

Alternative Plan No. 1- Recreation Conservation (RC) Plan					
Type of Use	Unit	ADF/Unit (GPD)	Quantity	Total ADF (GPD)	Peak Daily (x2.25)
Existing Clubhouse	seat	20	135	2,700.0	6,075.0
Indoor Recreation	person	20	560	11,200.0	25,200.0
Church-school	student	20	1,600	32,000.0	72,000.0
Church	seat	3	3,000	9,000.0	20,250.0
Concessions	person	15	500	7,500.0	16,875.0
Total				62,400.0	140,400.0

- NOTES**
1. Clubhouse to remain.
 2. 15 gpd per person plus 5 gpd for showers/approx # of parking x2.
 3. 10gpd/student +5 for meals + 5 for showers/assume 1 student = 50sf/includes gym.
 4. Assume 1 seat = 10s.f.
 5. Approx # of parking x2.

Alternative Plan No. 2- Community Facility (CF) Plan					
Type of Use	Unit	ADF/Unit (GPD)	Quantity	Total ADF (GPD)	Peak Daily (x2.25)
Existing Clubhouse	seat	0	0	0.0	0.0
1-BR Apts/Ind. Living	unit	110	231	25,410.0	57,172.5
2-BR Apts/Ind. Living	unit	220	371	81,620.0	183,645.0
1-BR Assisted Living	unit	150	575	86,250.0	194,062.5
Total				193,280.0	434,880.0

- NOTES**
1. Clubhouse to be removed.

Alternative Plan No. 3- Residential Three (R-3) Plan					
Type of Use	Unit	ADF/Unit (GPD)	Quantity	Total ADF (GPD)	Peak Daily (x2.25)
Existing Clubhouse	seat	0	0	0.0	0.0
3-BR Single Family	unit	330	320	105,600.0	237,600.0
Total				105,600.0	237,600.0

- NOTES**
1. Clubhouse to be removed.

Alternative Plan No. 4- Transitional Residential (TND) Plan					
Type of Use	Unit	ADF/Unit (GPD)	Quantity	Total ADF (GPD)	Peak Daily (x2.25)
Existing Clubhouse	seat	20	135	2,700.0	6,075.0
Office	sf	0.1	120,700	12,070.0	27,157.5
2-BR Apartments	unit	220	366	80,520.0	181,170.0
2-BR Townhomes	unit	220	221	48,620.0	109,395.0
3-BR Patio Homes	unit	330	150	49,500.0	111,375.0
3-BR Single Family	unit	330	23	7,590.0	17,077.5
4-BR Single Family	unit	440	24	10,560.0	23,760.0
Hotel	unit	220	130	28,600.0	64,350.0
Synagogue	seat	3	2,500	7,500.0	16,875.0
Total				247,660.0	557,235.0

- NOTES**
1. Clubhouse to remain.
 2. Design Standard- 0.1 gpd/s.f.
 3. Assume 2 beds per multifamily unit.
 4. Synagogue- 1 seat=10 s.f.

Alternative Plan No. 5- General Business (GB) Plan					
Type of Use	Unit	ADF/Unit (GPD)	Quantity	Total ADF (GPD)	Peak Daily (x2.25)
Existing Clubhouse	seat	0	0	0.0	0.0
Retail	sf	0.1	433,507	43,350.7	97,539.1
2-BR Townhomes	unit	220	126	27,720.0	62,370.0
3-BR Townhomes	unit	330	126	41,580.0	93,555.0
1-BR Student Housing	unit	110	145	15,950.0	35,887.5
2-BR Student Housing	unit	220	145	31,900.0	71,775.0
3-BR Student Housing	unit	330	150	49,500.0	111,375.0
Total				210,000.7	472,501.6

- NOTES**
1. Clubhouse to be removed.
 2. Assume retail consists of shopping center and grocery.

Alternative Plan No. 6- Office Building (OB) Plan					
Type of Use	Unit	ADF/Unit (GPD)	Quantity	Total ADF (GPD)	Peak Daily (x2.25)
Existing Clubhouse	seat	0	0	0.0	0.0
Office	sf	0.1	1,212,500	121,250.0	272,812.5
Total				121,250.0	272,812.5

- NOTES**
1. Clubhouse to be removed.
 2. Design Standard- 0.1 gpd/s.f.



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