

APPLICATION OR APEAL#: 08-22

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es)  Variance  Appeal of Cease & Desist

1) Applicant: John Downs AIA  
Mailing Address: 12 Brookridge Drive, Greenwich, CT 06830  
Phone#: 203-554-1219  
Email: downsarchitect@gmail.com

2) Premises located at: 11 Lakeshore North on the (N S E W) side of the street  
at approx. 475' feet (N S E W) from Claredal Avenue (nearest intersecting road).

3) Property Owner Name: David M. & Kathryn A. Cyganowski

Interest in Property: OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 40 Block No.: 6 Lot No.: 8

5) Zone in which property is located: R-44 (1 acre) Area of Lot: .11 acres

6) Dimensions of Lot: Frontage: 50' Average Depth: 90'

7) Do you have any Right of Ways or Easements on the property? No

8) Is the property within 500 feet of Danbury, Sherman or New York State? No

9) Have any previous applications been filed with ZBA on this property? No

If so, give dates and application numbers: \_\_\_\_\_

10) Proposal for which variance is requested: Install generator & propane tanks in side yard.

Hardship: Pre-existing non-conforming narrow undersized lot.

11) Date of Zoning Commission Denial: February 22, 2022

12) Variance(s) Requested: ( ) USE (X) DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: \_\_\_\_\_ Rear to: \_\_\_\_\_  
Side to: 10' to 2'-3-3/4" & 5-1/8" Side to: \_\_\_\_\_

13) Use to be made of property if variance is granted: Single family residential

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: John Downs DATE: 2/1/2022

#2

received  
2-7-22



**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE

**FROM:** Evan G. White, Zoning Enforcement Officer

**DATE:** February 22, 2022

**PROPERTY OWNER:** David M. & Kathryn A. Cyganowski

**PROPERTY ADDRESS:** 11 Lakeshore North

**APPLICANT/AGENT:** John Downs AIA

**MAILING ADDRESS:** 11 Lakeshore North

**ZONING DISTRICT:** R-44    **MAP:** 40    **BLOCK:** 6    **LOT:** 8

Please be advised that the applicant would like to (See Application for Description).


Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:  
3.0.10-Mechanical Equipment

**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**

  
\_\_\_\_\_  
Evan White, Zoning Enforcement Officer  
Town of New Fairfield



David Cyganowski  
22 Gramatan Court  
Bronxville, NY 10708

August 11, 2021

Town of New Fairfield  
4 Brush Hill Road  
New Fairfield, CT 06812

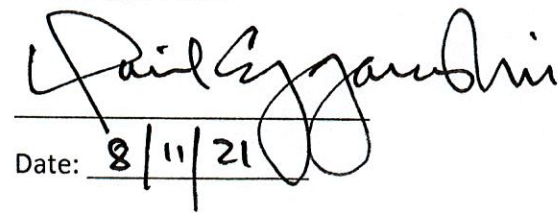
Re: Generator and propane tank additions and alterations

I hereby authorize John Downs AIA to act as my agent on all matter of Building Permit applications and any other Planning, Zoning or Health Department related matters for the purpose of constructing alterations to my property at:

11 Lake Shore North  
New Fairfield, CT 06812

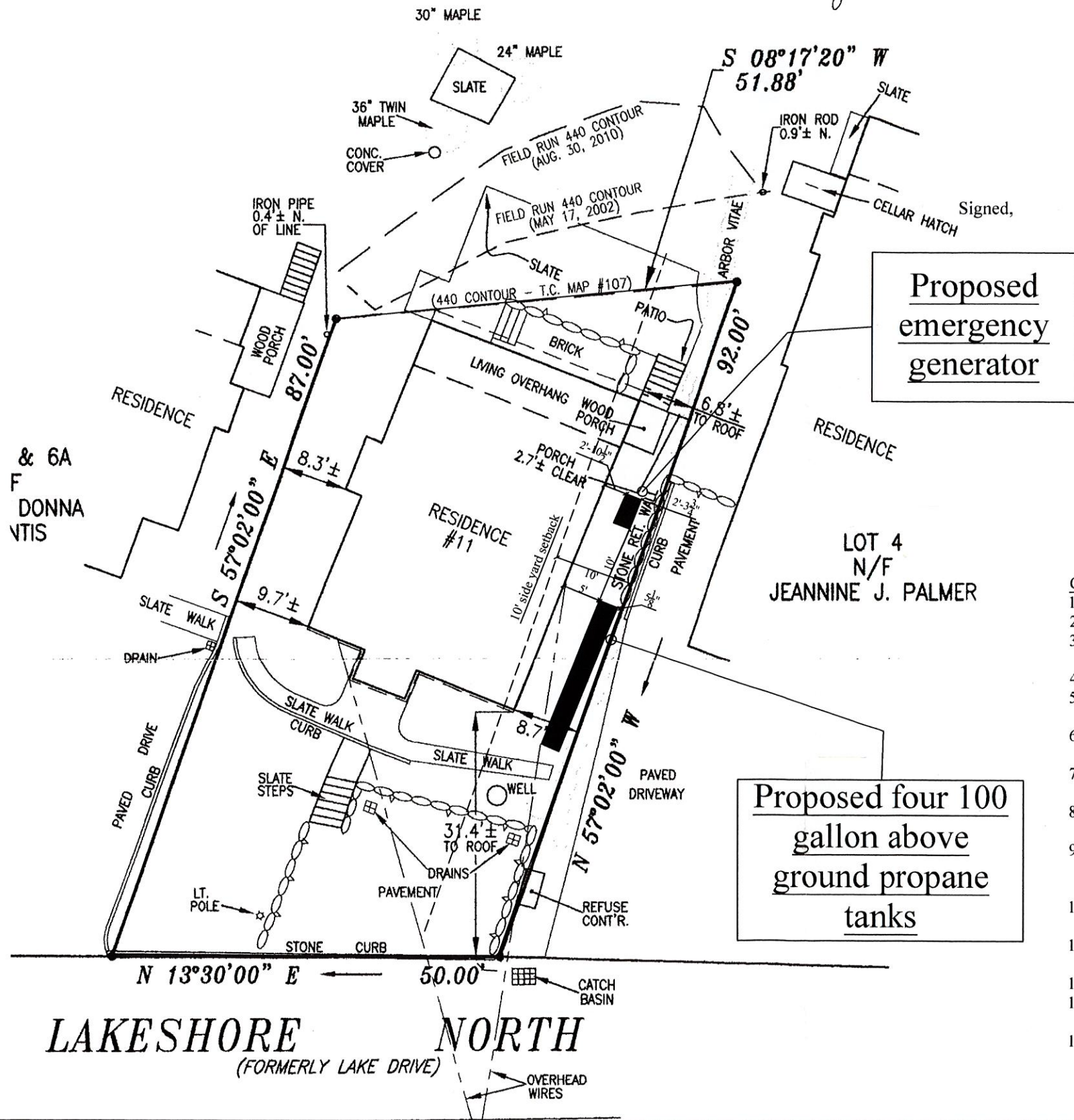
Signed,

David Cyganowski



Date: 8/11/21





**ZONING INFORMATION:**

Zoning District: R-44  
 Map #: 40  
 Block#: 6  
 Lot#: 8

**SETBACK INFORMATION:**

Required for generator: 10'  
 Provided: 2'-3-3/4"

Required for propane tanks: 10'  
 Provided: 5-1/8"

**ENERGY CODE COMPLIANCE STATEMENT:**

I, John L. Downs, certify that to the best of my knowledge, belief, and professional judgement, these plans are in compliance with the International Energy Conservation Code. See building sections for R values.

*John Downs*  
 John L. Downs

**GENERAL REQUIREMENTS**

- All work to comply with applicable state and local codes.
- Owner shall pay for all Surveyor and building permit fees.
- All dimensions are given to rough surfaces, face of studs, block or concrete walls, or top of sub-floor, unless otherwise noted.
- Do not scale drawings.
- Notify Architect immediately of any discrepancies between the plans and field conditions. No extras will be accepted without prior review & approval.
- The Contractor shall be responsible for temporary shoring and bracing required to maintain the structural stability of the building during construction.
- Protect all wood floors/tile floors during Construction. If damaged, floors to be replaced at no expense to Owner.
- All sections and details shown shall be considered typical and apply for the same, and similar conditions, unless otherwise specifically noted.
- An asbestos survey shall be conducted prior to demolition or renovation. Government agencies shall be notified if asbestos is removed, and prior to all demolitions. Remove and dispose of asbestos as per government regulations.
- The Contractor shall provide evidence of Workman's Compensation and Liability Insurance in force prior to commencing work.
- Those items not specified on the drawings, but implied as necessary as part of the work shall be considered a part thereof.
- All work is to be performed by mechanics skilled in their trade.
- The Contractor shall guarantee all work for a period of one year in accordance with AIA General Conditions.
- These drawings are issued for building permit only. Contractor will be issued a set stamped for construction once demolition begins and existing framing conditions can be field verified.

**Proposed  
 emergency  
 generator**

**Proposed four 100  
 gallon above  
 ground propane  
 tanks**

OWNER  
 Katie & David Cyganowski

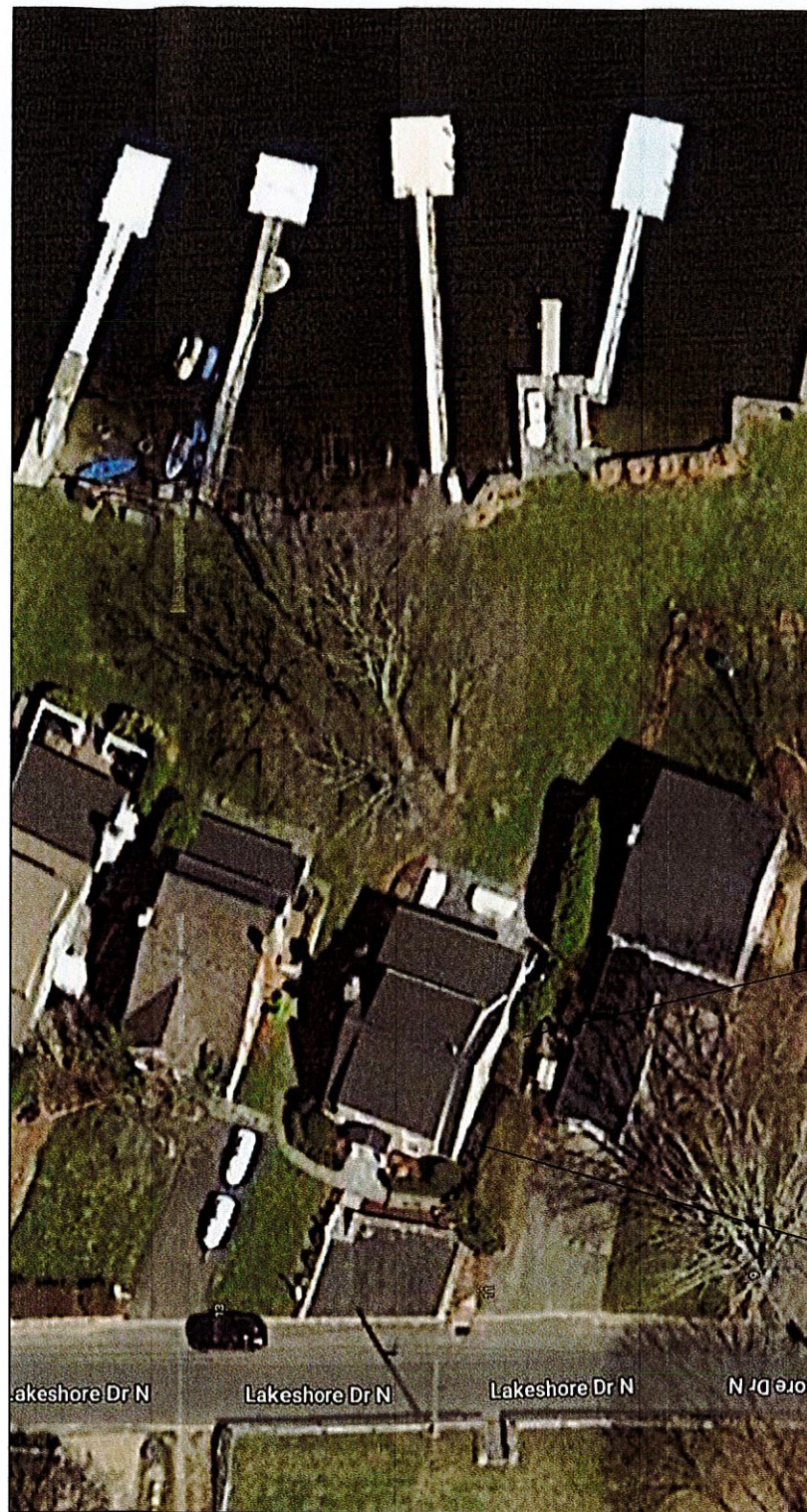
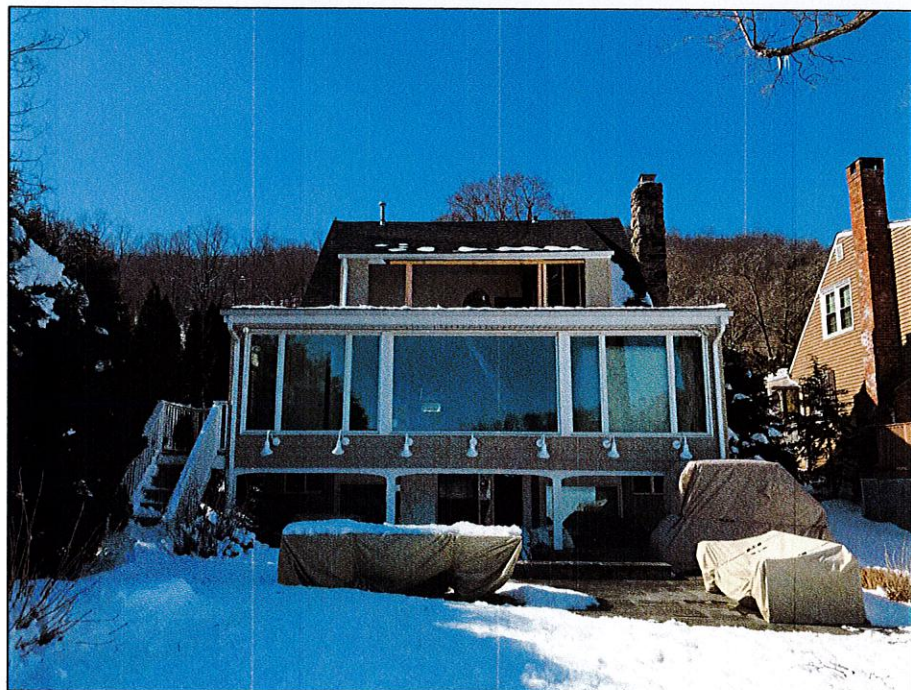
ARCHITECT  
**JOHN L. DOWNS**  
 ARCHITECT • PLANNER, LLC  
 38 BEL AIRE DRIVE, STAMFORD, CT 06905  
 (203) 554 - 1219 • Downsarchitect@aol.com

**Proposed Generator  
 Installation at  
 Cyganowski Residence**  
 11 Lakeshore North, New Fairfield, CT

DRAWING TITLE  
**Site Plan/Cover Sheet**

DATE  
**08-30-2021**  
 SCALE  
 1/16" = 1'-0"  
 DRAWING NUMBER  
**SP-1**





Proposed  
emergency  
generator

Proposed four 100  
gallon above  
ground propane  
tanks

OWNER

Katie & David Cyganowski

ARCHITECT

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DRAWING TITLE

Photographs

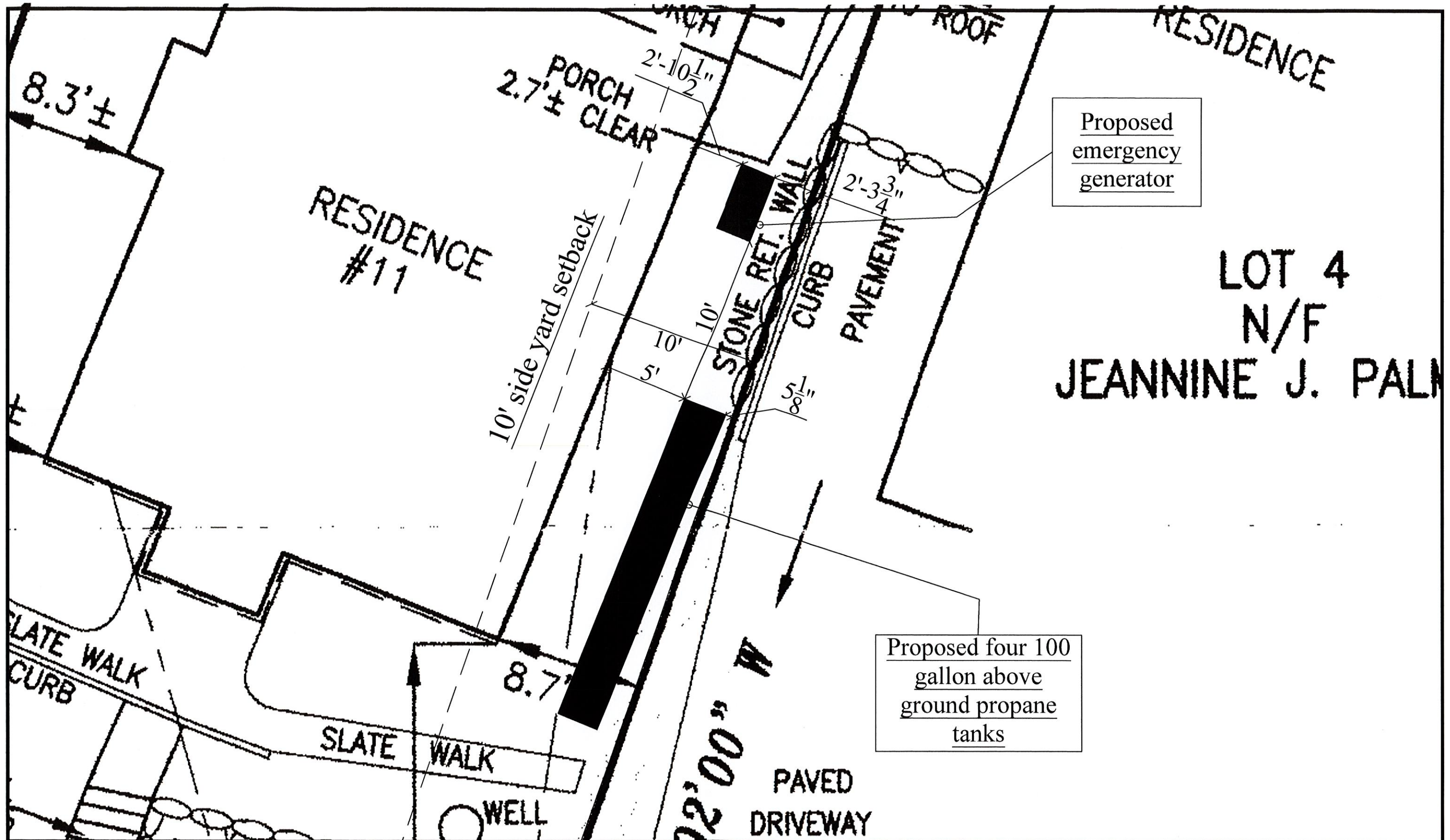
DATE 08-30-2021

SCALE

DRAWING NUMBER

P-1





Proposed  
emergency  
generator

Proposed four 100  
gallon above  
ground propane  
tanks

LOT 4  
N/F  
JEANNINE J. PALM

OWNER  
Katie & David Cyganowski

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JOHN L. DOWNS  
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Proposed Generator  
Installation at  
Cyganowski Residence  
11 Lakeshore North, New Fairfield, CT

DRAWING TITLE  
Site Plan Detail

DATE 08-30-2021  
SCALE 3/16" = 1'-0"  
DRAWING NUMBER  
SP-2



## GENERAC

# GUARDIAN® SERIES Residential Standby Generators


### Air-Cooled Gas Engine

### INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD (English™/French/Portuguese)
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance internal LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- National gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southern Research Institute allowing installation as close as 18 in (457 mm) to a structure.\*
- \*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

### Standby Power Rating

Model	600720-1	600720-2	600720-3	600720-4	600720-5
Wattage	20 kW	22 kW	24 kW	26 kW	28 kW



**QUIET-TEST**

Not OSHA or EPA compliant. This generator is not to be used in areas with ambient noise levels exceeding 70 dBA (LA) and should not be used in close proximity to homes, schools, hospitals, and other sensitive areas.

## GENERAC

### Features and Benefits

#### 20/22/24 kW

- Engine:**
  - Generac G-Force design
  - “Spleen-tek” cast iron cylinder walls
  - Electronic ignition/spark advance
  - Full pressure lubrication system
  - Low of pressure shutdown system
  - High temperature shutdown
- Generator:**
  - Revolving field
  - Shielded stator
  - Displaced phase excitation
  - Automatic voltage regulation
  - UK 2000 load
- Transfer Switch (if applicable):**
  - Fully automatic
  - NEMA 3R
  - Integrated load management technology
  - Remote mounting
- WiFiView Transfer Switch (if applicable):**
  - PAView energy monitor
  - Ability to view real-time energy consumption data
  - PAView mobile app
- Evolution™ Controls:**
  - AUTO/MANUAL/OFF illuminated buttons
  - Two-line multilingual LCD
  - Sealed, raised buttons
  - Utility voltage sensing
  - Consistent voltage sensing
  - Utility stoppage delay
- Engine warm-up:**
  - Engine cool down
  - Programmable exercise
- Smart battery charge:**
  - Main line circuit breaker
  - Electronic governor

- Maximizes engine “breathing” for increased fuel efficiency. Resealed tapered cylinder walls and plasma-moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
- Rigid construction and added durability provide for engine life.
- These features combine to assure smooth, quick starting every time.
- Prescheduled lubrication intervals means better performance, less maintenance, and longer engine life. Now lasting up to a 2-year 200-hour oil change interval.
- ShutDown protection prevents catastrophic engine damage due to low oil.
- Prevents damage due to overheating.

- Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
- Produces a smooth output waveform for compatibility with electronic equipment.
- Maximizes motor starting capability.
- Regulating output voltage to ±1% prevents damaging voltage spikes.
- For your safety.

- Transfer switch electrical loads to the intended source of power.
- Can be installed inside or outside for maximum flexibility.
- Capacity to manage additional loads for efficient power management.
- Mounts near an existing distribution panel for simple, low-cost installation.

- Energy usage at-a-glance.
- Better understand the home's energy profile.
- Access daily energy intelligence and insights.

- Selects the operating mode and provides easy, at-a-glance status indication in any condition.
- Provides homeowners easy visible logs of history, maintenance, and events up to 50 occurrences.
- Smooth, weather-resistant user interface for programming and operations.
- Continuously monitors utility voltage, adapts to 65% drop-out, 100% pick-up, or standard voltage.
- Consistently monitors generator voltage to verify the clearest power delivered to the home.
- Prevents nuisance start-ups of the engine. Adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
- Verifies engine is ready to ensure the load, without approximately 5 seconds.
- Active engine to start prior to shutdown, without approximately 8 minutes.
- Operates engine to prevent oil splashing and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
- Drives charge to the battery only when needed, at varying rates depending on outdoor air temperature.
- Compatible with lead-acid and AGM-style batteries.
- Protects generator from overload.
- Maintains constant 60 Hz frequency.

## GENERAC

### Specifications

Model	600720-1	600720-2	600720-3	600720-4	600720-5
Rated Maximum continuous power (kW)	20	22	24	26	28
Rated Maximum continuous power (kVA)	25	27.5	30	33	36
Rated voltage	120/240 VAC	120/240 VAC	120/240 VAC	120/240 VAC	120/240 VAC
Rated frequency	60 Hz	60 Hz	60 Hz	60 Hz	60 Hz
Rated speed (rpm)	1800	1800	1800	1800	1800
Total Harmonic Distortion	< 5%	< 5%	< 5%	< 5%	< 5%
Field wire circuit breaker	50 amp	50 amp	50 amp	50 amp	50 amp
Number of poles	4	4	4	4	4
Number of terminals	4	4	4	4	4
Power factor	1.0	1.0	1.0	1.0	1.0
Rated generator kW (at 230 V, 1.0 PF)	20	22	24	26	28
Dimensions (H x W x D in)	41.0 x 20.5 x 16.5	41.0 x 20.5 x 16.5	41.0 x 20.5 x 16.5	41.0 x 20.5 x 16.5	41.0 x 20.5 x 16.5
Sound power level (at 230 V, 1.0 PF) in dB (A)	67	67	67	67	67
Sound power level (at 230 V, 1.0 PF) in dB (A) with generator operating at normal load**	67	67	67	67	67
Sound output in dB (A) at 230 V (1.0 PF) with generator in Quiet Test™ (Low noise mode)	55	55	55	55	55

## GENERAC

### Switch Options

#### 20/22/24 kW

**Service Rated Automatic Transfer Switch Features:**

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically grounded, mechanically held contacts for fast, clean connections.
- Rated for all classes of load: 100% equipment load, such inductives and resistive.
- 2-pole, 250 VAC contactors
- Service equipment rated dual coil design
- Rated for both aluminum and copper conductors
- Main contacts are silver plated to allow easy to install working and stroking
- NEMA 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility

#### Dimensions

Height	Width	Depth
H1	H2	H3
W1	W2	W3
D1	D2	D3

## GENERAC

### Available Accessories

Model #	Product	Description
6005419-0	20k Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 25k wet cell battery for use with all air-cooled standby products (excluding PowerPack™).
6007101-0	Battery Pad Warmer	Place warmer mats under the battery. Recommended for use if temperature regularly falls below 0° F (-18° C). (Not necessary for use with AGM-type batteries).
6007102-0	Oil Warmer	Oil warmer strips directly over the oil filter. Recommended for use if temperature regularly falls below 0° F (-18° C).
6007103-0	Weather Warmer	Weather warmer for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
6005421-0	Auxiliary Transfer Switch Contact Kit	This auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with a Generac automatic standby generator sold not included.
6007027-0 - Blue	Facsimile Base Wrap Kit (Standard on 20 kW)	The facsimile base wrap strips together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
6005703-0 - Blue	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary parts to correctly maintain or touch up a generator enclosure.
6006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (not included).
6007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a mobile application to notify users when the LP tank is in need of a refill.
6007000-0 (50 amp)	Smart Management Module (SMM)	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMMs can reduce the overall life and cost of the system.
6007109-0 - 4G LTE	Mobile Link™ Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users take care of before the next power outage.
6007170-0 - Wi-Fi Ethernet	Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users take care of before the next power outage.
6007220-0 - Blue	Base Plug Kit	Base plug snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

## GENERAC

### Dimensions & UPCs

**WiFiView Automatic Transfer Switch Features:**

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically grounded, mechanically held contacts for fast, clean connections.
- Rated for all classes of load: 100% equipment load, such inductives and resistive.
- 2-pole, 250 VAC contactors
- Service equipment rated dual coil design
- Rated for both aluminum and copper conductors
- Main contacts are silver plated to allow easy to install working and stroking
- NEMA 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility
- Heavy duty Generac Controller is an ETL recognized device

#### Dimensions

Height	Width	Depth
H1	H2	H3
W1	W2	W3
D1	D2	D3

OWNER

Katie & David Cyganowski

ARCHITECT

JOHN L. DOWNS

ARCHITECT • PLANNER, LLC

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DRAWING TITLE

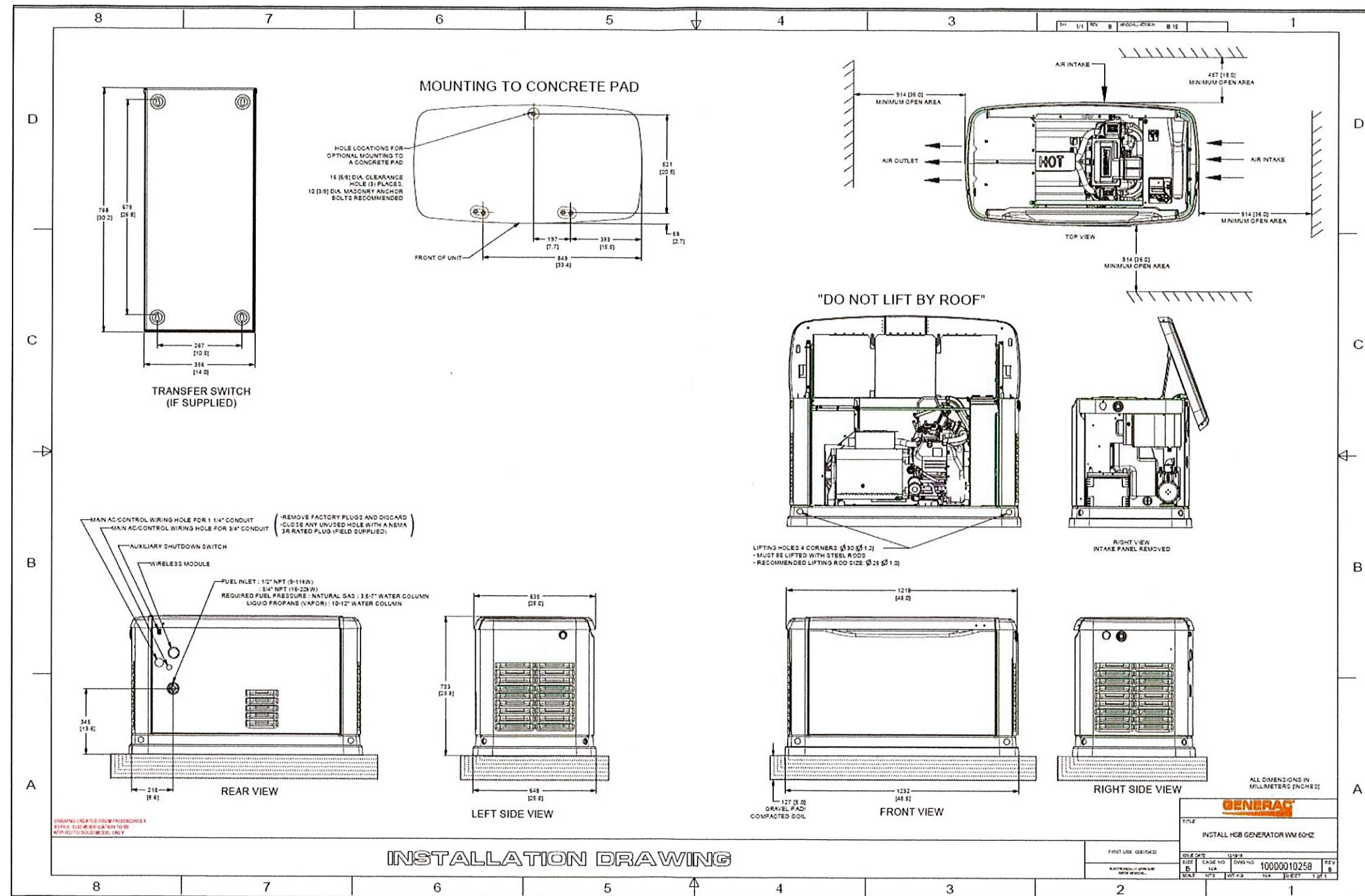
Generator Specifications

DATE: 08-30-2021

SCALE:

DRAWING NUMBER: D-1





OWNER  
**Katie & David Cyganowski**

ARCHITECT  
**JOHN L. DOWNS**  
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Proposed Generator  
 Installation at  
**Cyganowski Residence**  
 11 Lakeshore North, New Fairfield, CT

DRAWING TITLE  
**Generator Details**

DATE  
**08-30-2021**  
 SCALE  
 DRAWING NUMBER  
**D-2**