SURVEYORS: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP WITHOUT WRITTEN CONSENT FOR WHATEVER PURPOSES VIOLATES MY COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.



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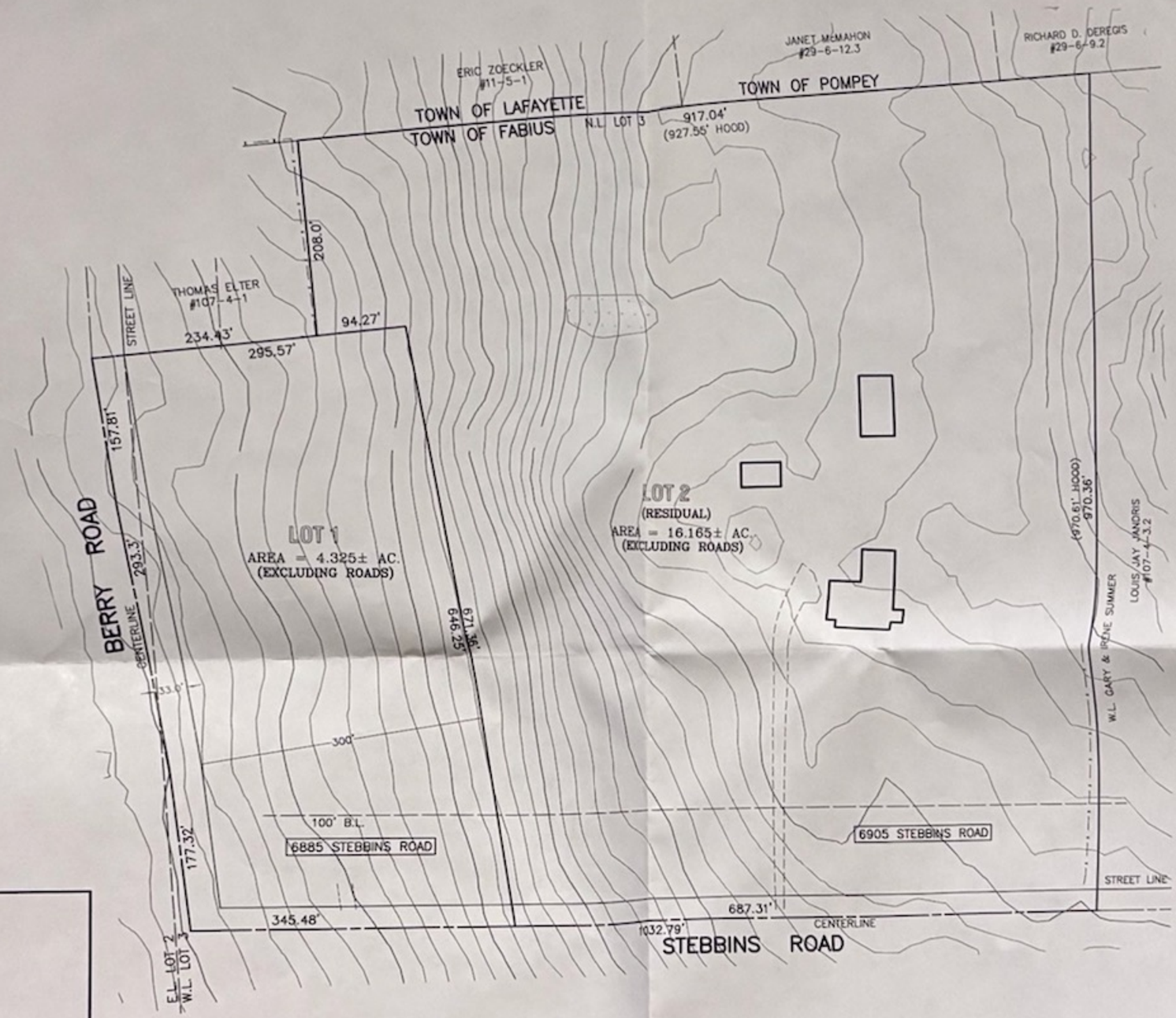
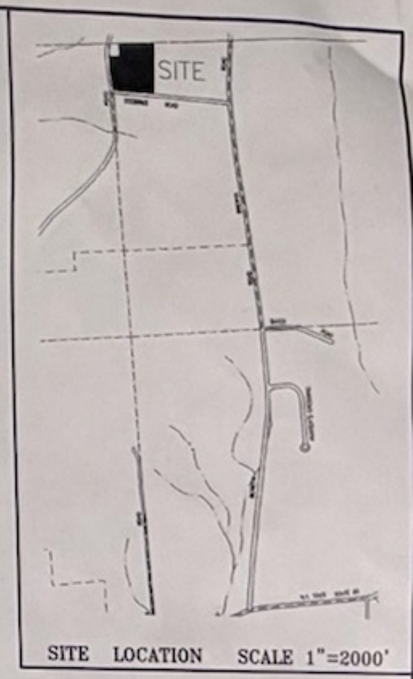
Fee Amt: $10.00 Page 1 of 2
Onondaga County, NY
Emily Essi Bersani County Clerk
File 14070





SITE LOCATION SCALE 1"=2000'

CONTOURS AT 2' INTERVALS FROM GOOGLE MAPS

LOT UNENCUMBERED BY D.E.C. WETLANDS BASED ON ONONDAGA COUNTY GIS.

INDICATES FEDERAL WETLANDS BASED ON ONONDAGA COUNTY GIS.

NOTE: ENTIRE PROPERTY LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FIRM PANEL 36067C0485F, COMMUNITY No. 360577 (TOWN OF FABIUS). EFFECTIVE 11-4-2016.

ZONED: A2 (AGRICULTURAL 2)
MINIMUM LOT AREA = 2 ACRES
MINIMUM LOT WIDTH = 300'
MINIMUM FRONT YARD SETBACK = 100'
MINIMUM SIDE YARD SETBACK = 50'
MINIMUM REAR YARD SETBACK = 50'
MAXIMUM BUILDING HEIGHT = 35'

TOTAL AREA = 20.490± ACRES

100 0 100 200 300
GRAPHIC SCALE – FEET

STEBBINS $6905 FAB3 #107-4-2 XLAMANA [STEBERR.] (ADD) ©20250620SUB-FINAL

SEWAGE DISPOSAL PLAN BY ERIC J. BUCK, PE, APPROVED BY THE ONONDAGA COUNTY HEALTH DEPARTMENT ON AUG. 22, 2025.

MUNICIPAL APPROVAL

J. M. Skinner
Chair.

COUNTY HEALTH DEPARTMENT APPROVAL

ONONDAGA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH
OCT 01 2026
This Plan has been reviewed by the Onondaga County Health Department. Subdivision approval by this Department is not required.

Shawn M. Rush, P.E.
Bureau of Public Health Engineering

CHICAGO TITLE INSURANCE COMPANY hereby certifies that there are no unpaid state, town or county taxes as of 10/1 2026
Signed Ricardo D. Pallup
THE CHICAGO TITLE INSURANCE COMPANY

I HEREBY APPROVE THIS TRACT MAP.
Sarah Lamanna
CLADDAGH FARM, LLC., OWNER
6905 STEBBINS ROAD
LAFAYETTE, NY 13084
(315) 243-3782

NOT A VALID SUBDIVISION WITHOUT RECORDING DATA OF THE MAP FILING WITH THE ONONDAGA COUNTY CLERK'S OFFICE.

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 06-20-2025 VOID WITHOUT SIGNER'S EMBOSSED SEAL.

STATE OF NEW YORK
GARY ENSIGN COTTRELL
079310
REGISTERED LAND SURVEYOR

–FINAL PLAN–

CLADDAGH FARM SUBDIVISION
PART OF LOT 3 – TOWN OF FABIUS
ONONDAGA COUNTY, N. Y.

I.D: 107-4-2	FILE:	B/P:
DATE: 6-20-2025	SCALE: 1" = 100'	

REVISIONS

1	09/14/26	ADDRESSES, FINAL

COTTRELL LAND SURVEYORS, PC.
7308 STATE RTE 173, MANLIUS, NY 13104
(315)682-8121, WWW.COTTRELLSURVEYORS.COM

29 - Sarah Lamanna