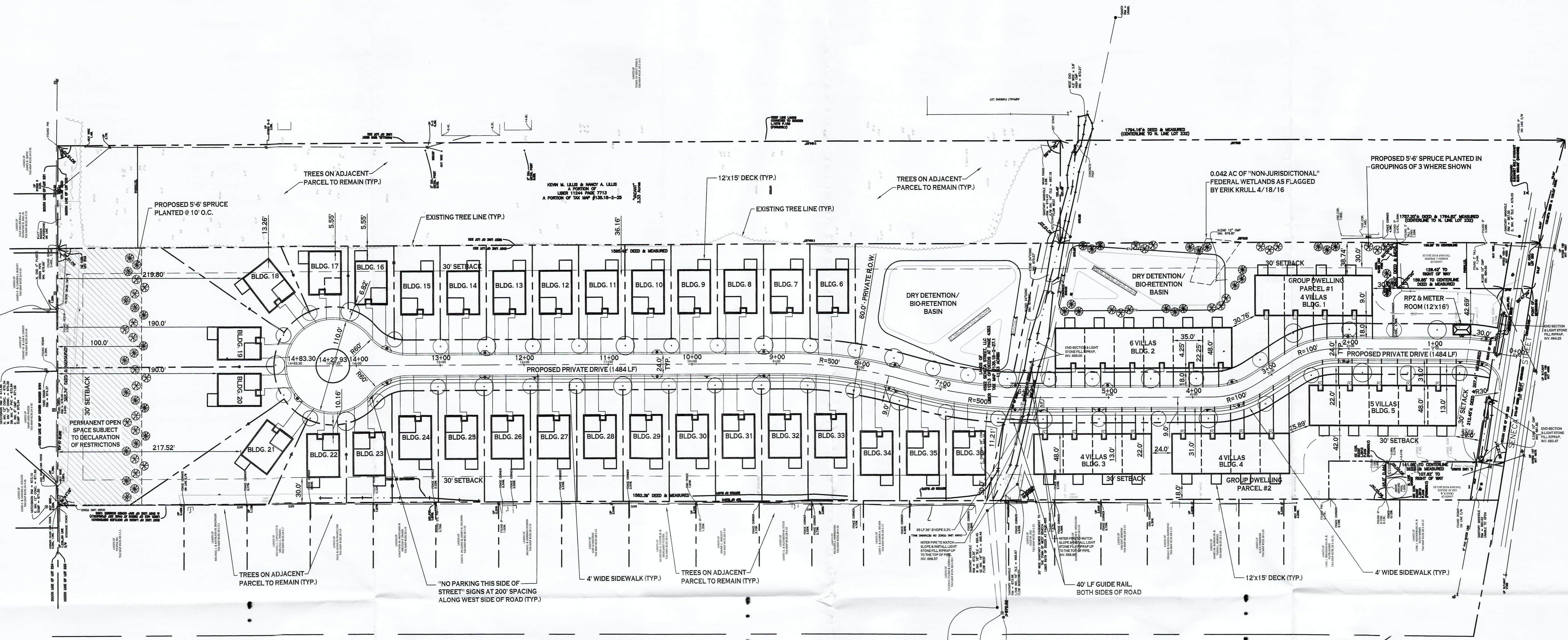


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SITE DATA		
SITE AREA = 11.56 ACRES TOTAL SITE		
ZONED: R-50 (RESIDENCE DISTRICT)		
PATIO HOMES NORTH OF DITCH (7.94 AC)		
BUILDINGS: 1-STORY PATIO HOMES W/2-CAR ATTACHED GARAGE		
<b>SETBACKS - BUILDING</b>		
FRONT:	REQUIRED	PROVIDED
SIDE:	5 FT	5.0 FT MIN.
REAR:	30 FT	5.55 FT MIN.
MIN. LOT SIZE	8,000 SF	4,680 SF MIN. (32,116 SF MAX.)
MIN. LOT WIDTH	50 FT	37.11 FT MIN.
MAX. BUILDING HEIGHT	30 FT	21.25 FT #
MIN. DWELLING SIZE	900 SF	1,598 SF LIVING AREA
PARKING REQUIREMENT	2 PER UNIT	4 PER UNIT
<b>GROUP DWELLINGS SOUTH OF DITCH (3.62 AC)</b>		
BUILDINGS: 1-STORY ATTACHED VILLAS W/2-CAR ATTACHED GARAGE (HEIGHT TO PEAK = 24') (AVG. HEIGHT TO MIDPOINT OF EAVE & RIDGE = 16')		
<b>SETBACKS - BUILDING</b>		
FRONT:	30 FT	0.0 FT MIN. ***
SIDE: ***	25 FT	30.0 FT MIN.
REAR:	30 FT	18.0 FT MIN.
BUILDING SEPARATION **	16 FT	24.0 FT MIN.
DENSITY (TOTAL AREA SOUTH OF DITCH)**	31	23
MAX. BUILDING HEIGHT	30 FT	24 FT
MIN. DWELLING SIZE	900 SF	> 900 SF LIVING AREA
PARKING REQUIREMENT	2 PER UNIT	4 PER UNIT

**AREA VARIANCES:**  
 AT THE TOWN OF WEST SENECA ZONING BOARD OF APPEALS MEETING HELD ON 8/24/16, AREA VARIANCES WERE GRANTED FOR THE PROJECT

**APPROVED VARIANCES FOR PROJECT AT 4592 SENECA STREET:**

- 9' FRONT YARD SETBACK FOR DETACHED PATIO HOMES
- MINIMUM 5021 SF LOT SIZE FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 6-16 AND 22-36
- MINIMUM REAR YARD SETBACK OF 5.55' FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 16, 17 & 18
- MINIMUM LOT WIDTH FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 19 & 20
- 1.74' FRONT YARD SETBACK FOR THE GROUP DWELLINGS AND MULTI-FAMILY BUILDINGS
- MINIMUM 11' COMBINED SIDE YARD SETBACK FOR THE TWO-FAMILY HOMES
- ONE PARKING SPACE FOR EACH RESIDENTIAL UNIT FOR THE TWO-FAMILY HOMES

\* FOR GROUP DWELLINGS, NO PRINCIPAL BUILDING SHALL BE NEARER TO ANY OTHER PRINCIPAL BUILDING THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS

\*\* LOT AREA REQUIRED IS 8,000 SF FOR 1ST UNIT PLUS 5,000 SF FOR EACH ADDITIONAL UNIT

\*\*\* FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE-HALF (1/2) THE HEIGHT OF SUCH BUILDING, WHICHEVER IS GREATER. THE TOTAL OF THE TWO SIDE YARDS SHALL BE TWICE THAT REQUIRED FOR ONE SIDE YARD. THE TOWN BOARD SHALL HAVE THE POWER TO REDUCE SAID SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HARSHIP

\*\*\* MEASURED TO THE FACE OF THE BUILDING

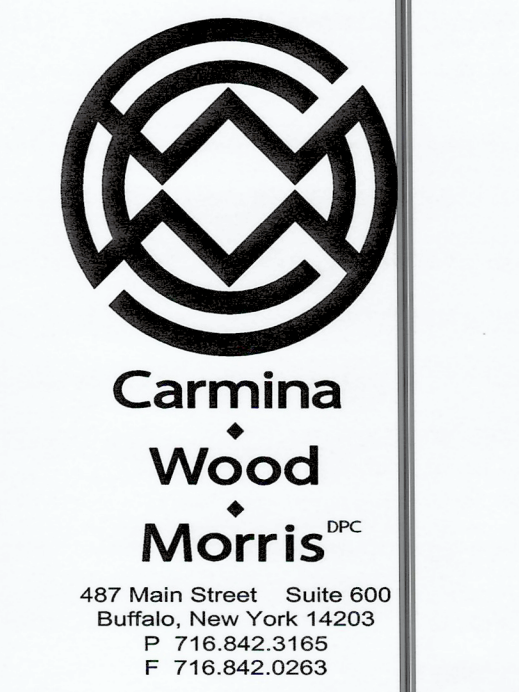
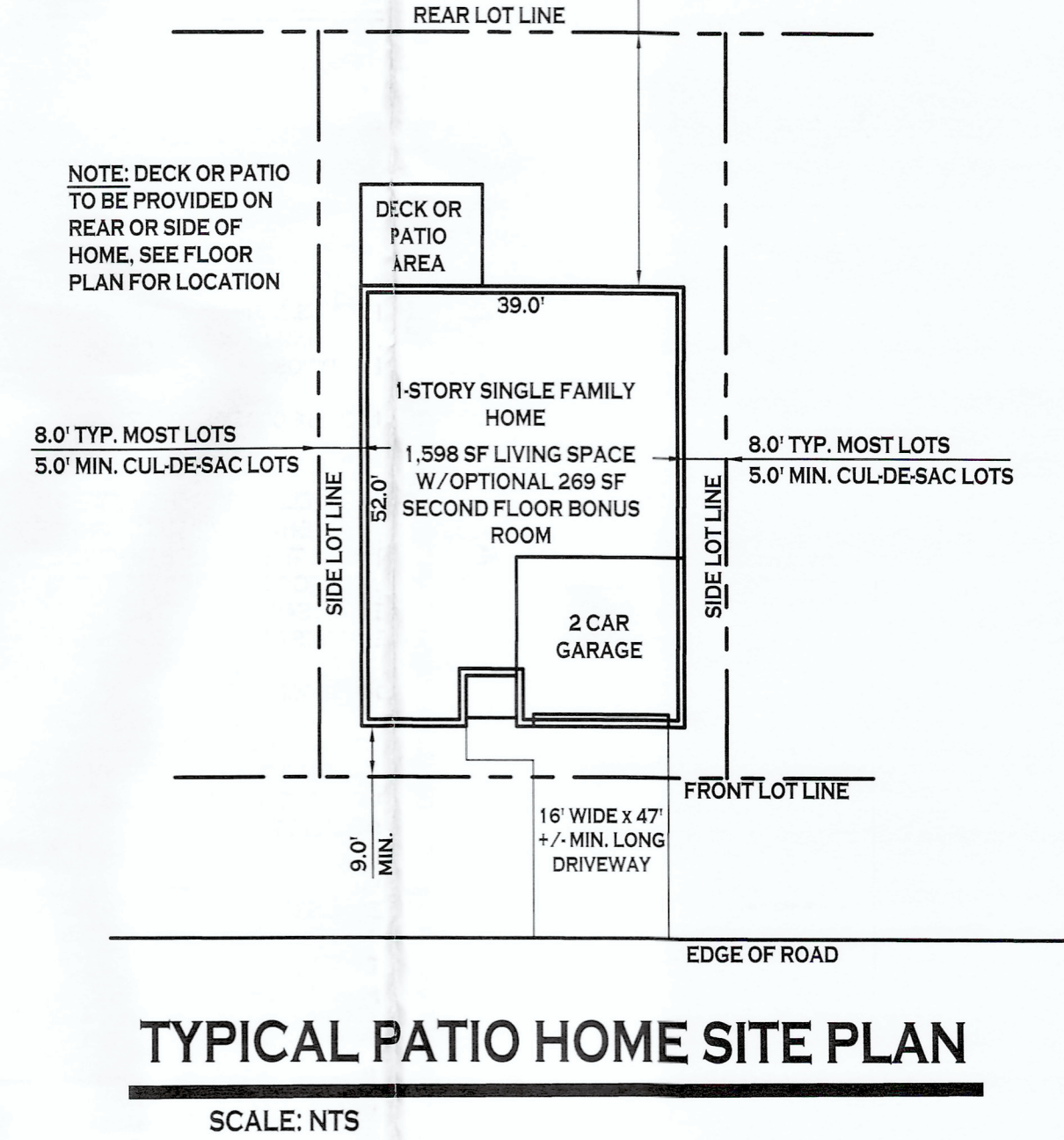
NOTES:

- DWELLING GROUPS & MULTI-FAMILY DWELLINGS ALLOWED BY SPECIAL PERMIT IN R-50 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16(A)(2)
- TWO-FAMILY DWELLINGS ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16(A)(1) - REFERENCES BACK TO SECTION 120-14A(3) & SECTION 120-13A(1)
- SINGLE FAMILY DWELLING (PATIO HOMES) ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16(A)(2) - REFERENCES BACK TO SECTIONS 120-14A(1) & SECTION 120-13A(1)
- INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS
- LOTS 18, 19, 20 AND 21 ARE 8,691 SF, 30,314 SF, 32,108 SF AND 12,008 SF RESPECTIVELY AND DO NOT REQUIRE AN AREA VARIANCE FOR LOT AREA. ALL OTHER PATIO HOME LOTS ARE UNDER 8,000 SF.

BUILDING LEGEND	
BLDG. 1 - (4) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE	
BLDG. 2 - (6) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE	
BLDG. 3 - (4) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE	
BLDG. 4 - (4) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE	
BLDG. 5 - (5) 1-STORY 2-BDRM UNITS W/ ATTACHED GARAGE	
<b>TOTAL OF (23) 1-STORY 2-BDRM ATTACHED VILLA UNITS</b>	
BLDG. 6 THRU BLDG. 36 - SINGLE FAMILY 1-STORY 2-BDRM UNITS	
<b>TOTAL OF (31) SINGLE FAMILY 1-STORY 2-BDRM UNITS</b>	
<b>TOTAL DWELLING UNITS = 54 UNITS</b>	

**SITE PLAN**  
 SCALE: 1"=60'

LOT AREA	
GROUP DWELLING PARCEL #1: 57,866 SF	
GROUP DWELLING PARCEL #2: 54,987 SF	
BLDG 6: 6,300 SF	BLDG 22: 6,604 SF
BLDG 7: 6,398 SF	BLDG 23: 5,999 SF
BLDG 8: 6,137 SF	BLDG 24: 7,251 SF
BLDG 9: 6,137 SF	BLDG 25: 7,269 SF
BLDG 10: 6,137 SF	BLDG 26: 7,269 SF
BLDG 11: 6,137 SF	BLDG 27: 7,269 SF
BLDG 12: 6,137 SF	BLDG 28: 7,269 SF
BLDG 13: 6,137 SF	BLDG 29: 7,269 SF
BLDG 14: 6,137 SF	BLDG 30: 7,269 SF
BLDG 15: 6,128 SF	BLDG 31: 7,269 SF
BLDG 16: 4,989 SF	BLDG 32: 7,264 SF
BLDG 17: 4,680 SF	BLDG 33: 7,108 SF
BLDG 18: 8,691 SF	BLDG 34: 6,598 SF
BLDG 19: 30,308 SF	BLDG 35: 5,825 SF
BLDG 20: 32,116 SF	BLDG 36: 5,563 SF
BLDG 21: 12,058 SF	
AVERAGE LOT AREA = 8,305 SF	



No.	Description	Date
1	SITE LAYOUT REVISIONS	5/17/16
2	ADDED LOT AREA TABLE	5/24/16
3	ADDED PERMANENT OPEN SPACE	6/10/16
4	REVISED 2-FAMILY HOME GARAGES	6/23/16
5	REVISED LOCATION OF PROPOSED TREES	12/14/16
6	REV. DETENTION BASINS, ADDED HOTBOX	11/21/17
7	Rev. Per NYSEGB Comments	12/15/17
8	Rev. Per NYSEGB Comments	07/30/19
9	Rev. Per NYSEGB Comments	8/29/19
10	David Homes 2021 Revisions	12/10/21

**PROJECT NAME:**  
 New Patio Home & Attached Villas Construction  
**Ebenzer Landing**  
 4592 Seneca Street  
 West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
 Municipality Submission: 5/7/16  
 Drawn by: C. Wood  
 Scale: As Noted

**DRAWING NAME:**  
 Site Plan

**DRAWING NO.:**  
 C-100  
 Project no.: 15.146

