

SITE DEVELOPMENT DATA:

APPLICANT/OWNER: Craig H. Wilber & Frank L. Duck, III
c/o Wilber - Duck Chevrolet & Buick Inc.
Oneida, New York 13421
(315) 363-4600

TAX MAP PARCEL: 310.00-1-45
"Proposed 2 - Lot Subdivision"
TOTAL ACREAGE = 1.397± ACRES

ZONING: (CNS) Commercial Neighborhood Services, Per Town Of
Verona Zoning Maps

	RESIDENTIAL & NON-RESIDENTIAL (WITH WATER OR SEWER)	COMMERCIAL
Min. Lot Area	20,000 Ft.	20,000 Feet
Min Lot Width	100 Ft.	100 Ft.
Max Lot Coverage	50%	30%
Min. Setback		
Front Yard	40 Feet	40 Feet
Side Yard (One Side)	15 Feet	15 Feet
Both Sides Total	30 Feet	30 Feet
Rear Yard	30 Feet	30 Feet
Max Building Height	35 Feet	35 Feet
Max Density	6,000 Sq. Ft. / Unit	
Max Size (Main Floor)	4,000 Sq. Ft.	

Accessory Structures - Detached, Greater Than 64 Sq. Ft.

Front Yard	Existing Front Setback Line
Side Yard	5 Ft.
Rear Yard	5 Ft.
Max Building Height	10 Ft.

FLOOD ZONE:

This Property Is Located In Zone 'X' An Area Determined To Be Outside The 500 Year Flood Zone, As Per A Flood Insurance Rate Map With Community - Panel Number 360561 0038 B. This Was Determined By The Federal Emergency Management Agency.

PROPOSED SEWAGE DISPOSAL:

Installed
City Of Oneida, Sanitary Sewer System, Existing 18"
Sanitary Sewer Main Along New York State Route #365

PROPOSED WATER SUPPLY:

Installed
Public Water To Be Provided By The City Of Oneida Water Agreement For The Town Of Verona. The Nearest Fire Hydrant Is Located 130'± From The Southeast Corner Of Lot #1.

OTHER UTILITIES:

Gas, Electric, And Telephone Services Shall Be Provided In Accordance With The Agreement Between Developer And Utilities And Shall Be Installed In Accordance with The Requirements Of The Respective Utilities Provider.

NOTE:

The Site Is Relatively Flat.

ilities or utilities,
t known, for this
cted a minimum of
ound excavation.