

\$175.00

TOWN OF WEST SENECA

APPLICATION FOR REZONING - SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 9.21.20

FILE # _____

PROJECT NAME 4 UNIT TOWNE HOME

PROJECT LOCATION (Include address and distance to nearest intersection) 1042 ORCHARD PARK RD.

APPLICANT CARMINA WOOD MORRIS PH/FAX _____

ADDRESS 487 MAIN ST. ST# 500 BUFFALO NY 14203

PROPERTY OWNER MINMAX PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT CARMINA WOOD MORRIS PH/ FAX _____

ADDRESS _____

PL # 143.10-2-21.1

PROJECT DESCRIPTION (Include all uses and any required construction)

NEW 4 UNIT TOWNE HOUSE WITH ATTACHED GARAGES.

SIZE OF LOT (acres) 1/4 ACREAGE TO BE REZONED 1/4

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

85 FT OF ROAD FRONTAGE ON ORCHARD PARK RD.

EXISTING ZONING R-75(A) PROPOSED ZONING R-50(S)

EXISTING USE(S) ON PROPERTY VACANT LAND

PROPOSED USE(S) ON PROPERTY RESIDENTIAL

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET
3 UNIT APARTMENT BLDG DIRECTLY TO THE SOUTH // 18 ACRES, TOWN LAND TO

THE NORTH // VARIOUS 1 AND 2 FAMILY HOMES.

PUBLIC SEWER YES NO _____ PUBLIC WATER YES NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

FUTURE VARIANCES AND TOWN BOARD APPROVALS REQUIRED

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

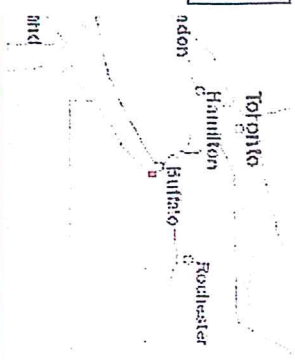
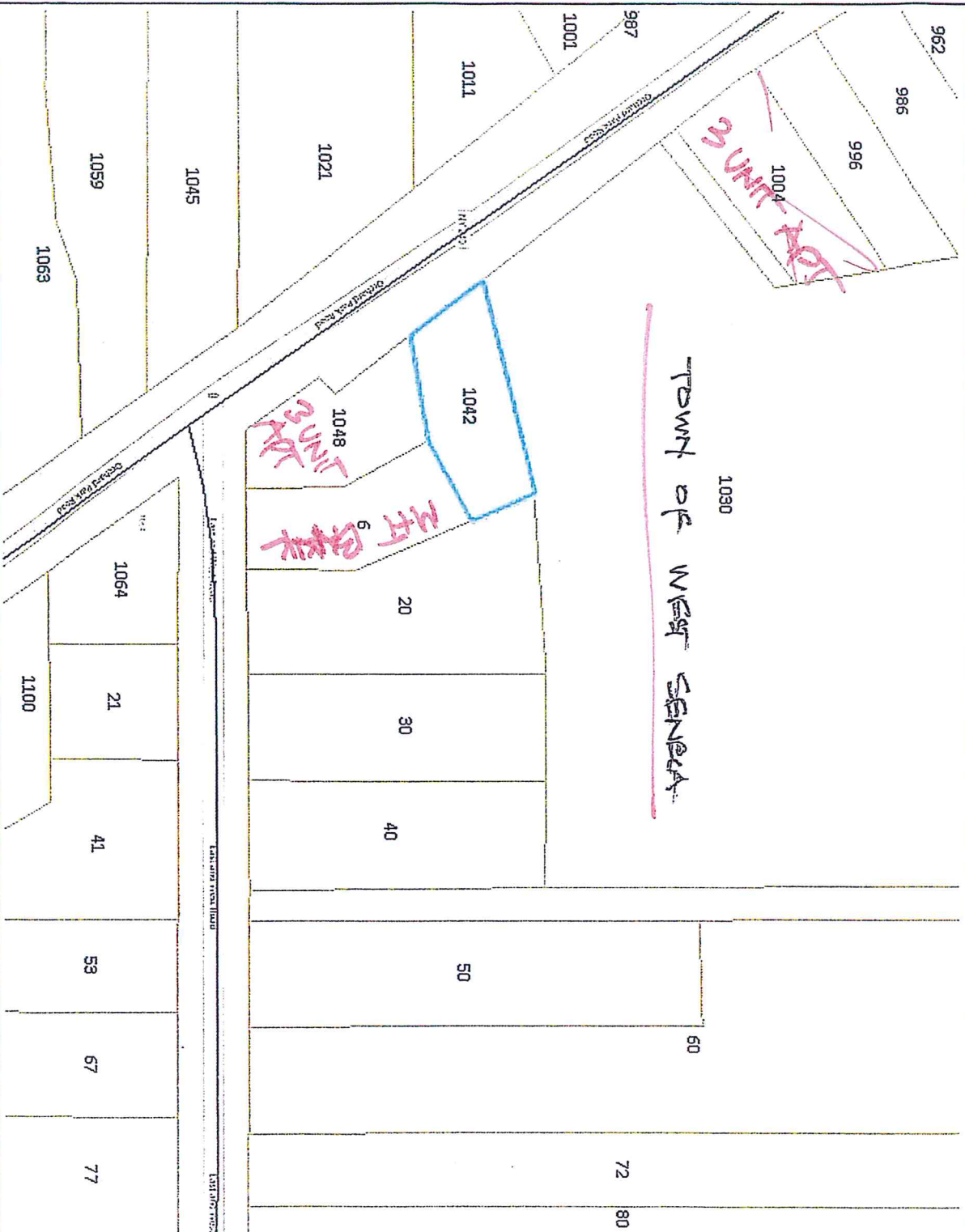
DATE RECEIVED 9.21.20 BY _____

PLANNING BOARD MEETING DATE OCTOBER 8TH 2020.

TOWN BOARD MEETING DATE TBD



Erie County On-Line Mapping Application



- Legend**
- Parcels
 - Streets and Highways**
 - Interstate
 - Primary State Road
 - Secondary State Road
 - County Road
 - Local Road

0 0.04 0.1 Miles
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
 DEPARTMENT OF ENVIRONMENT & PLANNING
 OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1 : 2,257

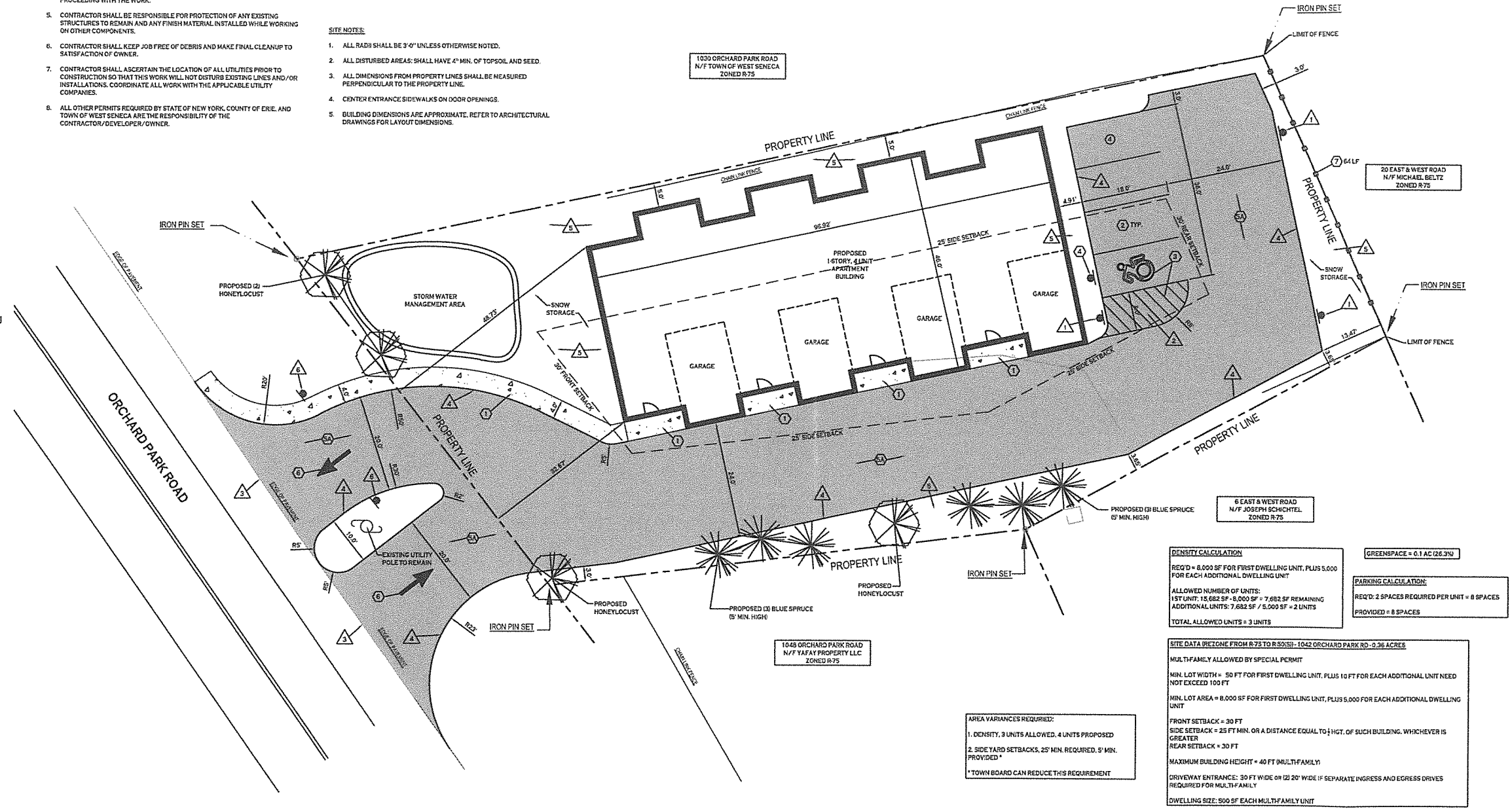
© Carmina Wood Morris DPC
 All rights reserved. Review of these documents reflects the information provided by Carmina Wood Morris DPC. Carmina Wood Morris DPC, its affiliates, and its agents, consultants, and subcontractors do not warrant the accuracy, completeness, or timeliness of the information provided. Carmina Wood Morris DPC, its affiliates, and its agents, consultants, and subcontractors shall not be held liable for any errors or omissions in these documents.

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERE, AND TOWN OF WEST SENECA ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

SITE NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.



DENSITY CALCULATION
 REQ'D = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT
 ALLOWED NUMBER OF UNITS:
 1ST UNIT: 15,682 SF - 8,000 SF = 7,682 SF REMAINING
 ADDITIONAL UNITS: 7,682 SF / 5,000 SF = 2 UNITS
 TOTAL ALLOWED UNITS = 3 UNITS

GREENSPACE = 0.1 AC (26.31%)
PARKING CALCULATION:
 REQ'D: 2 SPACES REQUIRED PER UNIT = 8 SPACES
 PROVIDED = 8 SPACES

SITE DATA (PREZONE FROM R-75 TO R-50/51) - 1042 ORCHARD PARK RD - 0.36 ACRES
 MULTIFAMILY ALLOWED BY SPECIAL PERMIT
 MIN. LOT WIDTH = 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT NEED NOT EXCEED 100 FT
 MIN. LOT AREA = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT
 FRONT SETBACK = 30 FT
 SIDE SETBACK = 25 FT MIN. OR A DISTANCE EQUAL TO 1/4 HGT. OF SUCH BUILDING, WHICHEVER IS GREATER
 REAR SETBACK = 30 FT
 MAXIMUM BUILDING HEIGHT = 40 FT (MULTIFAMILY)
 DRIVEWAY ENTRANCE: 30 FT WIDE OR (2) 20' WIDE IF SEPARATE INGRESS AND EGRESS DRIVES REQUIRED FOR MULTIFAMILY
 DWELLING SIZE: 900 SF EACH MULTIFAMILY UNIT

AREA VARIANCES REQUIRED:
 1. DENSITY, 3 UNITS ALLOWED, 4 UNITS PROPOSED
 2. SIDE YARD SETBACKS, 25' MIN. REQUIRED, 5' MIN. PROVIDED *
 *TOWN BOARD CAN REDUCE THIS REQUIREMENT

DETAIL LEGEND REF. SEE DETAIL SHEET

- 1 CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- 2 90° PARKING STALL
- 3 HANDICAPPED PAVEMENT MARKINGS
- 4 HANDICAPPED PARKING SIGN
- 5 STANDARD DUTY ASPHALT
- 6 PAINTED PAVEMENT MARKINGS
- 7 6' HIGH BOARD ON BOARD FENCE

NOTE LEGEND

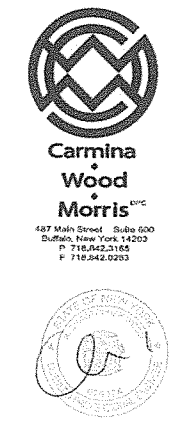
- 1 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R-71-C
- 2 4" WIDE YELLOW PAINT STRIPE @ 45' & 2' O.C., INFILL AREA AS SHOWN
- 3 MATCH EX. EDGE OF PAVEMENT, SAWCUT AS REQ'D TO ACHIEVE SQUARE EDGE TO MATCH
- 4 EDGE OF PAVEMENT
- 5 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 6 INSTALL "DO NOT ENTER" SIGN

N SITE PLAN
 SCALE: 1" = 10'

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



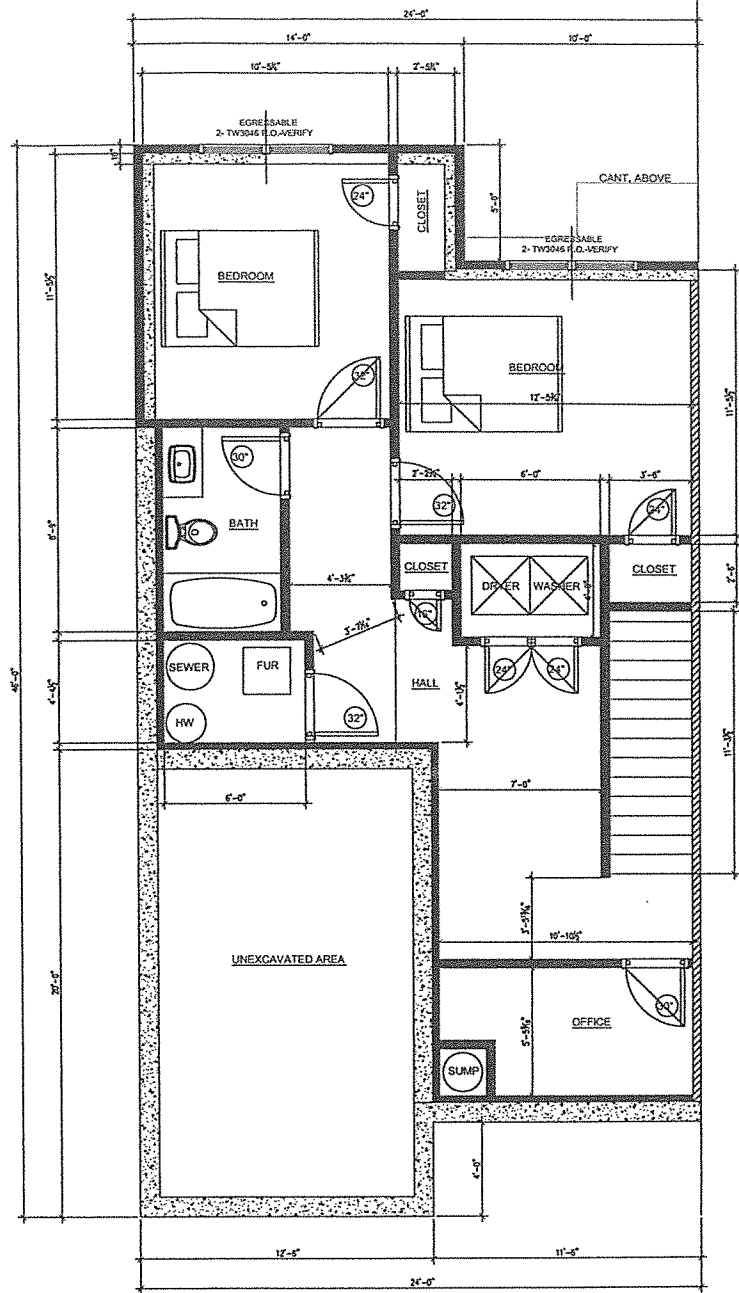
REVISIONS:	No.	Description	Date

PROJECT NAME:
 Site Development Plans for:
Multi-Family Development
 1042 Orchard Park Road
 West Seneca, New York

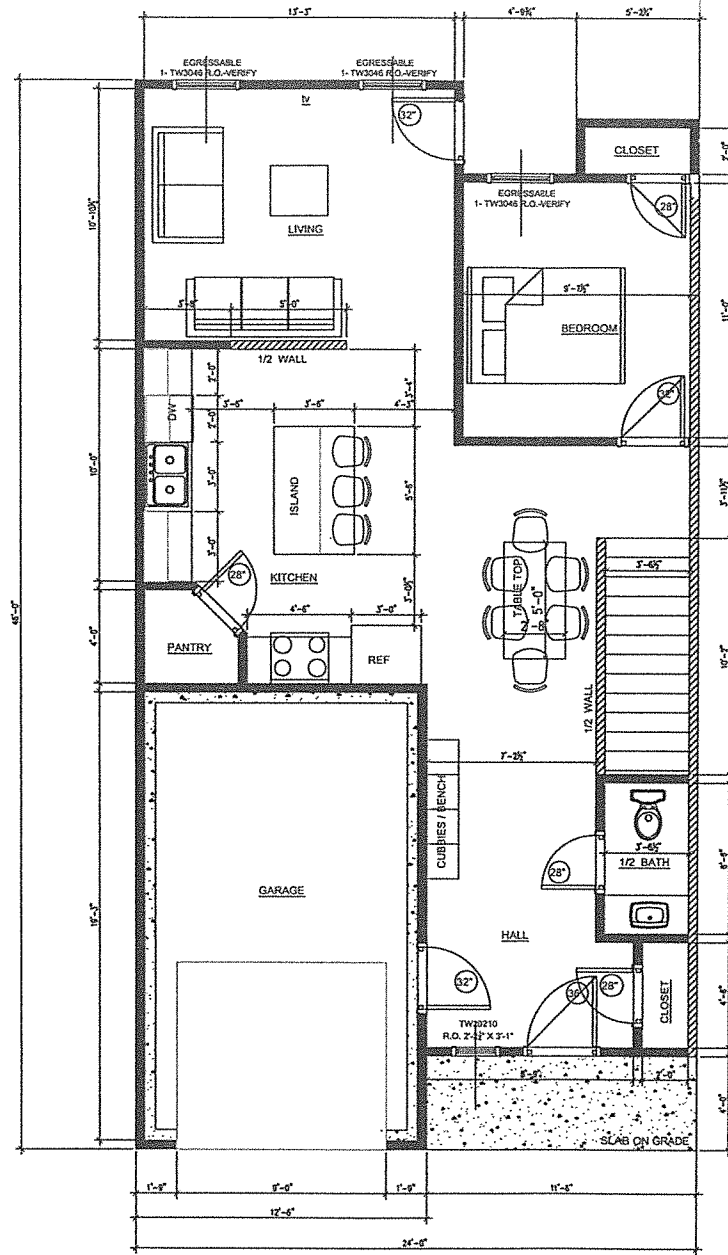
Date: 9/21/20
 Drawn by: C. Wood
 Scale: As Noted

DRAWING NAME:
 Concept Site Plan

DRAWING NO.:
C-100
 Project no.: 20.xxx



1 LOWER LEVEL
SCALE: 1/8" = 1'-0"



2 UPPER LEVEL
SCALE: 1/8" = 1'-0"

Special Information:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS

IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

Property:

RESIDENCE
1042 ORCHARD PARK ROAD
WEST SENECA, NEW YORK

TOWNHOUSE

Title:
PROPOSED FLOORPLANS

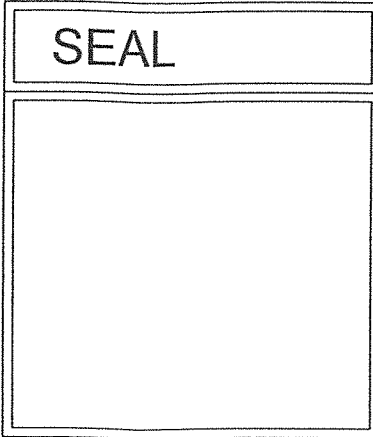
Drawn By:
JAR

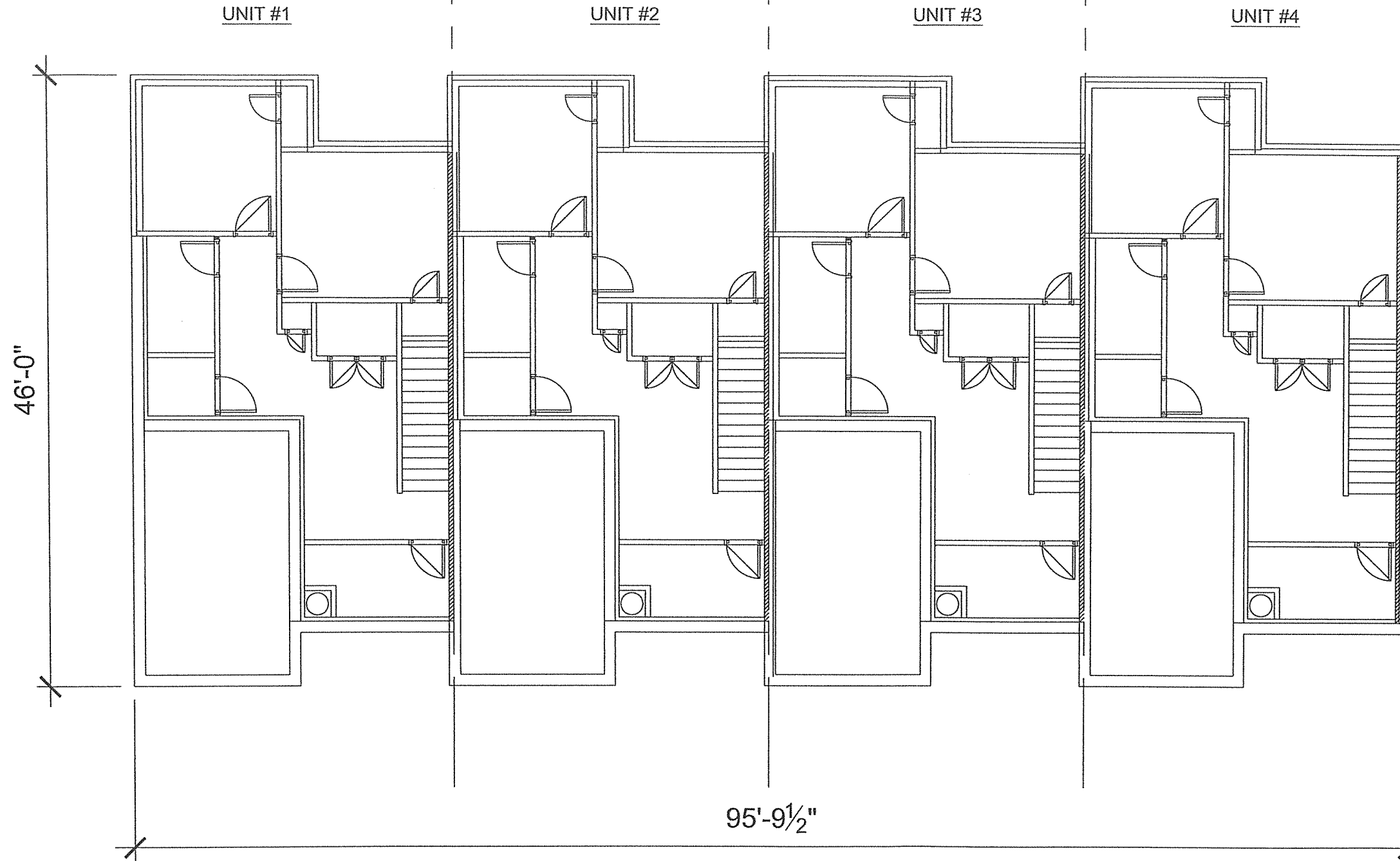
Checked By:
JAR

Date:
9-6-20

Drawing No.

A1.0





Special Information:
 THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS

IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE
 UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.

RESIDENCE
 1042 ORCHARD PARK ROAD
 WEST SENECA, NEW YORK

TOWNHOUSE

Property:

SEAL

Title:
OVERALL BUILDING PLAN

Drawn By:
 JAR

Checked By:
 JAR

Date:
 9-6-20

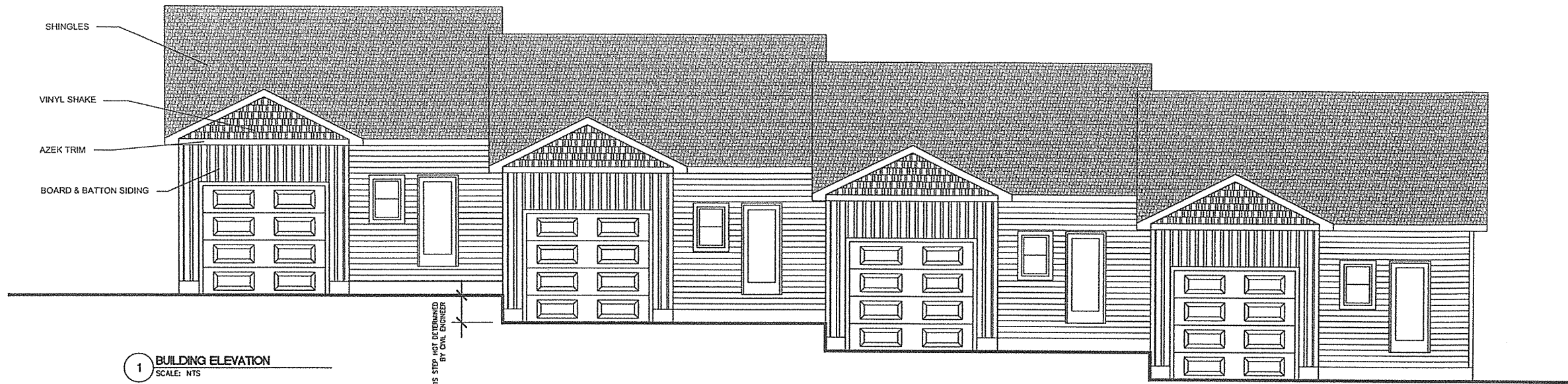
Drawing No.
A1.1

Special Information:
THIS DRAWING PREPARED FOR TENANT
IMPROVEMENTS TO AN EXISTING BUILDING
OR BUILDING CONSTRUCTED BY OTHERS

IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION
CONCERNING EQUIPMENT INSTALLED MUST BE
FORWARDED TO THE OWNER AND THAT ANY AND ALL
CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A
PERIOD OF ONE YEAR FROM THE DATE OF OWNERS
ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN
VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.



1 BUILDING ELEVATION
SCALE: NTS

Property:
RESIDENCE
1042 ORCHARD PARK ROAD
WEST SENECA, NEW YORK
TOWNHOUSE

SEAL

Title:
ELEVATIONS

Drawn By:
JAR

Checked By:
JAR

Date:
9-6-20

Drawing No.
A1.2