



CASE NO. 1494
DATE OF HEARING 4/17/25

Town of Aurora Zoning Board of Appeals
575 Oakwood Avenue, East Aurora, New York 14052

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

AREA VARIANCE SPECIAL USE PERMIT USE VARIANCE INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name John B Hitchings
Address 1231 Ocean Rd PO Box 183
City South Wales State NY ZIP 14139
Phone 716 Email fiveco
Interest in t (purchaser/developer)

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) John B Hitchings
Address 1231 Ocean Rd
City South Wales State NY ZIP 14139
Phone 716 Email fiveco

III. PROPERTY INFORMATION

Property Address 1231 Ocean Rd South Wales NY 14139
SBL# 188.00-3-23.21
Property size in acres 8.4 Property Frontage in feet 885.63
Zoning District _____ Surrounding Zoning _____
Current Use of Property home

IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # 116-8.4E(4), 116-18A(1); 116-8.4E(1)
 Special Use Permit for: _____
 Use Variance for: _____
 Interpretation of U 1

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)

John B. Hitchings
Signature of Applicant/Petitioner

John B. Hitchings
Print name of Applicant/Petitioner

State of New York; County of Erie

On the _____ day of _____ in the year _____ before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Dorothy Bailey
Notary Public

(Notary stamp) DOROTHY BAILEY
Reg #01BA0023544
Notary Public, State of New York
Qualified in Erie County
Commission Expires April 15, 2028

Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

ECDP ZR-1 form sent to EC: _____ Hearing publication date: _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals:

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

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 if needed)

26 x 26 x 15 (H) 2 car garage, to be constructed in front of but to the south of house

land drops off dramatically just S and W of site due to a small stream preventing construction behind or next to the house

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).
Financial Evidence Provided Yes No (financial evidence is required per NYS Town Law)

2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: Required fill and concrete would be beyond our means

NA

3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: Build with replace an old shed/garage and improve the usefulness and aesthetic appearance of the property

4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: No.

(Attach additional pages if needed)

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

TO: Chairperson Ernst and members of the Zoning Board of Appeals

FROM: Richard Miga, Assistant Code Enforcement Officer

DATE: February 20, 2025

The attached variance application is a reapplying for a previously reviewed and granted variance under case number 1445. Due to the applicant not procuring a building permit within one-year of the ruling, under 116-91H, the previously granted variance became null and void.

If you have any questions, please contact me at 652-7591.
Richard Miga

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



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

TOWN OF AURORA

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

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Anthony DiFilippo IV

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(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507

February 20, 2025

John Hitchings
1231 Olean Road
South Wales, NY 14139

John:

The Building Department has reviewed your request to construct *an accessory structure (garage) at 1231 Olean Road (SBL 188.00-3-23.21)*. The request has been denied because it fails to meet the requirement for *no accessory buildings/structures in the front yard*.

Sections 116-8.4F(4) and 116-18A(1)

Required: No accessory buildings/structures shall be erected in the front yard.

Requested: Accessory Structure in front yard

Variance: Accessory Structure in front yard

Sections 116-8.4E(1)

Required: Front Yard depth or setback is a minimum of 75' from the street right-of-way (ROW).

Requested: Accessory structure 25' from ROW

Variance: 50'

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 Miga".

Richard Miga
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 l - nn
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** 04/17/2025 **Time** 7:00pm **Location** 575 Oakwood Ave., E. Aurora, NY

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: 1231 Olean Road (Route 16), PO S. Wales, Town of Aurora

5a. S.B.L. of Property: 188.00-3-23.21

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: Garage in front of residence and closer to road than allowed than allowed by Town Code
(specify the action, such as the scope of variances or site plans)

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							
<p style="font-size: 1.2em; margin: 0;">2 car garage 26x26x15(H)</p>							
<p>Name of Action or Project:</p>							
<p style="font-size: 1.2em; margin: 0;">1231 Ocean Rd S. Wates NY 14139</p>							
<p>Project Location (describe, and attach a location map):</p>							
<p>Brief Description of Proposed Action:</p> <p style="font-size: 1.2em; margin: 0;">2 car garage build @ a 45° angle to the front of the house, NW corner of aligns with the front of the house →</p>							
<p>Name of Applicant or Sponsor:</p> <p style="font-size: 1.2em; margin: 0;">John Hitchings</p>		<p>Telephone:</p>					
<p>Address:</p> <p style="font-size: 1.2em; margin: 0;">1231 Ocean Rd</p>		<p>E-Mail: <u>+</u> <u>COW</u></p>					
<p>City/PO:</p> <p style="font-size: 1.2em; margin: 0;">South Wates</p>		<p>State:</p> <p style="font-size: 1.2em; margin: 0;">NY</p>	<p>Zip Code:</p> <p style="font-size: 1.2em; margin: 0;">14139</p>				
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p> <p>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.</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="font-size: 1.5em;">☑</td> <td style="font-size: 1.5em;">☐</td> </tr> </table>	NO	YES	☑	☐
NO	YES						
☑	☐						
<p>2. Does the proposed action require a permit, approval or funding from any other government Agency?</p> <p>If Yes, list agency(s) name and permit or approval: <u>TOA Bldg Permit</u></p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="font-size: 1.5em;">☐</td> <td style="font-size: 1.5em;">☑</td> </tr> </table>	NO	YES	☐	☑
NO	YES						
☐	☑						
<p>3. a. Total acreage of the site of the proposed action?</p>		<p style="text-align: right; font-size: 1.2em;">8.4 acres</p>					
<p>b. Total acreage to be physically disturbed?</p>		<p style="text-align: right; font-size: 1.2em;">0.006 acres</p>					
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</p>		<p style="text-align: right; font-size: 1.2em;">8.4 acres</p>					
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>							
<p> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </p>							
<p> <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </p>							
<p><input type="checkbox"/> Parkland</p>							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input 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?	NO	YES	
If Yes, identify: _____	<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 services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 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 plan?	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>John B Hitchings</u>		Date: <u>02/07/2025</u>
Signature: <u>John B Hitchings</u>		Title: <u>Mr.</u>

February 19, 2025

Members of the Zoning Board of Appeals, Town of Aurora

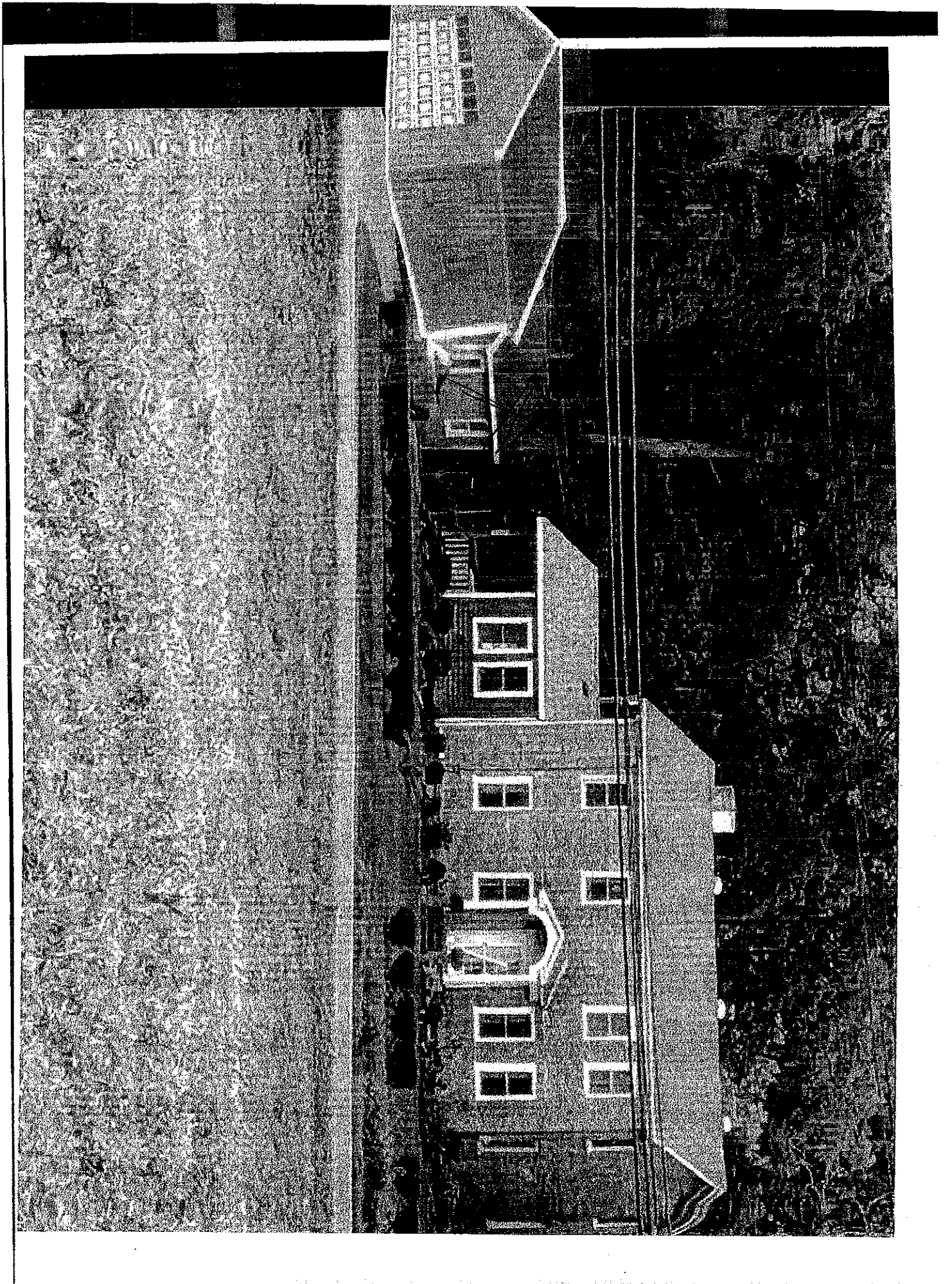
We are submitting our appeal for a variance to build a 2 car garage at the residence of John and Linda Hitchings, 1231 Olean Rd, South Wales NY, 14139. This request was first submitted on August 17, 2023. The variance was approved - but due to the time it required for us to get the property surveyed, and then to have an architect draw submittable plans, we were not able to build in 2024. So, here we are!

The plan replaces an old garage designed to house a single model T Ford with a standard unattached 2 car garage, 26 X 26 X 15H, with 9 ft walls. The only site near the house that can accommodate that footprint is in front of the house. The land beyond immediately drops off steeply to a small stream. The garage would sit at a 45deg angle to the front of the house, a few feet to the south of the house. The old garage will be demolished.

The house is grandfathered at less than 100 ft from the road. The variance is for a 50 foot setback from the center of the road, which will align the NW corner of the garage with the front of the house. I'm sorry to bring this back to you. I had no idea I needed the survey or the architectural blueprint! 72, and still learning new things, just not everyday. On that note, I hope you have a good one!

Sincerely

John Hitchings



DIVISION 1: GENERAL REQUIREMENTS

1.01 SUMMARY
 A. Section Includes
 1. Garage
 B. Related Sections
 1. Foundation
 2. Framing
 3. Roofing
 4. Siding
 5. Windows
 6. Doors
 7. Finishes
 8. Mechanical
 9. Electrical
 10. Plumbing
 11. Fire Protection
 12. Safety
 13. Signage
 14. Specialties
 15. Miscellaneous

DIVISION 2: STRUCTURE

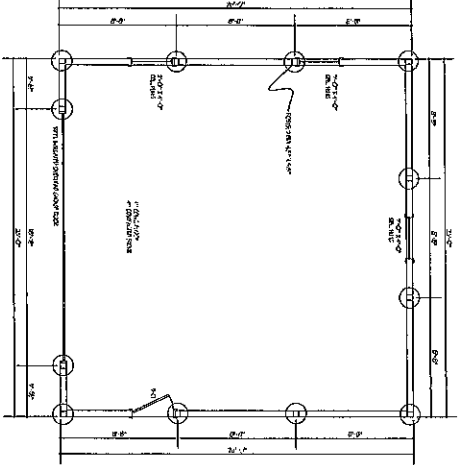
2.01 FOUNDATION
 A. Section Includes
 1. Foundation
 2. Footings
 3. Sill
 4. Posts
 5. Stud
 6. Joist
 7. Truss
 8. Rafters
 9. Decking
 10. Sheathing
 11. Siding
 12. Windows
 13. Doors
 14. Finishes
 15. Mechanical
 16. Electrical
 17. Plumbing
 18. Fire Protection
 19. Safety
 20. Signage
 21. Specialties
 22. Miscellaneous

DIVISION 3: FINISHES

3.01 INTERIORS
 A. Section Includes
 1. Drywall
 2. Plaster
 3. Paint
 4. Stain
 5. Veneer
 6. Carpet
 7. Tile
 8. Laminate
 9. Solid Surface
 10. Metal
 11. Wood
 12. Glass
 13. Fabric
 14. Acoustic
 15. Reflective
 16. Insulating
 17. Fire Retardant
 18. Sound Absorbing
 19. Sound Reflecting
 20. Sound Diffusing
 21. Sound Absorbing and Reflecting
 22. Sound Absorbing and Diffusing
 23. Sound Absorbing and Reflecting and Diffusing
 24. Sound Absorbing and Reflecting and Diffusing and Diffusing

DIVISION 4: MECHANICAL

4.01 MECHANICAL
 A. Section Includes
 1. Heating
 2. Cooling
 3. Ventilation
 4. Air Conditioning
 5. Humidification
 6. Dehumidification
 7. Filtration
 8. Exhaust
 9. Inlets
 10. Registers
 11. Diffusers
 12. Grilles
 13. Louvers
 14. Dampers
 15. Valves
 16. Controls
 17. Pumps
 18. Motors
 19. Drives
 20. Belts
 21. Chains
 22. Gears
 23. Shafts
 24. Couplings
 25. Hoses
 26. Pipes
 27. Fittings
 28. Valves
 29. Controls
 30. Instruments
 31. Alarms
 32. Detectors
 33. Transmitters
 34. Receivers
 35. Antennas
 36. Cables
 37. Conduits
 38. Raceways
 39. Boxes
 40. Panels
 41. Enclosures
 42. Cabinets
 43. Racks
 44. Shelves
 45. Trays
 46. Baskets
 47. Containers
 48. Bags
 49. Boxes
 50. Cases
 51. Covers
 52. Caps
 53. Ends
 54. Flanges
 55. Gaskets
 56. Graskets
 57. Liners
 58. Membranes
 59. Sheets
 60. Tubes
 61. Sleeves
 62. Boots
 63. Gaskets
 64. Graskets
 65. Liners
 66. Membranes
 67. Sheets
 68. Tubes
 69. Sleeves
 70. Boots



FINISH SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	DRYWALL	100	SQ. FT.
2	PAINT	100	SQ. FT.
3	STAIN	100	SQ. FT.
4	VENEER	100	SQ. FT.
5	CARPET	100	SQ. FT.
6	TILE	100	SQ. FT.
7	LAMINATE	100	SQ. FT.
8	SOLID SURFACE	100	SQ. FT.
9	METAL	100	SQ. FT.
10	WOOD	100	SQ. FT.
11	GLASS	100	SQ. FT.
12	FABRIC	100	SQ. FT.
13	ACOUSTIC	100	SQ. FT.
14	REFLECTIVE	100	SQ. FT.
15	INSULATING	100	SQ. FT.
16	FIRE RETARDANT	100	SQ. FT.
17	SOUND ABSORBING	100	SQ. FT.
18	SOUND REFLECTING	100	SQ. FT.
19	SOUND ABSORBING AND REFLECTING	100	SQ. FT.
20	SOUND ABSORBING AND DIFFUSING	100	SQ. FT.
21	SOUND ABSORBING AND REFLECTING AND DIFFUSING	100	SQ. FT.
22	SOUND ABSORBING AND REFLECTING AND DIFFUSING AND DIFFUSING	100	SQ. FT.

DIVISION 5: ROOFING & FLASHING

5.01 ROOFING & FLASHING
 A. Section Includes
 1. Roofing
 2. Flashing
 3. Gutter
 4. Downspout
 5. Sill
 6. Posts
 7. Stud
 8. Joist
 9. Truss
 10. Rafters
 11. Decking
 12. Sheathing
 13. Siding
 14. Windows
 15. Doors
 16. Finishes
 17. Mechanical
 18. Electrical
 19. Plumbing
 20. Fire Protection
 21. Safety
 22. Signage
 23. Specialties
 24. Miscellaneous

DIVISION 6: INTERIORS

6.01 INTERIORS
 A. Section Includes
 1. Drywall
 2. Plaster
 3. Paint
 4. Stain
 5. Veneer
 6. Carpet
 7. Tile
 8. Laminate
 9. Solid Surface
 10. Metal
 11. Wood
 12. Glass
 13. Fabric
 14. Acoustic
 15. Reflective
 16. Insulating
 17. Fire Retardant
 18. Sound Absorbing
 19. Sound Reflecting
 20. Sound Absorbing and Reflecting
 21. Sound Absorbing and Diffusing
 22. Sound Absorbing and Reflecting and Diffusing
 23. Sound Absorbing and Reflecting and Diffusing and Diffusing

DIVISION 7: MECHANICAL & MOISTURE PROTECTION

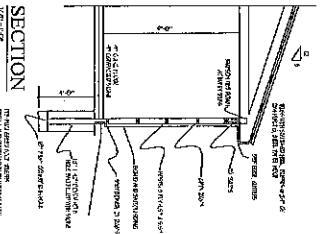
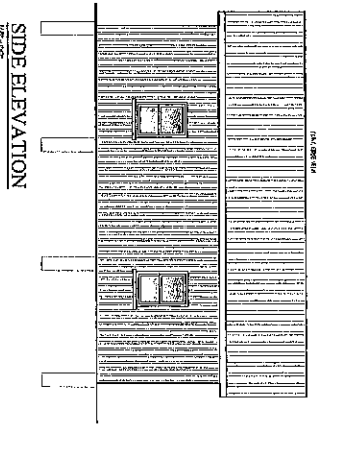
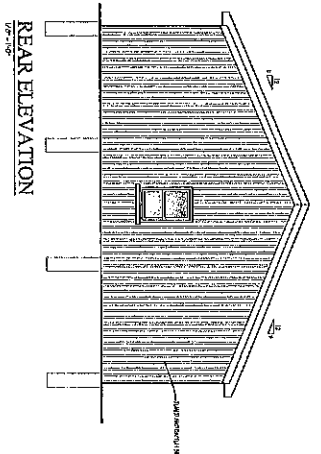
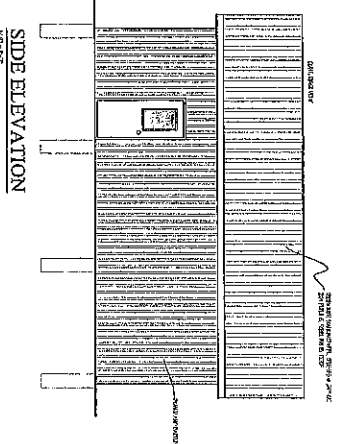
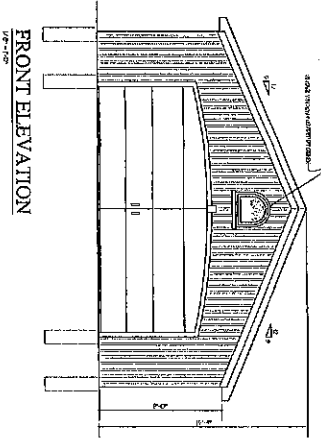
7.01 MECHANICAL & MOISTURE PROTECTION
 A. Section Includes
 1. Heating
 2. Cooling
 3. Ventilation
 4. Air Conditioning
 5. Humidification
 6. Dehumidification
 7. Filtration
 8. Exhaust
 9. Inlets
 10. Registers
 11. Diffusers
 12. Grilles
 13. Louvers
 14. Dampers
 15. Valves
 16. Controls
 17. Pumps
 18. Motors
 19. Drives
 20. Belts
 21. Chains
 22. Gears
 23. Shafts
 24. Couplings
 25. Hoses
 26. Pipes
 27. Fittings
 28. Valves
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 41. Enclosures
 42. Cabinets
 43. Racks
 44. Shelves
 45. Trays
 46. Baskets
 47. Containers
 48. Bags
 49. Boxes
 50. Cases
 51. Covers
 52. Caps
 53. Ends
 54. Flanges
 55. Gaskets
 56. Graskets
 57. Liners
 58. Membranes
 59. Sheets
 60. Tubes
 61. Sleeves
 62. Boots
 63. Gaskets
 64. Graskets
 65. Liners
 66. Membranes
 67. Sheets
 68. Tubes
 69. Sleeves
 70. Boots

DIVISION 8: ELECTRICAL

8.01 ELECTRICAL
 A. Section Includes
 1. Wiring
 2. Conduit
 3. Raceway
 4. Boxes
 5. Panels
 6. Enclosures
 7. Cabinets
 8. Racks
 9. Shelves
 10. Trays
 11. Baskets
 12. Containers
 13. Bags
 14. Boxes
 15. Cases
 16. Covers
 17. Caps
 18. Ends
 19. Flanges
 20. Gaskets
 21. Graskets
 22. Liners
 23. Membranes
 24. Sheets
 25. Tubes
 26. Sleeves
 27. Boots
 28. Gaskets
 29. Graskets
 30. Liners
 31. Membranes
 32. Sheets
 33. Tubes
 34. Sleeves
 35. Boots

DIVISION 9: LIGHTING

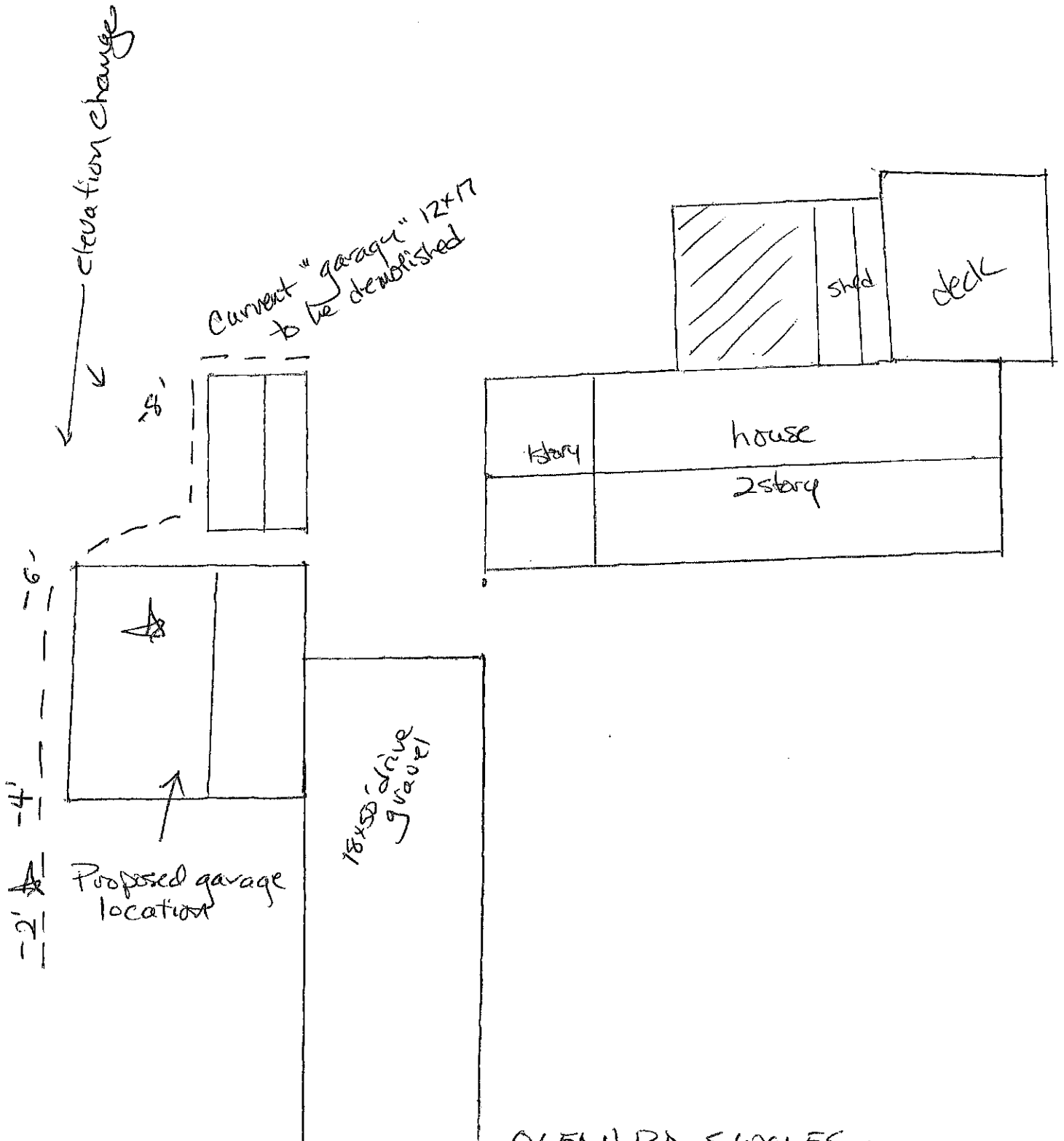
9.01 LIGHTING
 A. Section Includes
 1. Lighting
 2. Fixtures
 3. Luminaires
 4. Ballasts
 5. Drivers
 6. Controls
 7. Switches
 8. Dimmers
 9. Sensors
 10. Detectors
 11. Transmitters
 12. Receivers
 13. Antennas
 14. Cables
 15. Conduits
 16. Raceways
 17. Boxes
 18. Panels
 19. Enclosures
 20. Cabinets
 21. Racks
 22. Shelves
 23. Trays
 24. Baskets
 25. Containers
 26. Bags
 27. Boxes
 28. Cases
 29. Covers
 30. Caps
 31. Ends
 32. Flanges
 33. Gaskets
 34. Graskets
 35. Liners
 36. Membranes
 37. Sheets
 38. Tubes
 39. Sleeves
 40. Boots



THE HITCHINGS GARAGE
 1231 OLEAN ROAD, SOUTH WALES, NEW YORK 14139

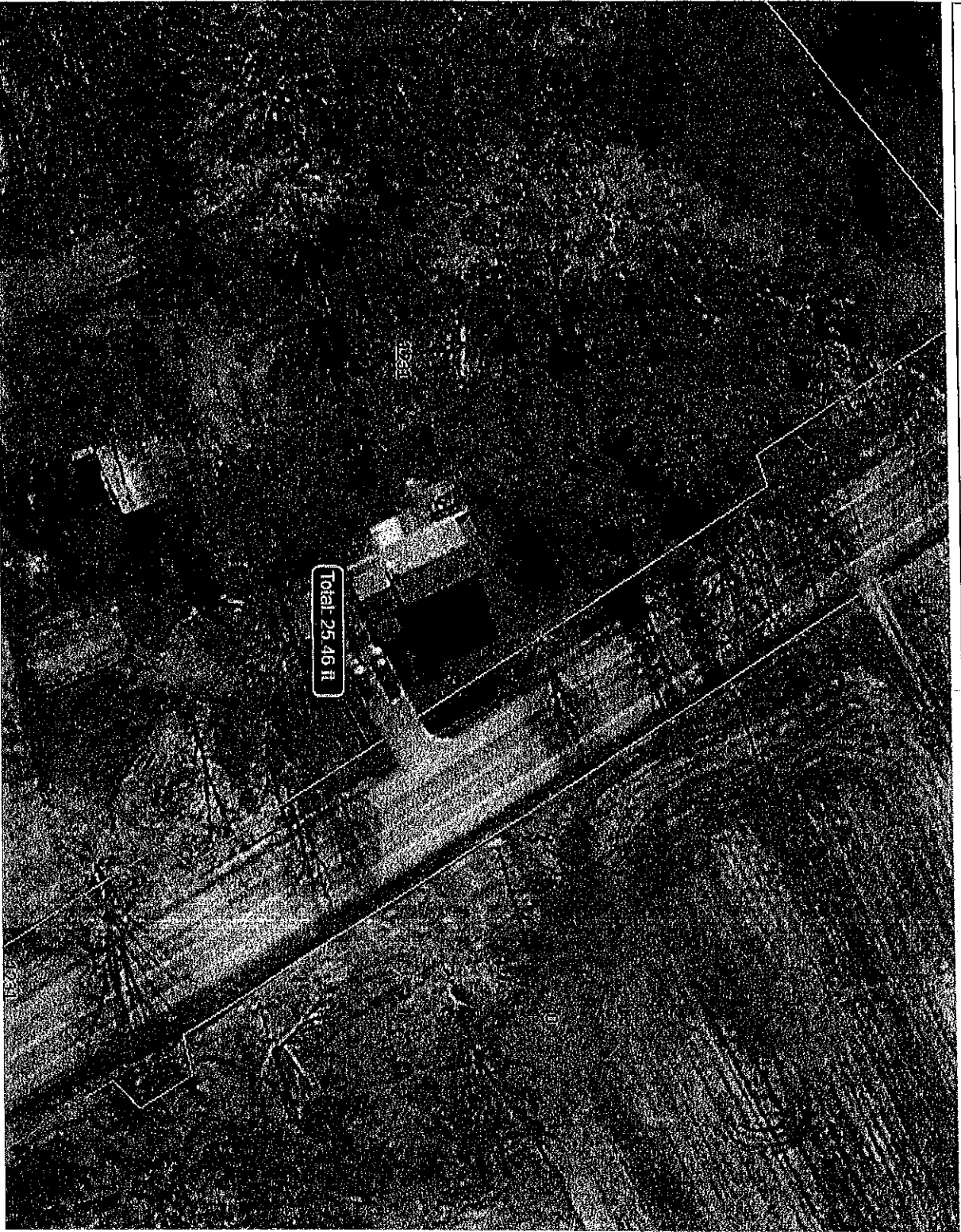
ELEV. PLAN & SECTION
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

John & Linda Hitchings
1231 Olean Rd
S Wales NY 14139
716 652 6783





Erie County On-Line Mapping Application

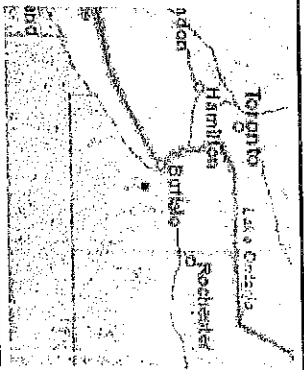


0 0.02 0.0 Miles

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.



Parcels

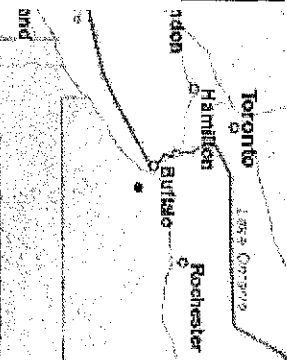
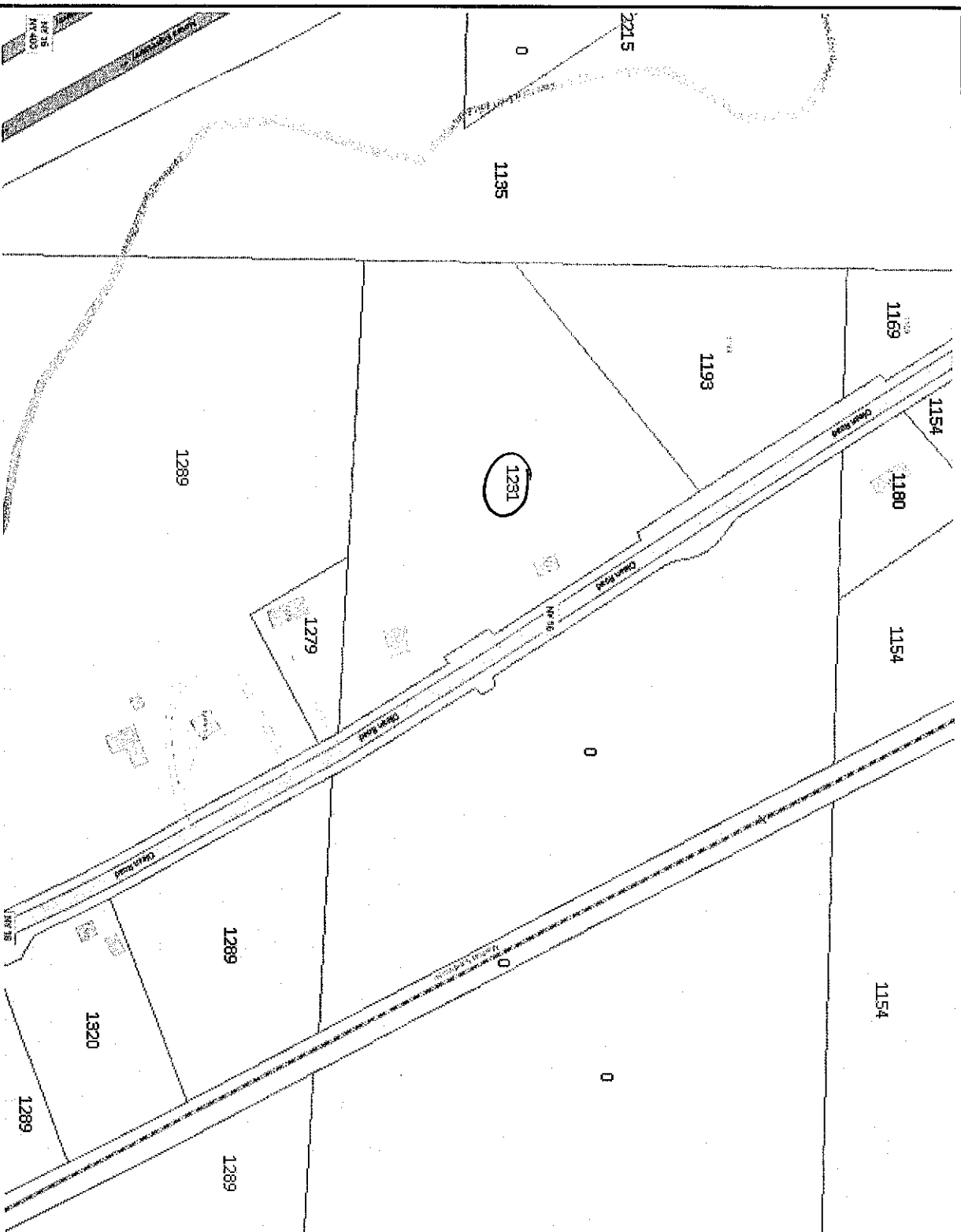
Legend

1: 1,128





Erie County On-Line Mapping Application



Legend
 Parcels



WGS 1984 Web Mercator Auxiliary Sphere
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1 : 4,514

