

**B&K Development**  
Genesee St. Property

Byrne Dairy

Genesee St. (Rt. 5)

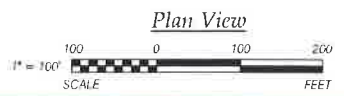
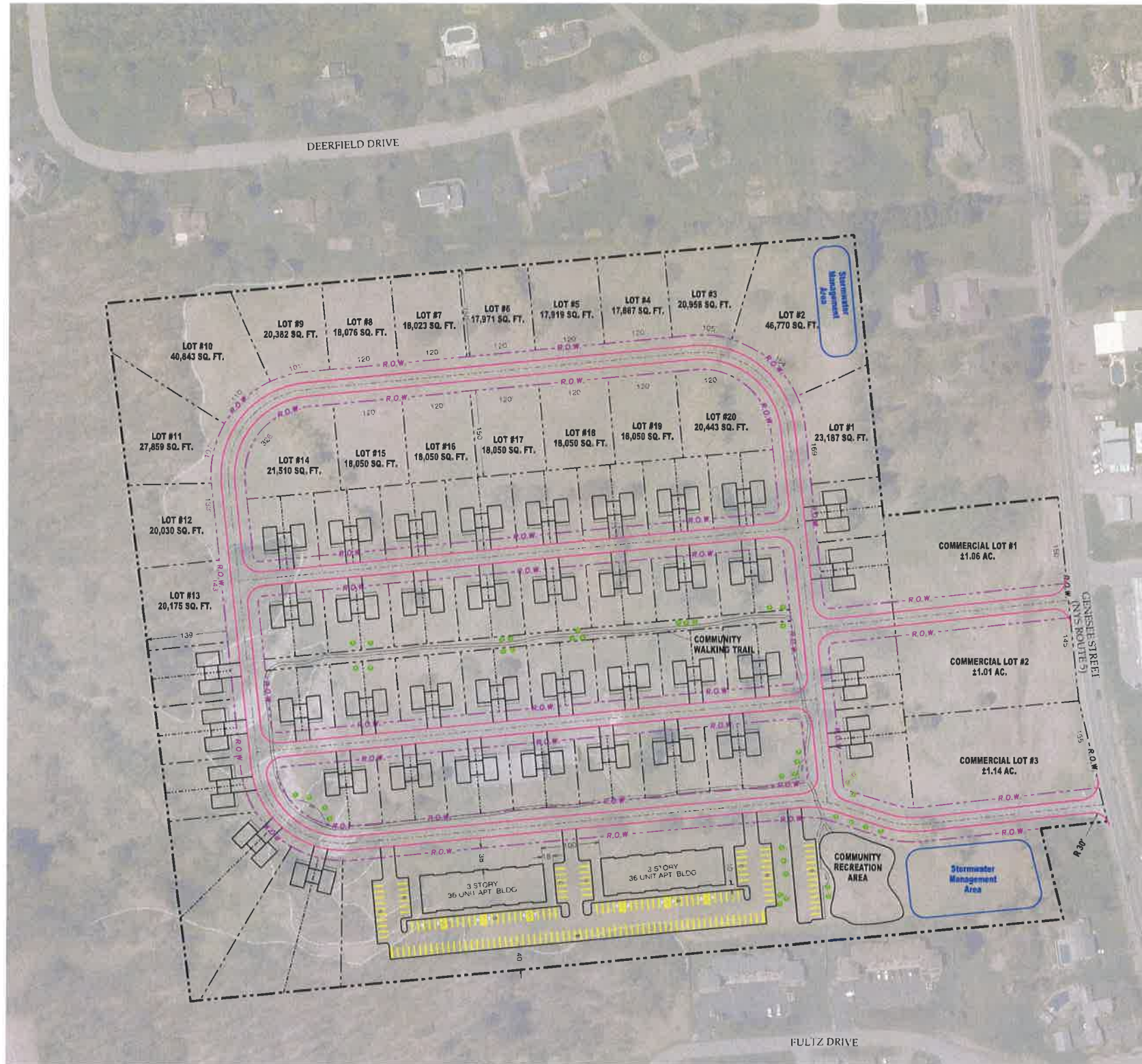
Deerfield Drive

Fultz Drive

Google Earth

1000 ft

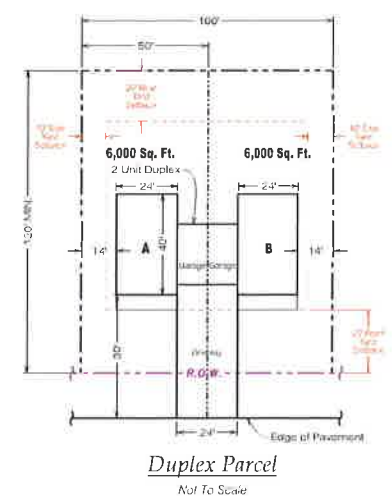
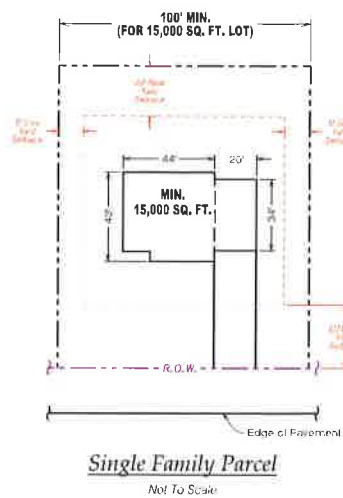




- Key**
- Existing**
- Property Line
  - - - R.O.W. - - - Right of Way
  - Resubdiv Owner
  - Lot Line
- Proposed**
- Property Line
  - - - R.O.W. - - - Right of Way
  - S' Path
  - Tree

- Project Summary**
1. Single Family Lots: 20
  2. Duplex Units: 80 (40 Bldgs.)
  3. Apartment Units: 72 (2 Bldgs. of 36 Units)
  4. Commercial Lots: 3

- Property Info**
1. Location: South Side of Genesee St. & 400' West of Fultz Dr.
  2. Tax Parcel #: 38,69-1-11, 38,70-1-2
  3. Area: 41.64 Acres
  4. Existing Zoning: C-Commercial  
Partial Rezone to Residential-R3
  5. Length of Public Road: 6,269'



Note:  
6,000 Sq. Ft. lot size per duplex dwelling unit for public sewer and water.

**PLUMLEY ENGINEERING**  
Civil and Environmental Engineering

PLUMLEY ENGINEERING, P.C.  
8232 LOOP ROAD  
BALDWINVILLE, NY 13027  
TELEPHONE: (315) 638-8887  
FAX: (315) 638-9740  
WWW.PLUMLEYENG.COM

REVISIONS:	DATE:	BY:

PROJECT: **ONEIDA PROPERTY**

CLIENT: **BK DEVELOPMENT, LLC.**

LOCATION: **CITY OF ONEIDA, MADISON COUNTY, NEW YORK**

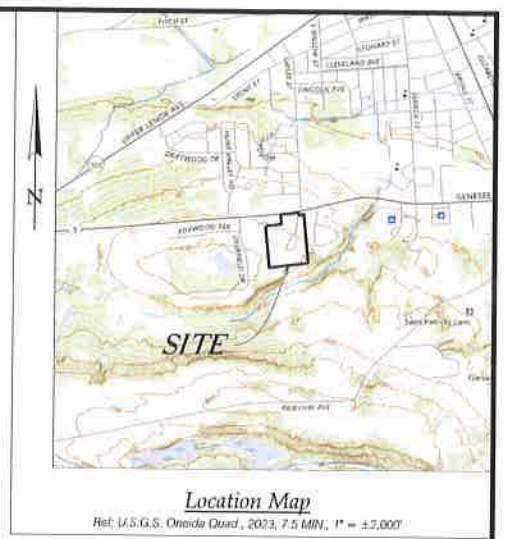
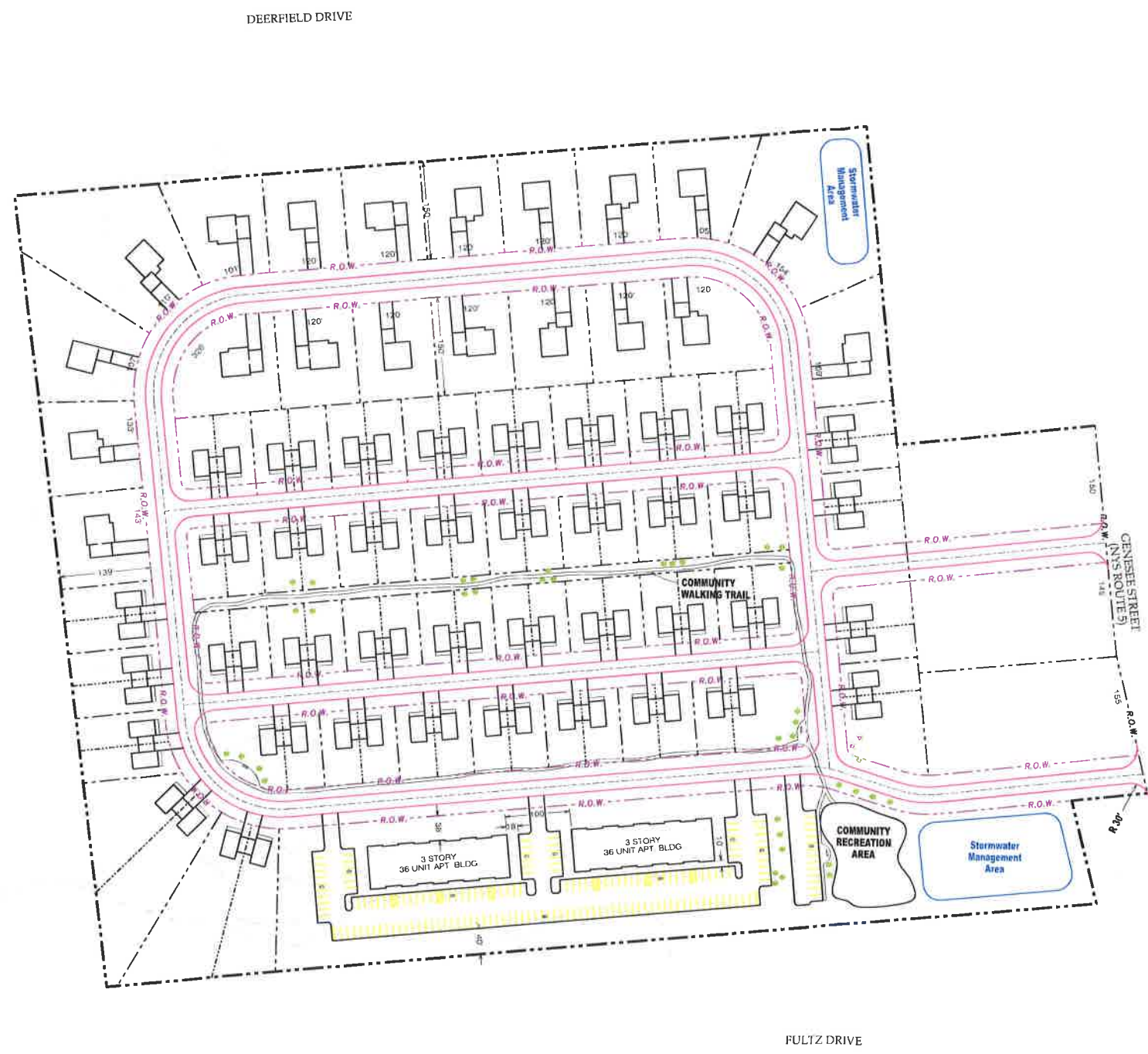
DWG. TITLE: **CONCEPTUAL PLAN**

Note: No alteration permitted without approval under Section 2201 Subdivision 3 of the New York State Education Law.

PROJECT No.: 2023145  
FILE NAME: Fig 7A  
SCALE: 1" = 100'  
DATE: Mar. 2026  
ENVD BY: JFC  
DRAWN BY: WCM  
CHECKED BY: JFC

SHEET No.: **CP-1**

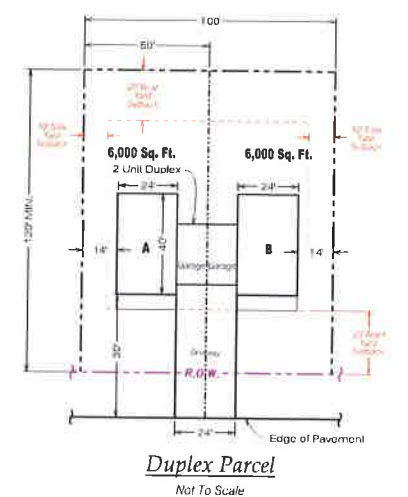
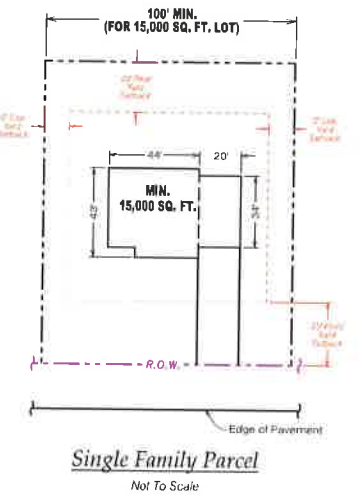
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BALDWINVILLE, NY 13017  
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REVISIONS:	DATE:	BY:

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PROJECT: **ONEIDA PROPERTY**  
BK DEVELOPMENT, LLC.  
CLIENT: **CITY OF ONEIDA, MADISON COUNTY, NEW YORK**

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Duplex TYP -  
Top of Foot  
04'-11 1/2"

Duplex TYP -  
Pail  
16'-11 1/4"

Duplex TYP -  
Second Floor  
8'-11 1/2"

Duplex TYP -  
First Floor  
9'-0"

1 Typical Duplex Elevation  
1/4" = 1'-0"

# SIXTEEN PENNY

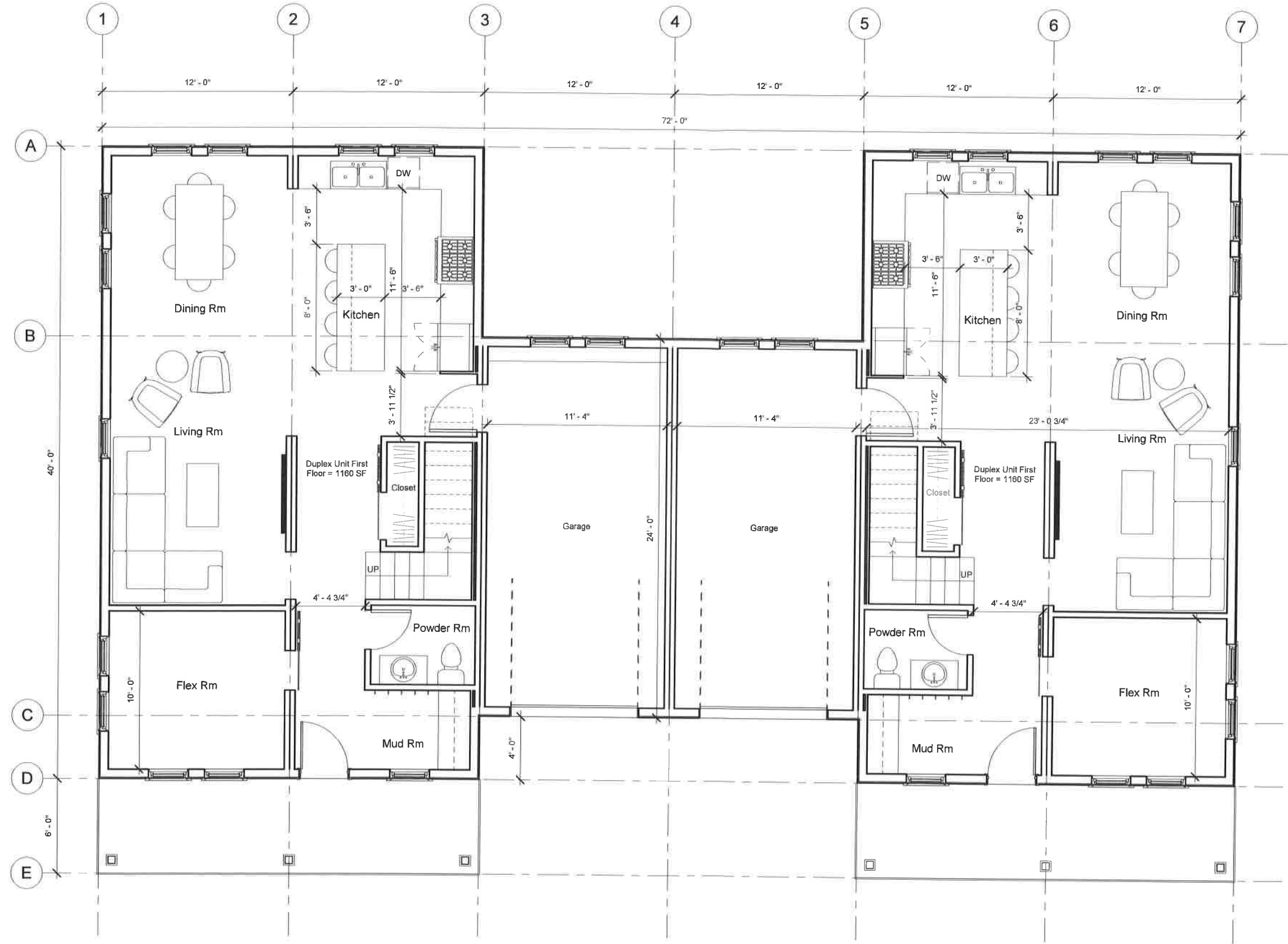
Sixteen Penny Company, Inc. // Design/Build  
19 Walnut Park, Building #2, Wellesley, Massachusetts 02481  
617.228.9100 // sixteenpenny.com

PROJECT NAME:  
ONEIDA NY SUB  
DEVELOPMENT

ISSUE DATE:  
04/02/26

A202

3/11/2026 11:12:26 AM



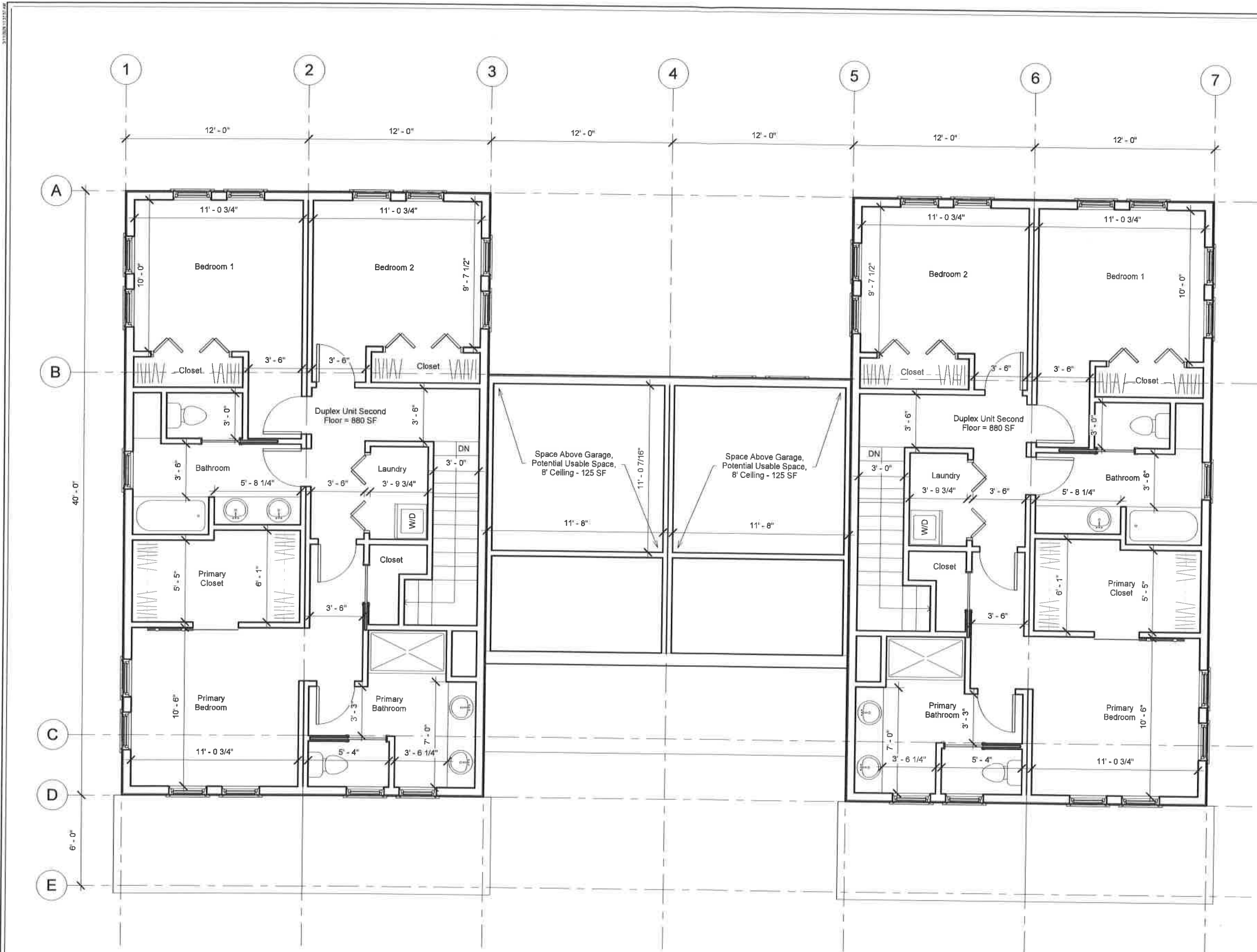
1 Duplex TYP. - First Floor  
 1/4" = 1'-0"

# SIXTEEN PENNY

Sixteen Penny Company, Inc. // Design/Build  
 19 Walnut Park, Building #2, Wellesley, Massachusetts 02465  
 617.228.9100 // sixteenpenny.com

PROJECT NAME:  
 ONEIDA NY SUB  
 DEVELOPMENT  
 ISSUE DATE:  
 03/11/26

A104



1 Duplex TYP. - Second Floor  
1/4" = 1'-0"

# SIXTEEN PENNY

Sixteen Penny Company, Inc. // Design/Bulle  
19 Walnut Park, Building #2, Woblesley, Massachusetts 0248  
617.228.8100 // sixteenpenny.com

PROJECT NAME:  
ONEIDA NY SUB  
DEVELOPMENT

ISSUE DATE:  
03/11/26

A105









② Typical Apartment Building Elevation  
1/8" = 1'-0"



① Apartment Building Elevation - 1/4" = 1'-0"



① Apartment Building TYP. - First Floor  
 1/16" = 1'-0"

First Floor = 10,800 GSF  
 1BR Units: 5  
 2BR Units: 6  
 Building Total = 32,400 GSF  
 1BR Units: 17  
 2BR Units: 18



