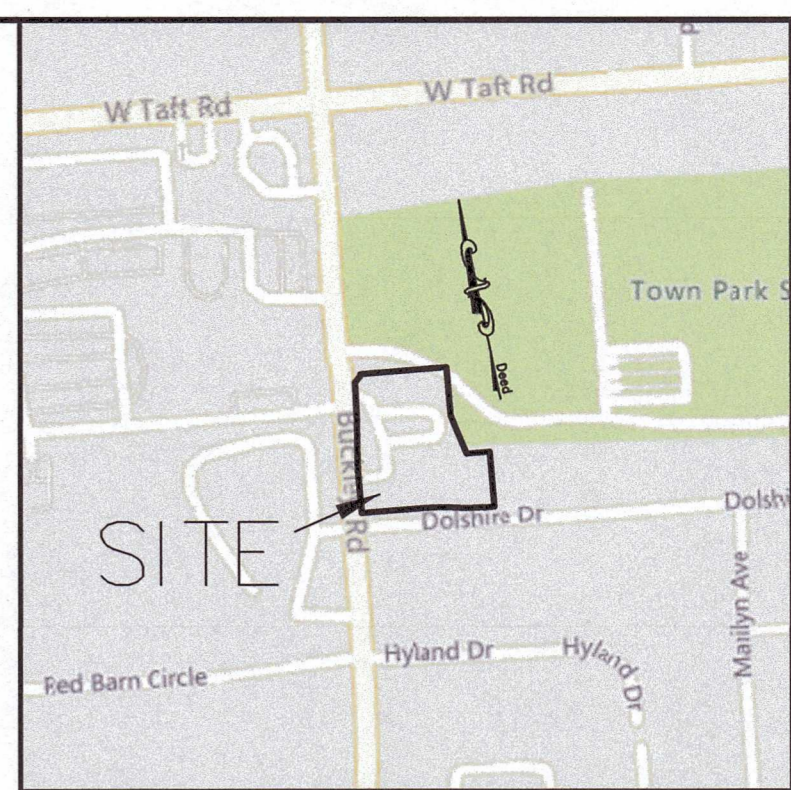


- (4) RC-1 lot and structure dimensional requirements.
- (a) RC site.
- [1] The following site requirements shall supersede and over ride any of the following individual lot or structure requirements and shall collectively apply to all lots within the complex:
    - [a] Minimum site area: five acres.
    - [b] Site perimeter landscape strip: 30 feet.
    - [c] Additional site perimeter landscape strip abutting residential districts: 50 feet.
    - [d] Cumulative coverage structure and pavement: 75%.
  - [2] Required yards for an RC site shall apply to all principal uses and structures within the RC site. These yards are determined in the same manner as yards for an individual lot. These yards shall include within the same space any perimeter landscape strip required above. These site requirements shall apply to RC sites occupied by a single principal use or multiple principal uses.
    - [a] Front yard: 100 feet.
    - [b] Side yard (each): 75 feet.
    - [c] Rear yard: 75 feet.
- (5) RC-1 individual lot standards.
- (a) Lot.
- [1] Area, minimum (square feet): n/a.
  - [2] Width, minimum (feet): n/a.
  - [3] Depth, minimum (feet): n/a.
  - [4] Coverage, maximum building (%): n/a.
  - [5] Coverage, maximum total: 100%.
  - [6] Maximum gross floor area (square feet): n/a.
- (b) Principal structure and attached accessory structures. These requirements apply to all structures within an RC-1 shopping center site:
- [1] Front yard minimum: zero feet.
  - [2] Side yard minimum:
    - [a] One side: zero feet.
    - [b] Total both sides: zero feet.
  - [3] Rear yard minimum: zero feet.
  - [4] Maximum height:
    - [a] Office building, motel/hotel, hospital/clinic, nursing home/assisted-living facility: 50 feet.
    - [b] All other uses: 35 feet.
  - [5] Maximum number of floors: four.
- (c) Accessory structures, detached.
- [1] Front yard minimum: zero feet.
  - [2] Side yard setback: zero feet.
  - [3] Rear yard setback: zero feet.
  - [4] Maximum height: same as principal structure.
- (6) RC-1 supplemental district design standards.
- (a) Individual lot perimeter landscape strip: subject to site plan review.
  - (b) Additional setback where abutting residential district (feet): n/a.
  - (c) Lot and structure design, scale and materials: subject to site plan review.
  - (d) Multiple principal uses or structures are permitted, subject to site plan and/or subdivision review, if applicable.

- (4) R-10 residential lot and structure dimensional requirements.
- (a) Lot.
- [1] Area, minimum: 10,000 square feet.
  - [2] Width, minimum: 75 feet.
  - [3] Depth, minimum (feet): n/a.
  - [4] Coverage, maximum (%): n/a.
- (b) Principal structure and attached accessory structures.
- [1] Front yard minimum: 25 feet.
  - [2] Side yard minimum:
    - [a] One side: 10% lot width.
    - [b] Total both sides: 25% lot width.
  - [3] Rear yard minimum: 10 feet.
  - [4] Maximum height: 30 feet.
- (c) Accessory structures, detached.
- [1] Front yard minimum: existing principal structure front line.
  - [2] Side yard setback: 10% lot width.
  - [3] Rear yard setback: 10 feet.
  - [4] Maximum height: 12 feet.
- (5) R-10 nonresidential lot and structure dimensional requirements.
- (a) Lot.
- [1] Area, minimum: based on design, parking, yards, etc.
  - [2] Width, minimum: 75 feet.
  - [3] Depth, minimum (feet): n/a.
  - [4] Coverage, maximum (%): n/a.
- (b) Principal structure and attached accessory structures.
- [1] Front yard minimum: 25 feet.
  - [2] Side yard minimum:
    - [a] One side: 15% lot width.
    - [b] Total both sides: 30% lot width.
  - [3] Rear yard minimum: 10 feet.
  - [4] Maximum height: 30 feet.
- (c) Accessory structures, detached.
- [1] Front yard minimum: existing principal structure rear building line.
  - [2] Side yard minimum: 15% lot width.
  - [3] Rear yard minimum: 10 feet.
  - [4] Maximum height: 15 feet.



LOCATION PLAN  
Scale: 1" = 500'

**BUCKLEY ROAD**  
C.R. No. 48  
(PUBLIC - WIDTH VARIES)

**SCHEDULE "A"**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CLAY, COUNTY OF ONONDAGA AND STATE OF NEW YORK AND BEING PART OF FARM LOT #90 IN SAID TOWN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PRESENT EASTERLY STREET LINE OF BUCKLEY ROAD (VARIOUS WIDTHS) AND THE PRESENT NORTHERLY STREET LINE OF DOLSHIRE DRIVE (60' WIDTH);

THENCE, NORTH 06° 32' 30" EAST, ALONG SAID EASTERLY LINE OF BUCKLEY ROAD, A DISTANCE OF 108.27 FEET TO AN ANGLE POINT IN SAID BUCKLEY ROAD;

THENCE, THE FOLLOWING COURSES AND DISTANCE ALONG SAID EASTERLY LINE OF BUCKLEY ROAD:

NORTH 09° 55' 28" EAST, A DISTANCE OF 30.05 FEET TO AN ANGLE POINT;

NORTH 11° 08' 49" EAST, A DISTANCE OF 100.75 FEET TO AN ANGLE POINT;

NORTH 09° 04' 25" EAST, A DISTANCE OF 100.05 FEET TO AN ANGLE POINT;

NORTH 50° 45' 34" EAST, A DISTANCE OF 20.78 FEET TO AN ANGLE POINT;

NORTH 19° 25' 25" EAST, A DISTANCE OF 5.37 FEET TO A POINT AT A SOUTHWESTERLY CORNER OF PROPERTY NOW OR FORMERLY OWNED BY THE TOWN OF CLAY, AS RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER OF DEEDS #3779, PAGE #301;

THENCE, SOUTH 82° 45' 00" EAST, ALONG A SOUTHERLY LINE OF SAID TOWN OF CLAY PROPERTY, A DISTANCE OF 223.36 FEET TO A POINT;

THENCE, SOUTH 06° 35' 00" WEST, ALONG A SOUTHERLY LINE OF SAID TOWN OF CLAY PROPERTY, A DISTANCE OF 125.00 FEET TO AN ANGLE POINT;

THENCE, SOUTH 10° 58' 10" EAST, A DISTANCE OF 106.63 FEET TO A POINT;

THENCE, SOUTH 82° 55' 00" EAST, A DISTANCE OF 60.00 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF LOT #46 OF THE VIEL TRACT, SECTION "C", FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JULY 15, 1952 AS MAP #3387;

THENCE, SOUTH 07° 07' 00" WEST, ALONG THE WESTERLY LINE OF SAID LOT #46, A DISTANCE OF 143.00 FEET TO ITS INTERSECTION WITH SAID PRESENT NORTHERLY STREET LINE OF DOLSHIRE DRIVE;

THENCE, NORTH 82° 55' 00" WEST, ALONG SAID NORTHERLY LINE OF DOLSHIRE DRIVE, A DISTANCE OF 28.90 FEET TO A POINT OF CURVATURE IN SAID NORTHERLY LINE;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A DISTANCE OF 69.73 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A DISTANCE OF 78.63 FEET TO A POINT;

THENCE, NORTH 82° 55' 00" WEST, CONTINUING ALONG SAID NORTHERLY LINE OF DOLSHIRE ROAD, A DISTANCE OF 167.28 FEET, TO THE POINT OF BEGINNING.

**LEGEND:**

- ☆ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- IRS indicates rebar to be set
- IPF indicates iron pipe and/or monument found
- MON FND indicates 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
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

**NOTES:**

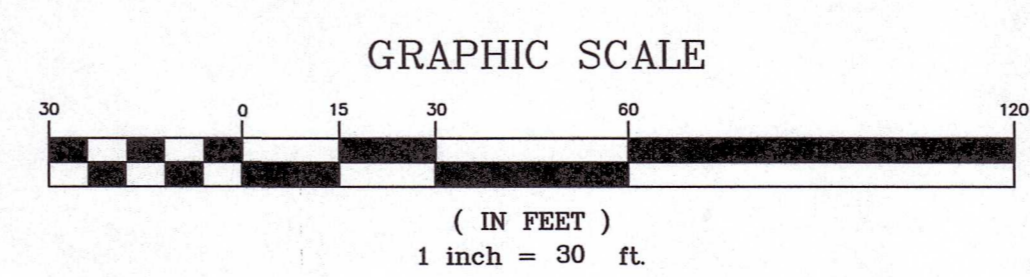
Total area: 2.37± acres.  
Present Zones: RC-1 Regional Commercial & R-10 Residential  
Elevations referred to NAVD 88.  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain, according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360573 206 F, Effective date: November 4, 2016.  
Tax Map No. 117-02-47  
Building heights not measured at this time.  
Total number parking spaces: 11 regular spaces  
No recent earthwork observed at time of survey  
No zoning report or letter provided

**TRACT MAP:**

By: Charles S. Slack  
Date Filed: July 15, 1952  
Map No.: 3387

**TITLE REPORT:**

Prepared By: First American Title Insurance Company  
Title No.: 3020-1136197N2  
Effective Date: October 1, 2019  
Updated: January 1, 2021



**SCHEDULE "B-II" (EXCEPTIONS)**

5. Utility Easement contained in Instrument recorded on 11/30/1951 in (as) Liber 1539 Cp 83. (See Post) UNABLE TO PLOT, BLANKET IN NATURE
6. Right of Way Easement contained in Instrument recorded on 10/22/1968 in (as) Liber 2389 Cp 171. (See Post) SHOWN ON SURVEY
7. Right of Way Easement contained in Instrument recorded on 11/15/1968 in (as) Liber 2391 Cp 726. (See Post) SHOWN ON SURVEY

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on December 22, 2022.

Date of Plat or Map: March 21, 2023.

Signed:

Timothy J. Coyer, L.S.

N.Y.S. Licensed Land Surveyor Registration No. 050856

Subject to any statement of facts an accurate and up to date abstract of title 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	ALTA/NSPS LAND TITLE SURVEY 7190 BUCKLEY ROAD LOT No. 47		
	<b>VIEL TRACT</b> SECTION "C" AND ADDITIONAL LAND PART OF LOT No. 90 TOWN OF CLAY ONONDAGA COUNTY, NEW YORK		
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		DATE: FEBRUARY 16, 2023	SHEET No.
GRAPHIC SCALE 0 15 30 60 90 120 ( IN FEET ) 1 inch = 30 ft.		SCALE: 1" = 30'	FILE No.: 13154.004
			F.B. No. 1599