Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: September 12, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5525 Old Goodrich Road

SBL #: 58.10-2-14.22

Action Desired:

Applicant requests a variance to allow more than two accessory buildings, to allow for the construction of a detached accessory structure (greenhouse) located at 5525 Old Goodrich Road in the Residential Single-Family zone.

Reason:

Town Code Reference:
§229-55(H)

CONTACT INFO:

APPLICANT INFO

Name / Business: Connie Fleisher-Weil

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

✓	Applicant
	Project Sponsor

SIGNATURE

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Signed: Signature On File

Town Use Only:

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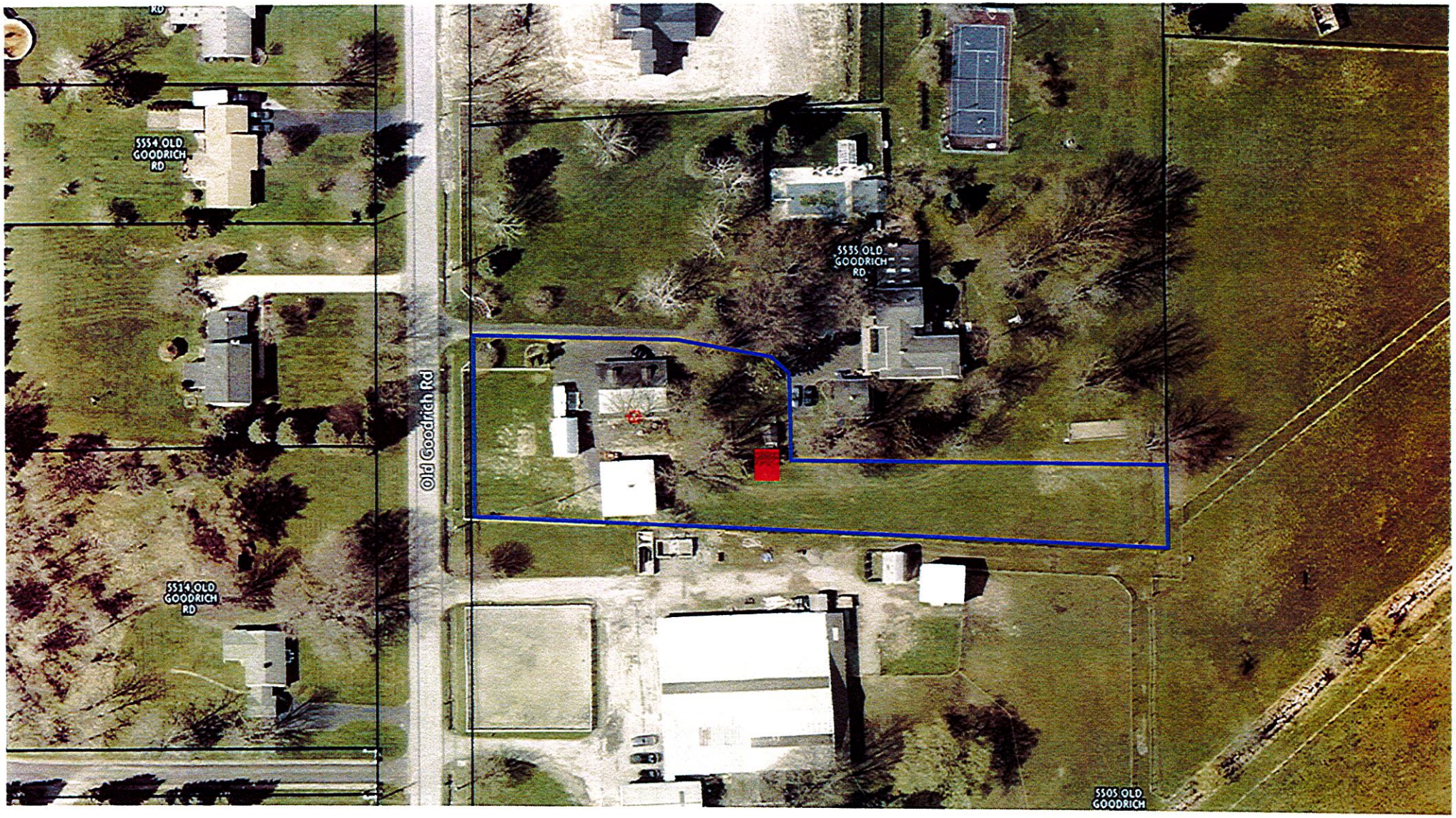

note the parcel lines displayed are approximate

5525 Old Goodrich Road

N

Proposed 160 sq.ft. (10'x16') detached accessory structure (shed).

Only two accessory buildings up to 200 square feet on any one lot where a principal building exists is permitted.

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: Sept 2, 2024

Received By: S. LBISIMI 9/13/24

APPLICANT REQUEST:

Project Address: 5525 Old Goodrich Rd Clarence

SBL #:

Action Desired: Greenhouse, varience needed to comply

Reason: Would like to have a 10x16 (MAX) Greenhouse

most likley will be smaller, but no more than 10x16 max

CONTACT INFO:

APPLICANT INFO

Name / Business: Connie Fleisher-Weil

E-Mail: [redacted]

Phone #: [redacted]

Address: [redacted]

Town: [redacted]

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town: State: Zip:

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X	Applicant
	Project Sponsor

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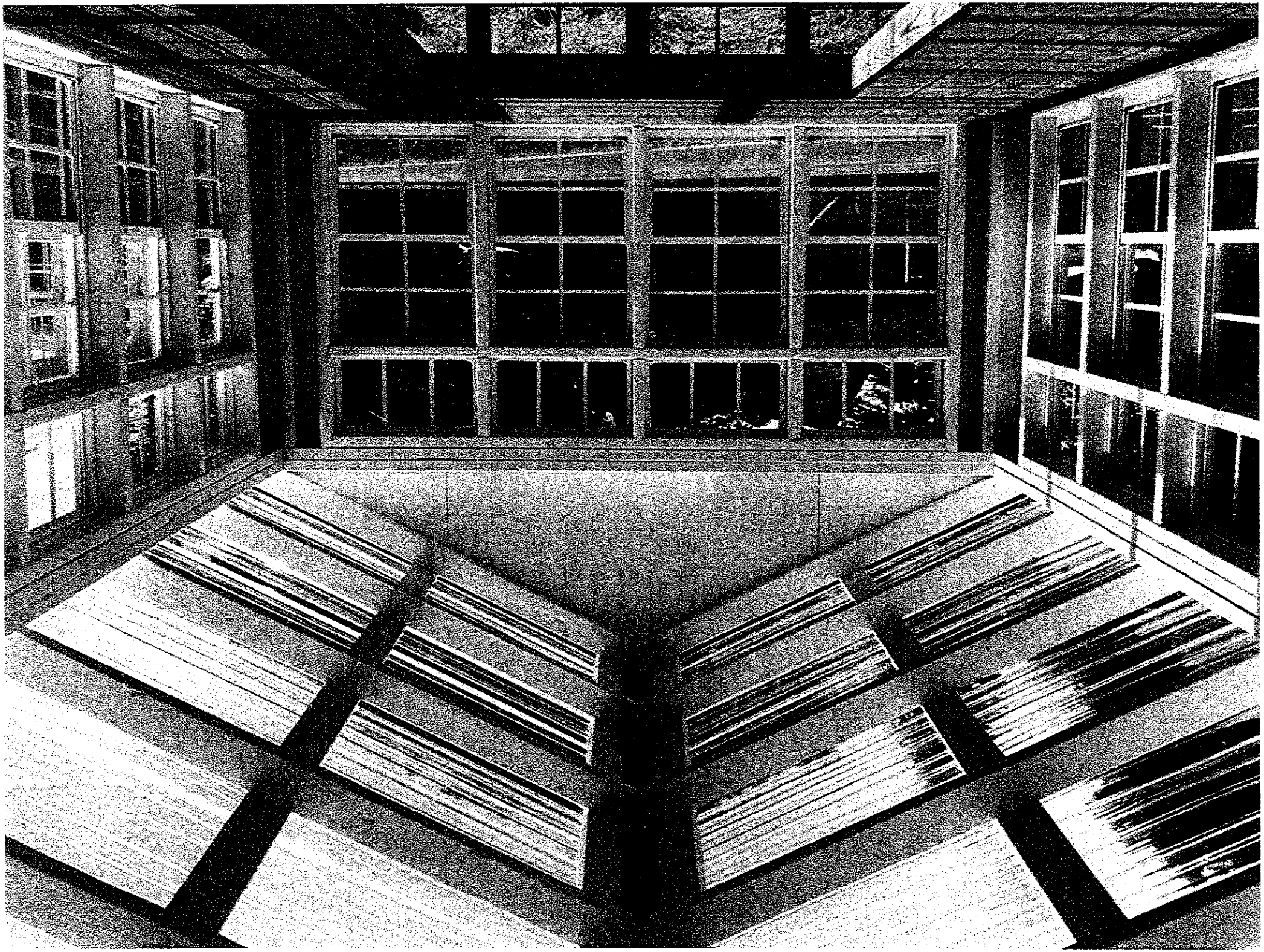

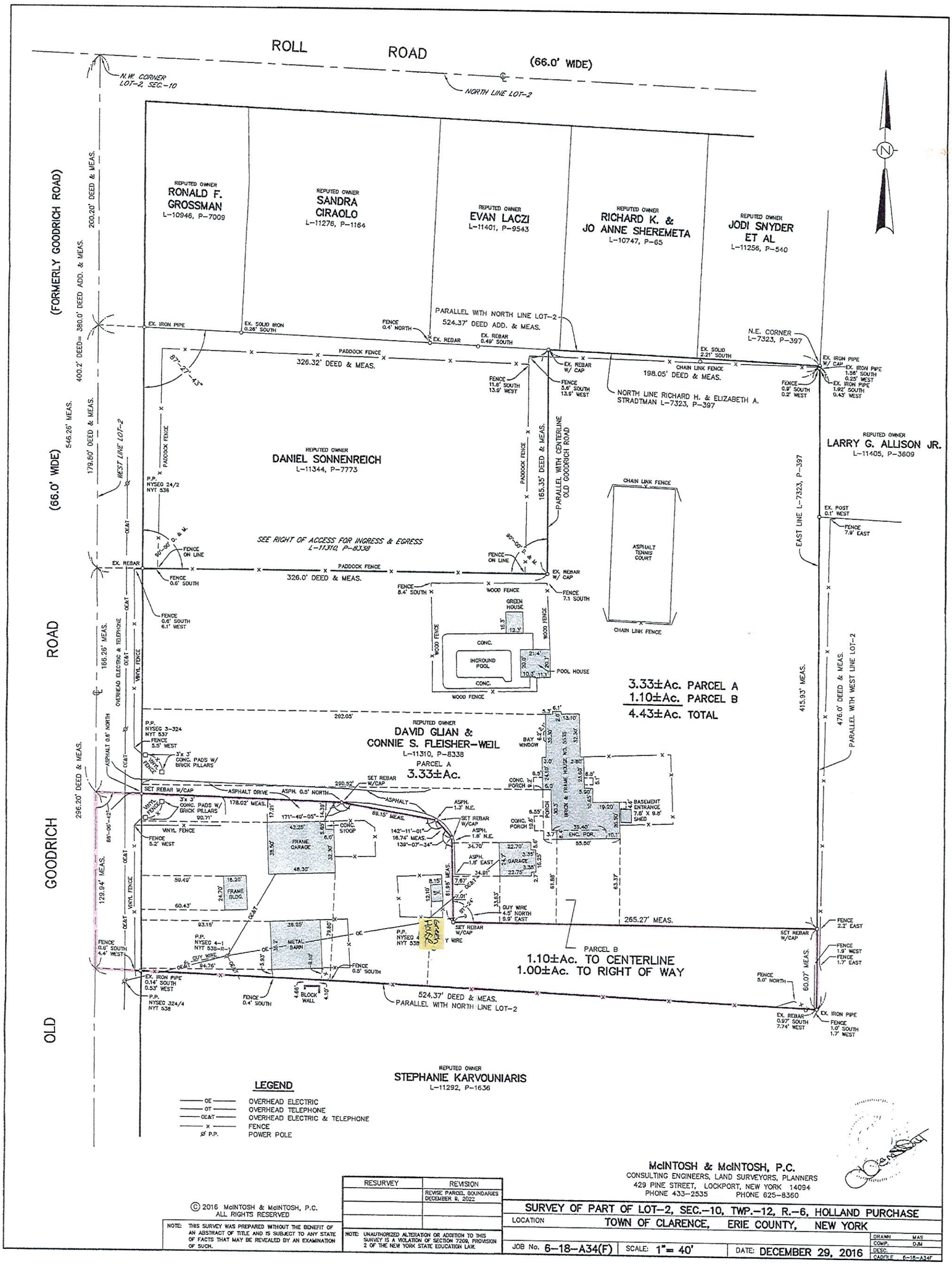

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

RESURVEY	REVISION
	REVISE PARCEL BOUNDARIES DECEMBER 9, 2022

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOCKPORT, NEW YORK 14094
PHONE 433-2535 PHONE 625-8360

SURVEY OF PART OF LOT-2, SEC.-10, TWP.-12, R.-6, HOLLAND PURCHASE
LOCATION TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

JOB No. 6-18-A34(F) | SCALE: 1" = 40' | DATE: DECEMBER 29, 2016

DRAWN MAS
COMP. DJM
DESC.
CADFILE 6-18-A34F

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: September 17, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5195 Donnington Road

SBL #: 58.20-1-27

Action Desired:

Applicant requests a variance to allow a detached accessory structure (emergency generator) to be located within the front yard setback located at 5195 Donnington Road in the Residential Single-Family zone.

Reason:

Town Code Reference:
§229-55(B)

CONTACT INFO:

APPLICANT INFO

Name / Business: Joseph Neiman

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Gen-Tech Power Systems

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

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	Applicant
✓	Project Sponsor

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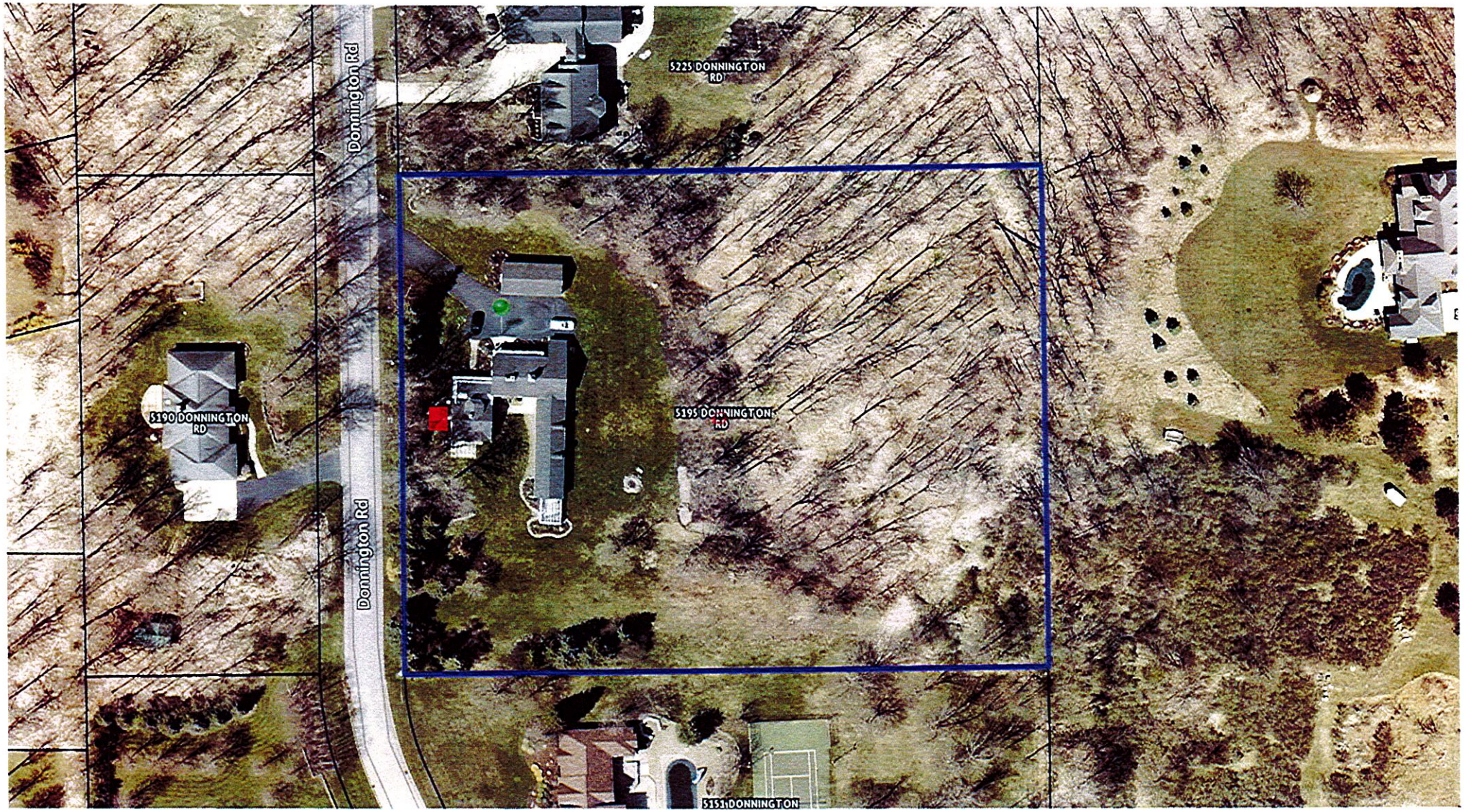

note the parcel lines displayed are approximate

5195 Donnington Road

N

Proposed emergency generator in the front yard setback.

Emergency generators are only allowed in the side and rear yard setbacks.

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: 9/17/24
Received By: Andrew Schaefer

APPLICANT REQUEST:

Project Address: 5195 Dennington Road
SBL #:

Action Desired:

permission to install a standby generater on west side of home facing the street. Generater will be set back 30 feet from road, behind a line of trees and will not be visible from road.

Reason:

Due to the way the property is set up and access to gas and electric utilities, this is the only viable placement option for installation.

CONTACT INFO:

APPLICANT INFO

Name / Business: Joseph Neiman
E-Mail:
Phone #:
Address:
Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Gen-Tech Power Systems
E-Mail:
Phone #:
Address:
Town:

SIGNATURE

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X	Project Sponsor

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[redacted]

Protector® Series

[redacted]

GENERAC®

Protector® Series

Standby Generators

Liquid-Cooled Gaseous Engine

STANDARD FEATURES:

- Power Zone® 410 Controller, NFPA 110 Capable
- Cellular Connectivity for Mobile Link and Fleet
- Quiet Operation
- Corrosion Resistant Enclosure & Frame
- 5 Year/2,000 Hour Limited Warranty
- Hi Motor Starting, Surge Capacity
- Fuel Efficiency
- Controller-Selectable Fuel Type - Natural Gas or Propane Vapor
- 1-Phase or Configurable 3-Phase Voltage Output
- Single-Side Regular Maintenance Access
- EPA & SCAQMD Exhaust Emissions Certified
- As close as 18 in (457 mm) offset distance from structure

OPTIONAL FIELD-INSTALLABLE FEATURES

Available as field-installable kits

- Generator Ready-Status Indicator
- Emergency Stop
- NFPA 110 Control & Annunciation
- Cold Weather Operation Aids
- Additional Level 2 Sound Reduction
- Extreme High Wind
- Provisions for Rooftop and Elevated Mounting
- Baseframe Block-off
- Engine Fluid Containment
- Seismic Anchoring

STANDBY POWER RATING

Model XG03245 – 32 kW, 60 Hz Emergency Standby Power Generator
Model XG04045 – 40 kW, 60 Hz Emergency Standby Power Generator

016021

* Product may vary slightly from above image.

USA ENGINEERED & BUILT* *Assembled in the USA using domestic and foreign parts

QUIET TEST™ Mobile Link™

016040

Meets EPA Emission Regulations
CA / MA Emissions Compliant

FEATURES

- INNOVATIVE DESIGN & PROTOTYPE TESTING are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- MOBILE LINK® CONNECTIVITY. Standard cellular connectivity included with every XG generator, Mobile Link allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION. This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- SINGLE SOURCE SERVICE RESPONSE from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES: Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

GENERAC®

GENERATOR SPECIFICATIONS

GENERATOR OUTPUT

Voltage	XG03245				XG04045			
	Natural Gas		Liquid Propane		Natural Gas		Liquid Propane	
	Power (kW)	Current (A)	Power (kW)	Current (A)	Power (kW)	Current (A)	Power (kW)	Current (A)
120/240 1–Phase	32	133	32	133	40	167	40	167
208/120 3–Phase	32	111	32	111	40	139	40	139
240/120 3–Phase	32	96	32	96	40	120	40	120
480/277 3–Phase	32	48	32	48	40	60	40	60

VOLTAGE REGULATION

Type	Electronic
Sensing	All Phases
Regulation	±1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	±0.25%

ALTERNATOR SYSTEM SPECIFICATIONS

	XG03245		XG04045	
	1-Phase	3-Phase	1-Phase	3-Phase
Voltage Output	120/240 V Only	208/120 V; Configurable for 480/277 or 240/120 V with Optional Field-Installable VCC	120/240 V Only	208/120 V; Configurable for 480/277 or 240/120 V with Optional Field-Installable VCC
Circuit Breaker (CB) Size	150 A	Not Included; Optional Field-Installable Kit	200 A	Not Included; Optional Field-Installable Kit
Type	Synchronous		Synchronous	
Rotor Insulation Class	F		F	
Stator Insulation Class	H		H	
Telephone Interference Factor (TIF)	<50		<50	
Bearings	Sealed Ball		Sealed Ball	
Coupling	Flexible Disc		Flexible Disc	
Excitation System	Direct		Direct	

ENGINE SYSTEM SPECIFICATIONS

ENGINE SPECIFICATIONS

	XG03245	XG04045
Make	Generac	
Model	Inline 4–Cylinder	
Cylinders	4	
Displacement (L)	4.5	
Bore (mm (in))	114 (4.5)	
Stroke (mm (in))	108 (4.25)	
Compression Ratio	9.9:1	
Lifter Type	Hydraulic	
Intake Air System	Naturally Aspirated	
Temperature Derate	1.5% per every 5°C above 25°C (1.65% per every 10°F above 77°F)	
Altitude Derate	1% per every 100 m above 183 m (3% per every 1000 ft above 600 ft)	
Exercise Speed (RPM)	1,200	
Operating Speed (RPM)	1,800	

SOUND EMISSIONS

	XG03245	XG04045
Sound Level at Exercise Speed (dB(A)) at 7 m (23 ft)	58	58
Sound Level at Operating Speed & No Load (dB(A)) at 7 m (23 ft)	64	64

ENGINE LUBRICATION SYSTEM

	XG03245	XG04045
Oil Pump Type	Gear	
Oil Filter Type	Full Flow Spin-On Cartridge	
Crankcase Capacity (L (US gal))	11 (2.9)	

COOLING SYSTEM

	XG03245	XG04045
Coolant	50/50 (50% Ethylene Glycol)	
Coolant System Capacity (L (US gal))	11 (2.9)	
Water Pump	Belt–Driven	
Fan Type	Mechanical	
Fan Quantity	1	
Maximum Ambient Air Temperature (°C (°F))	50 (122)	

GENERAC®

FUEL SYSTEM SPECIFICATIONS

FUEL TYPES

	XG03245	XG04045
Natural Gas	Yes	Yes
NG Pressure (kPa (in. WC))	0.87 – 3.48 (3.5 – 14)	
Liquid Propane	Yes	Yes
LP Vapor Pressue (kPa (in. WC))	1.74 – 3.48 (7–14)	
Fuel Type Configuration	Controller-Selected	
Fuel Shutoff Solenoid	Standard, Dual	

FUEL CONSUMPTION

Rated Load	XG03245				XG04045			
	Natural Gas		Liquid Propane		Natural Gas		Liquid Propane	
	(m^3/h)	(CFH)	L/h	(US gph)	m^3/h	(CFH)	L/h	(US gph)
25%	4.8	169	8.3	2.2	5.2	184	10.0	2.6
50%	6.8	240	12.9	3.4	8.2	289	14.5	3.8
75%	9.5	335	15.8	4.2	11.1	392	17.7	4.7
100%	11.5	406	18.5	4.9	14.0	494	21.7	5.7

ELECTRICAL SYSTEM

	XG03245	XG04045
System Voltage (V)	12	
Battery Charge Alternator (A)	37	
Battery Charger (A)	5	
Recommended Battery (not included)	Group 27R, 725 CCA Minimum	
Maximum Allowable Battery	Group 31R	

POWER ZONE 410 CONTROLLER

016030

Standard Features

- 128 x 64 Graphical Display with Heater
- Multi-Lingual
- Three Phase Sensing Digital Voltage Regulator
- Full Range Standby Operation
- Full System Status
  - Three Phase AC Voltage
  - Three Phase Current
  - Power
  - Power Factor
  - Oil Pressure
  - Engine Coolant Temperature
  - Oil Temperature (check for oil temp sensor)
  - Fuel Pressure
  - Engine Speed
  - Battery Voltage
  - Output Frequency
  - Time
  - Date
  - Load On Line Power and Gen Power
  - Hourmeter
  - Service Reminders
  - Fault History (Alarm Log)
- Remote Communications
- Programmable Auto Crank
- Emergency Stop
- Not in Auto Flashing Light
- Selectable Low Speed Exercise
- NFPA 110 Capable
- 5A Integrated Battery Charger

Standard Protections

- Low Oil Pressure
- Low Coolant Level
- High/Low Coolant Temperature
- Oil Temperature
- Over/Under Speed
- Over/Under Voltage
- Over/Under Frequency
- Over/Under Current
- Overload
- Battery Voltage
- Battery Charger Current
- Phase-to-Phase and Phase-to-Neutral Short Circuits (I^2T Algorithm)
- Ground Fault

Display

- Easy Menu Structure
- Multi-Lingual (English, Spanish, French)
- On Screen Editable Parameters
- Key Function Monitoring
  - Three Phase Voltage, Amperage, Power, Apparent Power, Reactive Power
  - Selectable Average or Line-to-Neutral Voltage Measurements
  - Frequency
  - Engine Speed
  - Engine Coolant Temperature
  - Oil Pressure
  - Battery Voltage
  - Warning and Alarm Indication
  - Diagnostics
  - Maintenance Events/Information
  - Hourmeter

Control Panel

- Auto/Off/Manual
  - Operation Through Onboard Buttons or Optional Key Switch
  - Indication Through Display Screen and LEDs
- Audible Alarm and Silence
- Auxiliary Shutdown Rocker Switch (on controller)
- Not-in-Auto Indication

Voltage Regulation

- Digital Control
- Three Phase Sensing
- Variable V/F Slope Settings
- Negative Power Limit
- Loss of Sensing Protection
- Fault Protection (I^2T Function)
- High Voltage Limit
- Low Voltage Limit
- Maximum Power Limit

Governor Functionality

- Speed Control through ECM Integration

Communications Ports

- 1 CANbus Port
- 1 USB Port (for Configuration Transfer and Firmware Upgrades)
- 1 RS-485 Modbus Master Port (for External RAP/RRP/External I/O Modules)
- 1 RS-485 Modbus Slave Port (for other uses, e.g. Building Management)
- 2 RS-232 Communication Ports (for Tether or other uses)

Codes And Standards

- UL 6200
- CE
- NFPA 110

GENERAC

ACCESSORIES

PRODUCT	PART NUMBER	DESCRIPTION
3-Phase XG Generator Model Kits		
XG032/40 'G' 208/120 V 3-Phase Voltage Configuration Cartridge	G0099010	Voltage Configuration Cartridge (VCC) for 208/120 V 3-Phase output; INSTALLED in every 3-phase XG03245 and XG04045 model.
XG032/40 'J' 240/120 V 3-Phase Voltage Configuration Cartridge	G0099020	Voltage Configuration Cartridge (VCC) for 240/120 V 3-Phase output; NOT included with any XG03245 or XG04045 model.
XG032/40 'K' 480/277 V 3-Phase Voltage Configuration Cartridge	G0099030	Voltage Configuration Cartridge (VCC) for 480/277 V 3-Phase output; NOT included with any XG03245 or XG04045 model.
60 A 3–Pole Circuit Breaker (CB) Kit	G0099040	3–pole, 60 A CB and mounting hardware (typical for 32kW, 480/277 V 3–phase generator)
70 A 3–Pole Circuit Breaker (CB) Kit	G0099190	3–pole, 70 A CB and mounting hardware (typical for 40kW, 480/277 V 3–phase generator)
80 A 3–Pole Circuit Breaker (CB) Kit	G0099050	3–pole, 80 A CB and mounting hardware (typical for 40kW, 480/277 V 3–phase generator)
100 A 3–Pole Circuit Breaker (CB) Kit	G0099060	3–pole, 100 A CB and mounting hardware (typical for 32kW, 240/120 V 3–phase generator)
125 A 3–Pole Circuit Breaker (CB) Kit	G0099070	3–pole, 125 A CB and mounting hardware (typical for 32kW, 208/120 V 3–phase generator)
150 A 3–Pole Circuit Breaker (CB) Kit	G0099080	3–pole, 150 A CB and mounting hardware (typical for 40kW, 240/120 or 208/120 V 3–phase generator)
175 A 3–Pole Circuit Breaker (CB) Kit	G0099090	3–pole, 175 A CB and mounting hardware (typical for 40kW, 208/120 V 3–phase generator)
200 A 3–Pole Circuit Breaker (CB) Kit	G0099200	3–pole, 200 A CB and mounting hardware (typical for 40kW, 208/120 V 3–phase generator)
Control System Kits		
Generator Ready-Status Indicator Kit	G0099100	3-color LED display providing at-a-glance indication of generator ready-to-run status.
Enclosure-Mounted E-Stop Kit	G0079930	Emergency Stop switch that is mounted to the exterior of the generator enclosure.
Remotely Mounted E-Stop Kit	G0089350	Emergency Stop switch that can be mounted separate from the generator such as near an electrical panel.
Smart Management Module, 50 A	G0070000	50 A Smart Management Module (SMM) helps optimize the performance of the standby generator by managing large electrical loads upon startup and shed them to aid in recovery when overloaded.
Smart Management Module, 100 A	G0070060	100 A Smart Management Module (SMM) helps optimize the performance of the standby generator by managing large electrical loads upon startup and shed them to aid in recovery when overloaded.
LP Fuel Level Monitor	G0070050	The Tank Utility monitor integrates with Mobile Link to provide tank level readings, offering customers peace of mind.
Power Zone Kits		
NFPA 110 Controller Kit	G0099120	Adds Key Switch, Alarm Horn, and E-stop switch to Power Zone 410 controller; mounted below controller and visible through cover; requires G0098511, G0098521, or G0098531 to be considered for NFPA 110 standard.
Remote Annunciator Panel with 8 Relays	G0098511	Remote annunciator panel with relays to be mounted within structure provided backup power.
Remote Relay Panel	G0098521	Remote relay panel without LEDs or keypad to be mounted within structure provided backup power.
Remote Annunciator Panel without Relays	G0098531	Remote annunciator panel without relays to be mounted within structure provided backup power.
Power Zone Gateway	Coming Soon	Provides an Ethernet connection to the generator instead of cellular; connects to the PZ410 controller.
Operating Environment Kits		
Battery Heater Kit	G0079920	Recommended for operating environments where the temperature drops below 0°C (32°F); externally powered by 120 VAC, 60 Hz.

Engine Block Heater Kit	G0079900	Recommend for operating environments where the temperature drops below -18°C (0°F); externally powered by 240 VAC, 60 Hz.
Additional Level 2 Sound Reduction Kit	G0099110	Further reduces sound level of generator; assembles to top of generator enclosure exhaust discharge area.
Extreme High Wind Kit	G0099130	Increases wind speed rating of generator to 300 km/h (186 mph); assembles to exterior of generator enclosure and frame.
Installation Kits		
Rooftop & Elevated Mounting Sub-Baseframe Structure Kit	G0099140	Support structure for mounting a generator on a rooftop or elevated frame; does NOT include the frame itself.
Baseframe Block-off Kit	G0099150	Aluminum panel to close off the bottom of the generator; ensures proper airflow through the generator while keeping objects out; required whenever the generator is elevated.
Engine Fluid Containment Kit	G0099160	Containment pan to capture 110% of all engine oil and coolant; Includes a sensor to detect the presence of fluid in the pan to display a warning on the controller screen; includes Power Zone I/O Extender.
Seismic Anchoring Kit	G0099170	Anchor bolts for securing the generator in a defined, seismically active area with recommended mounting surface recommendations; does not supersede local building codes or requirements.
Base Plug Kit	G0056510	Base plugs to fit in the lifting holes of the baseframe to keep debris out.
Maintenance Kits		
4.5 L Gaseous Engine Regular Maintenance Kit	G0079910	Regular maintenance kit includes oil filter, oil funnel, air filter, and spark plugs.
Metro Gray Enclosure Touch-up Paint Kit	G0099180	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect against corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
Transfer Switch Kits		
3-Phase Voltage Sensing Kit for 240/120 & 208/120 V RTS Transfer Switch	G0074110	3-Phase Voltage Sensing Kit required for RTS Transfer Switches when used with the Power Zone 410 controller for 'G' 208/120 or 'J' 240/120 V 3-phase voltage; applies to 3-phase XG03245 and XG04045 models configured for 'G' or 'J' voltage.
3-Phase Voltage Sensing Kit for 480/277 V RTS Transfer Switch	G0074120	3-Phase Voltage Sensing Kit required for RTS Transfer Switches when used with the Power Zone 410 controller for 'K' 480/277 V 3-phase voltage; applies to 3-phase XG03245 and XG04045 models configured for 'K' voltage.

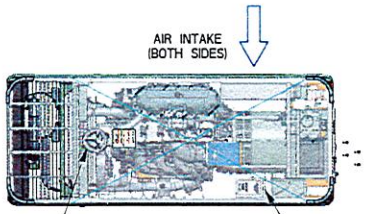
WEIGHT DATA				
ENGINE	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]	SHIPPING WEIGHT KG [LBS]
4.5L	AL	808 [1781]	51 [112]	859 [1893]

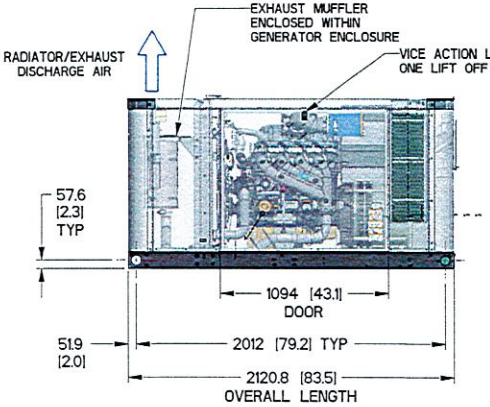
SERVICE ITEM	4.5L
OIL FILL CAP	LEFT SIDE
OIL DIP STICK	LEFT SIDE
OIL FILTER	LEFT SIDE
OIL DRAIN HOSE	LEFT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	RIGHT SIDE
RADIATOR FILL CAP	ROOF TOP
AIR CLEANER ELEMENT	LEFT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
BATTERY	LEFT SIDE

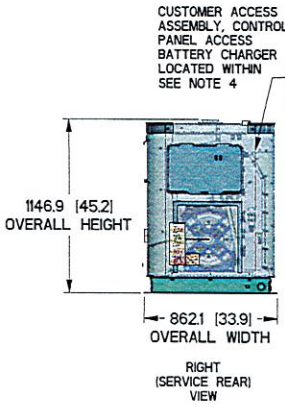
REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PARTS LIST

NOTES:

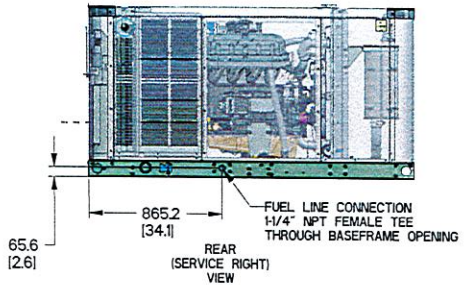
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE IS 6" OFFSET OF OVERALL LENGTH AND WIDTH OF GENERATOR. (1165.8 [45.9"] WIDE X 2423.2 [95.4"] LONG). REFERENCE INSTALLATION GUIDE SUPPLIED WITH THE UNIT FOR CONCRETE PAD GUIDELINES. REFERENCE MANUFACTURER'S SPECIFICATIONS IF USING ENGINEERED, PREFABRICATED SLABS.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
   - SEE SPECIFICATION SHEET OR OWNERS MANUAL.
   - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
   - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
   - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. RECOMMENDED MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 1/2" DIAMETER (USE STANDARD SAE TORQUE SPECS)
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
11. EXHAUST MUFFLER ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.







CIRCUIT BREAKER SEE NOTE 3



DIMENSIONS: MM [INCH]

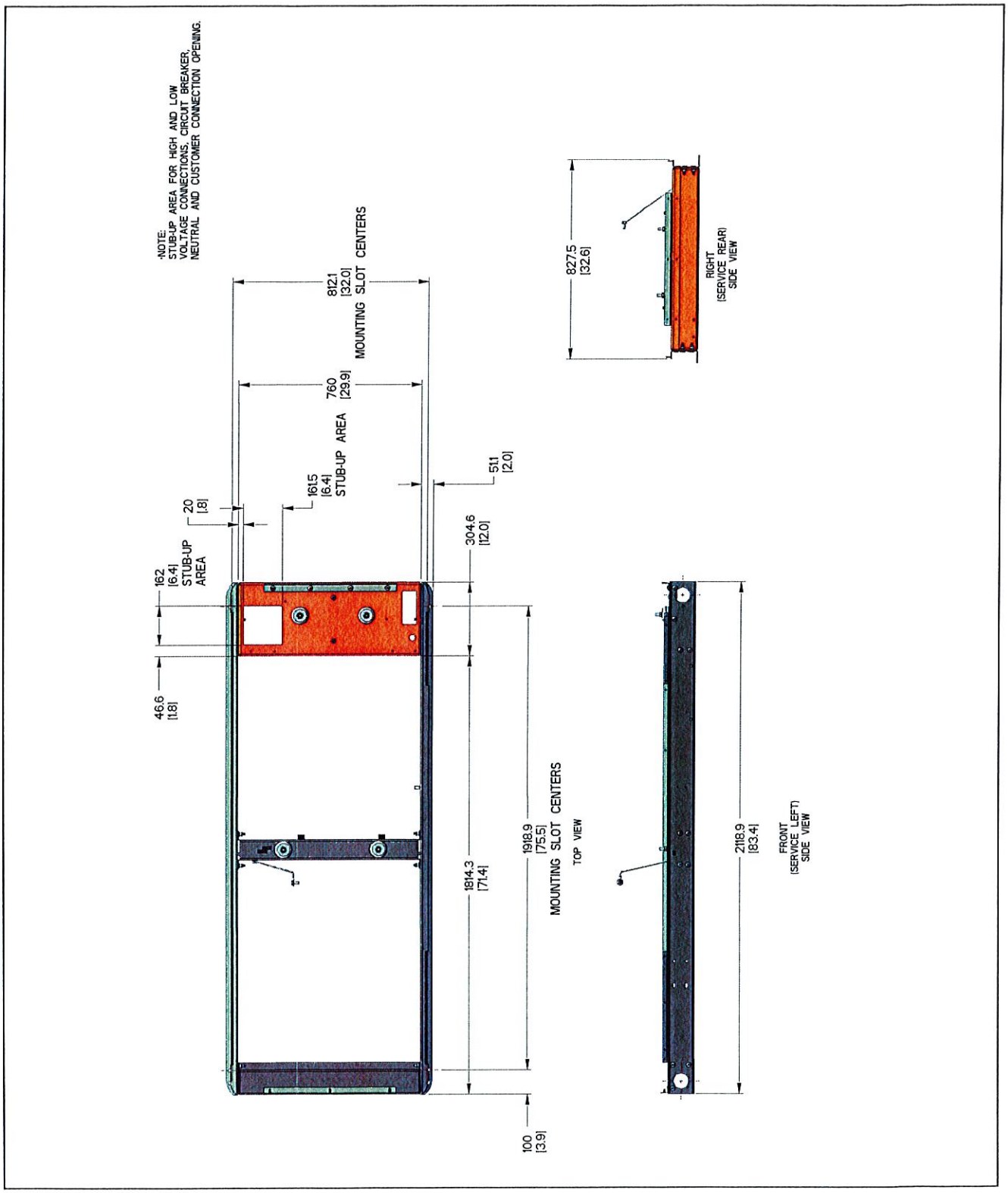
INSTALLATION LAYOUT

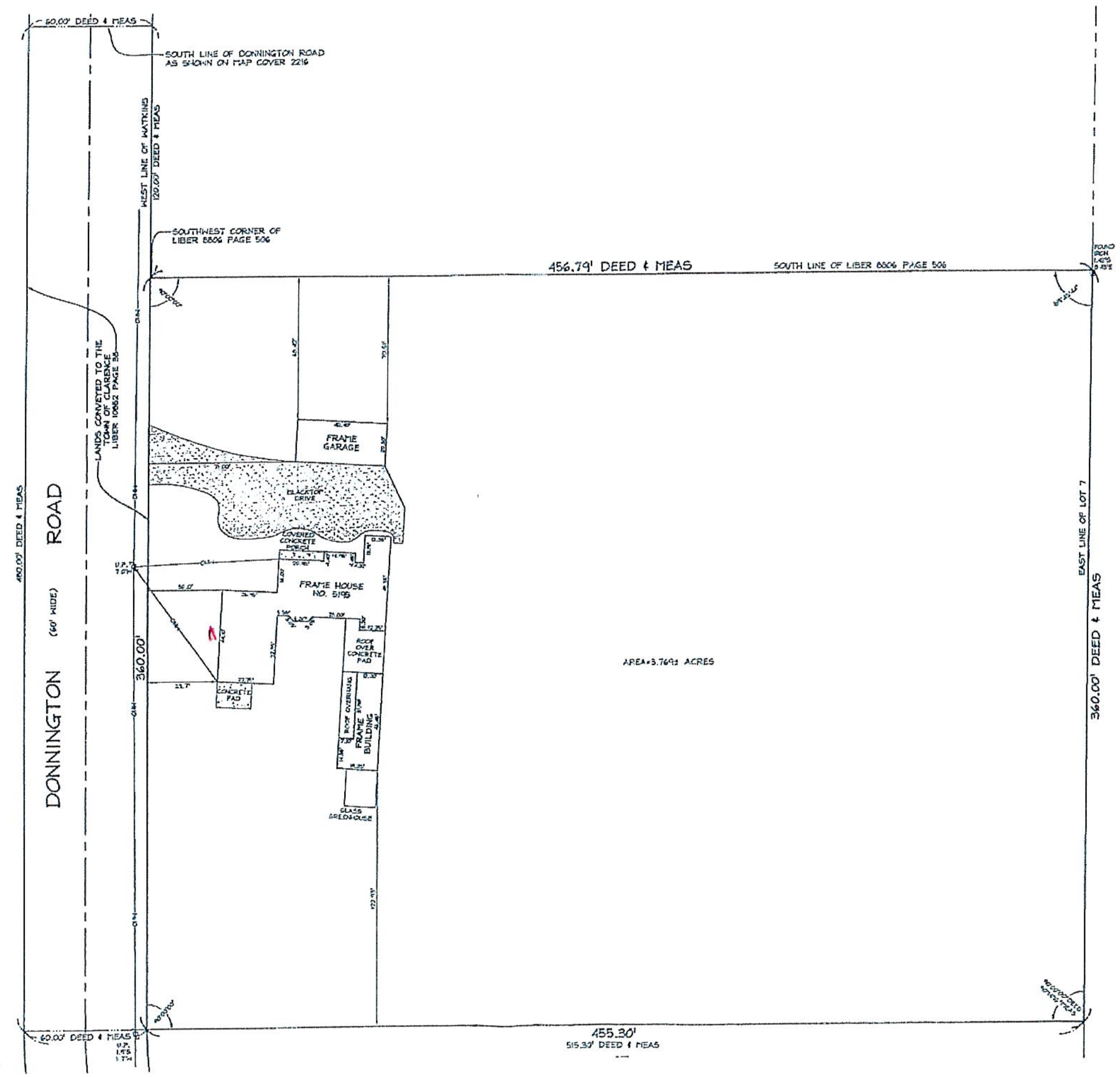
GENERAC®

GENERAC

INSTALLATION LAYOUT

Drawing # A0005421459 (2 of 2)





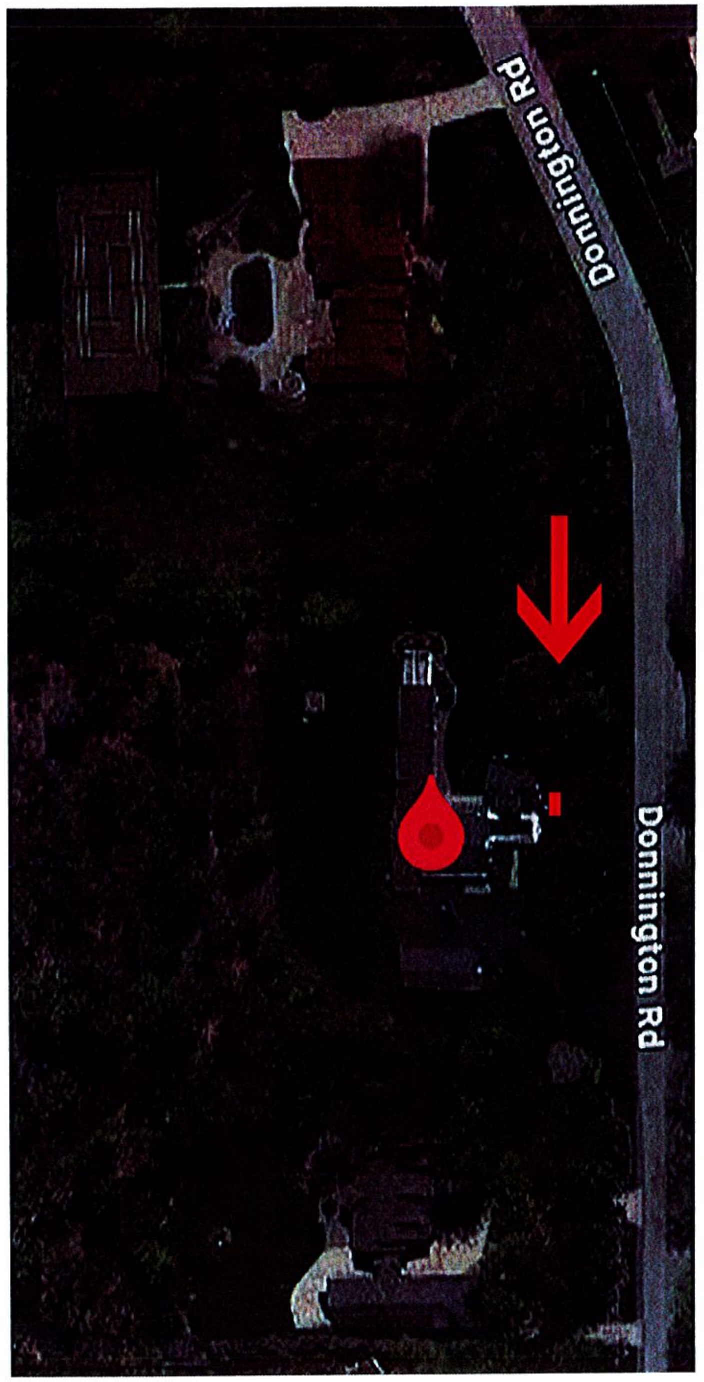
3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

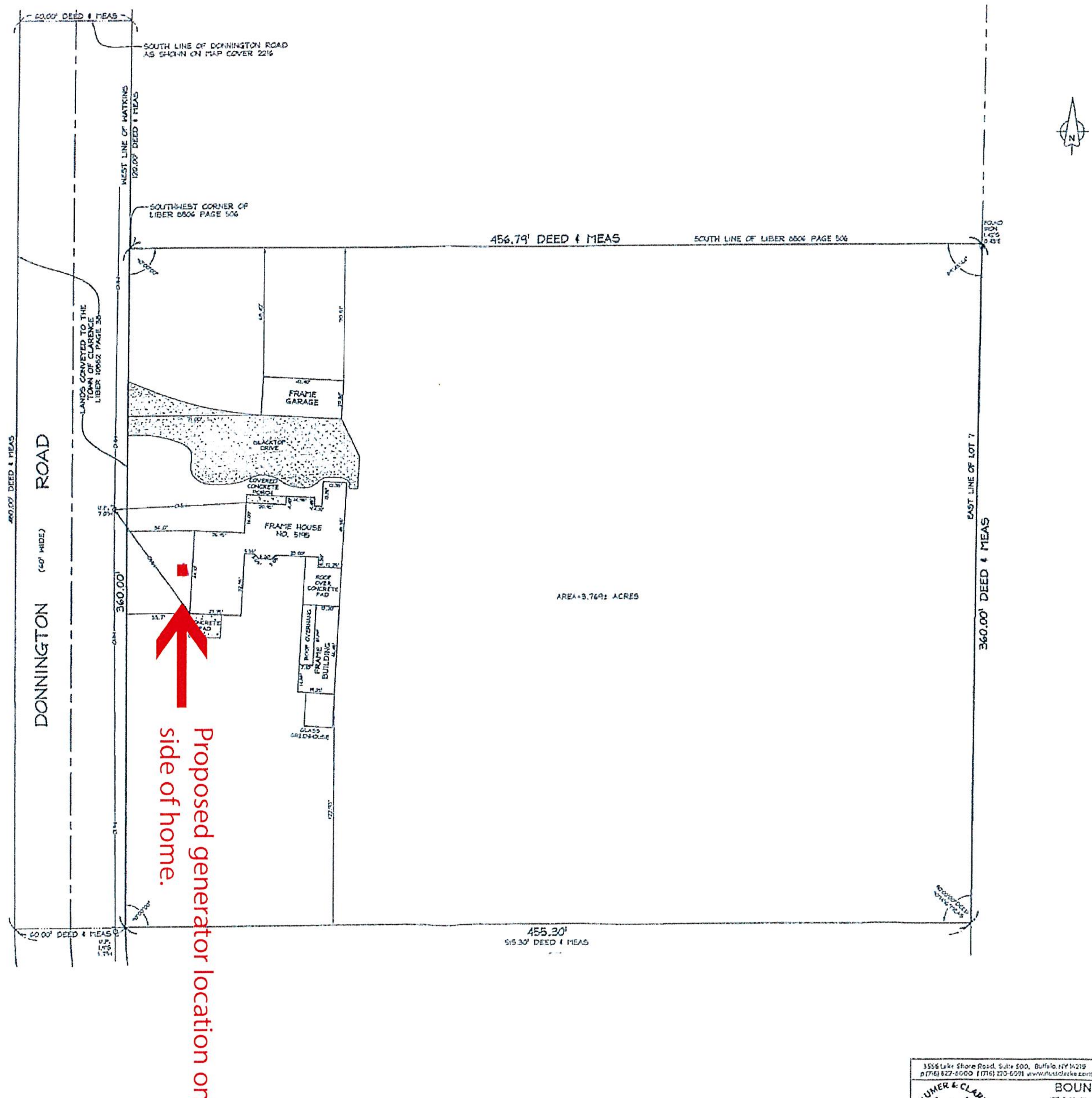
NUSSBAUMER & CLARKE, INC.

BOUNDARY SURVEY
5195 Donnington Road
Part of Lot 7, Section 6, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

Date of Survey: 07/07/22 Scale: 1" = 50'

Project No.: 0522-0547B





3555 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

NUSSBAUMER & CLARKE, INC.

BOUNDARY SURVEY
5195 Donnington Road
Part of Lot 7, Section 6, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence

[illegible]

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: September 16, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5884 Bent Brook Court

SBL #: 57.05-6-6

Action Desired:

Applicant requests relief from a previous approval by the Zoning Board of Appeals, to not install an architectural portico over the entry door on the constructed garage located at 5884 Bent Brook Court in the Residential Single-Family zone.

Reason:

Town Code Reference:
Relief from the Plan Set Approved by the Zoning Board of Appeals on 7/9/2024.

CONTACT INFO:

APPLICANT INFO

Name / Business: Ashvani Gulati

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: KCM Custom Build Garages

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

- [x] Applicant
- [ ] Project Sponsor

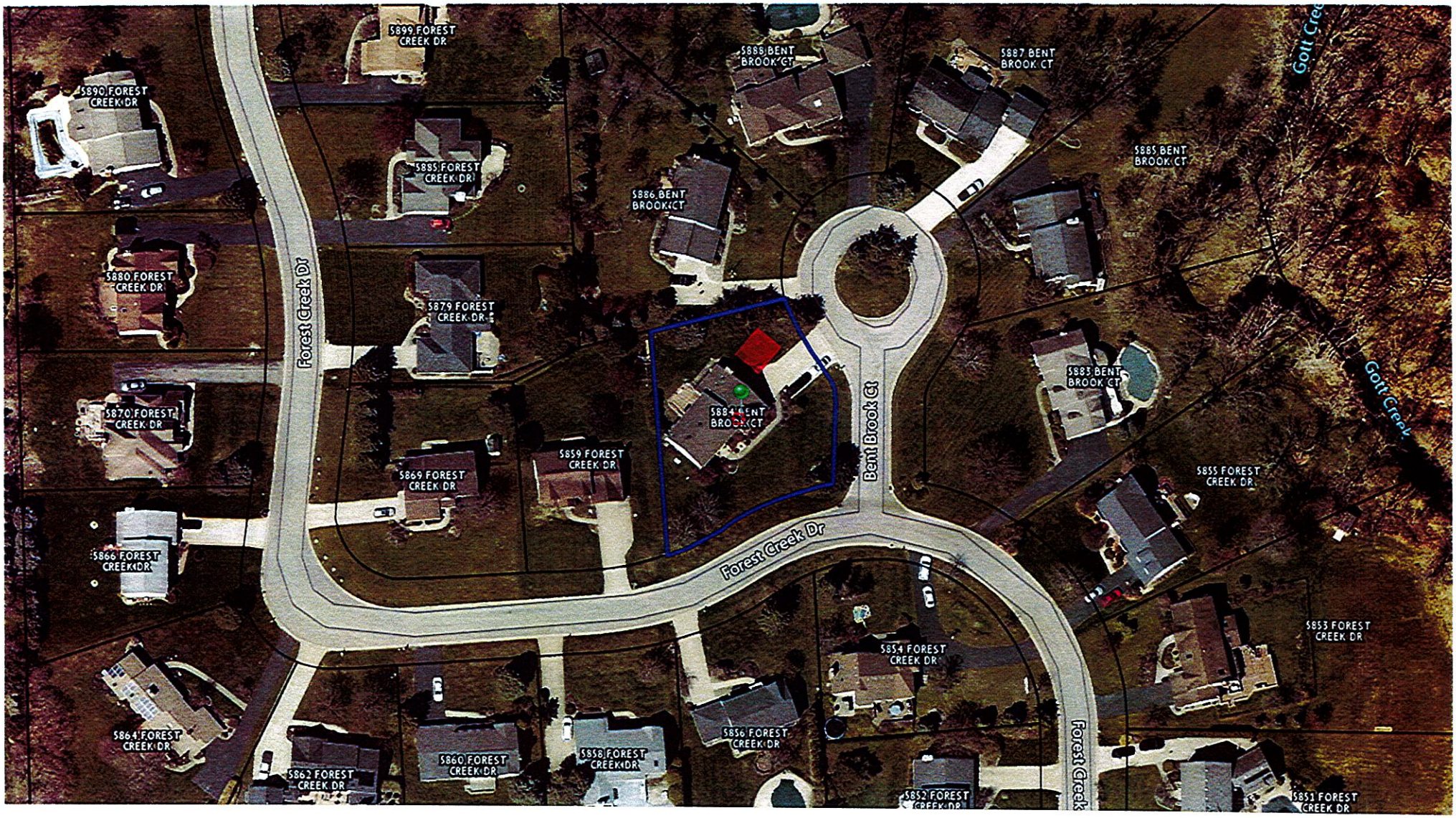
SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:



note the parcel lines displayed are approximate

5884 Bent Brook Court

N

Applicant is requesting relief from the previously approved building plan, which was approved by the Zoning Board of Appeals in July of 2024. The approved plan featured a portico over the entry door. The garage was constructed without the portico.

Previously approved, and already constructed, 480 sq.ft. (24' x 20') detached accessory structure (garage) located within the front yard setback.

The applicant received approval from the Zoning Board of Appeals on 7/9/2024 to construct the detached accessory structure within the front yard setback, and to construct a secondary detached garage 280 sq.ft. over the maximum allowable square footage.

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: 9/16/24

Received By: S. LEISING

APPLICANT REQUEST:

Project Address: 5884 Bent Brook Court, East Amherst, NY 14051

SBL #:

Action Desired:

Approval of garage without portico. Portico does not go with aesthetics of rest our home and makes everything look too crowded.

Reason:

See above

CONTACT INFO:

APPLICANT INFO

Name / Business: Ashvani Gulati

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: KCM Custom Garages

E-Mail:

Phone #:

Address:

Town:

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed:

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

X	Applicant
	Project Sponsor

Town Use Only:

Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:
Action:	By:	On:	Fee:	Paid:

ZBA 7-9-2024

Appeal No. 3 – From the January 2024 Meeting
Ashvani Gulati
Residential Single-Family

Town Code Reference:
1. §229-55(H)
2. §229-55(D)
3. §229-55(H)

Applicant requests variances:
1. to allow a secondary detached garage; and
2. to allow the detached accessory structure (garage) to be located within the front yard setback; and
3. of 280 sq. ft. to allow a 480 sq. ft. detached accessory structure (garage);

located at 5884 Bent Brook Court.

DISCUSSION:

Kanika Gulati was present to represent this request, noting that when they were previously in front of this board in January, 2024 it was suggested that they connect the proposed structure. Ms. Gulati stated that she decided to not connect the proposed structure, and to leave it detached. They have changed the proposed structure to be taller, and have improved the aesthetics of it.

Mr. McNamara asked if the applicant has moved the proposed structure at all, as previously suggested.

Ms. Gulati responded no; it is in the same place.

Mr. McNamara asked what the distance is between the house and the proposed garage.

Ms. Gulati stated that she does not have that information.

Mr. McNamara stated that they are 12 ft. off of the property line.

Mr. McNamara asked Mr. Bleuer what the side yard setback is.

Mr. Bleuer responded that for a detached accessory structure on a side yard it is 10 ft., but this request is being proposed as a front yard setback, which is not allowable.

Mr. McNamara confirmed front yard, adding that it's also a side yard.

Mr. Bleuer stated that any variance being considered tonight would be for the exact location as anywhere in the front yard is not allowed.

Mrs. Burkard asked if the proposed structure is to the right of the house near all of the evergreens, noting that the neighbors will not be able to see the proposed structure.

Ms. Gulati responded no they will not, they were the first neighbors that they checked with when deciding to build this proposed structure, and the neighbors stated they were fine with it.

Mrs. Burkard asked if adding a structure near the evergreens will affect the trees.

Ms. Gulati stated that her intention is for the trees to remain there, and only the branches will need to be trimmed during construction.

Mrs. Burkard asked what the distance is between the house and the proposed garage.

Ms. Gulati responded that she does not have that information.

ZBA 7-9-2024

Mr. Drinkard stated that his concern is primarily with the trees on the property, because they provide a nice cover and a visual break.

Mr. Drinkard asked Ms. Gulati if they are her trees.

Ms. Gulati responded yes; stating that they planted those trees over 30 years ago.

Mr. Drinkard asked what the plan is if one or two of the trees died, would they replace them.

Ms. Gulati stated that if it was an issue with the neighbor and they felt that it was necessary to replace them, then yes, they would.

Mr. Drinkard stated that they could work that out with their neighbor.

Referring to page A-1 of the supporting documents showing the floor plan, marked Exhibit A, Chairman Mills addressed the materials that will be used.

Chairman Mills asked if the vinyl siding will match the house.

Ms. Gulati responded yes.

Chairman Mills asked if they have considered adding any stone or brick.

Ms. Gulati responded no.

Chairman Mills asked if they plan to add anything else to help with the aesthetics of the proposed structure.

Ms. Gulati responded that the proposed structure will have a peak, and they have had the drawings redone, and have added more aesthetics.

Chairman Mills noted there will be some glass on the garage door, the vinyl siding will match the house as will the asphalt shingles on the roof to also match the house.

Chairman Mills asked if any type of business will be run out of the proposed garage.

Ms. Gulati responded no.

Neighbor Notifications are on file, no comments were received.

In regards to Public Participation, no one spoke.

BOA 7-9-2024

ACTION:

Motion by Gerald Drinkard, seconded by Richard McNamara to **approve** Appeal No. 3 under Old Business with the following condition:

1. no business is to be conducted out of the structure

ON THE QUESTION:

Ms. Gulati has heard, understands, and agrees to the condition.

Gerald Drinkard	Aye	Ryan Mills	Aye	Richard McNamara	Aye
Patricia Burkard	Aye				

MOTION CARRIED

ZBA 1-9-2024

Appeal No. 3 – From December 2023 Meeting
Ashvani Gulati
Residential Single-Family

Town Code Reference:
1. §229-55(H)
2. §229-55(D)
3. §229-55(H)

Applicant requests variances:
1. to allow a secondary detached garage; and
2. to allow the detached accessory structure to be located within the front yard setback; and
3. of 280 sq. ft. to allow a 480 sq. ft. detached accessory structure (garage);

located at 5884 Bent Brook Court.

DISCUSSION:

Kanika Gulati was present and stated that they are requesting a detached garage to accommodate extra vehicles and storage.

Mr. Drinkard asked Mrs. Gulati if they are the original owners of the home.

Mrs. Gulati responded no; they are the second owners.

Mr. Drinkard asked how long they have lived there.

Mrs. Gulati responded almost 30 years.

Mr. Drinkard explained that with the lot being on two corners, it is compromising in terms of the space and what is allowed.

Mr. Drinkard asked Mrs. Gulati if they have considered alternatives to the proposed structure.

Mrs. Gulati responded no; they felt that this proposed placement would be the least obtrusive.

Mr. Drinkard stated that in the current proposed location, it appears that the proposed garage will block the neighbor's home and view extensively.

Mrs. Gulati stated that they have consulted with their neighbor, and the trees that are currently there will remain. The proposed garage would be placed in front of the trees; therefore, their view would not be impeded.

Mrs. Gulati noted that the neighbors voiced no objection to the proposed garage when they informed them of their request.

Mr. Skaine asked what the setback is for an attached garage in the area in question.

Mr. Bleuer responded that it is as established, at 45 ft.

Mr. Skaine stated that he didn't see any stakes, and asked how far towards the street they plan to build the proposed structure.

Mrs. Gulati stated that she is unsure; the builder placed the stakes as needed.

Mr. Krey asked why the garage needs to be detached.

Mrs. Gulati stated that she thinks it is because of the way their current garage is situated on the lot. They could possibly have it attached to the house, but they are choosing to have it slightly detached.

ZBA 1-9-2024

Mr. Krey asked if a breezeway has been considered, to attach the two garages.

Mrs. Gulati said that they have thought about it but have kept with the detached garage.

Mr. Krey asked Mr. Bleuer if the proposed garage was attached to the existing garage with a breezeway, would it change any of the zoning variances.

Mr. Bleuer responded that it would depend on the design, but would mostly likely still require a frontage variance because it would extend out to the front yard. There would also need a new size calculation.

Mr. Krey noted that his initial reaction to the plans is that the proposed garage would look out of place and awkward.

Mrs. Gulati asked if a separate variance would be needed if they were to include a breezeway.

Mr. Bleuer explained that a breezeway would be considered part of the principal structure. It is very likely a variance would still be required, but would perhaps be a lesser variance.

Mr. McNamara asked what the side yard setback is.

Mr. Bleuer responded that it is 12.5 ft.

Mr. McNamara stated that if the applicant could move the garage closer to the house and further away from the street, then push it further away from the driveway it would be less visual from the street.

Mrs. Gulati stated that one of the reasons they did not want to attach it to the house is they would need to walk all the way around and not have access to the existing pathway to access the backyard.

Mr. McNamara asked what size the space is between the house and the garage,

Mrs. Gulati responded that she doesn't have that information.

Mrs. Burkard agreed that it would be better if it was attached.

Mrs. Burkard asked if there are any rooms of the house located behind the garage, and if there is a fireplace.

Mrs. Gulati stated yes, there is a fireplace and the proposed garage would be adjacent to the family room.

Mrs. Burkard asked if having the fireplace would be an issue if the proposed garage was attached.

Mrs. Gulati responded yes; though she does not know the exact details.

Mrs. Burkard asked if the existing trees will camouflage the entire side of the proposed garage.

Mrs. Gulati stated that they will cover the rear of the proposed garage. The side that faces the yard would not have any trees there as that would be the middle of their yard, but once the structure is built, she would be in agreement to plant foliage to help make it cosmetically pleasing.

Chairman Mills stated that he has concerns with how the proposed structure would fit in with the criteria of the neighborhood. As a Zoning Board, one of the criteria that they are to consider is how something will fit and integrate with the character of the neighborhood. A free-standing larger structure such as what is being proposed may not be perceived as integrated if not attached.

ZBA 1-3-2024

Chairman Mills explained that a breezeway serves as an appealing architecturally aesthetic connection to the principal residence and the accessory structure. Chairman Mills noted that in the subdivision nearby, several detached accessory structures have been attached via a breezeway.

Chairman Mills explained that from an architectural design standpoint, there is a preference to the breezeways, and that would take out at least one of the components of the variance requests.

Chairman Mills stated that based on comments from the Board members, there appears to be a preference for a breezeway.

Chairman Mills explained this is the applicant's option as to whether the Board acts on the variance request tonight with an approval or denial, or the applicant can request to have the variance tabled so that they can consult with their architect and re-submit with amended plans.

Mrs. Gulati asked if having the proposed structure attached would affect the tax structure differently than having a detached structure.

Mr. Bengart stated that there is no good answer. He can say that generally when adding a structure on to a building, you improve the property and he would say likely there would be some effect on the property taxes.

Discussion continued regarding whether having a breezeway would affect property taxes.

Neighbor Notifications are on file, no comments were received.

In regards to Public Participation, no one spoke.

Mrs. Gulati requested the Board **table** Appeal No. 3 under Old Business.

ACTION:

Motion by Ryan Mills, seconded by Raymond Skaine to table Appeal No. 3 under Old Business at the request of Mrs. Gulati.

ON THE QUESTION:

Chairman Mills noted that the applicant has heard from the Board members as to what they would like to see, commonly related to the addition of a breezeway.

Gerald Drinkard	Aye	Raymond Skaine	Aye	Ryan Mills	Aye
Patrick Krey	Aye	Richard McNamara	Aye		

MOTION CARRIED

Mr. Bleuer added that the next Zoning Board of Appeals meeting date is February 13, 2024 and the application deadline is January 26, 2024.

ZBA 12-12-2023

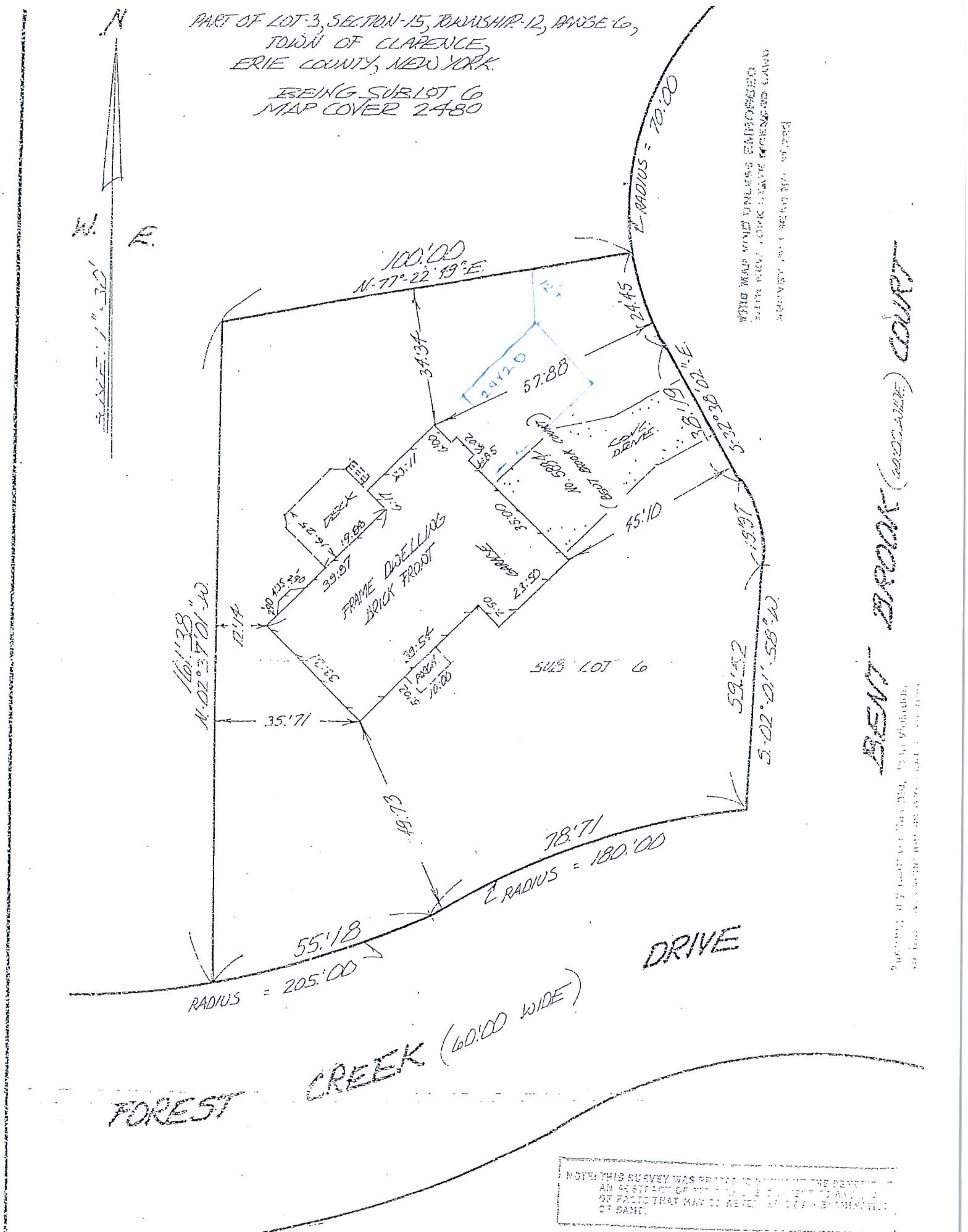
Appeal No. 3
Ashvani Gulati
Residential Single-Family

Town Code Reference:
1. §229-55(H)
2. §229-55(D)
3. §229-55(H)

Applicant requests variances:
1. to allow a secondary detached garage; and
2. to allow the detached accessory structure to be located within the front yard setback; and
3. of 280 sq. ft. to allow a 480 sq. ft. detached accessory structure (garage);

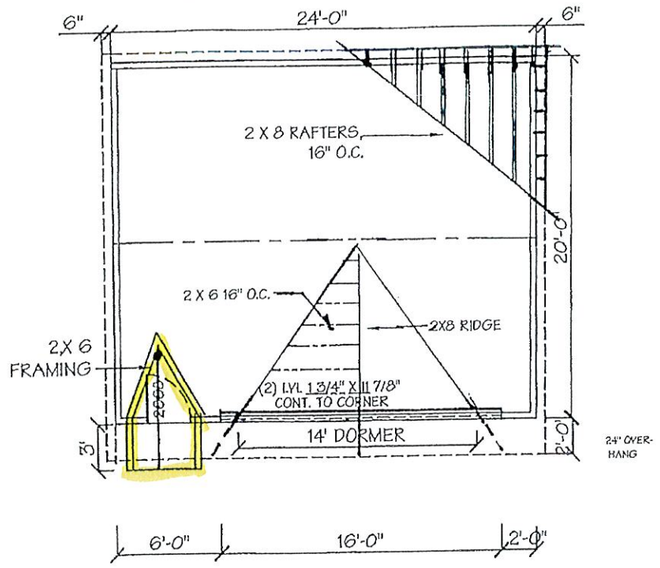
located at 5884 Bent Brook Court.

Appeal No. 3 **tabled** at the request of the applicant.



RE-SURVEY MAY 13, 1994	RE-SURVEY	RE-SURVEY

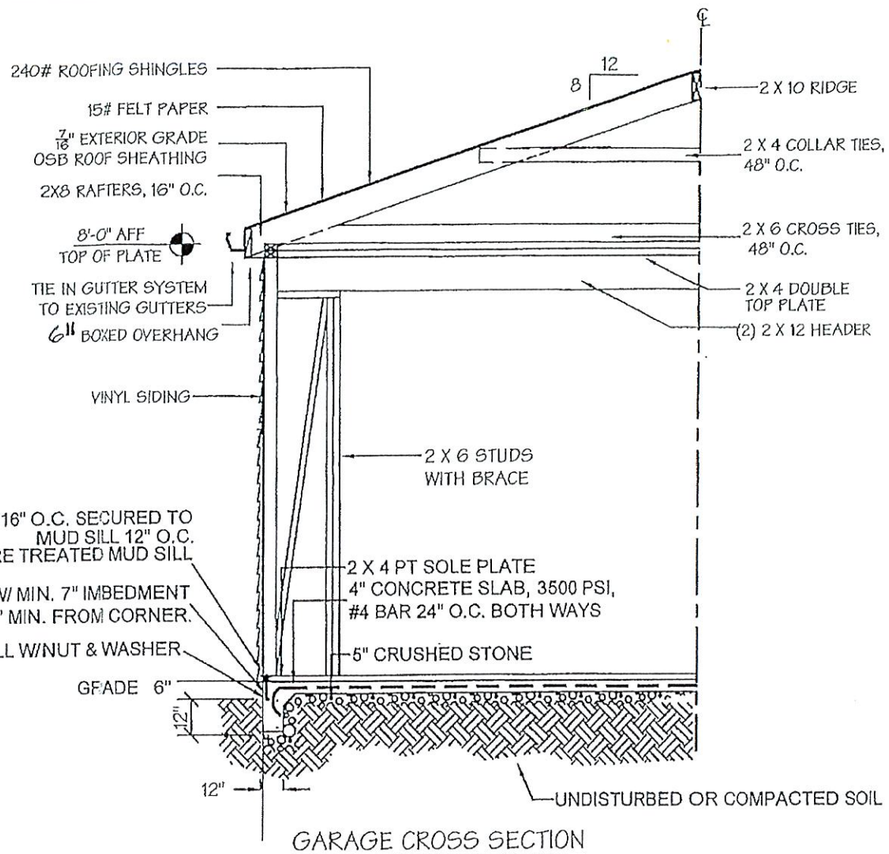
HAROLD L. GANTZER



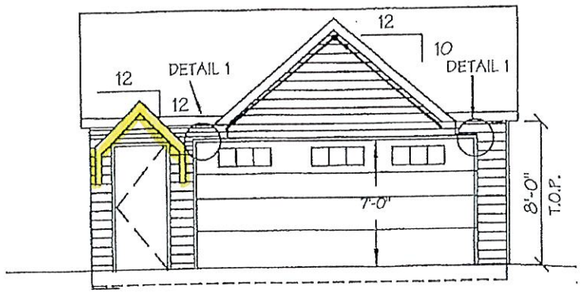
FLOOR / ROOFING PLAN
SCALE: 1/8" = 1'-0"

NYS BUILDING CODE
DESIGN CONDITIONS:
EXPOSURE "B"
SOIL BEARING 1500 PSF
SNOW LOAD 50 PSF
WIND: HORIZ. 20 PSF
VERT 10 PSF
UPLIFT 16 PSF

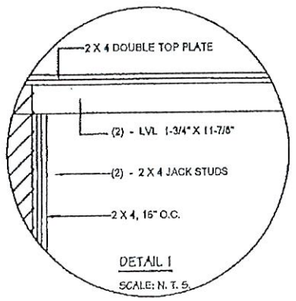
LUMBER SPECIES
SPRUCE-PINE-FIR #2
MIN. Fb = 1000 PSI

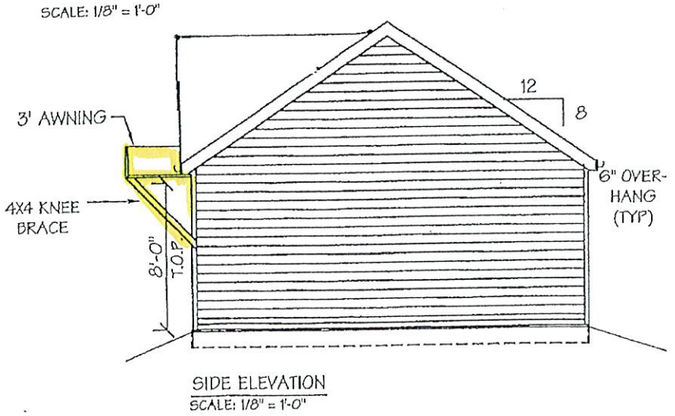


GARAGE CROSS SECTION
SCALE: N. T. S.

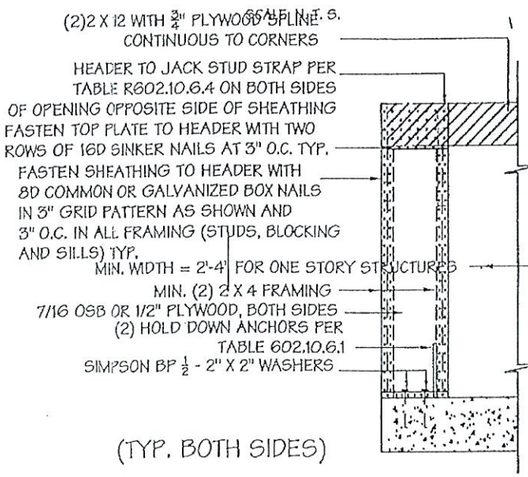


FRONT ELEVATION
SCALE: 1/8" = 1'-0"





SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 / A-1 SECTION
SCALE: N. T. S.

NOTE: NEW YORK STATE CODE:
FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3' O.C. TYP. FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP. MIN. WIDTH +16" FOR ONE STORY STRUCTURES. MIN. WIDTH = 24" FOR USE IN THE FIRST OF TWO STORY STRUCTURES. MIN. 2 X 4 FRAMING. 3/8" MIN. THICKNESS WOOD STRUCTURAL PANEL SHEATHING. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING BEARING / SUBSURFACE CONDITIONS FOR A PROPERLY CONSTRUCTED STRUCTURE.

RECEIVED
JUN 6 2024

ITEM	DATE	REVISION
1		

GULATI GARAGE
5884 BENT BROOK CT.
E. AMHERST, NY

FLOOR PLAN & SECTION

JAMES A. RUMSEY
ARCHITECT
5729 EAST RIVER ROAD
GRAND ISLAND, NY 14072

REGISTERED ARCHITECT
JAMES ALLEN RUMSEY
STATE OF NEW YORK
5-21-24

PREPARED FOR:

F.J. WAILAND
ASSOCIATES INC.
Construction Management
3922 Seneca Street
West Seneca, New York 14224
(716) 674-9245

PROJECT NO.	####
DRAWN BY:	msw
DATE:	MAY 21, 2024
SCALE:	1/8" = 1'-0" OR AS INDICATED

SHEET NO. A-1

ZONING OFFICE

Ex A

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: September 20, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 6769 Tuscany Lane

SBL #: 29.20-2-13

Action Desired:

Applicant requests a variance to allow a detached accessory structure (garage) to be located within the front yard setback located at 6769 Tuscany Lane in the Agricultural Rural Residential zone.

Reason:

Town Code Reference:
§229-44(E)
Note: A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

CONTACT INFO:

APPLICANT INFO

Name / Business: Robert & Jeredith Nolan

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address: ON FILE

Town: State: Zip:

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

✓	Applicant
	Project Sponsor

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	

note the parcel lines displayed are approximate

6769 Tuscany Lane

N

Proposed 975 sq.ft. detached accessory structure (garage) located within the front yard setback.

A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: 9/20/24

Received By: Jon Bleuer

APPLICANT REQUEST:

Project Address: 6769 Tuscany Lane East Amherst NY 14051

SBL #:

Action Desired: Request a zoning Area variance to build an additional detached garage on our property located at 6769 Tuscany Lane per the drawing enclosed. to be located within the front yard setback of County Rd.

Reason: We have carefully considered the design & location so it will beautify the property as opposed to having any negative impact. This will provide us the additional vehicle + storage needs for our family.

CONTACT INFO:

APPLICANT INFO

Name / Business: Robert & Jereath Nolan

E-Mail:

Phone #:

Address:

Town:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town: State: Zip:

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed:

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

	Applicant
	Project Sponsor

Town Use Only:

Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
Action:		By:		On:		Fee:		Paid:	
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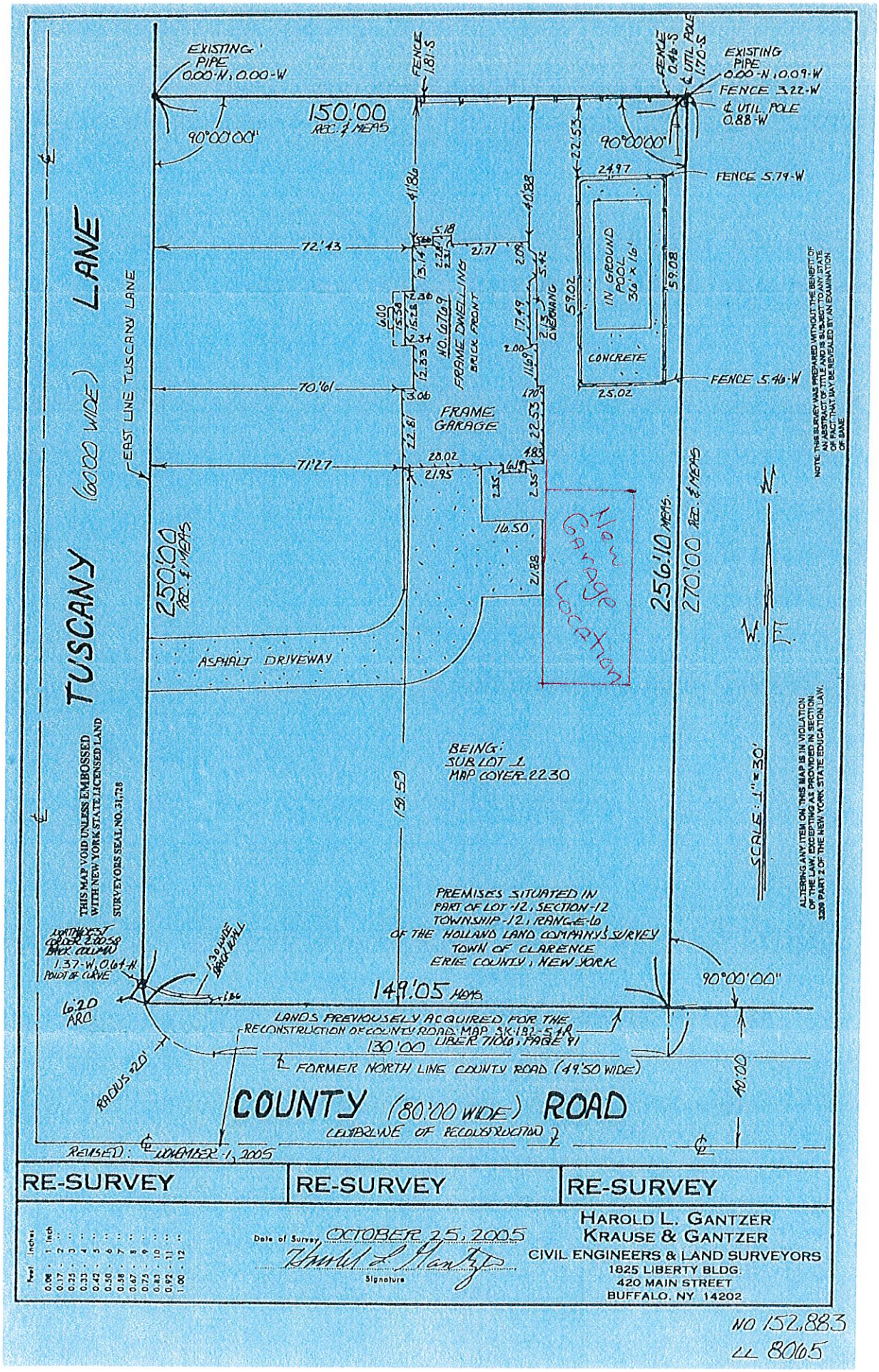
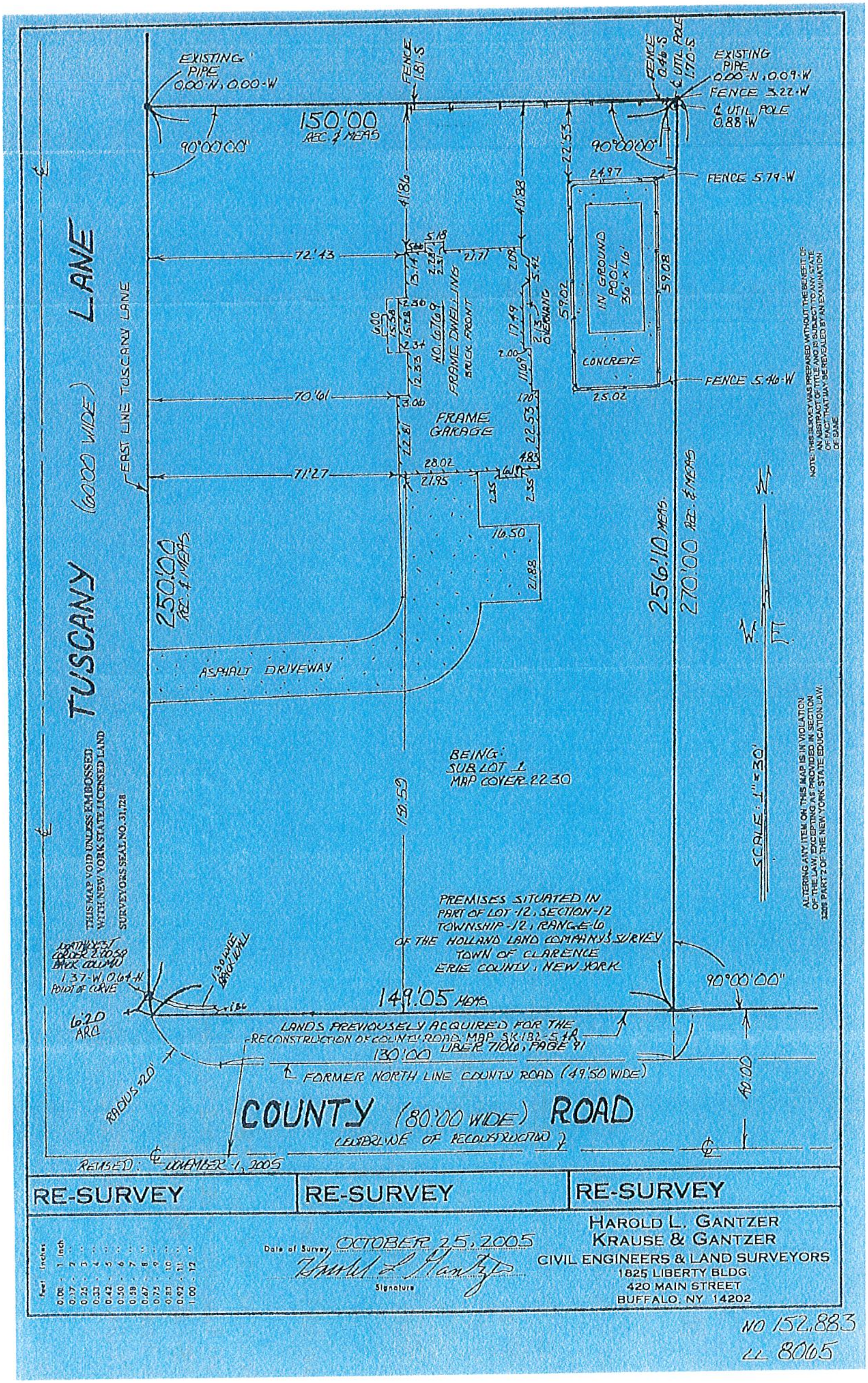

EXISTING PIPE 0.00-N, 0.00-W
FENCE 1.81-S
FENCE 0.46-S
¢ UTIL. POLE 1.70-S
EXISTING PIPE 0.00-N, 0.09-W
FENCE 3.22-W
¢ UTIL. POLE 0.88-W
150.00 REC. & MEAS
90°00'00"
90°00'00"
FENCE 5.79-W
IN GROUND POOL 36' x 16'
CONCRETE
FENCE 5.46-W
72.13
70.61
71.27
FRAME DWELLING BRICK FRONT
NO. 07069
FRAME GARAGE
ASPHALT DRIVEWAY
EAST LINE TUSCANY LANE (60.00 WIDE)
TUSCANY LANE
250.00 REC. & MEAS
256.10 MEAS.
270.00 REC. & MEAS
New Garage Location
BEING: SUB LOT 1 MAP COVER 22.30
PREMISES SITUATED IN PART OF LOT 12, SECTION 12 TOWNSHIP 12, RANGE 10 OF THE HOLLAND LAND COMPANY'S SURVEY TOWN OF CLARENCE ERIE COUNTY, NEW YORK
149.05 MEAS.
90°00'00"
LANDS PREVIOUSLY ACQUIRED FOR THE RECONSTRUCTION OF COUNTY ROAD: MAP SK-181-51A LIBER 7100, PAGE 91
130.00
FORMER NORTH LINE COUNTY ROAD (49.50 WIDE)
40.00
COUNTY (80.00 WIDE) ROAD
CENTERLINE OF RECONSTRUCTION
RADIUS = 20
6.20 ARC
1.30 HIGH BRICK WALL
NORTHWEST CORNER 2.00 SQ BRICK COLUMN
1.37-W, 0.64-N POINT OF CURVE
SCALE: 1" = 30'
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYORS SEAL NO. 31,728
ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 7209 PART 2 OF THE NEW YORK STATE EDUCATION LAW.
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME
REVISED: ¢ NOVEMBER 1, 2005
RE-SURVEY
RE-SURVEY
RE-SURVEY
Feet - Inches
0.08 - 1 Inch
0.17 - 2
0.25 - 3
0.33 - 4
0.42 - 5
0.50 - 6
0.58 - 7
0.67 - 8
0.75 - 9
0.83 - 10
0.92 - 11
1.00 - 12
Date of Survey OCTOBER 25, 2005
Signature
HAROLD L. GANTZER
KRAUSE & GANTZER
CIVIL ENGINEERS & LAND SURVEYORS
1825 LIBERTY BLDG.
420 MAIN STREET
BUFFALO, NY 14202
NO 152,883
LL 8065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FENCE 1.81-S
FENCE 0.46-S
℄ UTIL. POLE 1.70-S
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FENCE 3.22-W
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EAST LINE TUSCANY LANE
FRAME DWELLING BRICK FRONT
FRAME GARAGE
IN GROUND POOL 36' x 16'
CONCRETE
OVERHANG
FENCE 5.46-W
250.00 REC. & MEAS.
ASPHALT DRIVEWAY
256.10 MEAS.
270.00 REC. & MEAS.
BEING: SUB LOT 1 MAP COVER 2230
SCALE: 1" = 30'
PREMISES SITUATED IN PART OF LOT-12, SECTION-12 TOWNSHIP-12, RANGE-6 OF THE HOLLAND LAND COMPANY'S SURVEY TOWN OF CLARENCE ERIE COUNTY, NEW YORK
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYORS SEAL NO. 31,728
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACT THAT MAY BE REVEALED BY AN EXAMINATION OF SAME
ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 7209 PART 2 OF THE NEW YORK STATE EDUCATION LAW.
POINT OF CURVE
149.05 MEAS.
LANDS PREVIOUSLY ACQUIRED FOR THE RECONSTRUCTION OF COUNTY ROAD MAP SK-182-5 & R LIBER 7106, PAGE 91
130.00
FORMER NORTH LINE COUNTY ROAD (49.50 WIDE)
COUNTY (80.00 WIDE) ROAD
CENTERLINE OF RECONSTRUCTION
RADIUS 20'
40.00
REVISED: NOVEMBER 1, 2005
RE-SURVEY
RE-SURVEY
RE-SURVEY
Date of Survey OCTOBER 25, 2005
Signature
HAROLD L. GANTZER
KRAUSE & GANTZER
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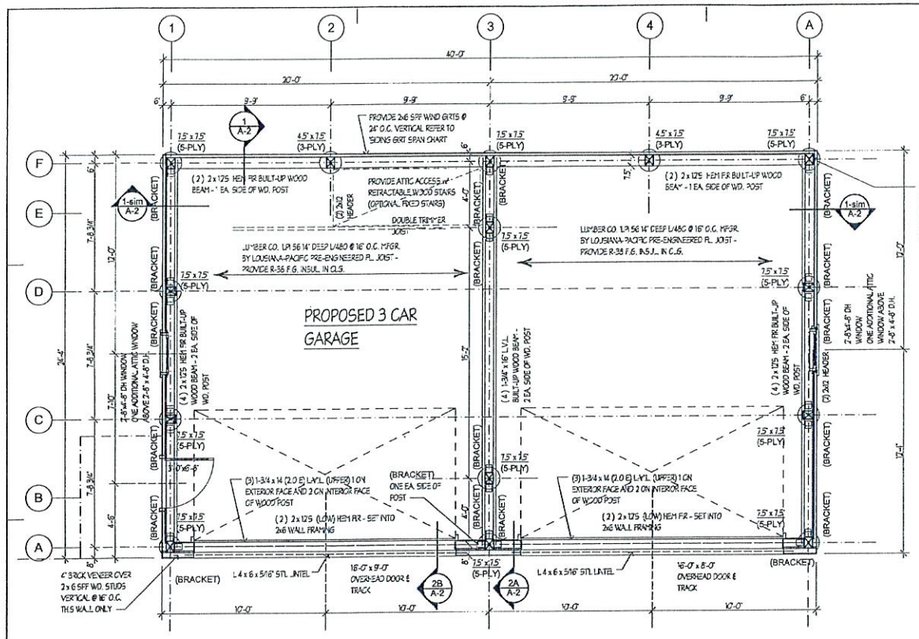
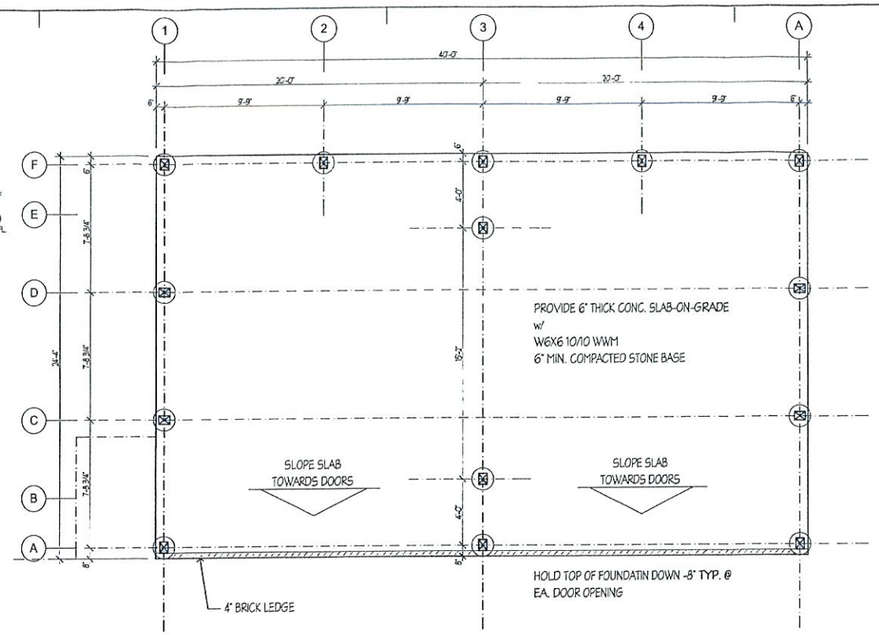
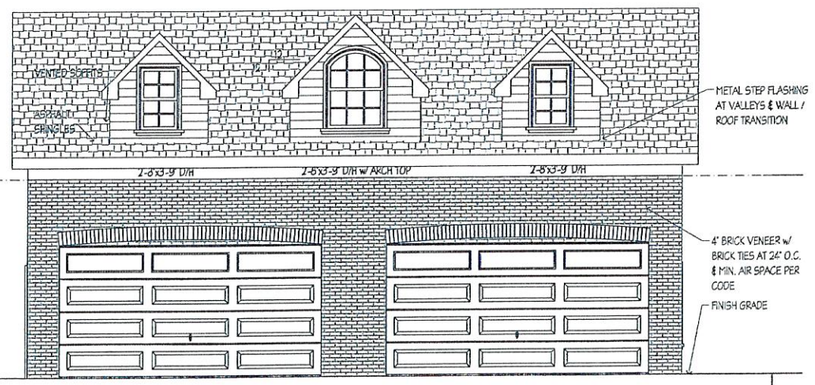
BUFFALO, NY 14202
NO 152,883
LL 8065



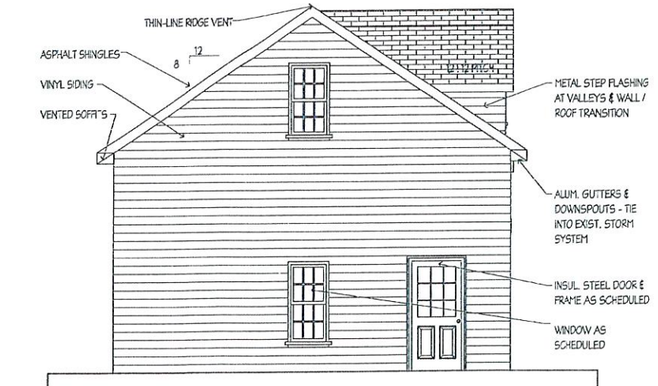
2 GROUND FLOOR PLAN / FRAMING PLAN
SCALE: 1/4" = 1'-0"



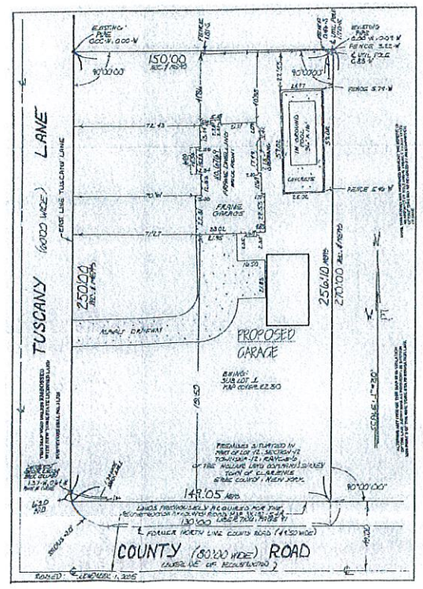
1 FOUNDATION / PIER LAYOUT PLAN
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 LOCATION MAP
NOT TO SCALE

JONATHAN E. BENNETT
ARCHITECTURE, P.C.
from Inspiration to Installation
104 Evans Street
Lockport, New York 14094
716-438-7940 o. 716-438-7523 f.
www.dca-ae.com

CONSULTANTS

MARK	DATE	DESCRIPTION

RESIDENTIAL GARAGE
for:
Mr. & Mrs. Bob Nolan

6769 Tuscany Lane
Clarance
New York

Nolan General Contracting

REGISTERED ARCHITECT JONATHAN ERIC BENNETT STATE OF NEW YORK

SEAL

PROJECT NO:	18-013
ISSUED:	May 5, 2018
MODEL FILE:	18-013-cds.pln
DRAWN BY:	J.E.B.
CHK'D BY:	J.E.B.
COPYRIGHT	© 2018

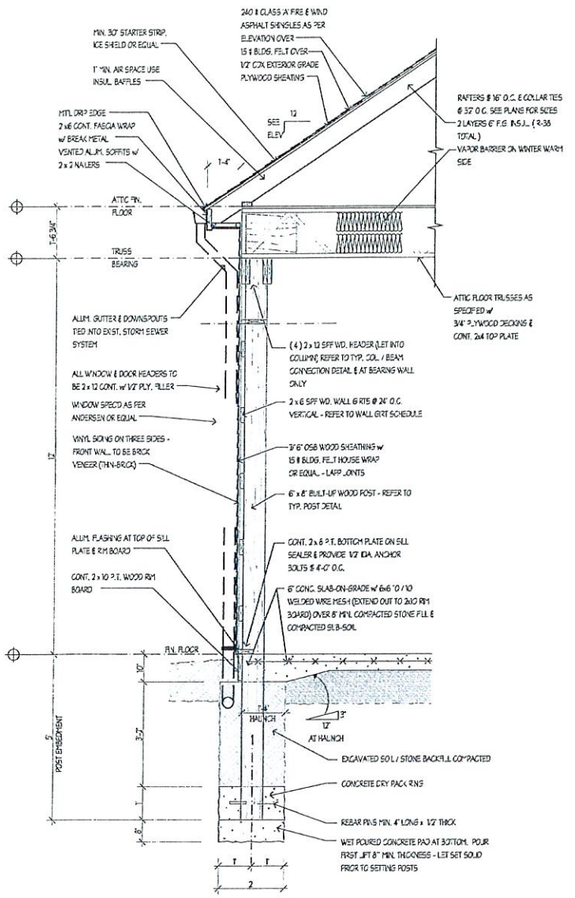
SHEET TITLE

FLOOR PLANS, SECTIONS & DETAILS

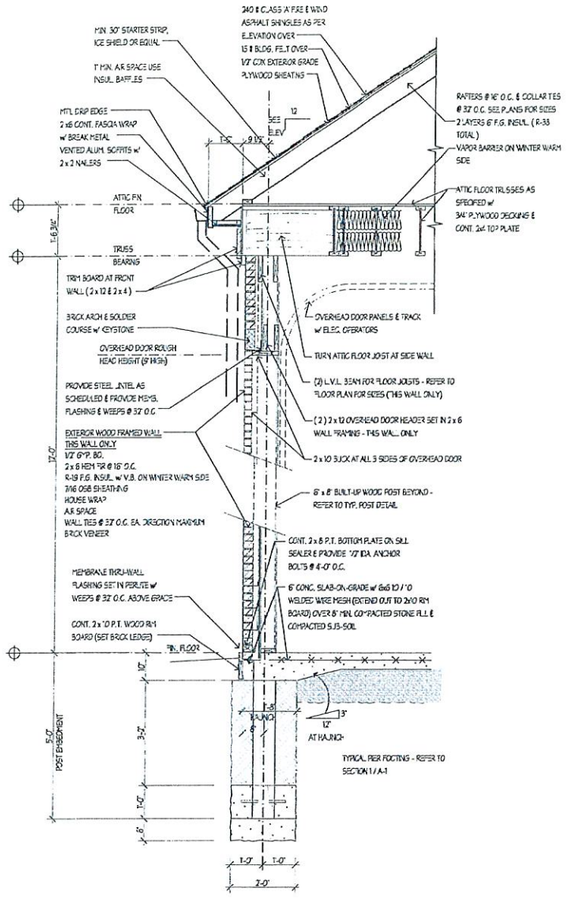
A-101

SHEET: 1 OF: 2

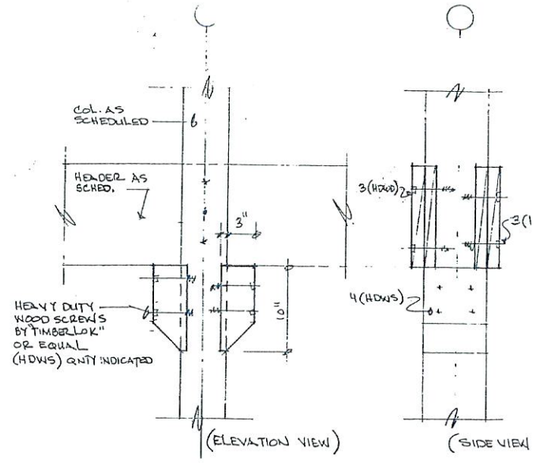
C:\Users\Joe\Documents\Jonathan\DCS FILES\Bennett\Documents\18-013 Garage - Tuscany Lane\18-013-cds.pln



1 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION AT BRICK VENEER
SCALE: 1/2" = 1'-0"

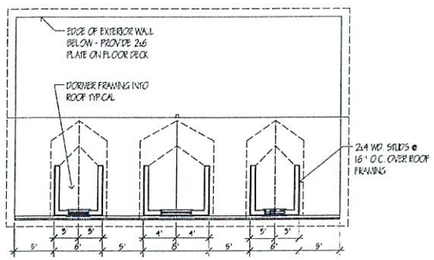


MORTISE BEARING BLOCK
USED ONLY AT 3 OR MORE HEADERS

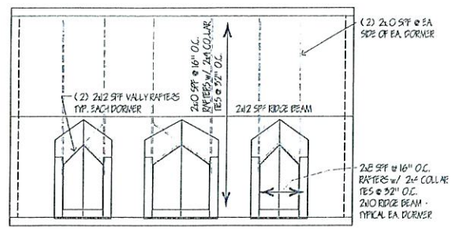
VERIFY EXACT (HDWS) QNTY + PATTERN w/ ARCHITECT & SUPPLIER PRIOR TO ORDERING.

3 TYP. BRACKET DETAIL

2A WALL SECTION AT BRICK VENEER
SCALE: 1/2" = 1'-0"



4 ATTIC PLAN AT DORMERS
SCALE: 1/8" = 1'-0"



5 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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ISSUED:	May 5, 2018
MODEL FILE:	18-013-eds.pln
DRAWN BY:	J.E.B.
CHK'D BY:	J.E.B.

SHEET TITLE

FRAMING PLANS / SECTIONS & DETAILS

A-102

SHEET : 2 OF: 2

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