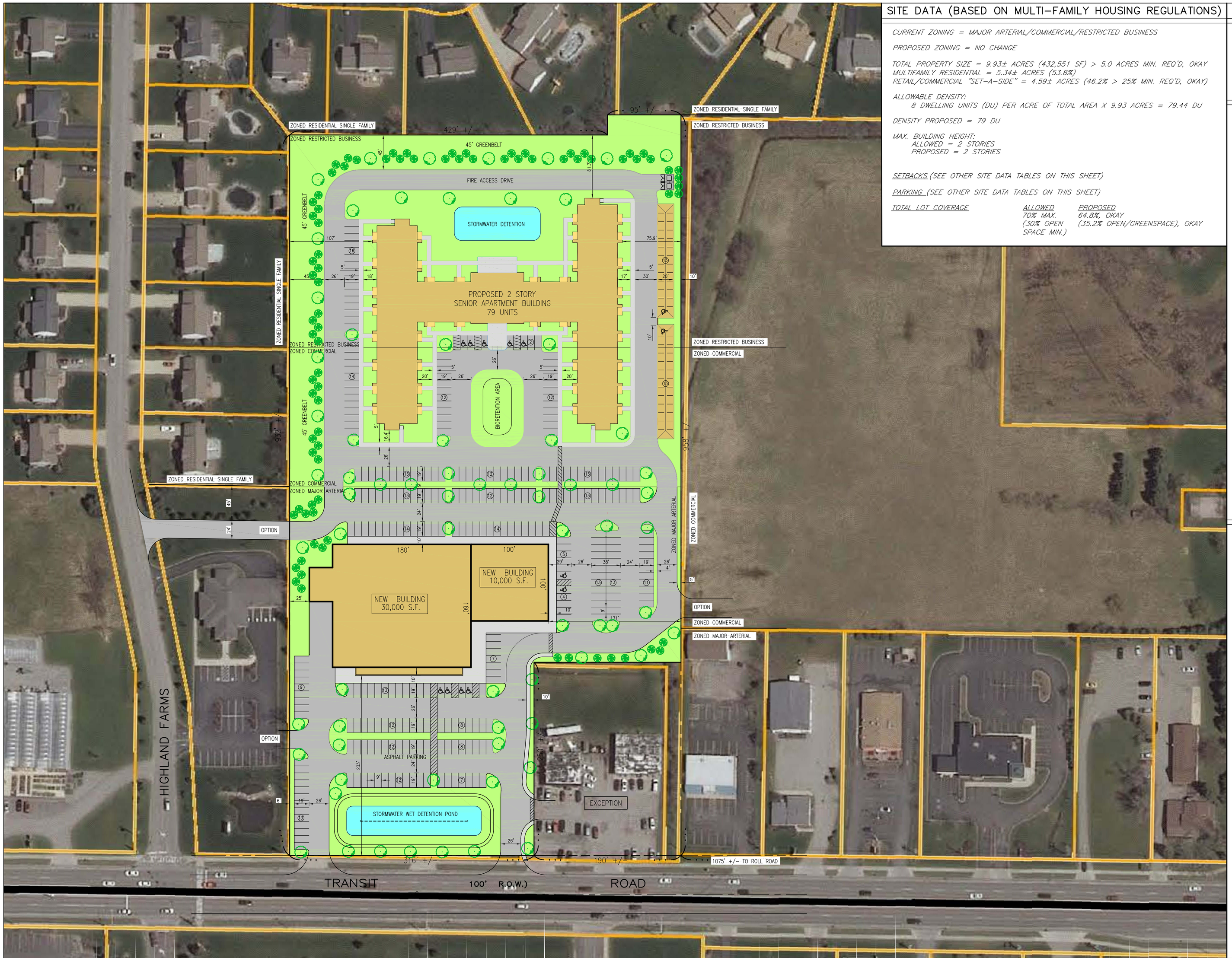

SITE DATA (BASED ON MULTI–FAMILY HOUSING REGULATIONS)

CURRENT ZONING = MAJOR ARTERIAL/COMMERCIAL/RESTRICTED BUSINESS

PROPOSED ZONING = NO CHANGE

TOTAL PROPERTY SIZE = 9.93± ACRES (432,551 SF) > 5.0 ACRES MIN. REQ'D, OKAY
MULTIFAMILY RESIDENTIAL = 5.34± ACRES (53.8%)
RETAIL/COMMERCIAL "SET–A–SIDE" = 4.59± ACRES (46.2% > 25% MIN. REQ'D, OKAY)

ALLOWABLE DENSITY:
8 DWELLING UNITS (DU) PER ACRE OF TOTAL AREA X 9.93 ACRES = 79.44 DU

DENSITY PROPOSED = 79 DU

MAX. BUILDING HEIGHT:
ALLOWED = 2 STORIES
PROPOSED = 2 STORIES

SETBACKS (SEE OTHER SITE DATA TABLES ON THIS SHEET)

PARKING (SEE OTHER SITE DATA TABLES ON THIS SHEET)

TOTAL LOT COVERAGE	ALLOWED	PROPOSED
	70% MAX. (30% OPEN SPACE MIN.)	64.8%, OKAY (35.2% OPEN/GREENSPACE), OKAY

SITE DATA TABLE

TOTAL PROJECT AREA: 9.93+/– ACRES (432,551 SF)

CURRENT ZONING AND AREA:

MAJOR ARTERIAL (MA)	4.59+/– ACRES
COMMERCIAL (COMM.)	2.09+/– ACRES
RESTRICTED BUSINESS (RB)	3.25+/– ACRES

PROPOSED ZONING = NO CHANGE

SITE DATA FOR PROPOSED SENIOR APARTMENTS

LOCATED ON 5.34+/– ACRES IN COMM. AND RB ZONING DISTRICT

SETBACKS	REQUIRED	PROPOSED
MIN. ROAD FRONTAGE	100'	316'+/–
MIN. FRONT YARD SETBACK	80'	550'
MIN. REAR YARD SETBACK	25'	81.7'
TO ADJOINING RESIDENTIAL	45'	81.7'
MIN. SIDE YARD SETBACK	25'	75.9'
TO ADJOINING RESIDENTIAL	45'	107'
MIN. "PARKING AREA" SETBACK	5'	5'
TO ADJOINING RESIDENTIAL	45'	45'
MIN. SIDE/REAR YARD SETBACK FOR ACCESSORY STRUCTURES	10'	10'
TO ADJOINING RESIDENTIAL	45'	N/A

PARKING	REQUIRED	PROPOSED
STD. 9'x19' SPACES @ 1 SPACE/DU =	--	82*
*(56 STD. SPACES + 26 GARAGE SPACES)	--	--
HANDICAP SPACES @ 1 EA/50 SPACES =	--	5
TOTAL =	--	87

BUILDING INFORMATION
SR. APARTMENT BUILDING FOOTPRINT = 41,345 SF
SR. APARTMENT BUILDING GROSS SQ. FT = 82,690 SF
MAX. HEIGHT: ALLOWED = 35 FT., PROPOSED = 2–STORIES < 35 FT.

22 1 BEDROOM UNITS
57 2 BEDROOM UNITS
79 UNITS TOTAL

DETACHED PRIVATE GARAGES FOOTPRINT = 3256 SF x 2 EACH = 6512 SF

LOT COVERAGE	ALLOWED	PROPOSED
	70% MAX. (30% OPEN SPACE MIN.)	56.2% (43.8% OPEN SPACE)

	REQUIRED	PROPOSED
GREENSPACE INTERIOR TO "PARKING AREA"	8% MIN.	8.7%

SITE DATA FOR PROPOSED RETAIL

LOCATED ON 4.59+/– ACRES IN MA ZONING DISTRICT

MIN. LOT SIZE = 20,000 SF (0.46 ACRES)

BUILDING INFORMATION

BUILDING FOOTPRINT	= 30,000 SF
BUILDING FOOTPRINT	= 10,000 SF
TOTAL	= 40,000 SF

MAX. BUILDING HEIGHT = 45'

SETBACKS	REQUIRED	PROPOSED
MIN. ROAD FRONTAGE	100'	316'+/–
MIN. FRONT YARD SETBACK FROM CENTERLINE OF TRANSIT ROAD	135'	293'+/–
MIN. REAR YARD SETBACK	25'	---
TO ADJOINING RESIDENTIAL	45'	---
MIN. SIDE YARD SETBACK	25'	25'
TO ADJOINING RESIDENTIAL	45'	N/A
MIN. "PARKING AREA" SETBACK	5'	5'
TO ADJOINING RESIDENTIAL	45'	45'

PARKING	REQUIRED	PROPOSED
9'X19' SPACES @ 1 SPACE/150 SF BLDG =	267	251
HANDICAP SPACES @ 1 EA/50 SPACES =	6	6
TOTAL =	273	257

LOT COVERAGE	ALLOWED	PROPOSED
	75% MAX. (25% OPEN SPACE MIN.)	74.7% (25.3% OPEN SPACE)

	REQUIRED	PROPOSED
GREENSPACE INTERIOR TO "PARKING AREA"	8% MIN.	9.2%

NORTH
60 0 30 60 120
SCALE: 1" = 60'

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AVAILABILITY OF UTILITIES

WATER: AVAILABLE
GAS: AVAILABLE
ELECTRIC: AVAILABLE
SANITARY SEWER: AVAILABLE

NOTES

1) THIS IS NOT A PROPERTY SURVEY.
2) AERIAL IMAGE IS FROM THE ERIE COUNTY INTERNET MAPPING APPLICATION AS OF FEBRUARY 6, 2014.

DESIGNED BY:	PCC
DRAWN BY:	PCC
CHECKED BY:	ARH
CAD FILE:	M1336

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS	DATE	BY/CHK
PER TOWN COMMENTS	2.27.14	PCC/MJM

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COMMERCIAL & RESIDENTIAL
5731 TRANSIT ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

CONCEPT PLAN

SCALE:	AS SHOWN
DATE:	FEB. 6, 2014
JOB NO:	M–1336
SHEET NO:	CP–3

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