



## ZONING

R-2 Zoning District

	Code	Proposed
Min Lot Area	25,000 SF	41,120 S
Min Lot Frontage	100 ft	100 ft
Min Lot Depth	175 ft	390 ft
Min Front Yard	40 ft	155 ft
Min Rear Yard	40 ft	173 ft
Min Side Yard	15 ft	15 ft
Max Bldg Height	35 ft/2sty	<35 ft
Max Bldg Coverage	40%	<40%
Min Open Space	3.364 Ac	3.383 Ac
(50% of project area)(excluding driveway areas)		

## GENERAL NOTES

- 1. Tax Account Number: 16.00-01-013.1
- 2. Owner: Marjorie Olney
- Developer:
  Polidori and Ferri Homes (Mauro Polidori)
  6747 Falcons Point
  Victor, NY 14564
- 4. Site address: 740 County Road 9
- 5. Total Acreage: 6.728± acres
- . This project is located within Zone C according to the Flood Insurance Rate Map Index for the Town of Victor, dated September 30, 1983. The Community Panel (361249 0010 C) was not printed.
- 8. Existing utilities were plotted from referenced survey and record maps.
- Privacy fences, chain link fences, ponds, pools, structures, storage of vehicles, play apparatus, recreational items, herbicides, & pesticides shall not be allowed within the Open Space.
- 11. The Conservation Easement area must be left in its natural state and should be planted with native grasses, bushes, and trees to enhance the existing hedgerow. The Town has the right to inspect this area, on at least an annual basis, but could be more frequent if there are suspected violations. The Code Enforcement Officer will enforce any corrective measures. Conservation Easement markers must be installed per the
- 12. All driveways must be installed according to the Town Design and

JNAUTHORIZEO ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIDLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

