
8.07
acres
Rano St
Rano St
Tonawanda St
Tonawanda St
Tonawanda St
Arthur St
Fowler's Chocolates
River Rock Dr
River Rock Dr
River Rock Dr
Make 'n' Mold
Minitz Gulf
U-Haul
Neighborhood Dealer









1 CONCEPTUAL SITE PLAN

AMENITIES

BUILDINGS: 120,000 SF (LIGHT MANUFACTURING) WITH 25' CLEAR HEIGHT 7-BAY LOADING DOCK

8,500 SF (COMMERCIAL SPACE) WITH 18' CLEAR HEIGHT

PARKING SPACES:

LIGHT MANUFACTURING FACILITY: 127 INCLUDING 5 REQUIRED ADA SPACES

COMMERCIAL SPACE: 10 INCLUDING 1 REQUIRED ADA SPACE

ELECTRIC VEHICLE CHARGING STATIONS

LINEAR PARK: 1/4 MILE WALKING LOOP

WATER FEATURE AREA WITH SEATING

ON-SITE ENERGY GENERATION: COGEN AREA 13,000 SF
ROOF MOUNTED SOLAR PANELS

ZONING REVIEW

APPLICABLE CODE: BUFFALO GREEN CODE

DISTRICT: D-IL

SETBACKS:
FRONT: 0'
CORNER SIDE: 0'
INTERIOR SIDE: 0'
REAR YARD: 0'

LOT COVERAGE: 100%

BUILDING HEIGHT (MAX): 4 STORIES

BGC 4.6.7.A: "Any building on the site that houses professional or administrative offices, retail and services, or other uses open to the general public during normal business hours should be positioned so as to relate strongly to the adjacent public right-of -way; i.e., by directly abutting the public right-of -way or by being sited within a lawn no more than 25 feet set back from the public right-of-way."

TABLE 1106.1 MINIMUM ACCESSIBLE SPACES

101-150 = 5 SPACES

ELEV8 ARCHITECTURE

CEDARLAND DEVELOPMENT GROUP

25 Rano St. | P-1
SITE PLAN


JONES TRACT
PARISH TRACT
BIRD FARM
JONES TRACT
PARISH TRACT
BIRD FARM
E 1063500
N 1074000
Provided by Landmax Data Systems, May 2016