

SITE DATA	
SITE AREA = 11.56 ACRES TOTAL SITE ZONED: R-50 (RESIDENCE DISTRICT)	
BUILDINGS: 1-STORY PATIO HOMES W/ 2-CAR ATTACHED GARAGE	
PATIO HOMES NORTH OF DITCH (7.94 AC)	
SETBACKS: BUILDING	REQUIRED PROVIDED
FRONT:	5.0 FT MIN. 4.0 FT MIN.
REAR:	30 FT 5.55 FT MIN.
MIN. LOT SIZE	8,000 SF (32,108 SF MAX.)
MIN. LOT WIDTH	50 FT 37.55 FT MIN.
MAX. BUILDING HEIGHT	30 FT 21.25 FT ±
MIN. DWELLING SIZE	900 SF 1,598 SF
PARKING REQUIREMENT	2 PER UNIT 4 PER UNIT
GROUP DWELLINGS SOUTH OF DITCH (3.62 AC): W/ 2-CAR ATTACHED GARAGE (AVG. HEIGHT = 21.2)	
SETBACKS: BUILDING	30 FT 1.74 FT MIN. ****
FRONT:	25 FT 30.0 FT MIN.
REAR:	30 FT 30.0 FT MIN.
BUILDING SEPARATION *	21.2 FT 11.0 FT MIN.
DENSITY (TOTAL AREA SOUTH OF DITCH)**	31 28
MAX. BUILDING HEIGHT	30 FT 30.0 FT
MIN. DWELLING SIZE	900 SF 1,400 SF
PARKING REQUIREMENT	2 PER UNIT 2 PER UNIT

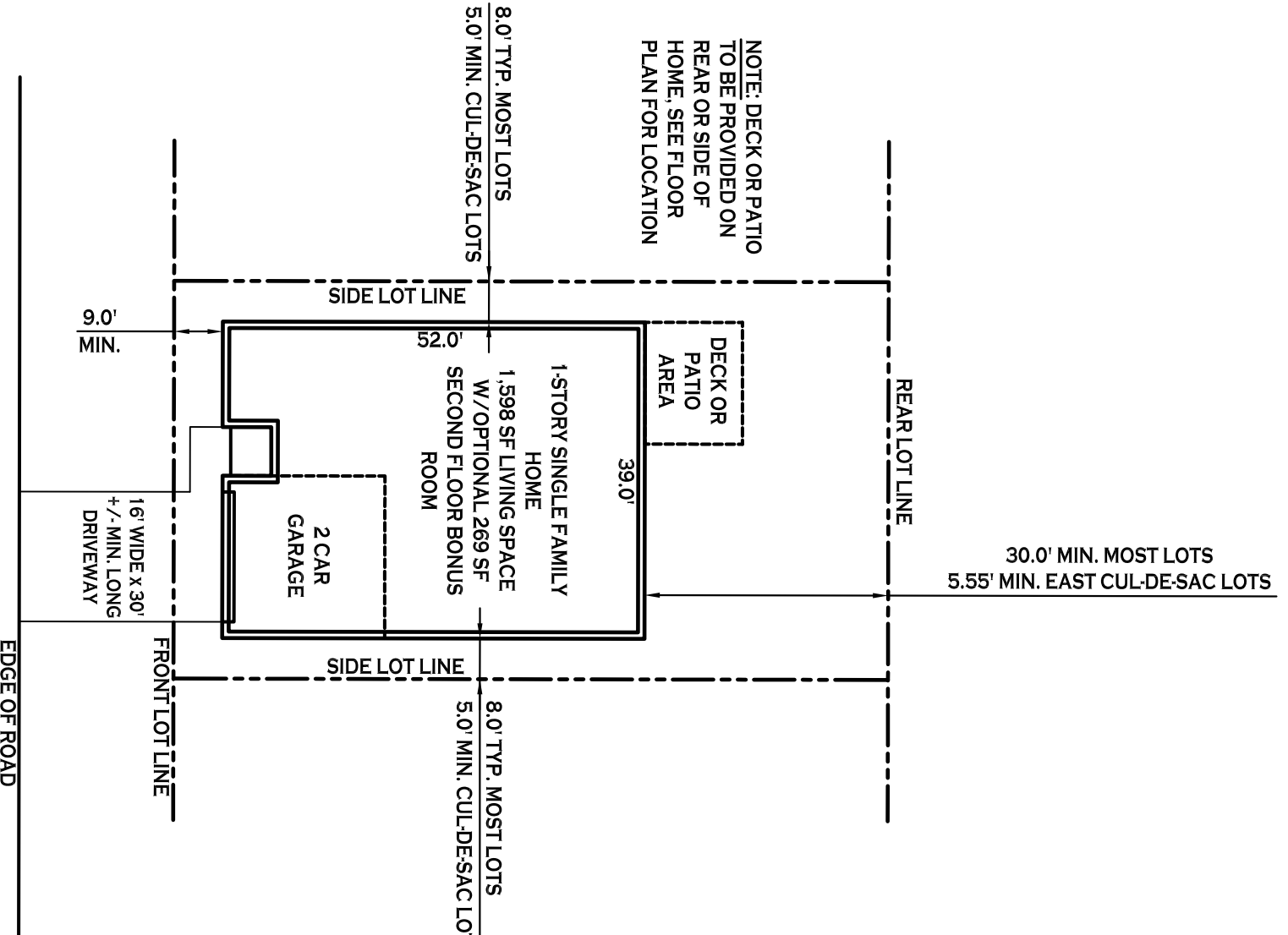
- AREA VARIANCES:**  
AT THE TOWN OF WEST SENECA ZONING BOARD OF APPEALS MEETING HELD ON 8/24/16, AREA VARIANCES WERE GRANTED FOR THE PROJECT
- APPROVED VARIANCES FOR PROJECT AT 4592 SENECA STREET.
  - 9' FRONT YARD SETBACK FOR DETACHED PATIO HOMES.
  - MINIMUM 9'21" SF LOT SIZE FOR DETACHED PATIO HOMES, LABELED AS BUILDING NUMBERS 15, 25 AND 31, 45.
  - MINIMUM REAR YARD SETBACK OF 5.55' FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 25, 26 & 27.
  - MINIMUM LOT WIDTH FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 28 & 29.
  - 1.74' FRONT YARD SETBACK FOR THE GROUP DWELLINGS AND MULTIFAMILY BUILDINGS.
  - MINIMUM 11' COMBINED SIDE YARD SETBACK FOR THE TWO-FAMILY HOMES.
  - ONE PARKING SPACE FOR EACH RESIDENTIAL UNIT FOR THE TWO-FAMILY HOMES.

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

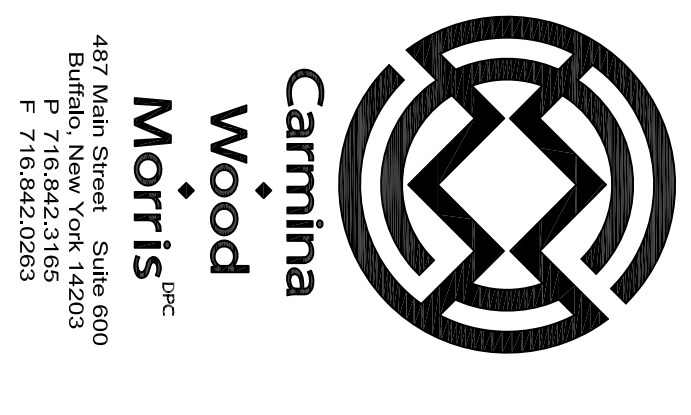
- \* FOR GROUP DWELLINGS, NO PRINCIPAL BUILDING SHALL BE NEARER TO ANY OTHER PRINCIPAL BUILDING THAN A DISTANCE EQUAL TO THE AVERAGE HEIGHT OF SUCH BUILDINGS
- \*\* LOT AREA REQUIRED IS 8,000 SF FOR 1ST UNIT PLUS 5,000 SF FOR EACH ADDITIONAL UNIT
- \*\*\* FOR MULTIFAMILY DWELLINGS, EACH SIDE YARD SHALL BE 25 FEET OR A DISTANCE EQUAL TO ONE HALF (1/2) THE HEIGHT OF SUCH BUILDING. WHEN EITHER SIDE OF THE SIDE YARD IS A WALL, THE SIDE YARD SHALL BE THE POWER TO REDUCE AND SIDE YARD REQUIREMENTS UPON SHOWING OF SPECIAL CIRCUMSTANCES OR HANDSHIP
- \*\*\*\* MEASURED TO THE FACE OF THE 4 WIDE PORCH
- NOTES:  
1. DWELLING GROUPS & MULTIFAMILY DWELLINGS ALLOWED BY SPECIAL PERMIT IN R50 ZONING DISTRICT AUTHORIZED BY THE TOWN BOARD PER ZONING CODE SECTION 120-16(A2)
2. TWO-FAMILY DWELLINGS ALLOWED IN R50 AS PRINCIPAL USE PER SECTION 120-16(A1). REFERENCES BACK TO SECTION 120-14(A3)
3. SINGLE-FAMILY DWELLING (PATIO) HOMES ALLOWED IN R50 AS PRINCIPAL USE PER SECTION 120-16(A2). REFERENCES BACK TO SECTIONS 120-14(A1) & SECTION 120-13(A1)
4. INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS RESPECTIVELY AND DO NOT CONSTITUTE AN AREA VARIANCE FOR LOT AREA. ALL OTHER PATIO HOME LOTS ARE UNDER 8,000 SF

BUILDING LEGEND	
BLDG. 1-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 31: 6,579 SF
BLDG. 2-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 32: 5,980 SF
BLDG. 3-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 32: 7,322 SF
BLDG. 4-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 34: 7,826 SF
BLDG. 5-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 35: 7,756 SF
BLDG. 6-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 36: 7,707 SF
BLDG. 7-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 37: 7,810 SF
BLDG. 8-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 38: 7,713 SF
BLDG. 9-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 39: 7,518 SF
BLDG. 10-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 40: 7,140 SF
BLDG. 11-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 41: 7,140 SF
BLDG. 12-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 42: 6,745 SF
BLDG. 13-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 43: 6,322 SF
BLDG. 14-1 (2) 2-STORY 2-BDRM UNITS	BLDG. 44: 5,663 SF
BLDG. 15 THRU BLDG. 45: SINGLE-FAMILY 1-STORY 2-BDRM UNITS	BLDG. 45: 5,021 SF
TOTAL OF (28) 2-STORY 2-BDRM UNITS	
TOTAL OF (31) SINGLE-FAMILY 1-STORY 2-BDRM UNITS	
TOTAL DWELLING UNITS = 59 UNITS	

LOT AREA	GROUP DWELLING PARCEL #1: 75,223 SF	GROUP DWELLING PARCEL #2: 47,184 SF
BLDG 15:	6,872 SF	
BLDG 16:	6,398 SF	
BLDG 17:	6,027 SF	
BLDG 18:	5,805 SF	
BLDG 19:	5,679 SF	
BLDG 20:	5,675 SF	
BLDG 21:	5,794 SF	
BLDG 22:	5,962 SF	
BLDG 23:	6,147 SF	
BLDG 24:	6,130 SF	
BLDG 25:	4,979 SF	
BLDG 26:	4,680 SF	
BLDG 27:	6,691 SF	
BLDG 28:	30,314 SF	
BLDG 29:	32,108 SF	
BLDG 30:	12,008 SF	
TOTAL OF (28) 2-STORY 2-BDRM UNITS		
TOTAL OF (31) SINGLE-FAMILY 1-STORY 2-BDRM UNITS		
TOTAL DWELLING UNITS = 59 UNITS		
AVERAGE LOT AREA = 8,328 SF		



**TYPICAL PATIO HOME SITE PLAN**  
SCALE: NTS



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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	11/2/17
7	REV. PER PLANNING BOARD COMMENTS	12/15/17

PROJECT NAME:  
**New Patio Home & Group Dwelling Construction**  
**Ebenezer Woods**  
4592 Seneca Street  
West Seneca, NY 14224

Issued for Construction: xx.xx.xx  
Municipality Submission: C 5/17/16  
Scale: As Noted  
DRAWING NAME:  
**Site Plan**

DRAWING NO.  
**C-100**  
Project no.: 15.1146