



PRELIMINARY
 NOT FOR CONSTRUCTION

SENIOR CITIZEN COMPLEX
 WEHRLE DRIVE & GEORGE KARL BLVD.
 AMHERST, NEW YORK
 OMNI SMART LIVING

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO. 247.001.001		
DATE: 8-10-2022		
DRAWN BY: S. SCHENKER		
DESIGNED BY:		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER ERECT CN 7203 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

REZONING EXHIBIT
CONCEPTUAL
SITE PLAN
OPTION 3

CURRENT ZONING: OFFICE BUILDING DISTRICT (OB)	SITE DATA			
	MULTI-FAMILY & ASSISTED LIVING UNITS		VILLAS	
PROPOSED ZONING: MFR-7	REQUIRED	PROVIDED	REQUIRED	PROVIDED
ACREAGE: 22.7781 ACRES				
LOT DIMENSIONS:				
LOT AREA PER DWELLING 2 OR MORE BEDROOMS-337 UNITS	1,000 SF	4,186 SF	1,000 SF	4,186 SF
LOT WIDTH MIN.	100'	100'	100'	100'
BUILDING & LOT LINE SEPARATION (SECT. 3-35-5)				
GREATER WALL PARALLEL TO LOT LINE	24'-0"	109'-3"	24'-0"	46'-4"
LESSER ENDING WALL PARALLEL TO LOT LINE	1,541'-6"	75'-0"	1,541'-22'-5"	22'-5"
MIN. BUILDING SEPARATION (SECT. 3-35-3)	3'	3'-0"	3'	3'-0"
PARALLEL W/ GREATER SIDES FACING	-	24'-0"	35'-0"	35'-0"
PARALLEL W/ LESSER AND/OR GREATER SIDES FACING	6'-0"	4'-0"	6'-0"	3'-0"
MAX. BUILDING COVERAGE	40%	40%	40%	40%
INTERIOR GREENSPACE	10%	N/A	N/A	N/A

- LEGEND**
- OB OFFICE BUILDING ZONING (EXISTING)
 - R3 RESIDENTIAL DISTRICT 3 ZONING (EXISTING)
 - CF COMMUNITY FACILITIES ZONING (EXISTING)
 - VILLA SETBACK LINE
 - MULTI-FAMILY BUILDING SETBACK
 - PAVEMENT SETBACK LINE

CONCEPTUAL SITE PLAN
 SCALE: 1"=40'

