



Major Site Plan Application

City of Buffalo - Office of Strategic Planning

Required Submittals

Section 496-11.3.7 of the City Code details required submittals for Major Site Plan Review. The following list provides a summary of these requirements and is not intended as a substitute for the requirements listed within the City Code.

- X 1. **Statement of Intent (Project Description)**
Submit: One copy measuring 8½" x 11"
- X 2. **Site Plan**
Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) stamped copies measuring 24" x 36"
Scale: One (1) inch equals thirty (30) feet or larger scale
 - Date of preparation, clear scale, north arrow, and dimensions
 - Project boundaries and total area
 - Dimensions of lots, property lines, and adjacent rights-of-way
 - Relationship to adjacent public infrastructure (sidewalks, roadways, street lighting, street trees, traffic control devices, right-of-way signs, catch basins and inlets, parks and open spaces, water and sewer services)
 - Existing and proposed site improvements (structures, easements, vehicular and pedestrian access, landscape, established trees, fences or walls, stormwater facilities, lighting, parking and loading facilities, signs) with dimensions as appropriate
- X 3. **Architectural Elevations**
Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) copies measuring 24" x 36"
Scale: One (1) inch equals four (4) feet or larger scale
 - All relevant elevations to represent anything new or changing
 - Date of preparation, clear scale, and dimensions
 - Detailed facade materials
 - Renderings are not required or accepted as substitutes for elevations
- X 4. **Site Control Evidence**
Submit: One (1) copy measuring no larger than 11" x 17"
- X 5. **Part 1 of the NYS Environmental Quality Review (SEQR) Environmental Assessment Form (EAF)**
Submit: One (1) copy measuring 8½" x 11"
- X 6. **Map of Adjacent Conditions:**
Submit: Ten (10) copies measuring no larger than 11" x 17"
 - Context of development within 100 feet of the site (location and scale of principal buildings, site ingress and egress)
 - Existing natural features on and within 200 feet of the site (water bodies, wetlands, floodplains, shoreline buffers, steep slopes, federal or state significant habitats)
 - Designated local, state, or national landmarks or historic districts on and within 200 feet of the site
- X 7. **Landscaping Plan (if required)**
Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) copies measuring 24" x 36"
Landscaping Plan standards and requirements are found in Section 7.1 of the UDO
- X 8. **Stormwater Pollution Prevention Plan (if required) N/A (SITE AREA < 0.25 ACRES)**
Submit: One (1) copy measuring no larger than 11" x 17"
Information regarding Stormwater Pollution Prevention Plan is found within Section 7.3 of the UDO
- X 9. **Lighting Plan (if required) N/A (NO LIGHT STANDARDS PROPOSED)**
Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) copies measuring 24" x 36"
Lighting Plan standards and requirements are found in Section 7.4 of the UDO
- X 10. **Transportation Demand Management Plan (if required) N/A (NEW CONSTRUCTION < 5,000 SQ. FT.)**
Submit: Ten (10) copies measuring no larger than 11" x 17"
Transportation Demand Management Plan standards and requirements are found in Section 8.4 of the UDO and within the Transportation Demand Management Policy Guide approved by the City Planning Board.



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Applicant Information

Property Owner Name(s): Severyn Development

Phone Number: (716) 912-0969

Email: william.severyn.ny@gmail.com

Address: 43 Central Avenue

City: Lancaster

State: NY

Zip: 14086

Applicant Name(s): Studio T3 Engineering, PLLC

Phone Number: (716) 803-6400

Email: andrew@studiot3engineering.com

Address: 2495 Main Street, Suite 301

City: Buffalo

State: NY

Zip: 14214

Contractor Name(s): Severyn Development

Phone Number: (716) 912-0969

Email: william.severyn.ny@gmail.com

Address: 43 Central Avenue

City: Lancaster

State: NY

Zip: 14086

Property Information

Assessed Address: 71, 73, 75, 77 14th Street & 390 Jersey Street

Area of Parcel (square feet): 7,800

Acres: 0.18

Zone: N-2R

Zone Overlay (if applicable): N/A

Current Use: Vacant

Historic District/Property (if applicable): N/A

Statement of Intent

Briefly state the intent of the project (attach additional information if needed):

Five (5) attached single family residences on 5 new separate parcel lots. Rear access driveway and garages,

all necessary grading, drainage, utilities, and landscaping shall also be added.



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Project Description

Proposed use(s): Residential Square feet: 4,050 (gross)

Required City of Buffalo approvals: Planning, DPW, Water, BSA

Proposed number of dwellings (if applicable): 5

Existing building renovation: Building type (if in a Neighborhood Zone): Attached House (3.2.2)

Square feet: 4,050 (gross)

Facade alteration description: Masonry Stone, Trespa Laminate Panel System, Stucco with wood trim

Parking lot construction/reconstruction: Square feet: N/A Spaces: N/A

Loading area construction: Square feet: N/A Number of loading berths: N/A

Lot Dimensions:

Lot area (square feet): 7,800 Lot width (feet): 120' (total)

Lot Coverage:

Building coverage (percent): 52% Impervious coverage (percent): 77%

Total project cost: \$2 million

Total jobs created: 20 (during construction)

Total construction time frame: 1 year

Disclosure Affidavit

I affirm that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Andrew Terragnoli Date: 4/2/19

Property owner or applicant signature: *Andrew Terragnoli*



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Office Use Only

Date form received: _____

A/P#: _____

Internal Checklist:

Date Received:

Reviewed By:

<input type="checkbox"/> Site Plan	_____	_____
<input type="checkbox"/> Architectural Drawings	_____	_____
<input type="checkbox"/> Site Control Evidence	_____	_____
<input type="checkbox"/> Map of Adjacent Conditions	_____	_____
<input type="checkbox"/> Landscape Plan	_____	_____
<input type="checkbox"/> Stormwater Pollution Prevention Plan	_____	_____
<input type="checkbox"/> Lighting Plan	_____	_____
<input type="checkbox"/> TDM Plan	_____	_____
<input type="checkbox"/> Fee	_____	_____

Date of Determination of Completeness: _____

Date of Decision: _____

- Approved
- Approved with modifications
- Disapproved