

CARMINWOOD DESIGN

Buffalo | Utica | Greensboro

Gym/Commercial Building

Riley Boulevard
Hamburg, New York

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS: No. Description Date

DRAWING NAME:
Site Plan

Date: 11/8/24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO. C-100

Project No. 24-4096

Site Data		
SITE AREA = 0.79 AC		
ZONE: C-2 (GENERAL COMMERCIAL DISTRICT)		
BUILDING: PROPOSED 7,410 G.S.F. COMMERCIAL BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	40 FT	40.0 FT
SIDE	5 FT	5.0 FT
REAR	10 FT	N/A
SETBACKS - PARKING		
FRONT	35 FT *	10.0 FT MIN. **
SIDE	N/A	5.0 FT
REAR	N/A	N/A
PARKING		
# OF SPACES - SEE CALCULATION BELOW		
PARKING SPACE SIZE	9' x 18'	46
MAX. LOT COVERAGE (85%)	0.67 AC	77.2% (0.61 AC)
MAX. BUILDING HEIGHT	35 FT	< 35 FT
LANDSCAPING		
INTERIOR PARKING AREA	N/A	10.7% (0.04 AC)
OVERALL SITE	N/A	22.8% (0.18 AC)

* 280-235(B): UNLESS REDUCED BY ACTION OF THE ZONING BOARD OF APPEALS UPON THE FAVORABLE RECOMMENDATION OF THE TOWN PLANNING BOARD, NO OPEN OR ENCLOSED OFF-STREET PARKING SPACE SHALL BE PERMITTED WITHIN 35 FEET OF ANY STREET LINE; PROVIDED, HOWEVER, THAT NO ACTION BY THE BOARD OF APPEALS SHALL ALLOW SUCH OFF-STREET PARKING SPACE LESS THAN 10 FEET DISTANT FROM ANY PROPERTY LINE.

**VARIANCE REQUIRED

