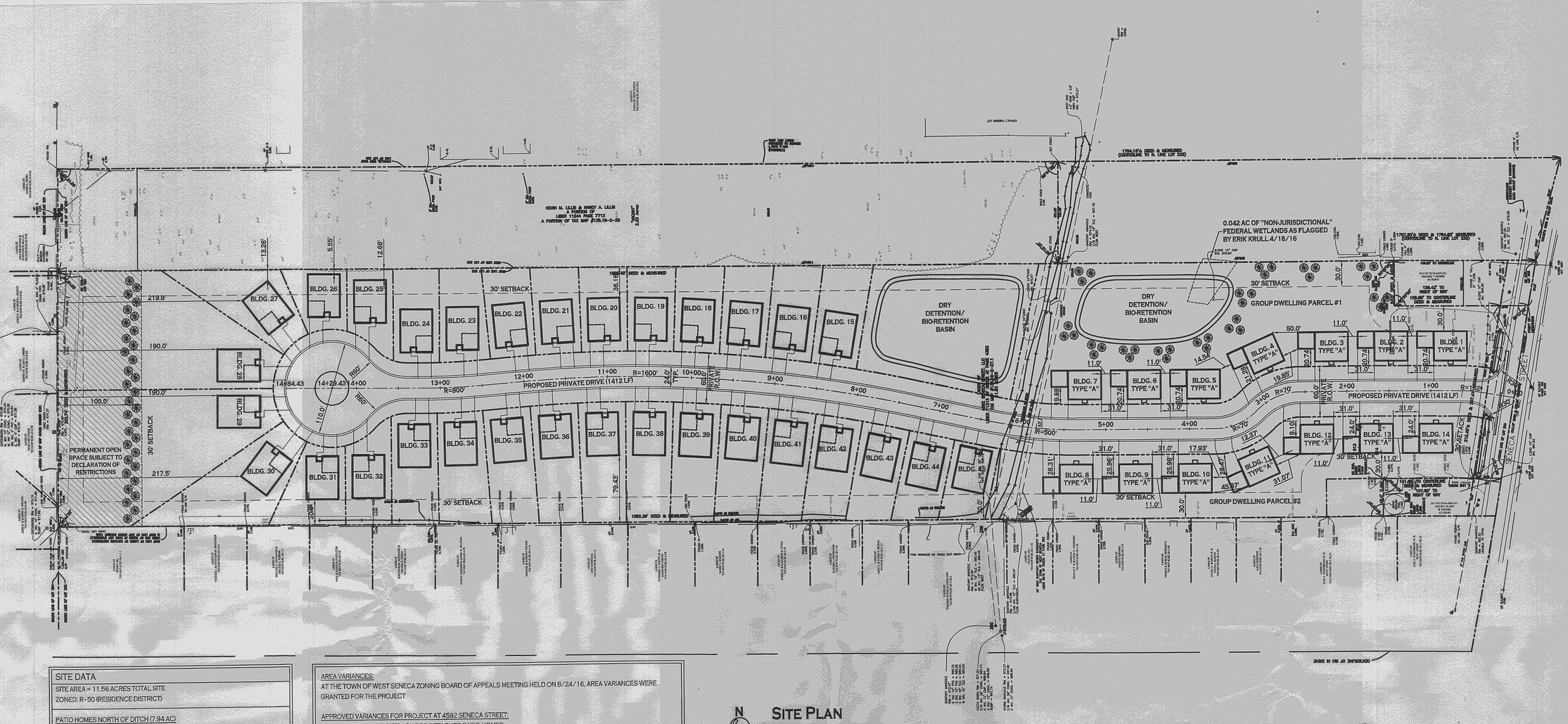
© Carmina Wood Morris PC

All rights reserved. Reuse of these documents without the expressed written permission of Carmina Wood Morris PC is prohibited. WARNING: It is violation of article 145 sections 7209A and 7301 of the New York State education law for any person, unless acting under the direction of a registered architect, licensed engineer or land surveyor to alter this drawing. If altered such R.A., P.E. or L.S. shall affix his seal and signature, the date, the notation "altered by" and a specific description of the alteration.



SITE PLAN

SCALE: 1"=60'

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		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	30 FT	4.0 FT MIN.
SIDE:	5 FT	5.0 FT MIN.
REAR:	30 FT	5.55 FT MIN.
MIN. LOT SIZE	8,000 SF	4,680 SF MIN. (32,108 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 LIVING AREA
PARKING REQUIREMENT	2 PER UNIT	4 PER UNIT
GROUP DWELLINGS SOUTH OF DITCH (3.62 AC): BUILDINGS: TYPE "A" - 2-STORY 2-FAMILY TOWNHOUSE W/2-CAR ATTACHED GARAGE (AVG. HEIGHT = 21.2')		
SETBACKS - BUILDING		
FRONT:	30 FT	1.74 FT MIN. ****
SIDE: ***	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 LIVING AREA
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:

1. 9' FRONT YARD SETBACK FOR DETACHED PATIO HOMES
2. MINIMUM 5021 SF LOT SIZE FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 15-25 AND 31-45
3. MINIMUM REAR YARD SETBACK OF 5.55' FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 25, 26 & 27
4. MINIMUM LOT WIDTH FOR DETACHED PATIO HOMES LABELED AS BUILDING NUMBERS 28 & 29
5. 1.74' FRONT YARD SETBACK FOR THE GROUP DWELLINGS AND MULTI-FAMILY BUILDINGS
6. MINIMUM 11' COMBINED SIDE YARD SETBACK FOR THE TWO-FAMILY HOMES
7. 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 HARDSHIP

**** MEASURED TO THE FACE OF THE 4' WIDE PORCH

NOTES:
1. 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)

2. TWO-FAMILY DWELLINGS ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16A(1) - REFERENCES BACK TO SECTION 120-14A(3).

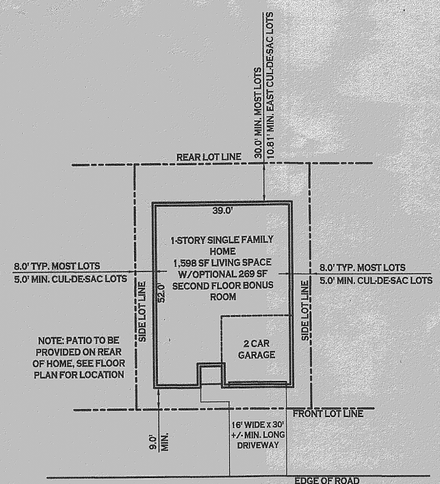
3. SINGLE FAMILY DWELLING (PATIO HOMES) ALLOWED IN R-50 AS PRINCIPAL USE PER SECTION 120-16A(2) - REFERENCES BACK TO SECTIONS 120-14A(1) & SECTION 120-13A(1)

4. INTERIOR LOT LINES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE RELATIONSHIP BETWEEN THE SINGLE PATIO HOME BUILDINGS

5. LOTS 27, 28, 29 AND 30 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 - (2) 2-STORY 2-BDRM UNITS
BLDG. 2 - (2) 2-STORY 2-BDRM UNITS
BLDG. 3 - (2) 2-STORY 2-BDRM UNITS
BLDG. 4 - (2) 2-STORY 2-BDRM UNITS
BLDG. 5 - (2) 2-STORY 2-BDRM UNITS
BLDG. 6 - (2) 2-STORY 2-BDRM UNITS
BLDG. 7 - (2) 2-STORY 2-BDRM UNITS
BLDG. 8 - (2) 2-STORY 2-BDRM UNITS
BLDG. 9 - (2) 2-STORY 2-BDRM UNITS
BLDG. 10 - (2) 2-STORY 2-BDRM UNITS
BLDG. 11 - (2) 2-STORY 2-BDRM UNITS
BLDG. 12 - (2) 2-STORY 2-BDRM UNITS
BLDG. 13 - (2) 2-STORY 2-BDRM UNITS
BLDG. 14 - (2) 2-STORY 2-BDRM UNITS
TOTAL OF (28) 2-STORY 2-BDRM UNITS
BLDG. 15 THRU BLDG. 45 - SINGLE FAMILY 1-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 31:	6,579 SF
BLDG 16:	6,398 SF	BLDG 32:	5,980 SF
BLDG 17:	6,027 SF	BLDG 32:	7,322 SF
BLDG 18:	5,805 SF	BLDG 34:	7,826 SF
BLDG 19:	5,679 SF	BLDG 35:	7,756 SF
BLDG 20:	5,675 SF	BLDG 36:	7,707 SF
BLDG 21:	5,784 SF	BLDG 37:	7,810 SF
BLDG 22:	5,962 SF	BLDG 38:	7,812 SF
BLDG 23:	6,147 SF	BLDG 39:	7,712 SF
BLDG 24:	6,130 SF	BLDG 40:	7,518 SF
BLDG 25:	4,979 SF	BLDG 41:	7,140 SF
BLDG 26:	4,680 SF	BLDG 42:	6,745 SF
BLDG 27:	8,691 SF	BLDG 43:	6,322 SF
BLDG 28:	30,314 SF	BLDG 44:	5,663 SF
BLDG 29:	32,108 SF	BLDG 45:	5,021 SF
BLDG 30:	12,008 SF		
AVERAGE LOT AREA = 6,328 SF			



TYPICAL PATIO HOME SITE PLAN

SCALE: NTS

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

60' 60 0 60 120Ft.

Carmina Wood Morris DPC
487 Main Street Suite 600
Buffalo, New York 14203
P 716.842.3165
F 716.842.0263

STATE OF NEW YORK · CHRISTOPHER WOOD · 076394 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:

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

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: 5/7/16
Drawn by: C. Wood
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.
C-100

Project no.: 15.146