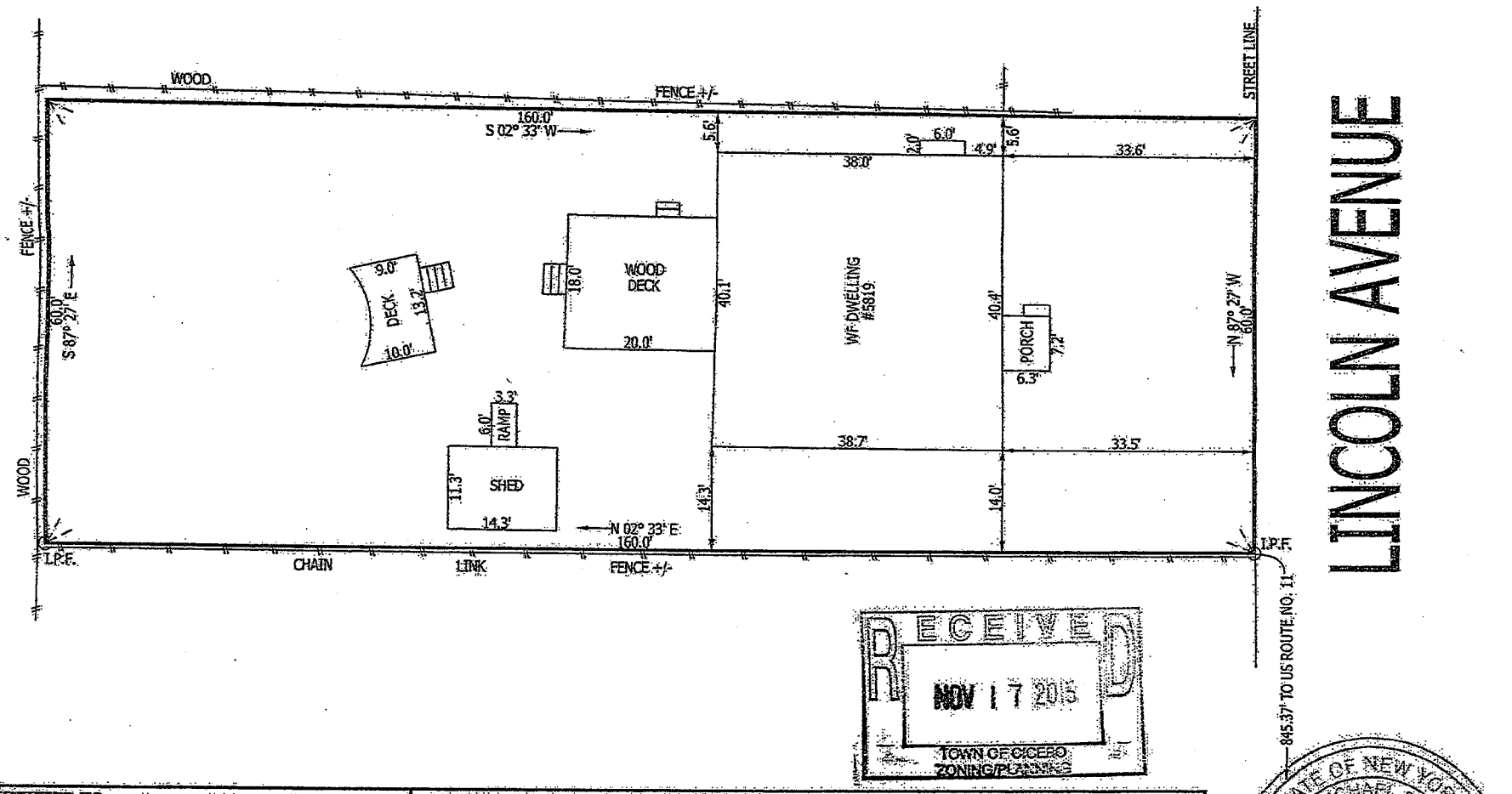
NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS & EXCEPTIONS OF RECORD WHICH AN UPDATED ABSTRACT WOULD SHOW.



RECEIVED
NOV 17 2015
TOWN OF CICERO
ZONING/PLANNING

STATE OF NEW YORK
JAMES MICHAEL DUSSING
No. 050692
LICENSED LAND SURVEYOR

CERTIFIED TO

MD

PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN.

OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE INDICATED.

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

N.Y.S. LICENSED LAND SURVEYOR NO. 050692
N.Y.S. LICENSED LAND SURVEYOR NO. 049001

LOCATION SURVEY FOR: 5819 LINCOLN AVENUE

LOT: 12 TRACT: ONONDAGA HOMES, BLOCK A PART OF LOT 66

TOWN OF CICERO COUNTY OF ONONDAGA STATE OF NEW YORK

DUSSING LAND SURVEYING, LLC
JAMES M. DUSSING SR. LIC. NO. 050692
JON J. DUSSING SR. LIC. NO. 049001
SYRACUSE, NEW YORK
PHONE: 315-256-5372 FAX: 315-492-6892

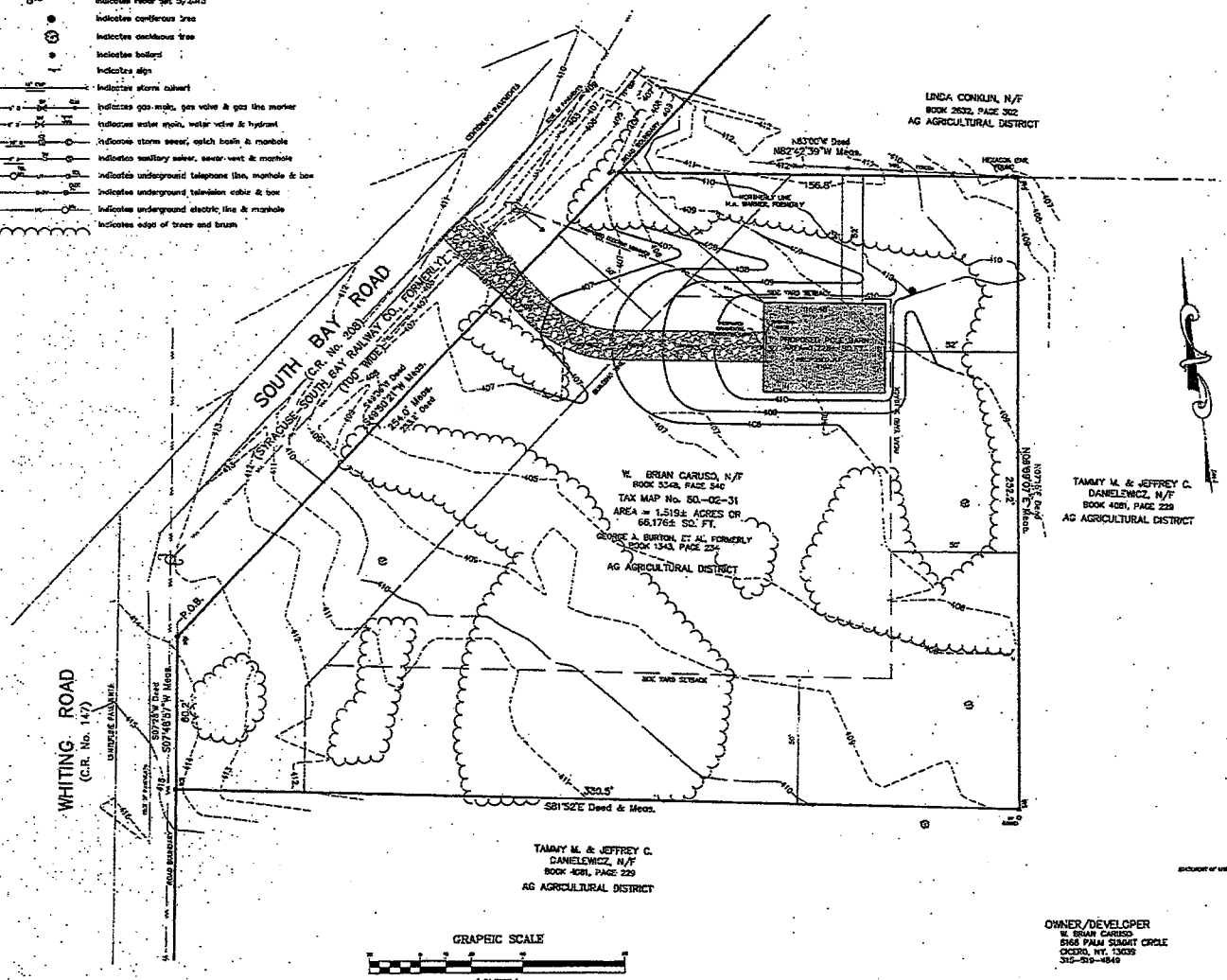
DATE:	10/26/15
SCALE:	1" = 20'
FILE NO.:	15-558

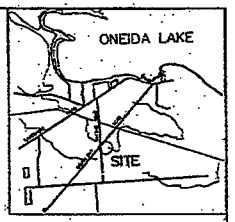
AREA, YARD AND BULK REGULATIONS PER CODE (AG AGRICULTURAL DISTRICT)

Per Code (Nonresidential)
- Minimum Lot Area (acres) = 2
- Minimum Building Line (feet) = 100
- Minimum Lot Depth (feet) = 200
- Minimum Front Yard Setback (feet) = 50
- Minimum Side Yard Setback (feet) = 50
- Minimum Rear Yard Setback (feet) = 50
- Maximum Coverage = 20%
- Maximum Building Height (feet) = 35

Proposed/Existing
- Minimum Lot Area (acres) = 1.519± (existing)
- Minimum Building Line (feet) = 254.0 (existing)
- Minimum Lot Depth (feet) = 287.0 (existing)
- Minimum Front Yard Setback (feet) = 77 (proposed)
- Minimum Side Yard Setback (feet) = 52 (proposed)
- Minimum Rear Yard Setback (feet) = 52 (proposed).
- Maximum Coverage = 3% (proposed)
- Maximum Building Height (feet) = 31 (proposed)

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 rebar set 5/2013
- indicates coniferous tree
- indicates deciduous tree
- 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 television cable & box
- indicates underground electric line & manhole
- indicates edge of trees and brush





LOCATION PLAN
NOT TO SCALE

NOTES:

- Total area 1.519± 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 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. 360072 0004 D, revised date: September 15, 1994.
- Tax Map No. 50.-02-31
- No proposed water service.
- No proposed gas service.
- No proposed sign.
- No proposed outdoor use.
- No proposed landscaping.
- No easter maintenance to vehicles.

STATEMENT OF USE:

Tax Map No. 122.-02-31 to be used for private storage only.

VARIANCE APPROVED OCTOBER 5, 2015:

MINIMUM LOT AREA: REQUIRED: 2 ACRES, 1.519± ACRES APPROVED.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

OWNER/DEVELOPER
W. BRIAN CARUSO
8166 PALM SUMMIT CIRCLE
CICERO, NY, 13039
315-519-4849

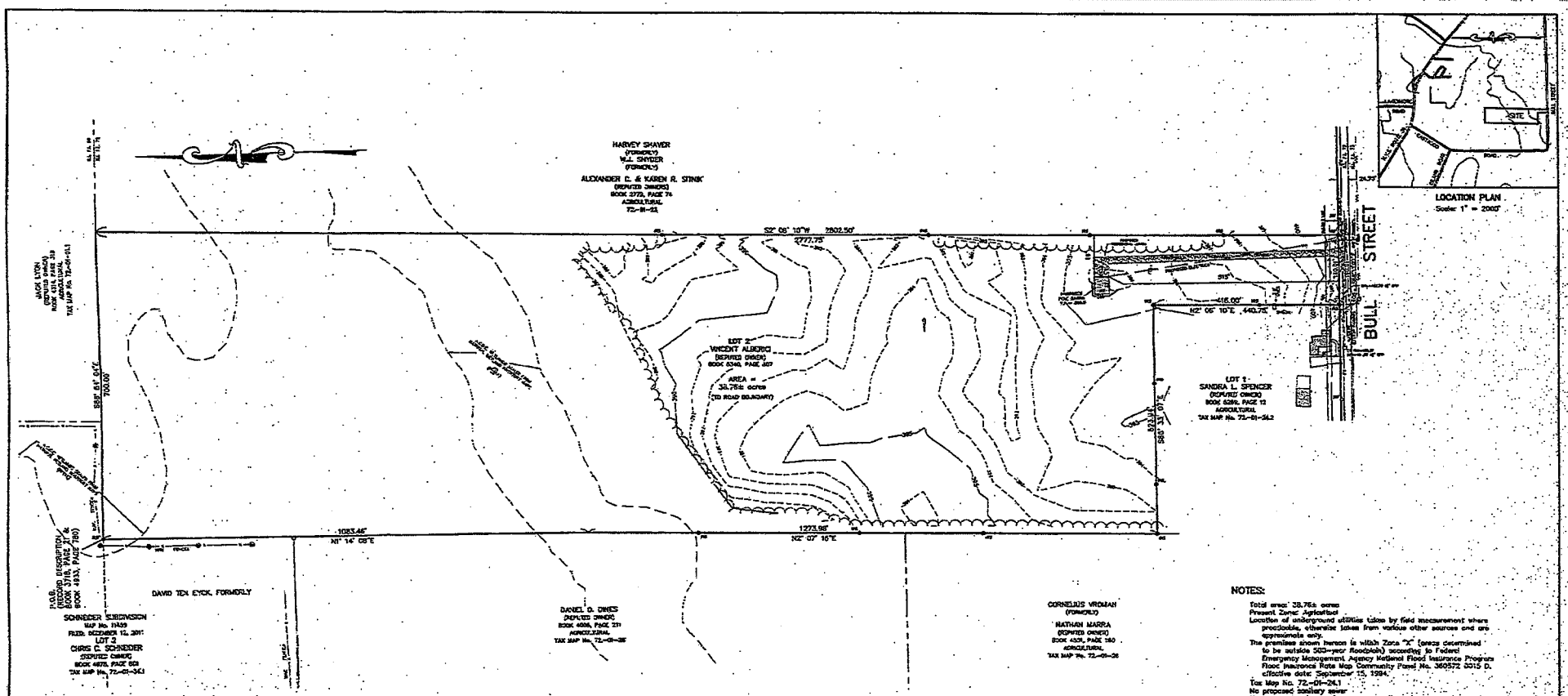
REVISION	DESCRIPTION OF USE & OWNER

SITE PLAN – PROPOSE FEATURES
8578, WHITING ROAD

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

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WEZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: OCTOBER 14, 2015
SCALE: 1" = 20'
FILE NO: 122335.001
SHEET NO. 2 OF 2
F.B. NO. 1293



LEGEND:

- indicates original grade
- indicates proposed grade
- indicates edge of trees and brush
- indicates utility pole, anchor & overhead lines
- indicates iron rod found/or rebar 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
- indicates monument to be set

AREA, YARD AND BULK REGULATIONS PER CODE (AGRICULTURAL)

Minimum Lot Area (acres) = 2
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

Minimum Lot Area (acres) = 38.76 (Existing)
Minimum Building Line (feet) = 160.01 (Existing)
Minimum Lot Depth (feet) = 2,777.75 (Existing)
Minimum Front Yard Setback (feet) = 515 (Proposed)
Minimum Rear Yard Setback (feet) = 2,230 (Proposed)
Minimum Side Yard Setback (feet) = 66 (Proposed)
Maximum Building Coverage = .01%
Maximum Building Height (feet) = 34' (Proposed)

TRACT MAP:

LANDS OF WEBB AMENDED
BY: IANUZI & ROMANS LAND SURVEYING P.C.
FILED: JANUARY 6, 2014
MAP No.: 11792

NOTES:

Total area: 38.76± 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 0015 D, effective date: September 15, 1994.
Tax Map No. 72-01-24.1
No proposed sanitary sewer
No proposed water services
No proposed gas service
No proposed landscaping
No proposed outdoor uses
Existing drainage pattern to remain
This lot is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by that department for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to residential building lot and issuance of a building permit.

STATEMENT OF USE:

Proposed 40' x 32' cold storage pole barn for private use only.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SITE PLAN – PROPOSED FEATURES

LOT No. 2

LANDS OF WEBB

PART OF FARM LOT No. 72

TOWN OF CICERO

ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
3238 WITZ DRIVE
NORTH STRAUSE, NY 12212
PHONE: (315) 457-2200
FAX: (315) 457-8251

DATE: NOVEMBER 5, 2015
SCALE: 1" = 100'
FILE NO.: 12328.001

SHEET NO. 2 OF 2
F.B. NO. 1485