

Thomas & Muffett George
11494 Meahl Road
Akron, NY 14001
716-542-3059

April 27, 2021

Village of Ellicottville
17 Mill Street
Ellicottville NY 14731

Attn: Village Code Enforcement Officer
Kelly.Fredrickson@evlengineering.com
Village Planner
Gary.Palumbo@evlengineering.com

Re: 74 Elizabeth Street
Site Plan Review

Gentlemen,

As per the request of the Village Planning Board, I am pleased to provide computer generated project documents and files for further review and action including:

- Site Plan
- Building Elevations
- Color Elevations
- Building Color Rendering.

Based on the sample plans provided for reference, this submission is in accordance with standards of practice anticipated by the Village for complete review. Please contact me at 716-481-2069 or tom.george@nfta.com if there is a deficiency in the submittal or to answer any questions.

Thank You

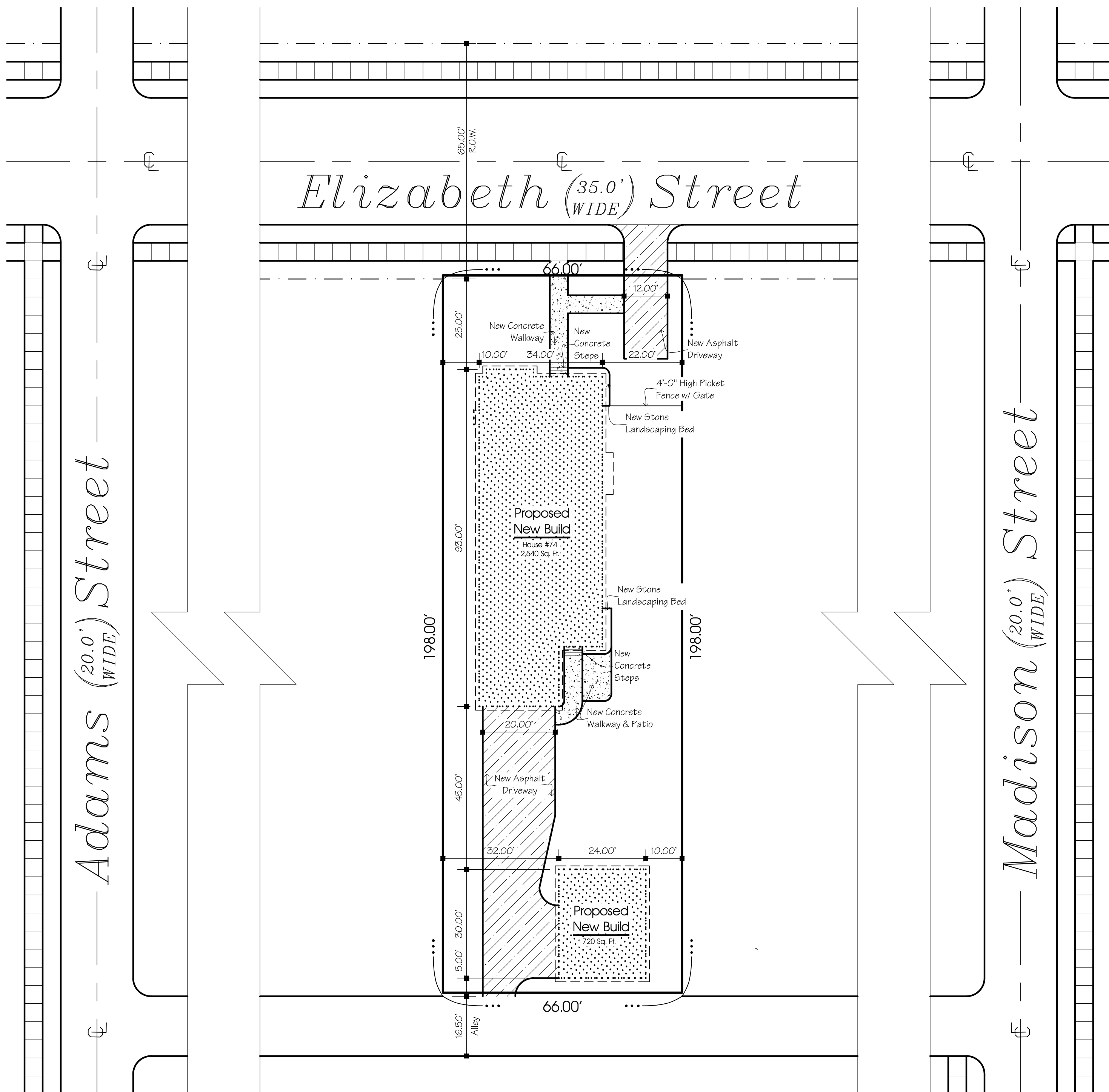
Tom George



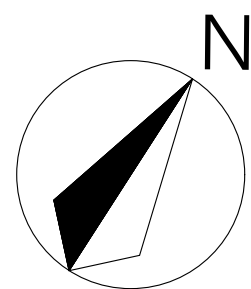
Proposed New Build For:

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04-27-21



PB2.1 Site Plan



LANDSCAPING NOTE:
Landscaping plan to consist of foundation and area plantings including shrubs, perennials and annual plantings

UTILITIES:
Utility alignment and tapping locations to be established by contractor as directed by the Village of Ellicottville and utility company representatives as appropriate

1" = 20'-0"

74 Elizabeth Street		
ZONING SUMMARY		
Village Residential VR		
	Required	Proposed
Residence Setbacks		
Front	25'	25'
Side - Each	10'	10'
Side - Total	30'	30'
Rear	35'	80'
Height	28'	28'
Accessory Setbacks		
Side - Each	10'	10'
Side - Total	30'	42'
Rear	1'	5'
Height	21'	21'
Lot Size = 13,068 SF		
FAR	0.25	0.25
FAR Area	3267 SF	3260 SF



PB2.2 Colored North Elevation

NTS



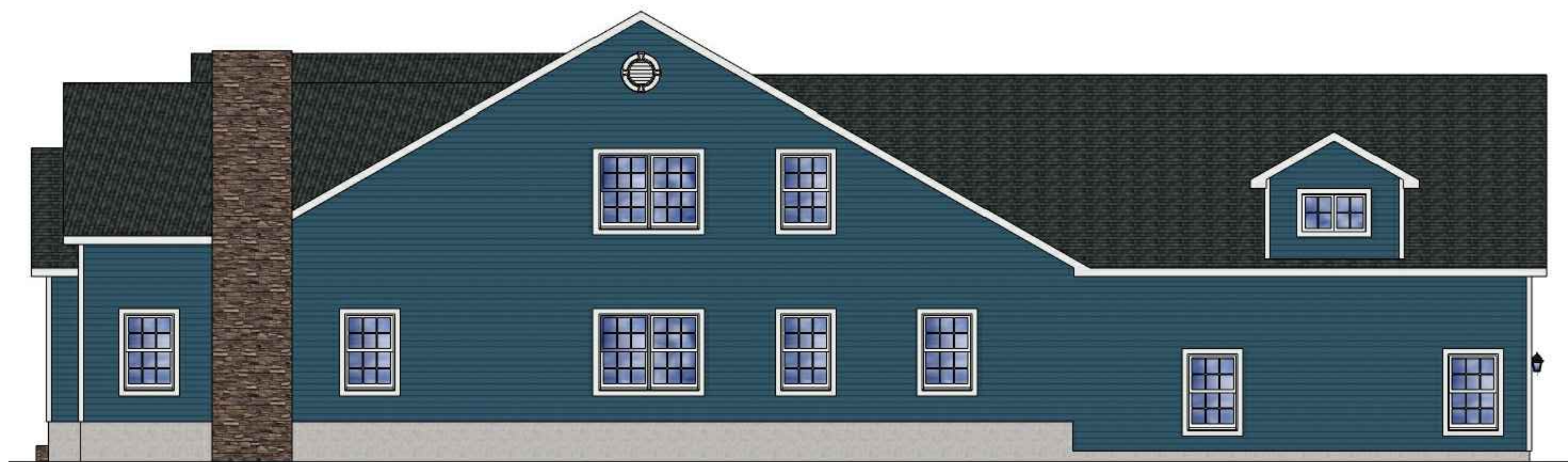
PB2.3 Colored South Elevation

NTS



PB2.4 Colored East Elevation

NTS



PB2.4 Colored West Elevation

NTS

Proposed New Build For:

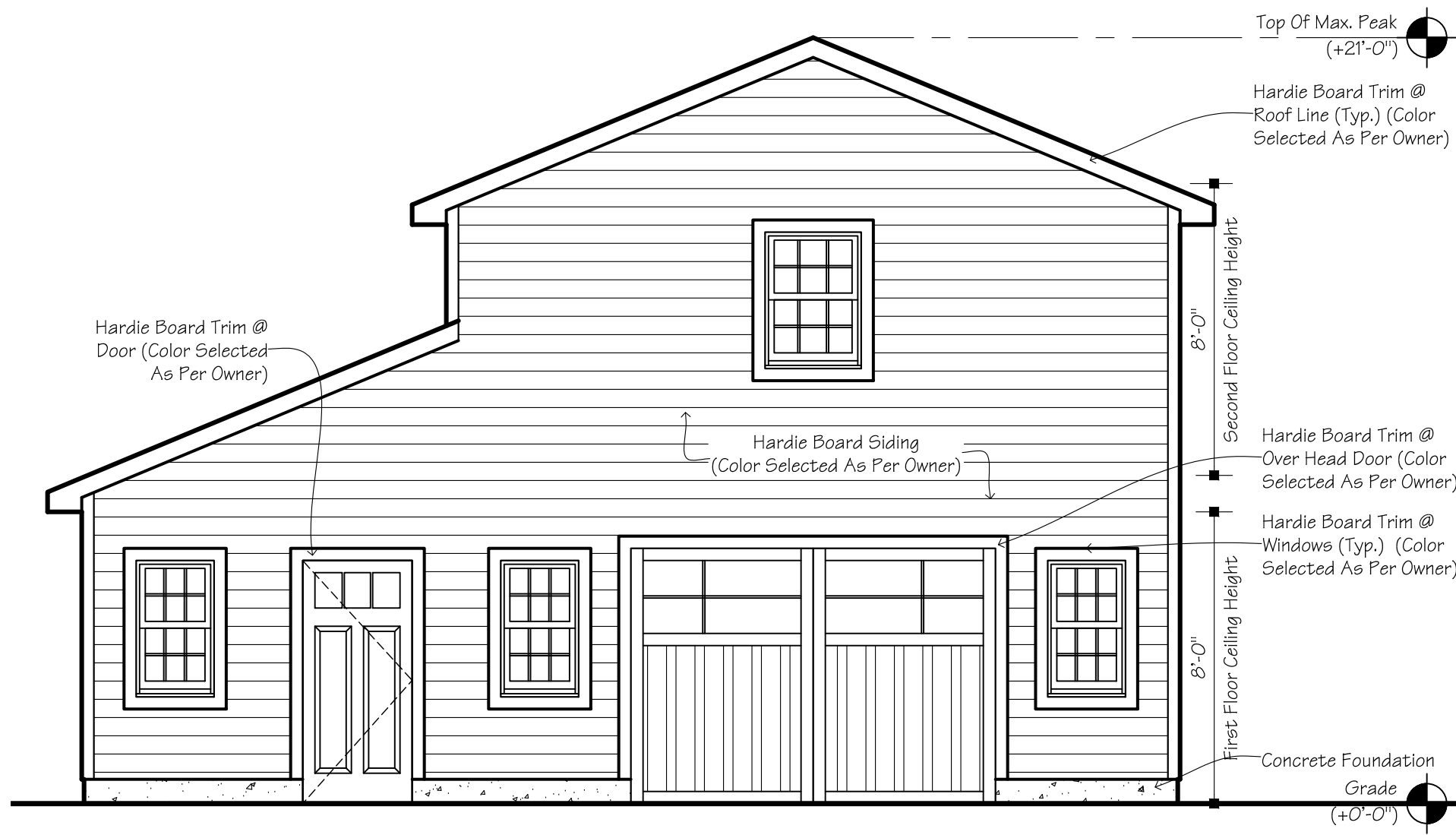
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PB2.1 North Elevation

@ Main Structure

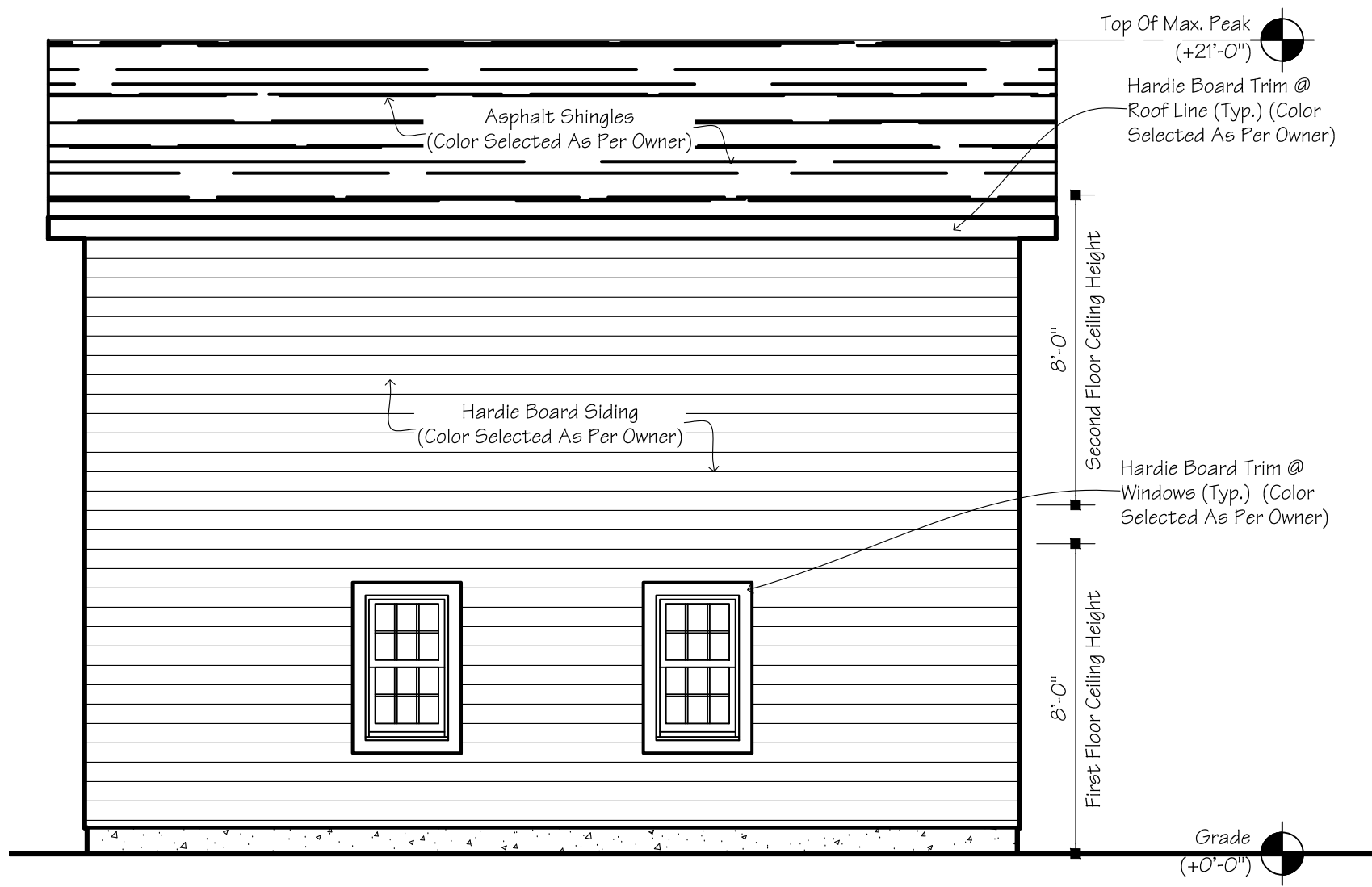
1/4" = 1'-0"



PB2.3 West Elevation

@ Accessory Structure

1/4" = 1'-0"



PB2.4 South Elevation

@ Accessory Structure

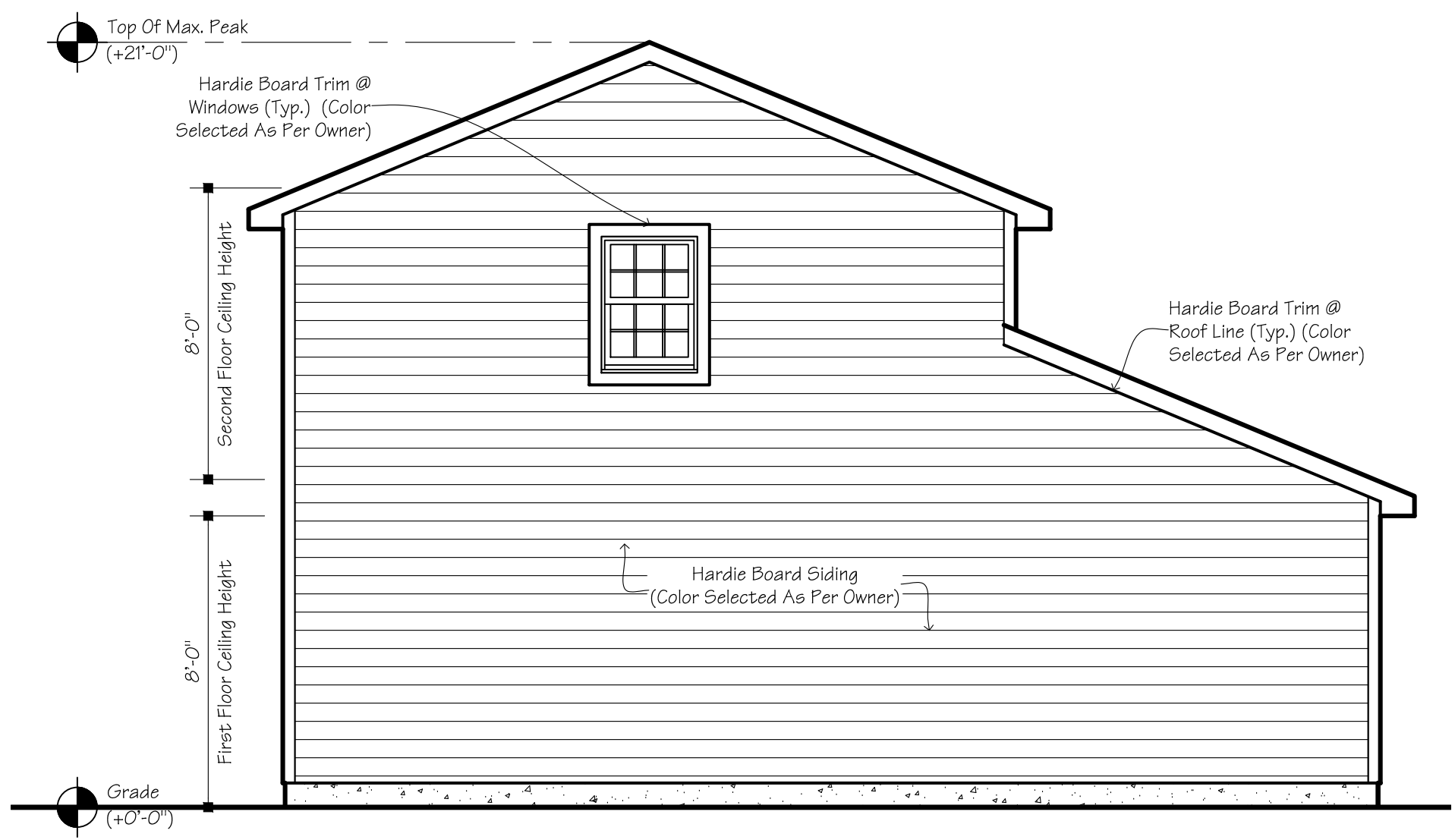
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PB2.2 South Elevation

@ Main Structure

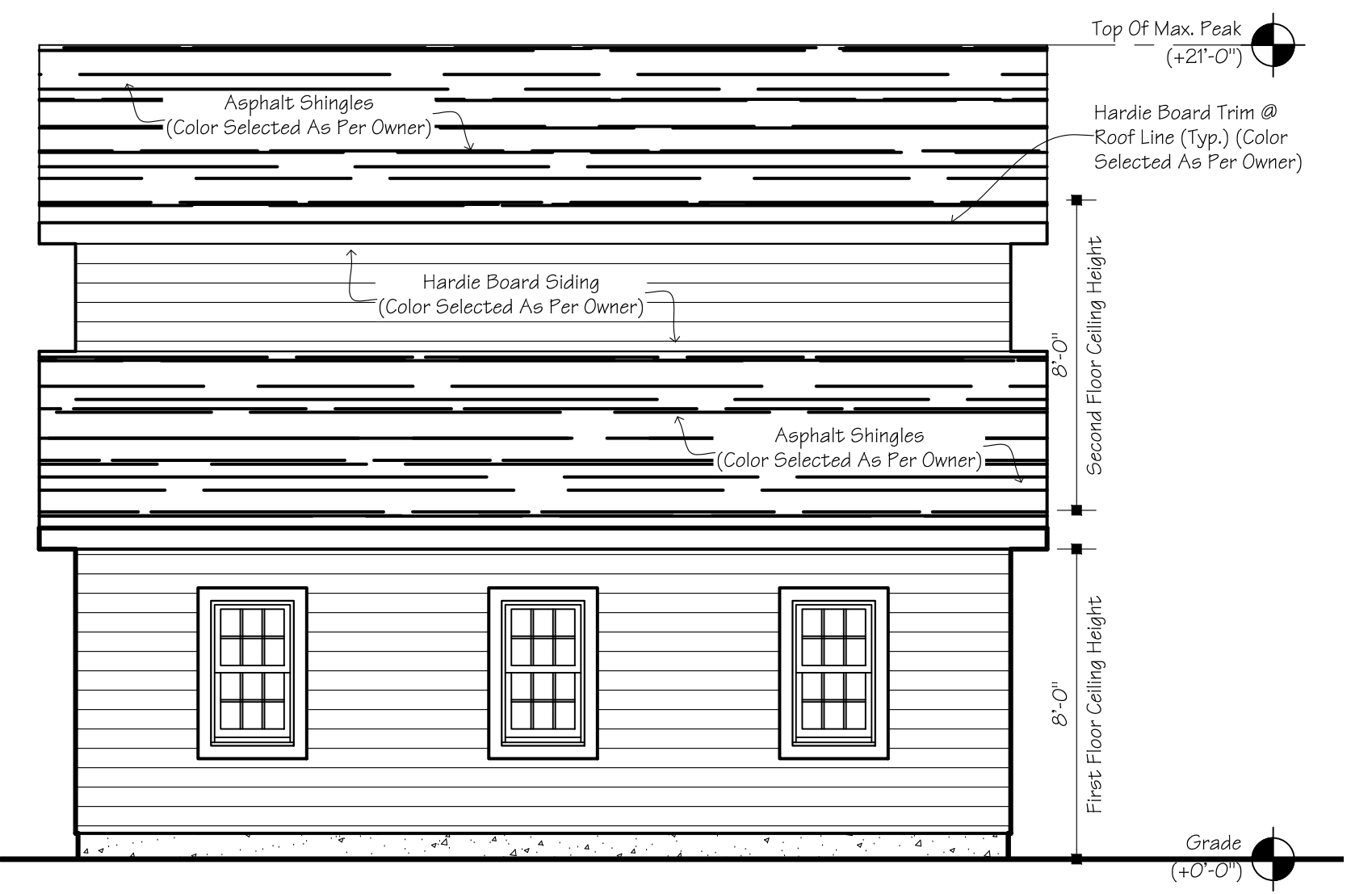
1/4" = 1'-0"



PB2.5 East Elevation

@ Accessory Structure

1/4" = 1'-0"



PB2.6 North Elevation

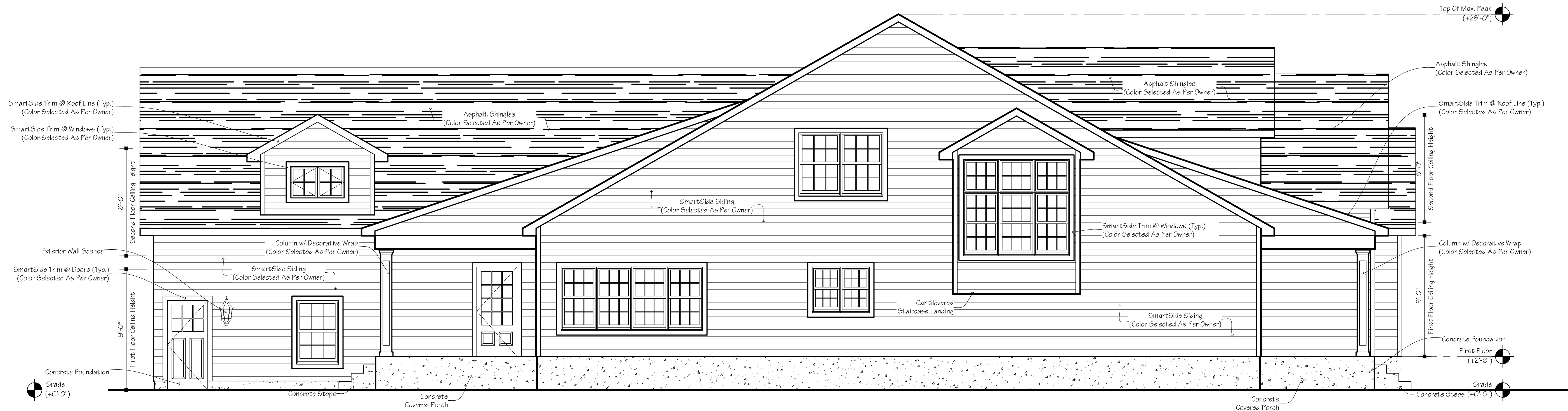
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PB3.1 East Elevation

@ Main Structure

1/4" = 1'-0"



PB3.2 West Elevation

@ Main Structure

1/4" = 1'-0"

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PB2.1 North Elevation

@ Main Structure

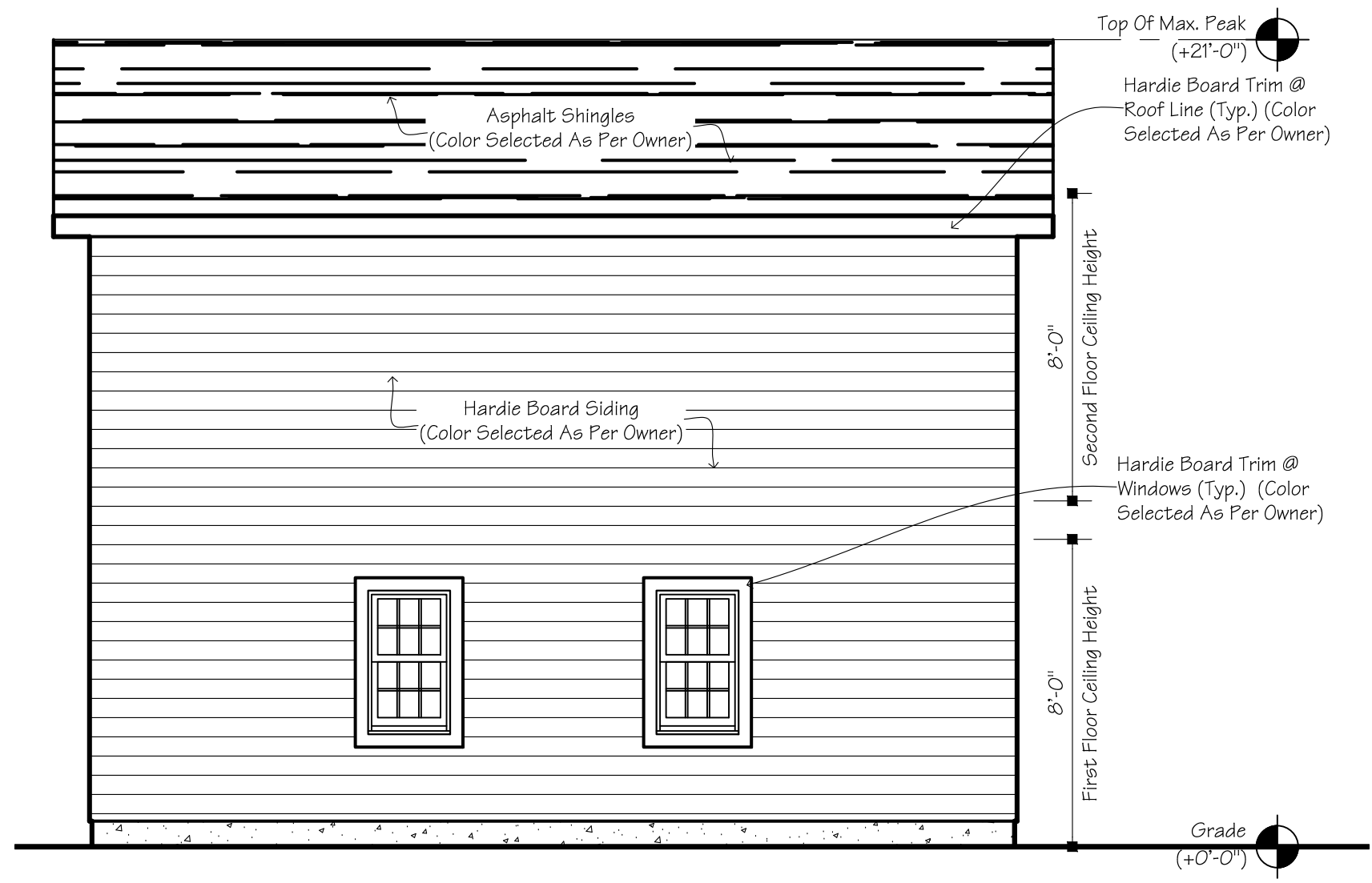
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PB2.3 West Elevation

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PB2.4 South Elevation

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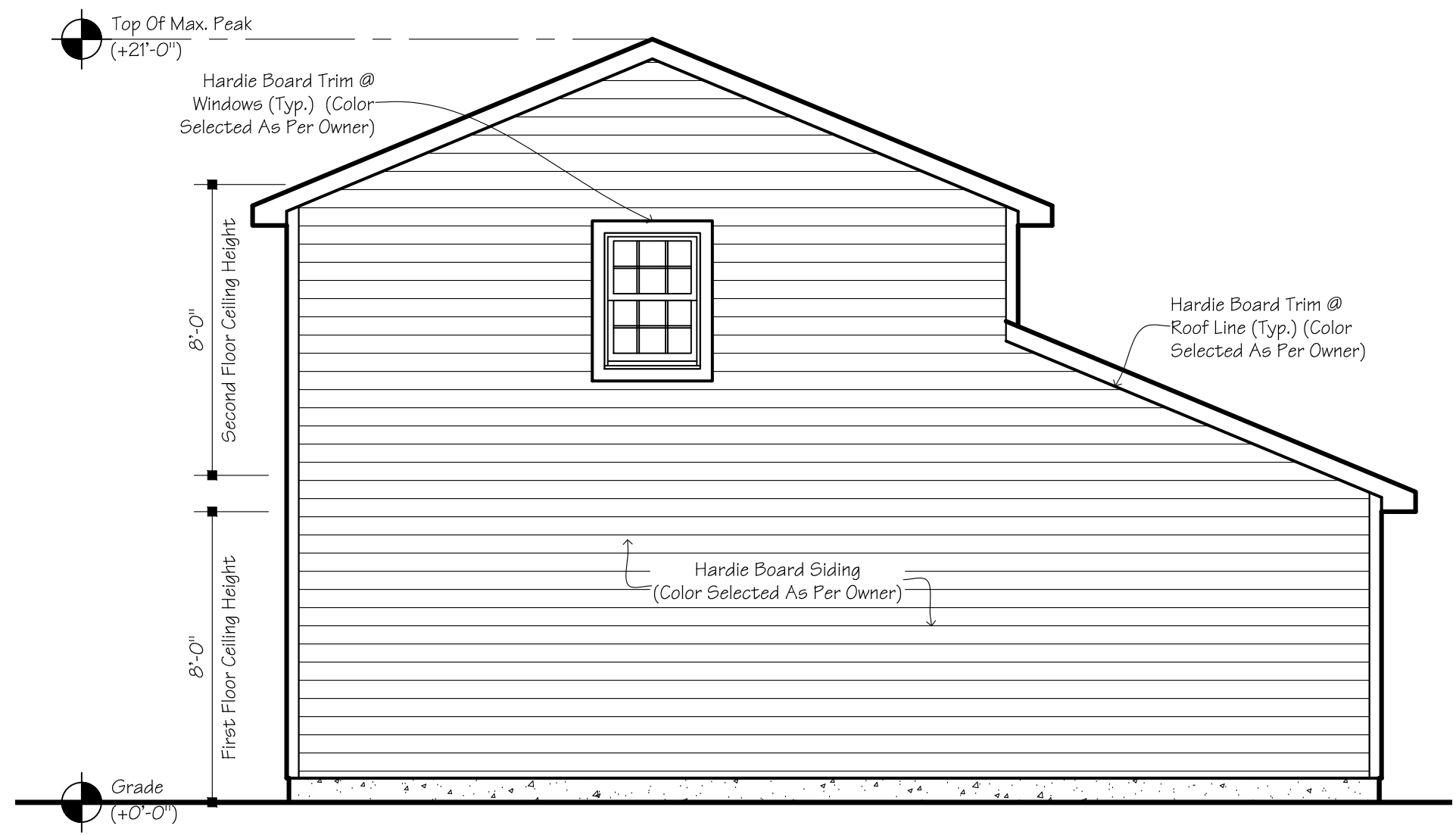
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PB2.2 South Elevation

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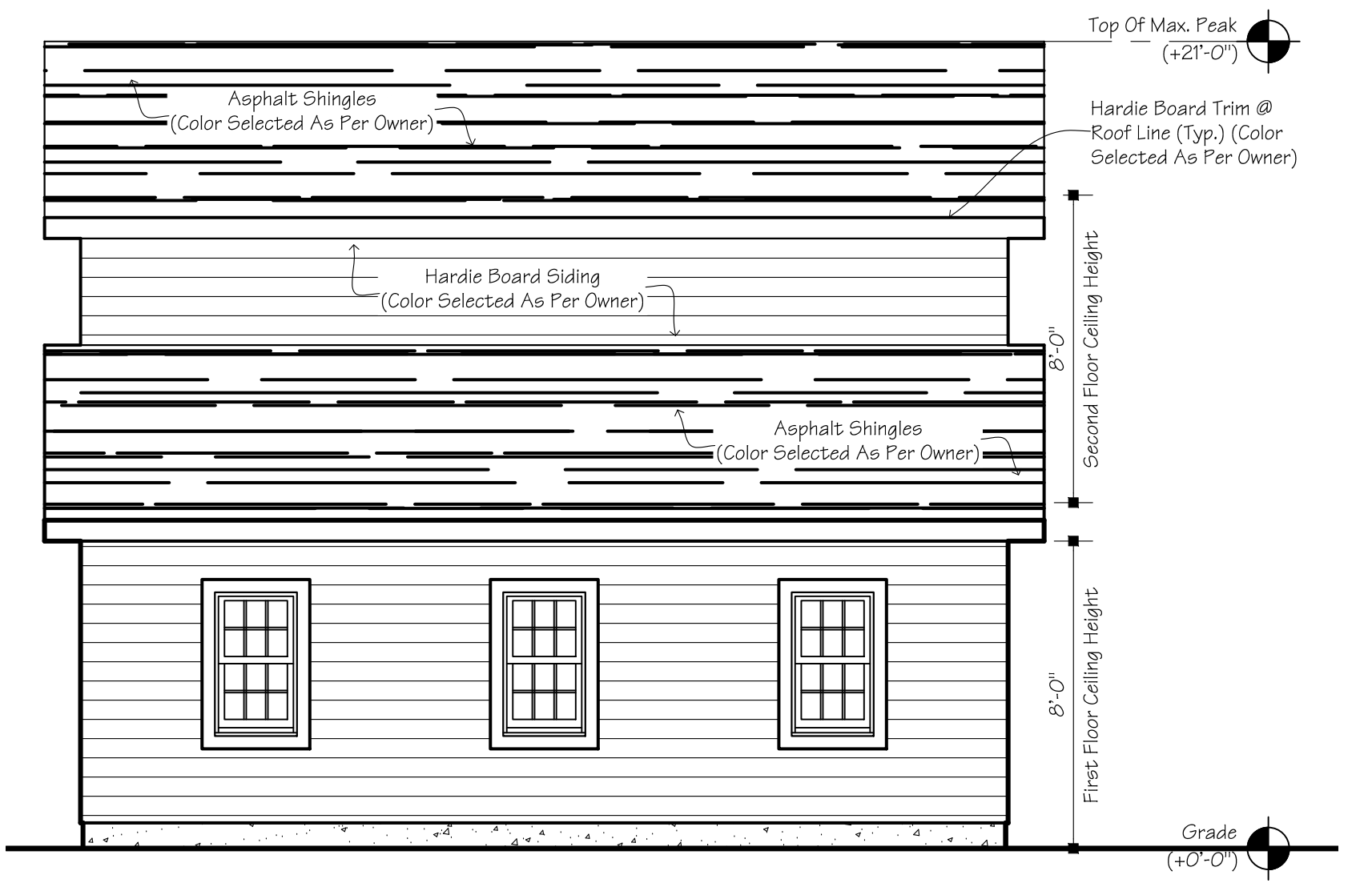
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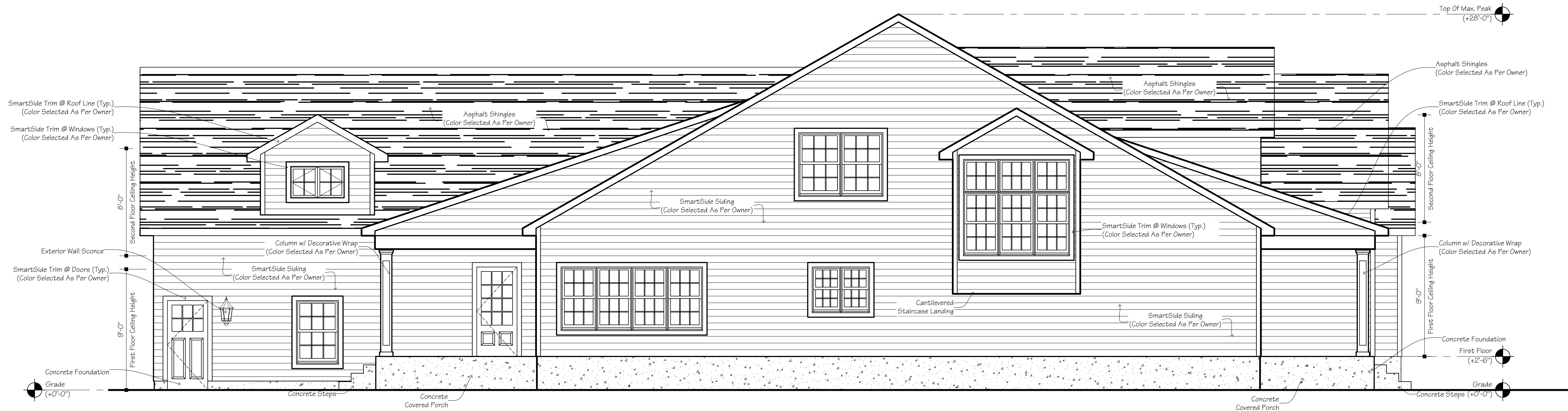
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