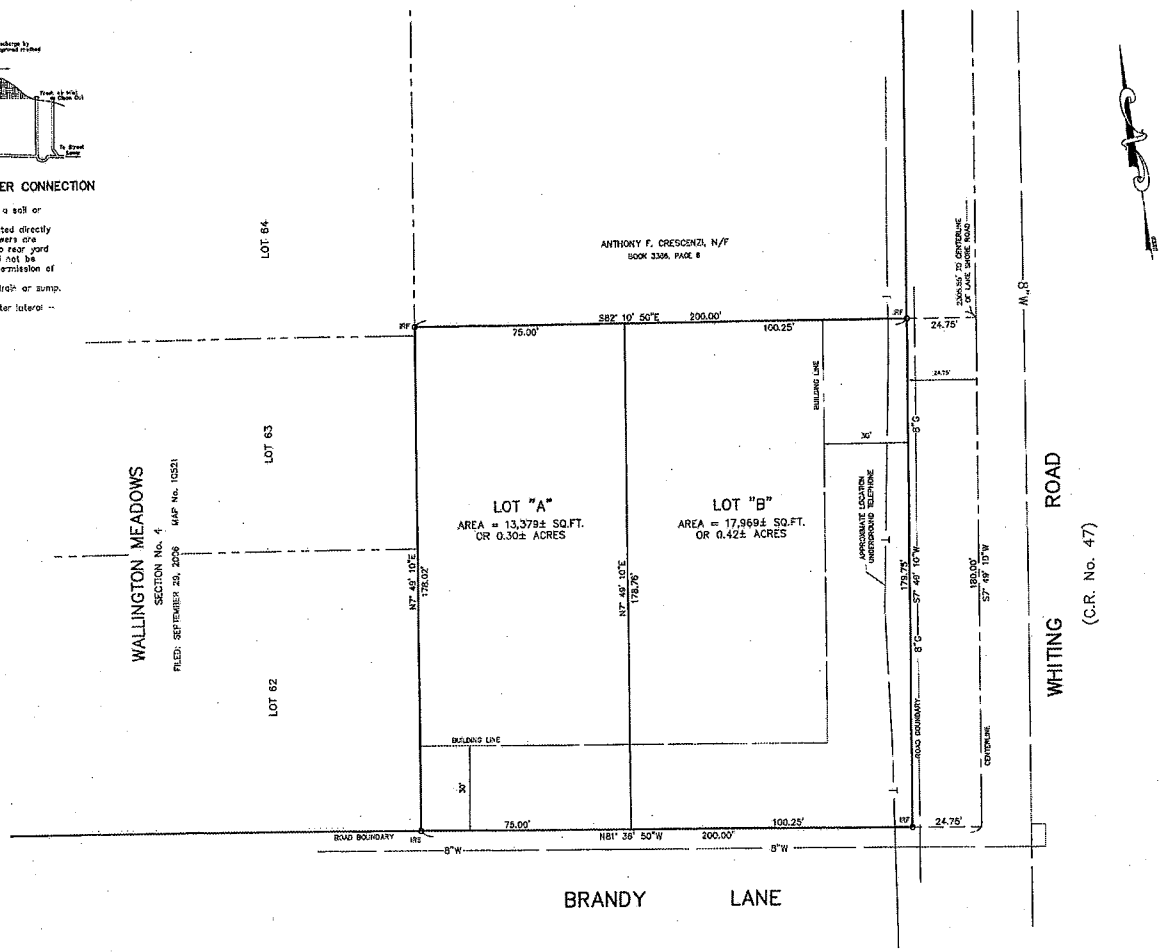
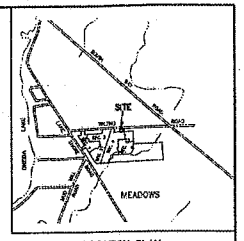


PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

1) Laundry waste must be solidly connected to a soil or waste stack.
2) Sump pump discharge pipes shall be connected directly to the storm sewer system where storm sewers are available; otherwise they shall be directed to rear yard drainage swales. Sump pump discharge shall not be directed toward the street without written permission of the town.
3) Basement floor to be pitched toward floor drain or sump.
4) Floor drain is optional.
5) Horizontal separation between sewer and water lateral -- 10 feet minimum.





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 0.72± acres to road boundary
Total number of lots: One (1) existing, Two (2) proposed.
Present Zone: R-10 Residential District
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 0004, revised date: September 15, 1994.
Tax Map No. 67.-12-18

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
- 4755 indicates street address

FILE COPY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

APPROVED: TOWN OF CICERO PLANNING BOARD

DATE: _____ BY: _____ Chairman

APPROVED: CHRISTOPHER PISANTI
6133 Heritage Court Brewerton, NY 13029

DATE: _____ BY: _____ Owner & Developer

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

REVISIONS

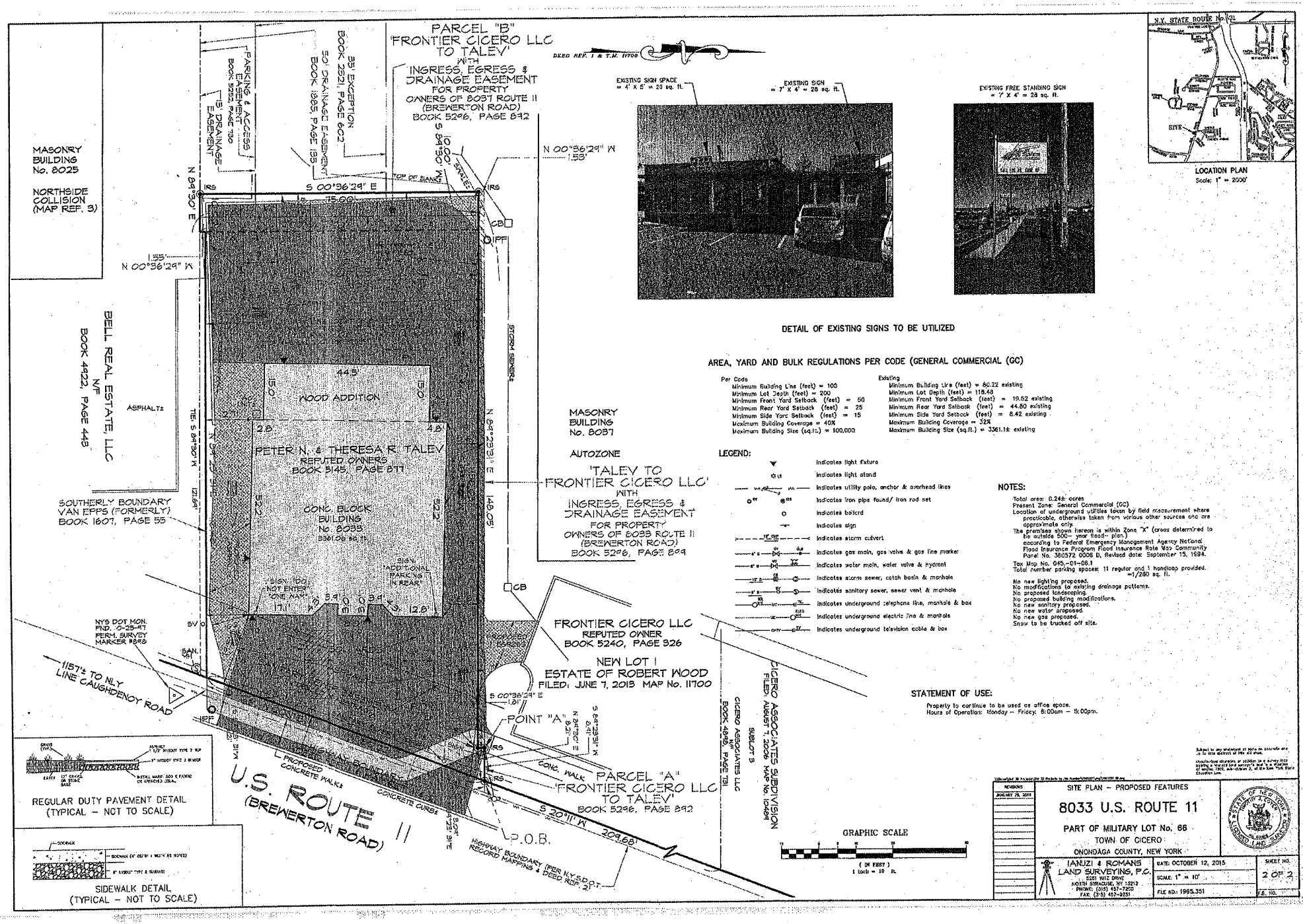
FINAL PLAN

LANDS OF PISANTI

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

IANUZI & ROMANS LAND SURVEYING, P.C.
8251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7209
FAX: (315) 457-9251

DATE: APRIL 21, 2016
SCALE: 1" = 20'
FILE NO.: 12144.002
SHEET NO.
F.B. NO. 1233



DETAIL OF EXISTING SIGNS TO BE UTILIZED

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

Per Code		Existing	
Minimum Building Line (feet)	= 100	Minimum Building Line (feet)	= 80.22 existing
Minimum Lot Depth (feet)	= 200	Minimum Lot Depth (feet)	= 118.48
Minimum Front Yard Setback (feet)	= 50	Minimum Front Yard Setback (feet)	= 19.52 existing
Minimum Rear Yard Setback (feet)	= 25	Minimum Rear Yard Setback (feet)	= 44.80 existing
Minimum Side Yard Setback (feet)	= 15	Minimum Side Yard Setback (feet)	= 8.42 existing
Maximum Building Coverage	= 40%	Maximum Building Coverage	= 32%
Maximum Building Size (sq.ft.)	= 100,000	Maximum Building Size (sq.ft.)	= 3361.1± existing

LEGEND:

- indicates light fixture
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe found/ iron rod set
- 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: 0.244± 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.-01-08.1
Total number parking spaces: 11 regular and 1 handicap provided. =1/280 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.
Snow to be trucked off site.

STATEMENT OF USE:

Property to continue to be used as office space.
Hours of Operation: Monday – Friday: 8:00am – 5:00pm.

Subject to any statements of facts an accurate survey or to site details of this 3d plan.

Unauthorized alterations or additions 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
JANUARY 28, 2016

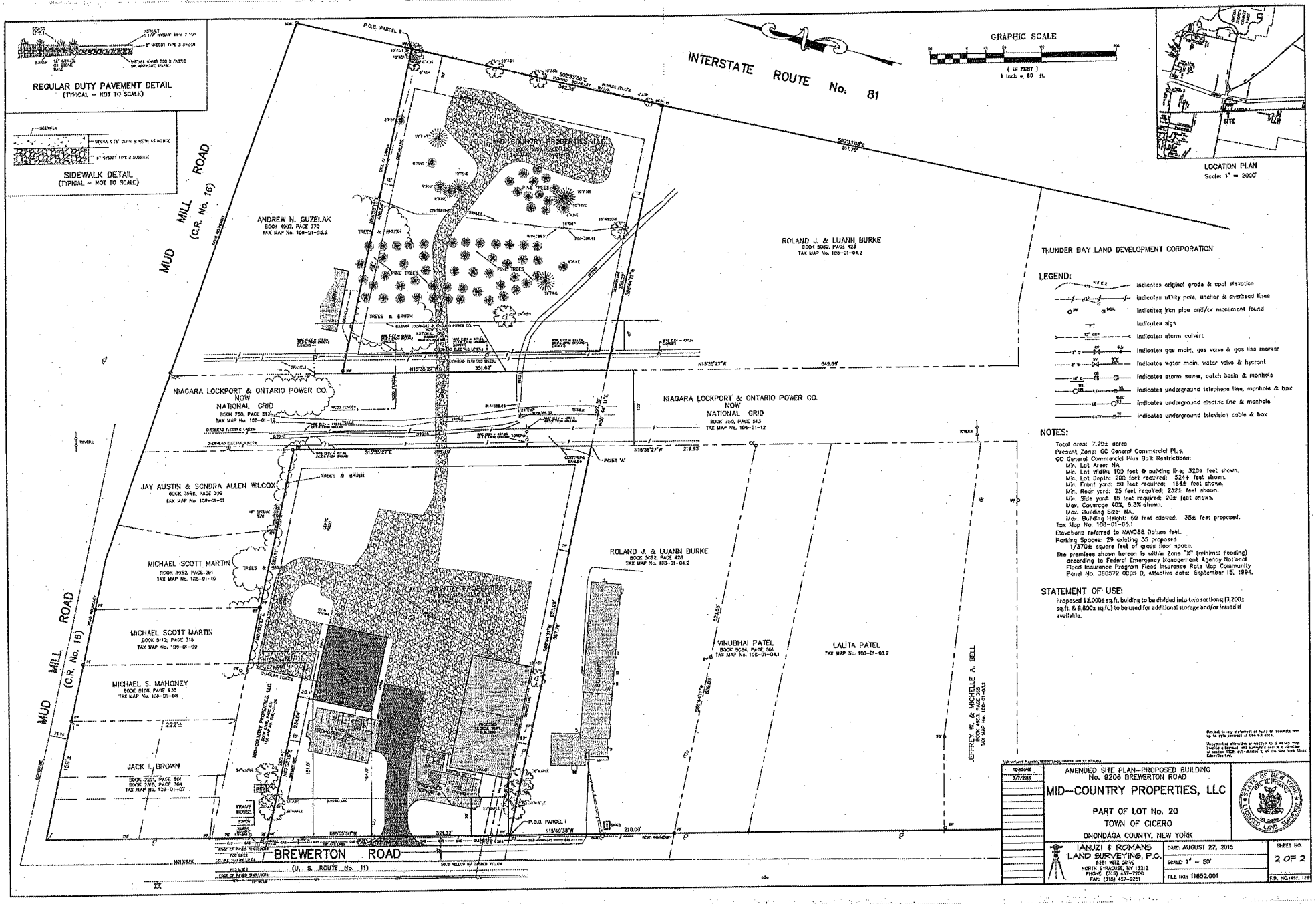
SITE PLAN – PROPOSED FEATURES

8033 U.S. ROUTE 11

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

IANUZI & ROMANS LAND SURVEYING, P.C.
5681 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: OCTOBER 12, 2015
SCALE: 1" = 10'
FILE NO.: 1965.351
SHEET NO. 2 OF 2
F.B. NO.



THUNDER BAY LAND DEVELOPMENT CORPORATION

LEGEND:

- indicates original grade & spot elevation
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- 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 underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box

NOTES:

Total area: 7.29± acres
Present Zone: GC General Commercial Plus.
GC General Commercial Plus Bulk Restrictions:
Min. Lot Area: NA
Min. Lot Width: 100 feet @ building line; 320± feet shown.
Min. Lot Depth: 200 feet required; 524± feet shown.
Min. Front yard: 50 feet required; 164± feet shown.
Min. Rear yard: 25 feet required; 232± feet shown.
Min. Side yard: 15 feet required; 20± feet shown.
Max. Coverage 40%, 6.3% shown.
Max. Building Size: NA.
Max. Building Height: 60 feet allowed; 35± feet proposed.
Tax Map No. 108-01-05.1
Elevations referred to NAVD88 Datum feet.
Parking Spaces: 29 existing 35 proposed
1/370± square feet of gross floor space.
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 0005 D, effective date: September 15, 1994.

STATEMENT OF USE:

Proposed 12,000± sq.ft. building to be divided into two sections; (3,200± sq.ft. & 8,800± sq.ft.) to be used for additional storage and/or leased if available.

Subject to any statement of facts or statements and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed and surveyed seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS
3/7/2016

AMENDED SITE PLAN–PROPOSED BUILDING
No. 9206 BREWERTON ROAD

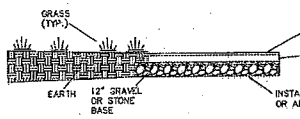
MID–COUNTRY PROPERTIES, LLC

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

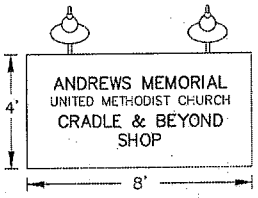
IANUZI & ROMANS LAND SURVEYING, P.C.
5281 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: AUGUST 27, 2015
SCALE: 1" = 50'
FILE NO.: 11652.001

SHEET NO.
2 OF 2
F.B. NO.1492, 128



REGULAR DUTY PAVEMENT DETAIL
(TYPICAL – NOT TO SCALE)

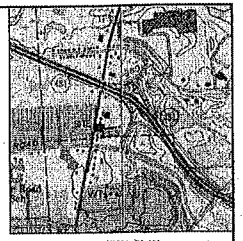


SIGN DETAIL

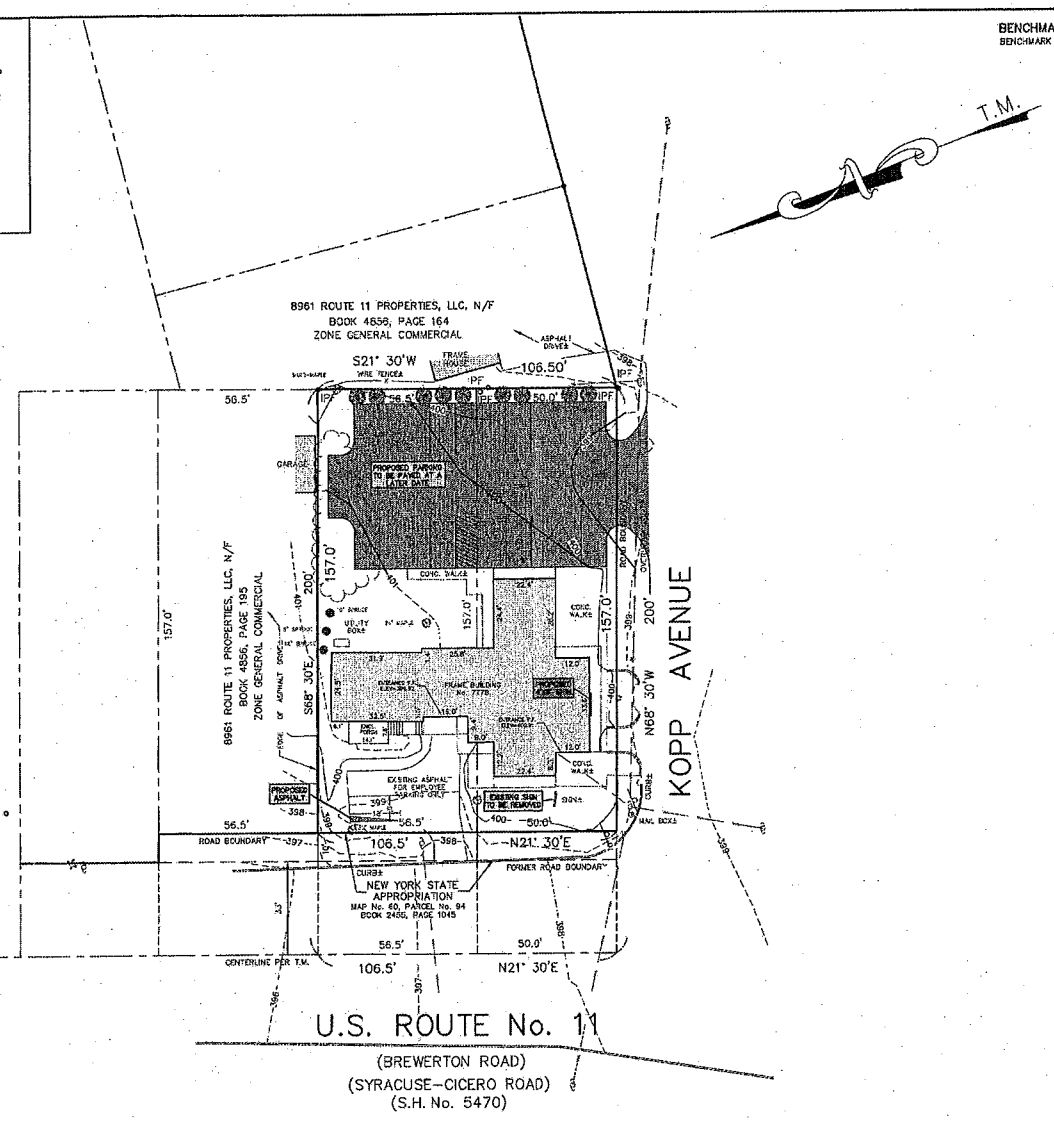
PROPOSED WALL MOUNTED SIGN WITH TWO 200 WATT STANDARD INCANDESCENT GOOSE NECK STYLE LIGHT FIXTURES

BENCHMARKS:

BENCHMARK – MAG NAIL 1.0' ABOVE GROUND IN THE EAST SIDE OF POLE No. NM2 LOCATED ON THE EAST SIDE OF U.S. ROUTE No. 11.



LOCATION PLAN
Scale: 1" = 1000'



NOTES:

Total area: 0.49 ± acres
Present Zone: GC General Commercial
Elevations referred to NGVD 29 or 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 outside 500-year floodplain) 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. 036.-04-15.0 & 18.0
Total number parking spaces: 21 proposed = 1/165 sqft
includes 5 employee and 2 handicap
No proposed outdoor use.
No proposed sanitary.
No proposed water.
No proposed gas.
No proposed lighting.
Proposed driveway to remain gravel for near future, will be paved at a later date.

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 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 building to be used for thrift shop & Church
Hours of Operation: Wednesday & Thursday 11–4
Saturday 10–2
Worship: Saturday night &/or
Sunday morning

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

Per Code	Existing
Minimum Building Line (feet) = 100	Minimum Building Line (feet) = 106.5 existing
Minimum Lot Depth (feet) = 200	Minimum Lot Depth (feet) = 200 existing from centerline
Minimum Front Yard Setback (feet) = 50	Minimum Front Yard Setback (feet) = 19.8 existing
Minimum Rear Yard Setback (feet) = 25	Minimum Rear Yard Setback (feet) = 67 existing
Minimum Side Yard Setback (feet) = 15	Minimum Side Yard Setback (feet) = 4.6 existing
Maximum Building Coverage = 40%	Maximum Building Coverage = 16.3% existing
Maximum Building Size (sq.ft.) = 100,000	Maximum Building Size (sq.ft.) = 3,475 existing
Maximum Building Height (feet) = 60	Maximum Building Height (feet) = existing

DEVELOPER
Michael Jordan
105 Church st.
North Syracuse
315-657-4199

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

Subject to any statement of facts an accurate survey 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

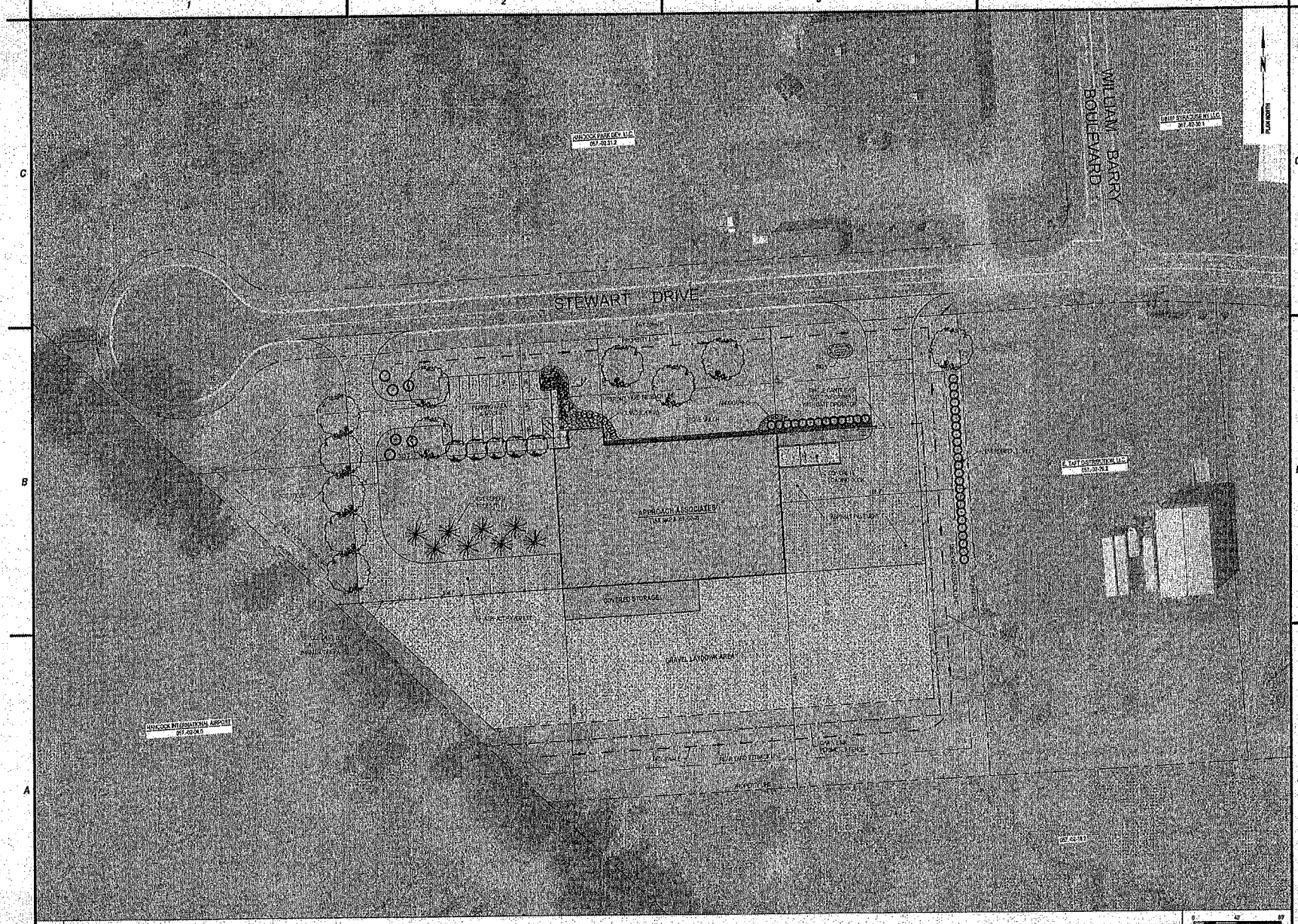
AUGUST KOPP

PART OF LOT Nos. 4 & 5
PART OF LOT No. 80
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK · TIMOTHY J. LOCKER · LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5681 BELZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-3251

DATE: APRIL 22, 2016
SCALE: 1" = 20'
FILE No.: 12390.001
SHEET NO. 2 OF 2
F.B. NO. 1602



A1 AREA MAP
SCALE: 1"=40'-0"

C&S COMPANIES

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

PRELIMINARY
NOT FOR CONSTRUCTION

APPROACH ASSOCIATES
STEWART DRIVE
NORTH SYRACUSE, NY 13212

MARK	DATE	DESCRIPTION
		REVISIONS

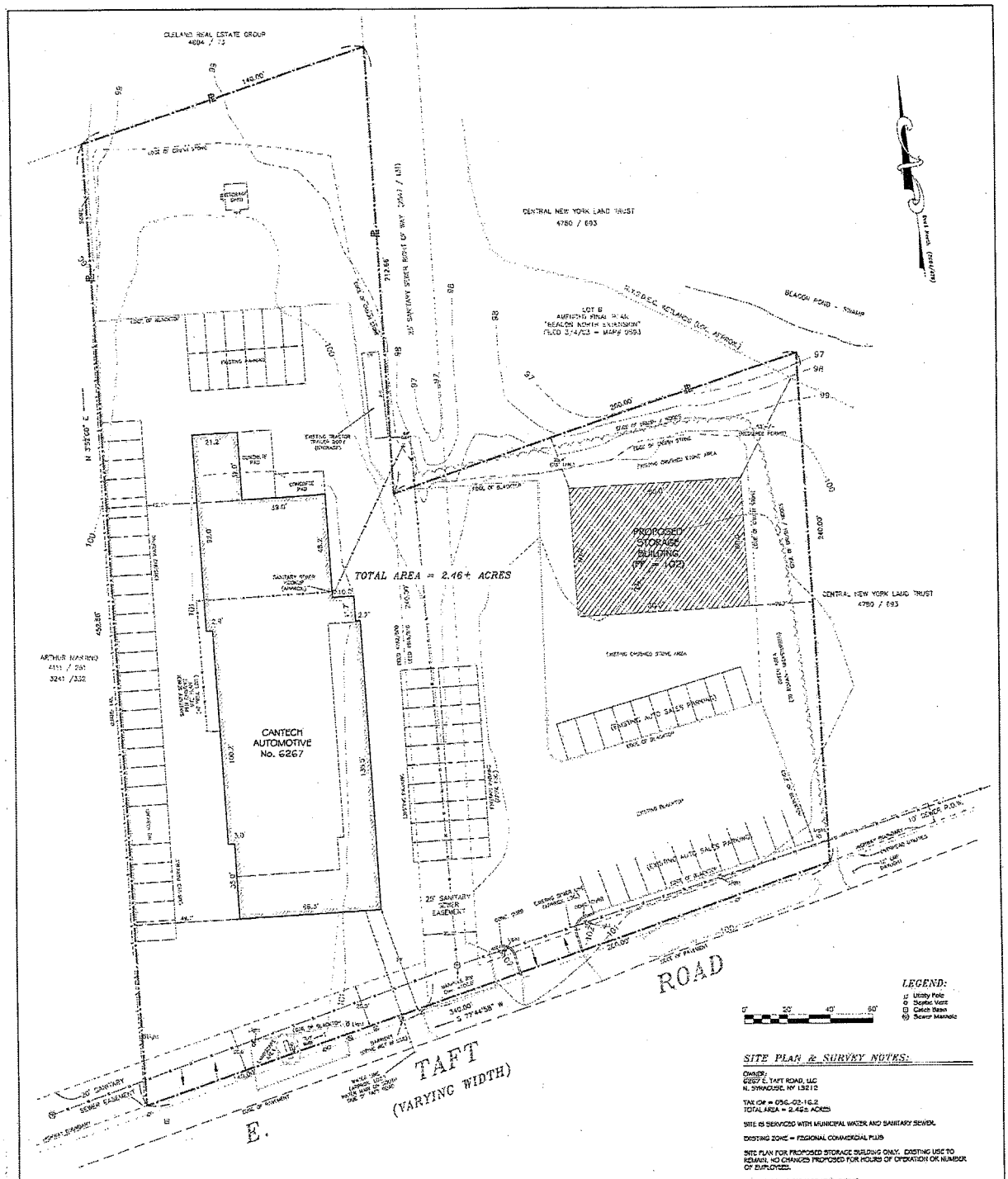
PROJECT NO:	F32.002.001
DATE:	MAY 2016
DRAWN BY:	M. ZINGARO
DESIGNED BY:	M. CHAMBERS
CHECKED BY:	

"NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW"

AREA MAP

C-002

Copyright ©



SITE PLAN & SURVEY NOTES:

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

TAX ID# = 056-02-16.2
TOTAL AREA = 2.46± ACRES

SITE IS SERVICED WITH MUNICIPAL WATER AND SANITARY SEWER.

EXISTING ZONE = REGIONAL COMMERCIAL PUD

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

NO ADDITIONAL SIGNAGE AT THIS TIME.

PARKING NOTE: 78+/- 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 ADJOINING PROPERTY OR STREET LIGHT POLLUTION FORSEEN.

FILE COPY

MAY 27 2016

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 DEVELOPMENT WITHIN 100' OF HYDEC WETLANDS WITHOUT PERMIT.

EROSION AND SEDIMENTATION CONTROLS SHALL BE PLACED AND MAINTAINED IN STRICT CONFORMANCE WITH NYSDEC GUIDELINES. SILT FENCE WILL BE ESTABLISHED 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 NON-STRUCTURAL AREAS.

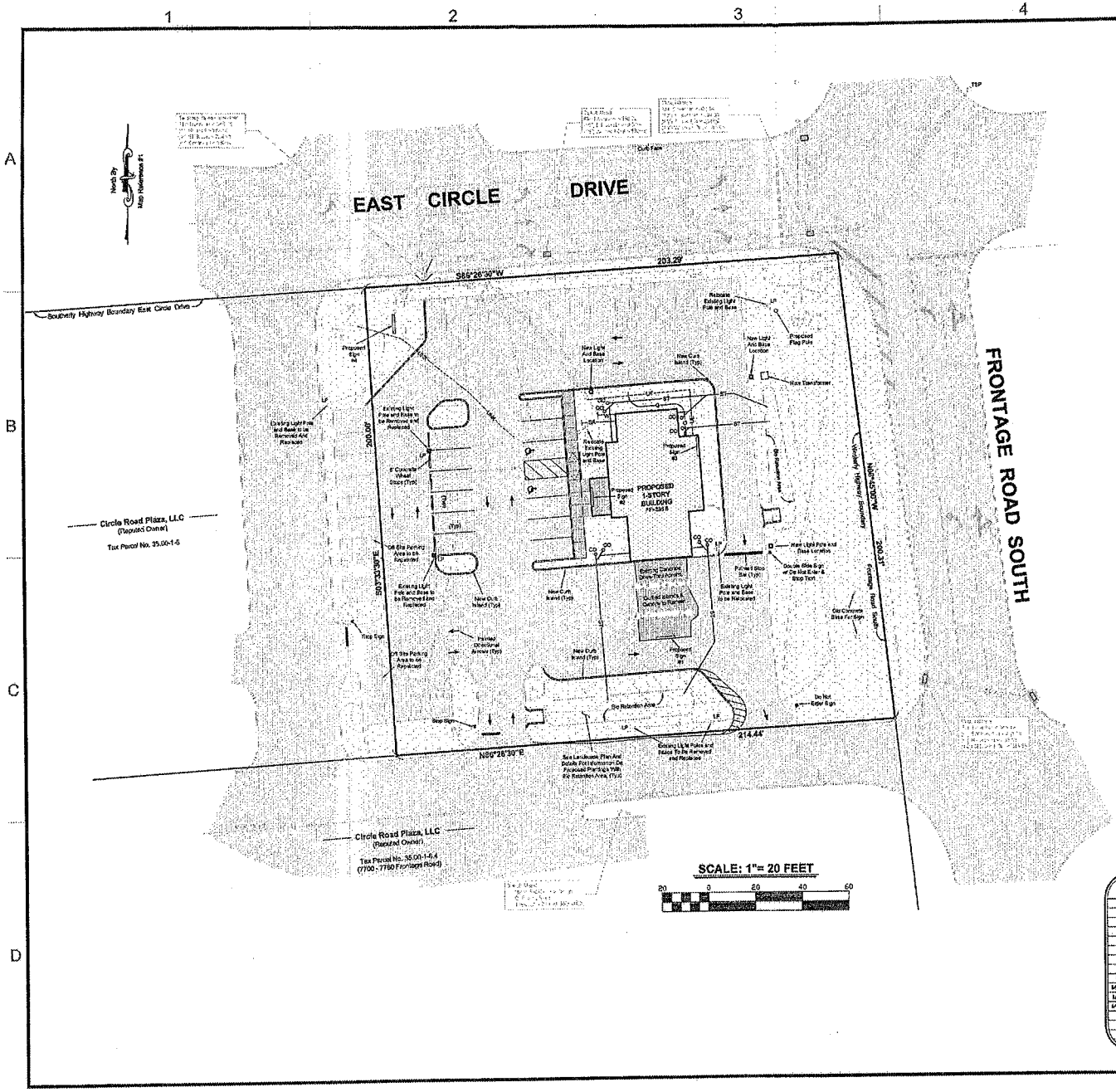
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

COPYRIGHT 2014 DAVID BARDOUN P.L.S.

I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM ACTUAL SURVEY.

REVISIONS:	SITE PLAN: CANTECH AUTOMOTIVE TOWN OF CICERO COUNTY OF ONONDAGA STATE OF NEW YORK	
	DAVID BARDOUN LICENSED LAND SURVEYOR CENTRAL SQUARE, NEW YORK (315) 658-7048	DATE: MAY 6, 2016 SCALE: 1" = 20' FILE NO.: 05-13-1-SP



LEGEND:

- Denotes Existing Power Pole
- Denotes Existing Valve
- Denotes Existing Light Pole
- Denotes Proposed 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 Traffic Signal Pole
- Denotes Existing Mailbox
- Denotes Existing Gas Meter
- Denotes Existing Gas Marker
- Denotes Existing Cleanout
- Denotes Proposed Cleanout
- Denotes Existing Square Catch Basin
- Denotes Existing Concrete Area

PROPOSED SIGN TABLE

SIGNING	SIZE	TYPE
1	2'-0" X 6'-3"	Wall Mounted, Single-Sided, Internally Illuminated, Logo Sign.
2	2'-10" X 11'-0"	Wall Mounted, Single-Sided, Internally Illuminated, Logo Sign.
3	2'-6" X 10'-0"	Wall Mounted, Single-Sided, Logo Sign.
4	7'-0" X 6'-6"	Free Standing, Monument with
	1'-4" X 5'-2"	Internally Illuminated, Logo Signs (each side)

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

ZONING INFORMATION

MUNICIPALITY	TOWN OF CICERO	
STATUS	CURRENT ZONING DATED: 2001	
STATUS	ZONED "CO" GENERAL COMMERCIAL	
ITEM	REQUIRED	PROPOSED*
Minimum Building Line	100 Feet	NA
Minimum Lot Depth	60 Feet	200 Feet
Maximum Lot Coverage	40%	40%
Maximum Building Size	100,000 S.F.	2,223 S.F.
Maximum Building Height	90 Feet	23 Feet
Minimum Front Yard Setback	50 Feet	NA
Minimum Side Yard Setback	15 Feet	58.9 Feet
Minimum Rear Yard Setback	25 Feet	NA
TOWN DATES		
Address	5238 Brewerton Road, Cicero, NY 13039	
Chief Code Officer	Richard Hooper	
Phone/Fax Number	(315) 699-2001	

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

NEWGROUND

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

CONSULTANTS
NewGround International, Inc.
[illegible]
Certificate No.: _____

Delta Engineering, Architects, & Land Surveyors
[illegible]
Certificate No.: _____

DO NOT REPRODUCE
This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects or for the extension of this project without the Architect's written approval.

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

Revision:
Issue Date: May 29, 2018
Arch. / Engr: D. FALDZINSKI
Drawn By: T. SILVEIRA
Check By:
Project No. 2018.147.001
Title: Site Plan
Sheet No. C-1