

**NOTES**

1. AREA VARIANCE FROM ARTICLE IV, SECTION 190-17 TO ALLOW FOR PARKING WITHIN THE REQUIRED FRONT YARD ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.
2. AREA VARIANCE FROM ARTICLE IV, SECTION 190-19A TO ALLOW FOR SMALLER (363 SF) PARKING SPACES THAN ARE REQUIRED (400 SF) ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.
3. AREA VARIANCE FROM ARTICLE IV, SECTION 190-19I TO ALLOW UNBROKEN PARKING SPACES BY ELIMINATION OF ISLANDS AND PLANTINGS ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.

#### SITE DEVELOPMENT STATISTICS

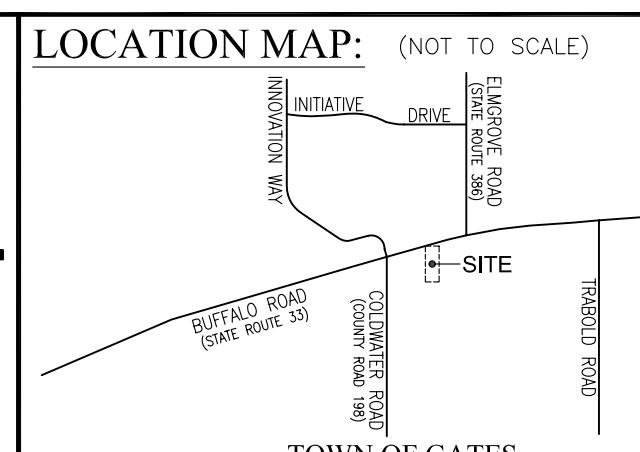
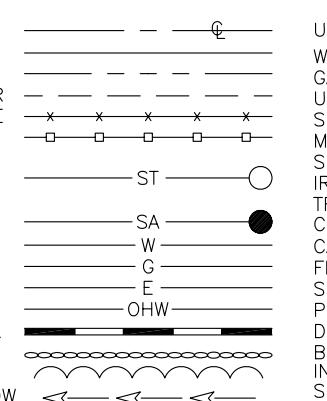
ADDRESS: 2997 BUFFALO ROAD  
TAX ACCOUNT NO.: 118.150-0001-052 & 118.150-0001-053  
TOTAL AREA OF PARCELS: 1.577± ACRES TO R.O.W.  
ZONING DISTRICT: NEIGHBORHOOD BUSINESS  
NB. DISTRICT: MINIMUM  
REQUIREMENTS:  
FRONT YARD: 50 FT.  
SIDE YARD: 15 FT.  
REAR YARD: 25 FT.  
BUILDING HEIGHT: 35 FT. MAX

OWNER/DEVELOPER:  
TITAN ROCK LLC  
138 STONY POINT ROAD  
ROCHESTER, NY 14624

#### TOWN APPROVALS:

PLANNING BOARD CHAIR	DATE	TOWN ENGINEER	DATE
DIRECTOR OF PUBLIC WORKS	DATE	FIRE MARSHAL	DATE

#### LEGEND:



#### AREA VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS:

AT THEIR APRIL 10, 2017 MEETING, THE TOWN OF GATES ZONING BOARD OF APPEALS GRANTED THIS PROJECT THE FOLLOWING AREA VARIANCES:

1. AREA VARIANCE FROM ARTICLE IV, SECTION 190-17 TO ALLOW FOR PARKING WITHIN THE REQUIRED FRONT YARD ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.
2. AREA VARIANCE FROM ARTICLE IV, SECTION 190-19A TO ALLOW FOR SMALLER (363 SF) PARKING SPACES THAN ARE REQUIRED (400 SF) ON PROPERTY LOCATED AT 2997 BUFFALO ROAD.
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#### PARKING SPACE CALCULATIONS

AS DIRECTED BY THE TOWN ENGINEER IN HIS JANUARY 20, 2017 REVIEW LETTER, THE PARKING SPACE CALCULATIONS BELOW SHOW A MIXED-USE BUILDING SCENARIO.

THE PROPOSED BUILDING HAS SIX TENANT SPACES THAT, ACCORDING TO TOWN CODE, COULD BE OCCUPIED BY A VARIETY OF DIFFERENT USES. THE FOUR ALLOWED USES THAT WERE USED IN THE CALCULATION ARE LISTED BELOW, ALONG WITH THE CORRESPONDING PARKING SPACE REQUIREMENTS.

- 1.) MEDICAL AND DENTAL CLINIC: 1 SPACE FOR EVERY 200 SQUARE FEET OF FLOOR AREA.
- 2.) SHOPPING CENTER: 5 SPACES PER 1,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA.
- 3.) EATING OR DRINKING ESTABLISHMENT: 1 SPACE PER EACH 4 PERSONS' CAPACITY OR 1 SPACE PER TABLE.
- 4.) BANK/OFFICE: 1 SPACE PER 200 SQUARE FEET OF FLOOR AREA, PLUS 1 SPACE PER 2 EMPLOYEES.

TENANT SPACE	AREA (SQFT)	USE	CALCULATION	# OF SPACES
1	2,410	BANK/OFFICE	(2,410 SF / 200) + (10 EMPLOYEES / 2)	17 SPACES
2	2,400	BANK/OFFICE	(2,400 SF / 200) + (10 EMPLOYEES / 2)	17 SPACES
3	2,400	MEDICAL AND DENTAL CLINIC	2,400 SF / 200	12 SPACES
4	2,400	EATING OR DRINKING ESTABLISHMENT	28 PERSON CAPACITY / 4	7 SPACES
5	2,400	SHOPPING CENTER	(2,400 SF / 1000) x 5	12 SPACES
6	3,590	SHOPPING CENTER	(3,590 SF / 1000) x 5	18 SPACES
TOTAL:	15,600		ESTIMATED TOTAL NUMBER OF SPACES REQUIRED: 83 SPACES	
			NUMBER OF SPACES PROVIDED: 83 SPACES	

#### REVISIONS

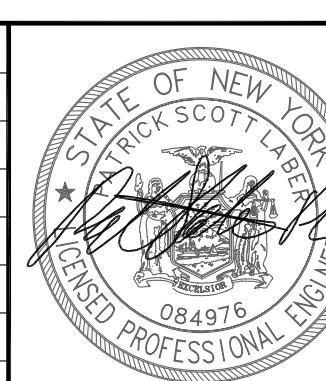
NO.	DATE	DESCRIPTION	BY
1.	2/10/17	REVISIONS PER TOWN REVIEW COMMENTS	PSL
2.	2/22/17	REVISIONS PER TOWN REVIEW COMMENTS	PSL

#### CERTIFICATION

WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C., HEREBY CERTIFY THIS MAP WAS COMPLETED ON DECEMBER 9, 2016 FROM AN INSTRUMENT SURVEY COMPLETED FEBRUARY 1, 2016 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

KRIS E. SCHULTZ, P.S.  
DARRYL MOSER, L.S.  
ROBERT B. HATCH, L.S.

NO. 49982  
NO. 49136  
NO. 50631



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