

**From:** Joe Giannini <[jgiannini@INSITEREALESTATE.com](mailto:jgiannini@INSITEREALESTATE.com)>  
**Sent:** Friday, October 23, 2020 2:48 PM  
**To:** foil <[foil@ecwa.org](mailto:foil@ecwa.org)>  
**Subject:** [EXTERNAL] 5355 Genesee Street

Hello Terrance,

We are investigating a fire protection upgrade to the existing building located at 5255 Genesee St in Bowmansville Hamlet.

It is anticipated that the fire protection upgrade will require a new tap to water main in the vicinity. Our understanding is that the water within the vicinity of the building is under Erie County Water Authority.

We believe the existing water main is located on Home St and Genesee St.

I am requesting atlas maps for the project area and flow information on the watermain so we can design the connection and the fire protection service.

Thank you for your assistance.

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**InSite**

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**PREMISES PLAN**  
**LOCATION: 5255 GENESEE STREET**  
**BOWMANVILLE, NY**  
**CONCEPT PLAN (v1)**  
**09/15/2020**

**SITE DATA**

JURISDICTION	TOWN OF LANCASTER
ZONING DISTRICT	CMS COMMERCIAL AND MOTOR SERVICE AND R1 RESIDENTIAL DISTRICT 1
PERMITTED USE(S)	AUTOMOBILE SALES, RENTAL, REPAIR AND SERVICES (SPECIAL USE)
LOT AREA	± 245,912 SF (± 5.646 ACRES)
BUILDING AREA	33,107 SF MAIN BUILDING 5,040 SF STORAGE BUILDING 38,147 SF TOTAL AREA
F.A.R.	CODE N/A   PLAN .16

**SETBACKS**

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	60'	14' (N) EXISTING
- CORNER SIDE YARD	60'	196' (W) EXISTING
- INTERIOR SIDE YARD	25', 50' (R)	5' (E) EXISTING
- REAR YARD	25', 50' (R)	51' (S) EXISTING

**PARKING SETBACKS**

- FRONT YARD	20'	0' (N) EXISTING
- CORNER YARD	20'	0' (W) EXISTING
- INTERIOR SIDE YARD	10', 25' (R)	0' (E) EXISTING
- REAR YARD	10', 25' (R)	0' (S) EXISTING

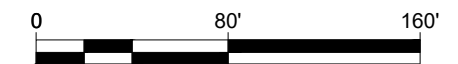
<b>SIGNAGE SETBACK</b>	TBD	5' (EXISTING)
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**OFF STREET PARKING REQUIREMENTS**

PARKING STALL COUNT WITH RATIO	20 (NOTE 1)	422 (11 / 1000 SF)
ADA STALL COUNT	2 (NOTE 2)	2
PARKING STALL SIZE	9' X 20'	9' X 18' (EX.)
DRIVE AISLE WIDTH	TBD	24' - 30'
INTERIOR LANDSCAPING	15%, 5% INTERIOR	TBD (EXISTING)
BUILDING HEIGHT	35'	TBD (EXISTING)

**ADDITIONAL NOTES**  
 1. NEW OR USED CAR SALES: 1 / 700 SF OF SALES AREA + 1 / 2 EMPLOYEES (BASED ON 6,772 SHOWROOM AND 20 EMPLOYEES)  
 2. BASED ON 26 CUSTOMER SPACES

**DRAWN BY:** BM



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