



ZONING BOARD OF APPEALS
Planning application

Town of Aurora

ZBA CASE NO. 1485
DECEMBER 19, 2024

| |
|---|
| For use by Principal Authority |
| Cloudpermit application number US-NY21589-P-2024-106 |
| PIN 188.01-2-4 |
| Application submitted to Aurora, New York |

| |
|--|
| Description of Subject Property |
| Address 928 OLEAN RD |
| Municipality Aurora, New York |
| PIN 188.01-2-4 |

| |
|---|
| Purpose of Application |
| Application type Variance — Area variance — Multiple Variances |

| | | |
|----------------------------------|----------------------|----------------------------|
| Applicant, Property owner | | |
| Last name Fallon | First name Connor | Corporation or partnership |
| Street address 928 olean rd | Unit number | Lot / Con. |
| Municipality East Aurora | ZIP code 14052 | State NY |
| Other phone | | |
| Fax | | |

| |
|---|
| Declaration and Signatures |
| <p>Applicant</p> <p>I, Connor Fallon (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p> Digitally signed on 11/09/2024, 7:52:02 PM EST by Connor Fallon.</p> |

Town of Aurora or East Aurora

Town of Aurora or East Aurora

Town of Aurora Village of East Aurora

Town of Aurora - Application Information

Type of Request

Area Variance Special Use Permit Use Variance Interpretation

Property Information

| | |
|--|------------------------------------|
| Property Size in Acres 0.35 | Property Frontage in Feet 49.67 |
| Zoning District R2 | Surrounding Zoning RR and R2 |
| Current Use of Property Residential | |

Request Detail

Check all that apply:

Variance from Ordinance Section(s) Special Use Permit for: Use Variance for:
 Interpretation of

For:

Height: 116-8.2B(2) and setback: 116-8.2F(2)

Petitioner's Letter of Intent

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages to the attachments section, if needed)

I just recently purchased this property and during closing a very large branch fell off the neighbor's tree causing substantial damage to the current garage multiple contractors all said garage is unsafe and has to be completely torn down and rebuilt. The lot of this property is an irregular shape causing very narrow side setback/property lines around garage. I plan to demolish this garage and rebuild it in the same place, just slightly bigger to better accommodate and make it more versatile. Current garage is roughly a 23x20.5. I would like to build a 24x32. Basically the same width just a little longer. This would allow for more space to store my vehicle, tractor, atv, ect. . I also plan on buying a camper/rv in the next few years and would like to have the ability to store in garage. This is part of the reasoning for the 14ft wall height. That height would allow for a planned 12ft tall garage door. This would allow me to fit camper and bucket tractor inside the garage. Another reason for 14ft wall height is eventually I would like to install a 12k 2-post automotive car lift for personal use in order to work on my truck and other personal projects/vehicles. These lifts require 14ft clearance. With 14ft walls and a 4 /12 truss would put me at a overhaul height of 18ft or 16ft mean height which the ordinance is 15ft. so only 1 ft higher. This would building would sit in the back of my property and the change would not be very noticeable from the road, scenery of area will stay the same. Also, my house height the peaks are just about 21ft so the pole barn garage would not be taller than the house. One last thing I would like to mention is if you drive 2 minutes either way down the road from my property there are a handful of accessory buildings at the same height or higher than my planned building. Thank you for your time and I hope you understand why I feel my building is an exception to the current ordinances and should be allowed a variance.

Town of Aurora or East Aurora

Town of Aurora or East Aurora

Town of Aurora Village of East of Aurora

Town of Aurora - Application Requirements

1. Prior to seeking a variance from the ZBA, the Applicant/Property Owner must receive a denial from the Building Department for a building permit, a decision from the Code Enforcement Officer, or a referral from the Planning Board or Town Board.

2. Completed applications must be submitted by the second Monday of the month prior to the next scheduled meeting of the ZBA. The ZBA meets the third Thursday of each month.

3. All applications must be accompanied by the proper application fee. ZBA application fee is \$100.00. Checks made payable to Town of Aurora.

4. If the applicant/petitioner is not the property owner, an owner authorization form must be submitted.

5. Submit one (1) original copy of the following information (For larger projects, additional large scale hard copies may be requested) to the Town of Aurora Building Department:

PLEASE UPLOAD THESE DOCUMENTS IN THE MAIN WORKSPACE ATTACHMENT UPLOAD AREA:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> ZBA Application with all questions answered | <input checked="" type="checkbox"/> Petitioner's Letter of Intent | <input checked="" type="checkbox"/> Sketch, drawing, plan or brochure showing all dimensions of the structure that requires a variance and any other information as may be necessary (ex. photos of the property). |
| <input checked="" type="checkbox"/> Survey prepared by a licensed surveyor, licensed architect or professional engineer showing the property involved and the location of all existing structures and proposed structures. All setbacks measurements must be shown on the survey. | <input checked="" type="checkbox"/> A site plan showing the proposed structure and all dimensioning including distance from property lines and roadways, driveways, wells, septic, drainage ditches and any other features relevant to the variance being requested. | <input checked="" type="checkbox"/> Copy of property deed |
| <input checked="" type="checkbox"/> Short Environmental Assessment Form (SEQRA) - Part I Completed by applicant | | |

http://www.townofaurora.com/files/7814/9582/0950/3B_ZBA_Short_EAF.pdf

SUPERVISOR
Charles D. Snyder
(716) 652-7590
csnyder@townofaurora.com



TOWN CLERK
Martha L. Libroek
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

Aurora Municipal Center
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

November 13, 2024

TOWN COUNCIL MEMBERS

Luke Wochensky
lwochensky@townofaurora.com

James F. Granville
jgranville@townofaurora.com

Joseph M. McCann
jmccann@townofaurora.com

Raymond M. Wrazen
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DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Brigid M. Maloney

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

*This institution is an equal
opportunity provider and employer.*

Connor Fallon
928 Olean Road
East Aurora, NY 14052

Connor Fallon:

The Building Department has reviewed your request to construct *an accessory structure (garage) at 928 Olean Road (SBL 188.01-2-4)*. The request has been denied because it fails to meet the requirements of *mean height for accessory buildings/structures, side yard setbacks, and garage door height* in your zoning district of R2.

Section 116-8.2B(2)

Required: Maximum mean height for accessory buildings/structures shall not exceed 15'.

Requested: 16' mean height.

Variance: 1'

Section 116-8.2F(2)

Required: Accessory buildings/structures shall have a side yard setback equal to the mean height of the proposed accessory structure/building but not less than 10 feet.

Requested: 1.5' side yard setback on the north side and 1.92' side yard setback on the south side.

Variance: 14.5' on the north side and 14.08' on the south side based on 16' mean height.

Section 116-8.2G(2)

Required: Accessory buildings/structures shall have a rear yard setback equal to the mean height of the proposed accessory structure/building but not less than 10 feet.

Requested: 1.5' rear yard setback on the northeast corner

Variance: 14.5' based on 16' mean height.

Section 116-17D

Required: In any R District, the permitted accessory uses on any premises shall not have a private garage with vehicular entrance headroom more than 10 feet high.

Requested: 12'

Variance: 2'

This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Mfga".

Richard Mfga
Assistant Code Enforcement Officer

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: _____

Postmark/Delivery Date: _____

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 1 - m
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: **Date** 12/19/2024 **Time** 7:00 pm **Location** 575 Oakwood Ave., E. Aurora, NY 14052

3. Action is before: Legislative Body Board of Appeals Planning Board

4. Action consists of: New Ordinance Rezone/Map Change Ordinance Amendment

Site Plan Variance Special Use Permit Other: _____

5. Location of Property: Entire Municipality Address: 928 Olean Rd, PO East Aurora

5a. S.B.L. of Property: 188.01-2-4

6. Referral required as site is within 500' of: State or County Property/Institution Municipal Boundary Farm Operation located in an Agricultural District

Expressway County Road State Highway Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: Pole barn is higher and closer to side and rear lot lines than allowed by
(specify the action, such as the scope of variances or site plans) Town Code. Garage door height higher than allowed by Town Code

8. Other remarks: _____

9. Submitted by: Martha Librock, Town Clerk Email: townclerk@townofaurora.com

10. Return Address: 575 Oakwood Ave., E. Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. The proposed action is not subject to review under the law.
2. Comment on proposed action is attached hereto.
3. The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: _____ Date: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | | |
|--|--|-----------------------------------|---|---------------------------------|
| Name of Action or Project: 928 Olean garage rebuild | | | | |
| Project Location (describe, and attach a location map): 928 Olean rd east Aurora ny 14052, building to be built in rear of property at end of driveway where current garage sits. | | | | |
| Brief Description of Proposed Action: Existing garage had tree fall on it causing substantial structural damage. Planning on demolishing current garage and rebuilding a slightly bigger pole barn (24x32 with 14ft wall height) style garage in its place. the side setback is going to be basically the same as original building. minimum distance from building to property line on each side at the closet point in about 2ft. | | | | |
| Name of Applicant or Sponsor: Connor Fallon | | Telephone: _____ E-Mail: _____ | | |
| Address: 928 Olean rd | | | | |
| City/PO: East Aurora | | State: NY | Zip Code: 14052 | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 0.350 0.018 acres | | |
| b. Total acreage to be physically disturbed? | | 0.018 acres | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.350 acres | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | | |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | | |

| | | | |
|--|--|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A just a basic structure no electric, insulation, or HVAC to be installed at this time | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ accessory structure no need for water if need water will transport from main dwelling or use hose. | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ accessory structure | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ | <input type="checkbox"/> NO <input type="checkbox"/> YES | | |

| | | |
|--|--|--|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> | | |
| <p>Applicant/sponsor name: Connor Fallon</p> | | <p>Date: 11/9/2024</p> |
| <p>Signature: <u>Connor Fallon</u></p> | | |

928 Olean Rd
East Aurora NY 14052

Dear _____ :

I just recently purchased this property and during closing a very large branch fell off the neighbor's tree causing substantial damage to the current garage multiple contractors all said garage is unsafe and has to be completely torn down and rebuilt. The lot of this property is an irregular shape causing very narrow side setback/property lines around garage. I plan to demolish this garage and rebuild it in the same place, just slightly bigger to better accommodate and make it more versatile. Current garage is roughly a 23x20.5. I would like to build a 24x32. Basically the same width just a little longer. This would allow for more space to store my vehicle, tractor, atv, ect. . I also plan on buying a camper/rv in the next few years and would like to have the ability to store in garage. This is part of the reasoning for the 14ft wall height. That height would allow for a planned 12ft tall garage door. This would allow me to fit camper and bucket tractor inside the garage. Another reason for 14ft wall height is eventually I would like to install a 12k 2-post automotive car lift for personal use in order to work on my truck and other personal projects/vehicles. These lifts require 14ft clearance. With 14ft walls and a 4 /12 truss would put me at a overhaul height of 18ft or 16ft mean height which the ordinance is 15ft mean height to my understanding. So only 1 ft higher. This would building would sit in the back of my property and the change would not be very noticeable from the road, scenery of area will stay the same. Also, the height at peaks of main dwelling are just about 21ft so the pole barn garage would not be taller than the main dwelling. One last thing I would like to mention is if you drive 2 minutes either way down the road from my property there are a handful of accessory buildings at the same height or higher than my planned building. Thank you for your time and I hope you understand why I feel my building is an exception to the current ordinances and should be allowed a variance.

Connor Fallon

FALLON

POST FRAME BUILDING
928 Olean Rd.,
East Aurora, NY 14052

GENERAL NOTES:

1. COMPLY WITH ALL CURRENT LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
2. MAINTAIN INSURANCE AS REQUIRED BY NEW YORK STATE AND TOWN OF AURORA.
3. OBTAIN ALL NECESSARY PERMITS FOR THE WORK.
4. REVIEW AND VERIFY ALL EXISTING CONDITIONS AND THE SCOPE OF WORK PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. NO SUBSTITUTIONS WITHOUT AUTHORIZATION OF OWNER AND ARCHITECT.
6. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION OF ALL PRODUCTS USED IN CONSTRUCTION.

STRUCTURAL DESIGN CRITERIA:

TRUSS DESIGN SHALL SUPPORT:

SNOW LOAD : ROOF 33 psf
 GROUND 50 psf

DEAD LOAD : 5 psf

WIND LOAD : EXPOSURE C (115 mph)
RISK CATEGORY I

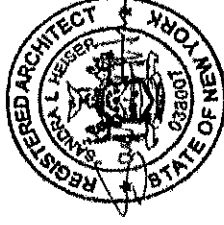
1. IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, LOAD BEARING PRESSURE OF 2000 psf IS ASSUMED. AFTER POST HOLE EXCAVATION, CONTRACTOR SHALL NOTIFY ARCHITECT OF OTHER SOIL BEARING CONDITIONS.
2. ALL CONCRETE TO BE MIN. 4000 psi COMPRESSIVE STRENGTH.
3. BOTTOM OF POST FOOTINGS TO BE MINIMUM 4'-0" BELOW FINISHED GRADE ON UNDISTURBED SUBGRADE.
4. ALL LUMBER SPF #2 OR BETTER.
5. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

DRAWING INDEX

A-0 GENERAL NOTES
A-01 FLOOR PLAN
A-02 EXTERIOR ELEVATIONS
A-03 WALL SECTION

sandra heiser
architect

3821 Stone Road
Middlesex, NY 14105
716-417-3925



WARNING - ALTERATIONS OF THIS DOCUMENT EXCEPT IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION LAW.

SECTION 7209, PROVISION 2, IS ILLEGAL. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODE AND ORDINANCES.

THIS DOCUMENT IS FOR DESIGN PURPOSES ONLY. CONSTRUCTION MEANS AND METHODS BY OTHER.

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FALLON

928 Olean Rd.,
East Aurora, NY 14052

POST FRAME BUILDING

October 29, 2024

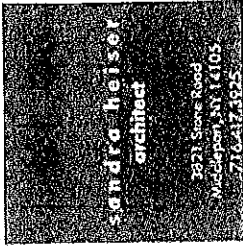
DWG. TITLE

COVER

SHEET NO.

A-0

036-2024



PARCO
BUILDING SYSTEMS
716-778-8552
PARCEL SURVEY CO., INC.

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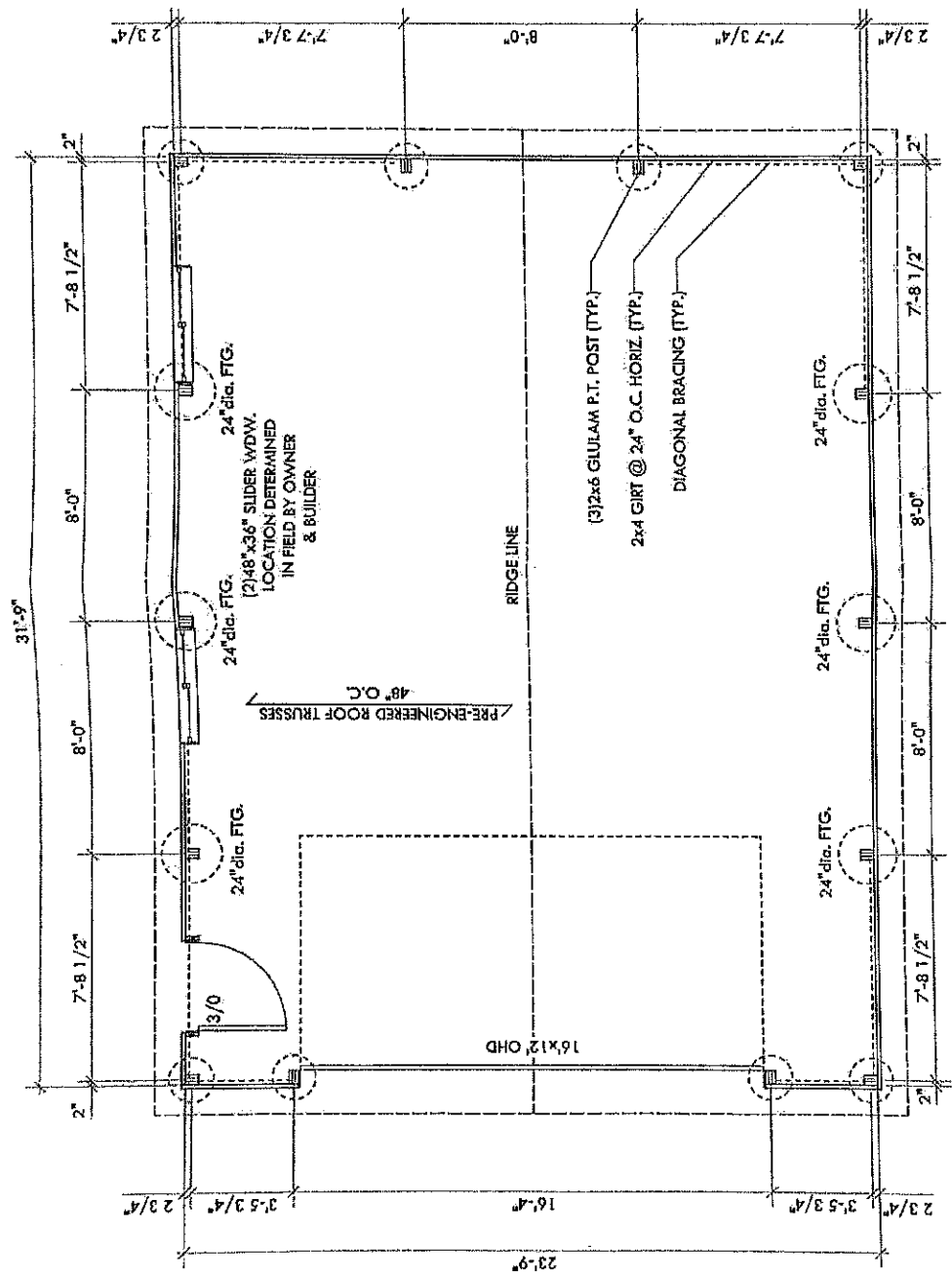
FALLON
928 Olean Rd.,
East Aurora, NY 14052
POST FRAME BUILDING
October 29, 2024

DWG. TITLE

FLOOR PLAN

SHEET NO.

036-2024
A-01

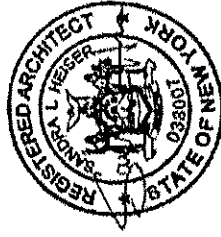


NOTE: ALL POST FOOTINGS 18" dia. UNLESS NOTED OTHERWISE

FLOOR PLAN
864 SQ. FT.
0 2 4'
N
W E S

sandra heiser
architect

3851 Sloat Road
Amherst, NY 14305
716-251-7272



PARCO
BUILDING SYSTEMS
716-778-8553
PARCOBUILDINGS.COM

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FALLON
928 Olean Rd.,
East Aurora, NY 14052
POST FRAME BUILDING

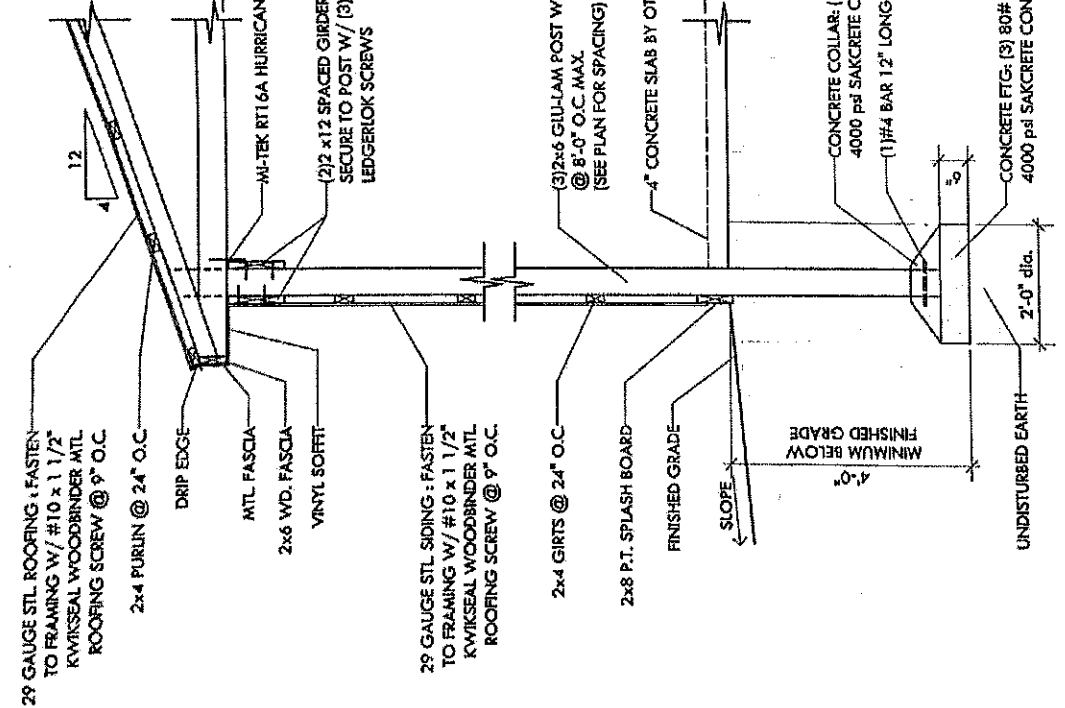
October 29, 2024
DWG. TITLE

SECTION

SHEET NO. **A-03**
036-2024

TRUSS BRACING IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES BY TPI (TRUSS PLATE INSTITUTE) & SPCA (STRUCTURAL BUILDING COMPONENTS ASSOCIATION)

PRE-ENGINEERED WOOD ROOF TRUSSES @ 48" O.C., INSTALL PER MFG. SPECIFICATION & TPI STANDARDS



TYPICAL WALL SECTION



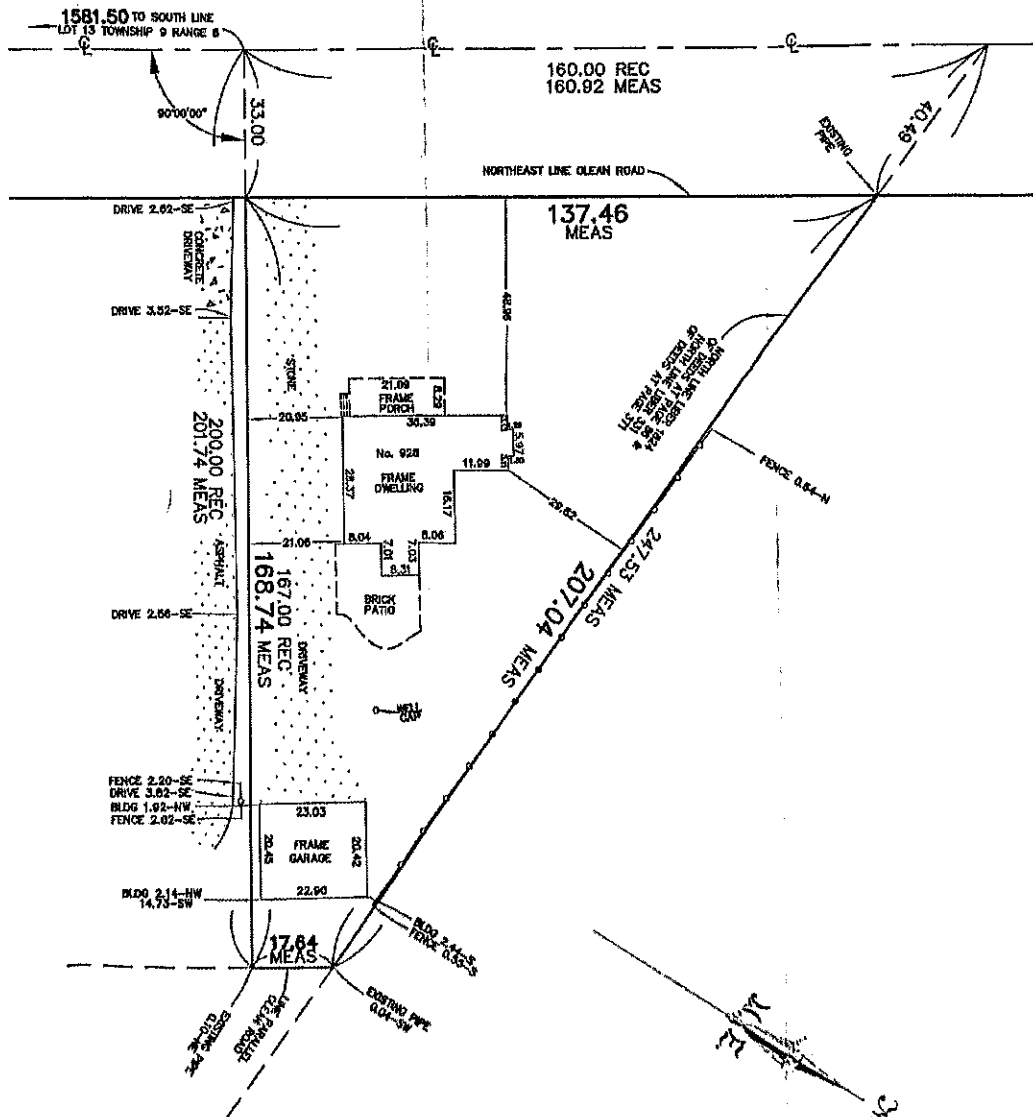
18" DIA. FOOTING



SEE FLOOR PLAN FOR LOCATIONS

OLEAN (66.00 WIDE) ROAD

(ALSO KNOWN AS OLEAN STREET & CAZENOVA CREEK ROAD)



Part of Lot (Last) 13 Section 9 Township 9 Range 8 of the HOLLANDLAND COMPANY'S SURVEY
 County of ERIE State of New York
 City (or Village) of TAUNTON Town of AURORA

Notes:
 1) This Survey is VOID unless embraced with New York State Licensed Land Surveyors Seal #090182.
 2) Allowing any item on this Survey to be accepted as provided in Section 7209 Part 2 of the New York State Education Law.
 3) This Survey is VOID unless embraced with the Seal of the State of New York.
 4) 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 the same.

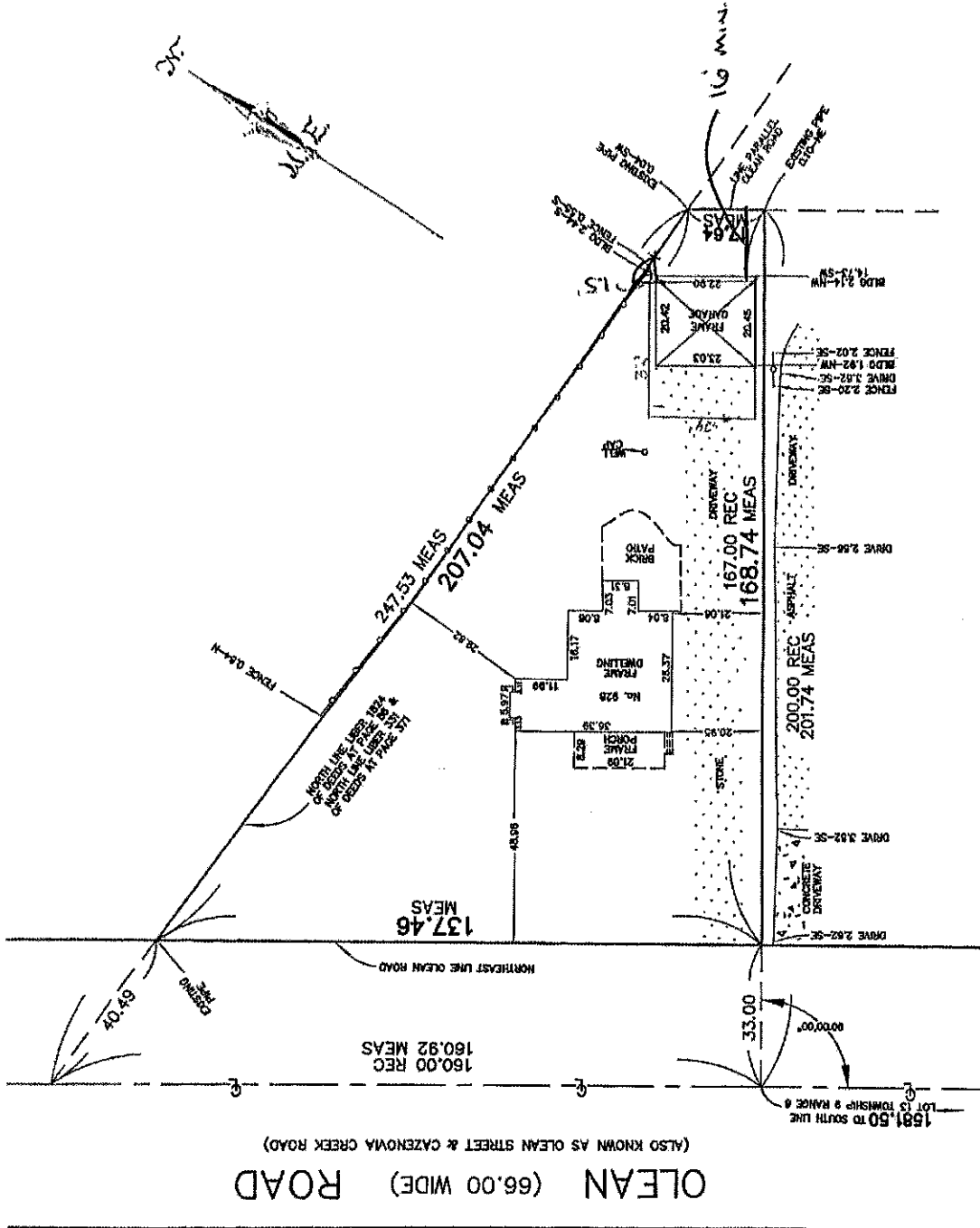
Drawing Scale: 1" = 25'

Date of Survey: JULY 20, 2024
 Signature: *[Signature]*
 Marshall L. Mill PLS
 Krause & Gantzer
 Land Surveyors
 13 Olean Street
 East Aurora, New York 14052



| Feet | Inches | Feet | Inches |
|------|----------|------|-----------|
| 0.08 | 1 inch | 0.50 | 7 inches |
| 0.17 | 2 inches | 0.67 | 8 inches |
| 0.25 | 3 inches | 0.75 | 9 inches |
| 0.33 | 4 inches | 0.83 | 10 inches |
| 0.42 | 5 inches | 0.92 | 11 inches |
| 0.50 | 6 inches | 1.00 | 12 inches |

Job No. 173,647 IL 10,041



| Feet | Inches | Feet |
|------|----------|------|
| 0.59 | 1 inch | 0.08 |
| 0.57 | 2 inches | 0.17 |
| 0.75 | 3 inches | 0.25 |
| 0.83 | 4 inches | 0.33 |

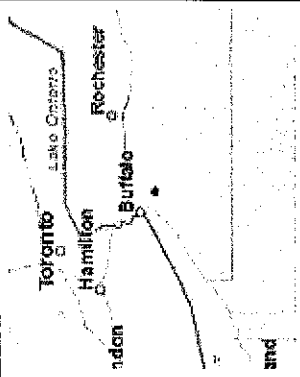


Date of Survey: JULY 20, 2024
 Signature: *Marshall L. Mill*
 Marshall L. Mill PLS
 Krause & Gantzer

Part of Lot (Lots) 13, Section 13, Township 9, Range 6, of the HOLLAND LAND COMPANY'S SURVEY, State of New York
 City (or) Village of AURORA, County of ERIE, Drawing Scale: 1" = 25'
 Address: 1) This Survey is VOID unless embossed with New York State Licensed Land Surveyors Seal #650182.
 2) Alterations and errors on this Survey are in violation of law and are void.



Erie County On-Line Mapping Application



Legend

- Parcels



0 0.02 0.0 Miles

WGS 1984 Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 1,128

