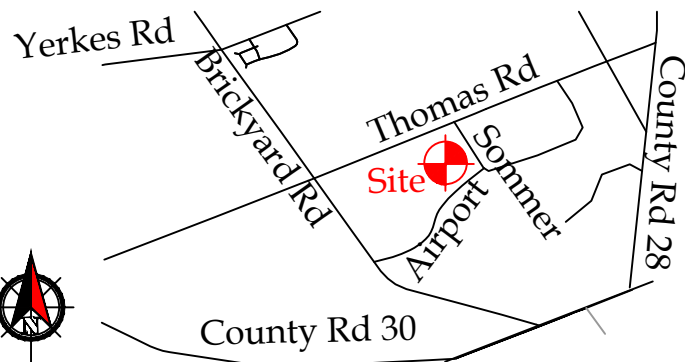




T.m. # 70.00-1- 2.111 R-1-30

Zoning Chart
Town of Canandaigua

Zoning District	R-1-30
Min lot area	30,000 SF
Min lot width	125'
Min front yard setback	60'
Min side yard setback	25'
Min rear yard setback	40'
Min rear yard setback (acces.)	15'
Max building height	35'
Max accessory structure height	16'
Max building coverage	20%

Deed Reference

Deed to Terry A. Dekouski
by deed filed in Liber 828 of Deeds at Page 423

Map References

Lands of Oreste & Marguerite D'Allesandro,
by Jack R. Anderson filed Aug. 1, 1968 as
Ontario County filed map no. 4340.

Survey plan of land to be conveyed by
Marguerite D'allesandro, by Bradley G.
Overace, ls. filed June 16, 1988 as Ontario
county filed map no. 15941.

Boundary survey of parcel of land to be
acquired by Dr. Bruce C. Campbell, by
Myron R. Brewster, Jr. filed April 30, 1982
as Ontario County filed map no. 10060.

Lands to be conveyed to Walter W., Jr. &
Diane S. Jones and Terry A. Dekouski, by
Douglas P. Wallace filed march 22, 1984
as Ontario County filed map no. 11350.

Map of topographic survey prepared for:
R. Randall Farnsworth, by Venezia and
Associates dated feb. 27, 2002

Map of Subdivision prepared for: Bruce C.
Campbell, by Venezia and Associates dated
December 15, 1999 being job no. 99-446.

Map of subdivision prepared for: Copco
Publishers, inc. by Venezia and Associates
dated December 14, 2001 being job no. B520.

Map of survey prepared for Larry B. &
Bonnie S. Corby, by Venezia and Associates
dated December 14, 2000 being job no. A361.

Plan of land owned by Ronald and Helen
Billittier, by MRB Group dated June 4, 1999
being project no. U30125.

Final Plat prepared for Ronald Billittier Et al
filed as Ontario County Map # 28605.

This project is not situated in any recorded floodplain or wetland area.

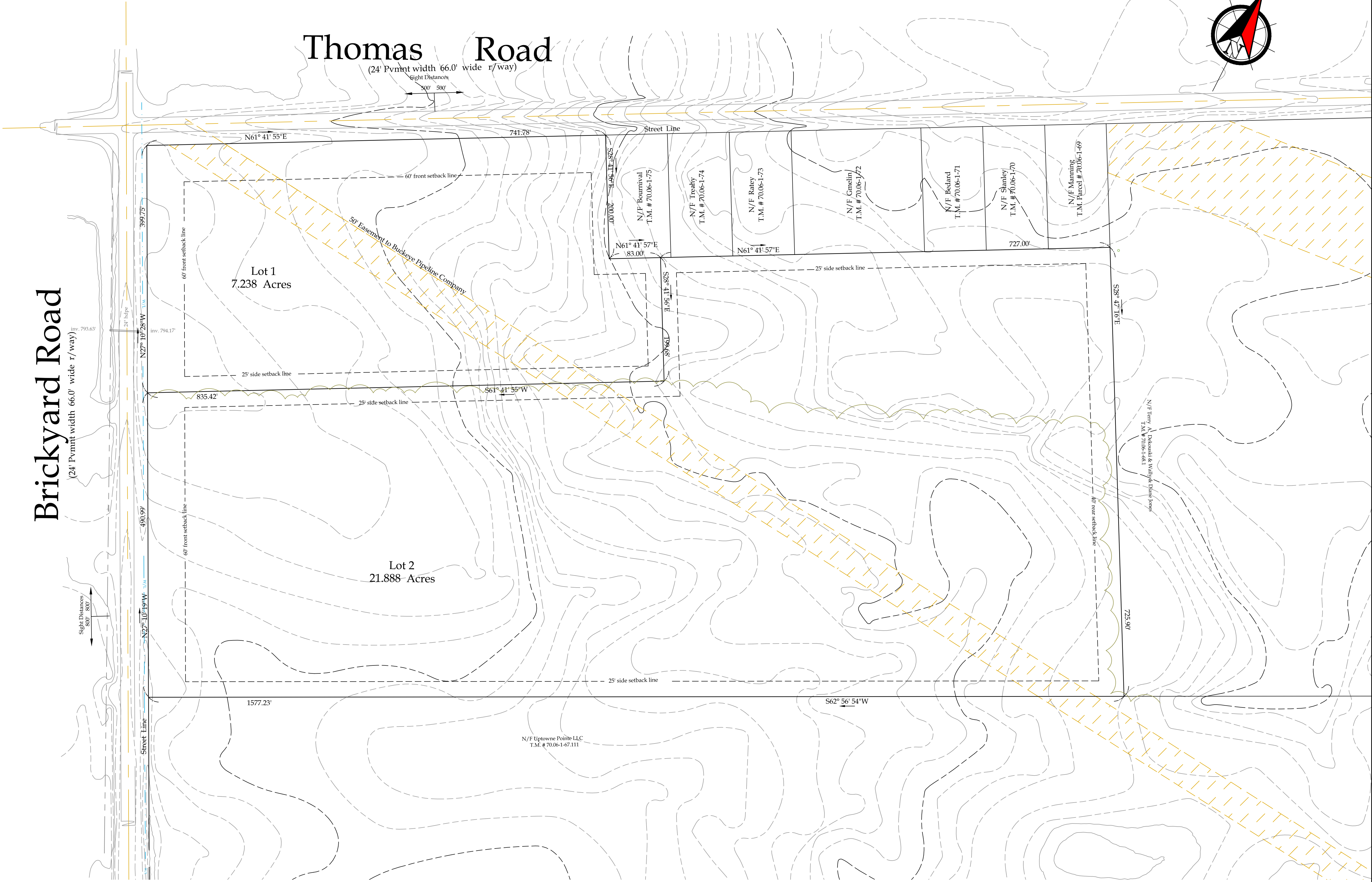
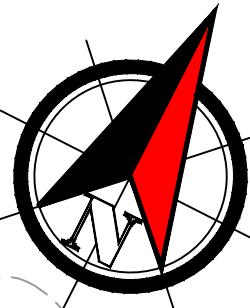
Distances shown are horizontal ground distances. all distances and
elevations shown are measured in decimal feet. vertical datum is navd 88.
horizontal datum is nys grid.

Property is located in flood zone x per Fema Community Panel number 360598
0015 C map last revised March 3, 1997.

Farm note:
This property which is the subject of this subdivision is located within an agricultural district
containing a farm operation.
residents should be aware that such farm operations may generate
dust, odor, smoke, noise, vibration and other activities which may not be compatible with residential
use of the property.

" Unauthorized alteration or addition
to a map bearing a Licensed
Professional Engineer's or
Professional Land Surveyor's seal in
any way is a Violation of Section 7209

" Copyright 2022" Venezia &
Associates. All rights reserved
unauthorized duplication is a
violation of all applicable laws"



Planning Board Chairman _____ signed

Legend

	P.K. nail found
	P.K. nail set
	Concrete Monument
	Benchmark
	Utility lines
	E/T
	R.O.W. line
	Property lines
	Centerline

Revisions			
NO.	Date	Description	By
1	3/08/22	Add setback lines	R.A.V.

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on March 1, 2022
from notes of an instrument survey
performed on February 26, 2022.



Rocco A. Venezia
License No. 049761 signed

Subbdivision Plan prepared for:

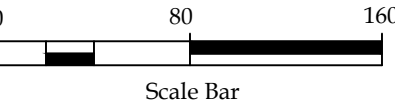
Venezia Group LLC

Developer
Venezia Group LLC
5120 Laura Lane
Canandaigua NY 14424

Owner
Terry A. Dekouski
239 Kennedy Street
Canandaigua NY 14424

Showing Land
at
2361 Brickyard Road
Town of Canandaigua
County of Ontario State of New York

File: 2 Lot Sub Thomas
T.m. # 70.00-1-2.111
Scale 1"= 80'



Rocco A. Venezia
Land Surveyor

5120 Laura Lane Canandaigua New York, 14424

www.veneziasurvey.com (585)396-3267 Fax. No. (585) 396-0131 E-mail rocco@veneziasurvey.com