



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

4/20/21

TO:

PROPERTY OWNER: Alan Guerci
PROPERTY ADDRESS: 48 Prospect Ave
SECTION/ BLOCK/ LOT: 21/200/205

APPLICATION NO: 12231
APPLICATION RECV'D: 4/20/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to install a generator

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 138-516 Accessory buildings.

In addition to the requirements heretofore imposed, the following additional restrictions are placed on the erection of accessory buildings:

B. An accessory building erected in a side yard shall be located at least 15 feet from the side property line of the lot.

The applicant proposes to install a generator 6.5ft from the property line where a minimum of 15ft. is required.



Shane Dommin

Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508
BUILDING PERMIT

APPLICATION ID # 12231 APPLICATION DATE 4/5/21 PERMIT # _____

PROPERTY ADDRESS: 48 Prospect Avenue, Sea Cliff, NY SECT: 21 BLOCK 200 LOT 205

Owner: Alan D. Guerci
Address: 48 Prospect Avenue City: Sea Cliff State: NY Zip: 11579
Phone: 516-676-2173 Cell: 516-816-5686 Email: leslieguerici@gmail.com

Applicant: (if applicant is different from owner state relationship to owner) spouse
Address: 46 Prospect Avenue City: Sea Cliff State: NY Zip: 11579
Phone: 516-676-2173 Cell: 516-816-5686 Email: leslieguerici@gmail.com

Architect: William Bryant
Address: 36 Grove Street City: Sea Cliff State: NY Zip: 11579
Phone: 516-767-4235 Cell: 917-572-9835 Email: william@bryantliou.com

Contractor: Raymond Derrien
Address: Park Way City: _____ State: _____ Zip: _____
Phone: _____ Cell: 516-316-2527 Email: raymondderrien@yahoo.com

Plumber:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: 516-322-8720 Email: _____

Electrician: Craig Boomer- Progressive Electric
Address: 6 British Colony Road City: Northport State: NY Zip: 11768
Phone: _____ Cell: (516) 322-8720 Email: progressiveelec@gmail.com

Other/Mechanical:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____
A/C, Boiler, etc Model# Kohler Generator Model KOHLER MODEL 30RCL30KW
A/C, Boiler, etc Model# _____



PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

Install a 30KW Kohler generator as shown on page A0005.0. Two possible locations are noted, both of which would require a zoning variance. We are trying to maintain the water view sight lines for pedestrians and uphill neighbors as well as locate in proximity to the electric meter while meeting other code requirements. See attached memo and photos for more info.

~~Generator is necessary once tie into the sewer is done. Waste water outlet is below the grade of the sewer line.~~



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BUILDING PERMIT

Cost of Improvement:

Owner: Deposits and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: *Bob D. Gurni*
Owner Signature: _____

SARAH C. DOLAN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01M15026041
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES APRIL 11, 2022

Date: April 5, 2021 Notary: *Sarah C. Dolan*

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEES \$150 ZBA pd

REQUIRED CERTIFICATES

Application Fee \$75 paid
Permit Fees
Building _____
Plumbing _____
Electrical _____
Mechanical _____
Certificate _____
Other _____
Total Permit Fees \$

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by _____ Examined for approval on _____

New State Law Requires: Site visits by the **Building Department** prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the **Building Department**.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

-----x
IN THE MATTER OF THE APPLICATION OF

Alan D. Guerci

APPLICATION

Village of Sea Cliff.
-----x

Install a generator

1. Name of applicant: Alan D Guerci

2. Applicant's address: 48 Prospect Ave
Sea Cliff, NY 11579

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

self

4. The property which is the subject of this application is located at: 48 Prospect Ave, Sea Cliff NY, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 200, Lot(s) 205 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the north side of Prospect Ave (street).
8. The date on which the owner(s) acquired the property was 12-19-2016.
9. The approximate dimensions of the property are _____ feet by _____ feet, and the total acreage of property is 0.23 acres.
10. The property is presently used for will be used for single family one complete.
11. Are there existing buildings on the property? yes 1 of _____
12. Are there any outstanding village taxes on the property? no If so, for what years? _____
13. The applicant or owner(s) wish to make use of the property for the purpose of: single family residence
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 4-20-21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: side yard setback for generator

16. This is an application for:

_____ an appeal

 X a variance

_____ a special permit

_____ other (describe): _____

17. Description of the problem, or reasons for this application,
that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? NO If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? no
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.

yes
one decades ago regarding separation of 46 + 48 Prospect
Must be fitted in 2 separate names.

20. Are there any outstanding violation notices affecting the subject premises? no

21. Are there any pending court proceedings involving the subject premises? no

22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Alon D. Guerci
Signature of applicant: *Alon D. Guerci*
Title of signatory: Owner
Date: 4/29/21

4-29-21

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Alan D Guerci

Print Name



Signature

Sworn to before me this 29th
day of April 2021.

Marianne Lennon

Marianne Lennon
Notary Public
State of New York
No. 01LEG118163
Commission Expires
Nov. 01, 2023
Qualified in Nassau County

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

_____ being duly sworn, deposes and says that (s)he is the owner of the property known as _____ in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Sworn to before me on this _____ day of _____ 20__ .

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Alan D. Guerci being duly sworn, deposes and says that (s)he is the owner of the property known as 48 Prospect Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Alan D. Guerci

Sworn to before me on this 30th day of April 2021 .

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

ZONING BOARD OF APPEALS ✓
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

-----X
In the Matter of the Application of
Alan D. Gwertz

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

-----X
STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Alan D. Gwertz, being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
<u>None</u>			

Sworn to before me this 29th
day of APRIL 2021.

Marianne Lennon

Alan D. Gwertz
Signature

Marianne Lennon
Notary Public
State of New York
No. 01LEC118163
Commission Expires
Nov. 01, 2023
Qualified in Nassau County



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings

Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: Alon Dgan

Date: 4-30-21

TO: Zoning Board of Appeals
Village of Sea Cliff

FROM: Alan & Leslie Guerci
46/48 Prospect Avenue
Sea Cliff, NY 11579
516-676-2173

RE: Generator Permit

DATE: 4-11-21 **REVISION**

We have attached paperwork for a generator permit. The topography of the yard, the fact the side yard is set below the street elevation, and the scenic vista we are trying to preserve are difficult to understand with a two dimensional application.

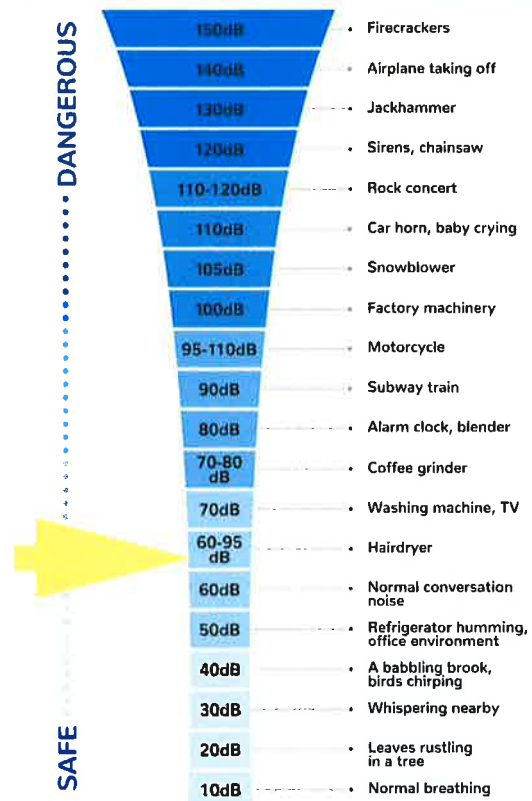
We encourage you make a site visit and give you permission to enter the grounds to see the rough mock-up made with pallets to show the placement. And we are happy to meet with you.

Here are the reasons for the placement:

- proximity to the electric panel
- yard is quite sloped with many features designed to prevent erosion especially when Village street water draining down Park Way all the way from Summit Avenue and 8th Avenue jumps the curb and flows on to our property in a heavy rain.
- said slope and rock gardens to control erosion have been designed to maintain a scenic view for pedestrians walking along Prospect Avenue and coming down Park Way.
- side yard placement places the generator backing up to Bathway Steps out of the main scenic view through our yard as well as the Bathway Steps viewscape.
- placement is critical to maintaining the "roadway" winding through the terracing which will have grass/ground cover and and is part of a site drainage plan funneling water onto flat terraces and into dry wells. The "roadway" also allows a mini backhoe or bulldozer access to the rear of 48, 46, and even 42 (Steiner's residence) Prospect for any future work or repairs in the rear yards.
- liquid-cooled generators are very quiet, unlike air-cooled models. The operating

SAFE vs. DANGEROUS DECIBEL LEVELS

Help prevent noise-induced hearing loss by learning general sound levels and how loud is too loud.



- decibel level of this generator is only:

- **54 Db(A) during the weekly maintenance exercise**
- **61 Db(A) during normal operation**

By using a liquid cooled generator, the annoyance factor to neighbors is greatly reduced or even eliminated since the generator is not proximate to any homes.

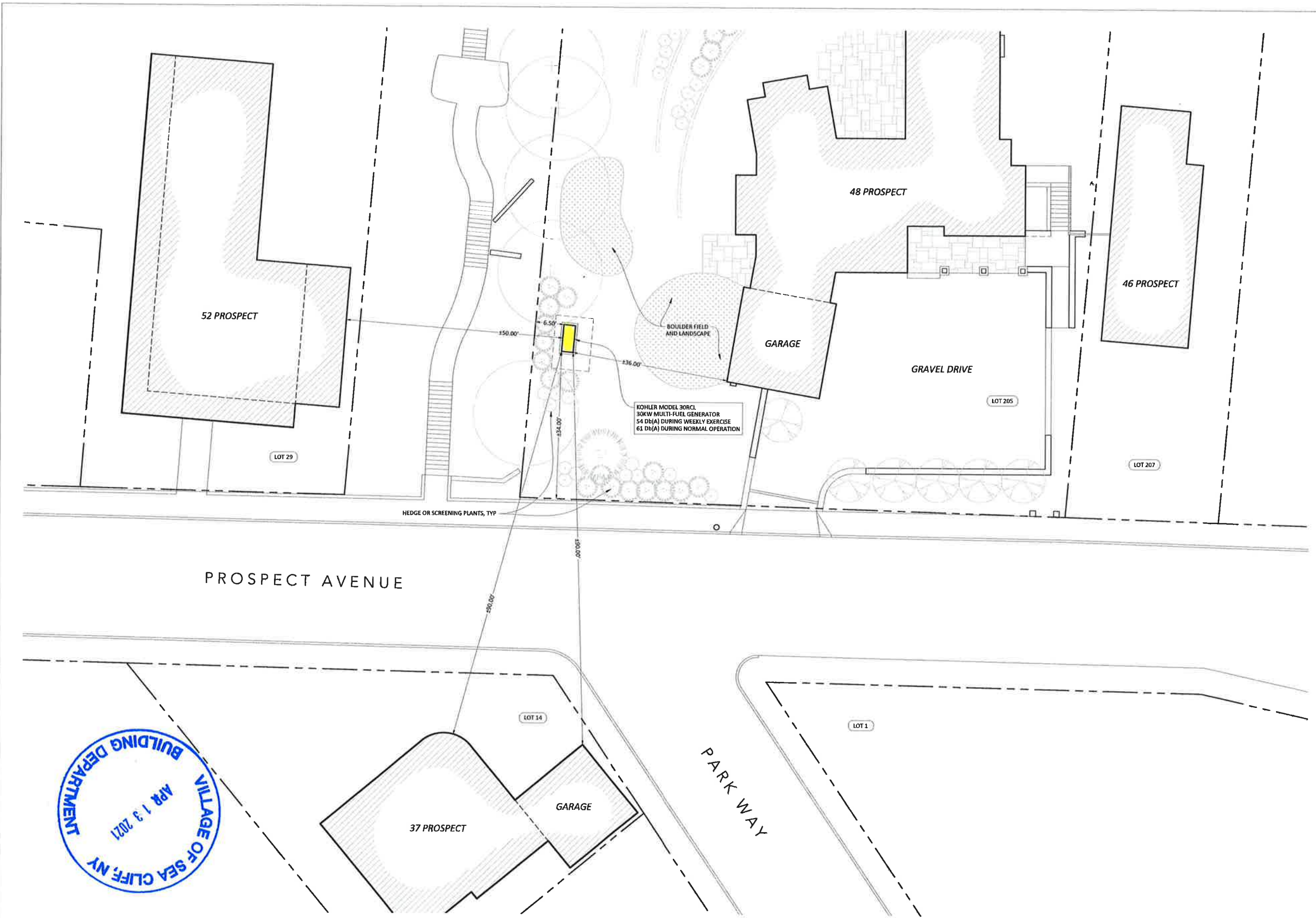
In addition, because we have to connect to the new sewer line along Prospect Avenue and because our lower level is below the height of the sewer depth, **we have to pump waste water uphill to the sewer.** Without a generator to power our ejector pump in a power outage, the pump will not work to eject the waste water.

1. <https://www.captel.com/2019/03/safe-vs-dangerous-decibel-levels-infographic/>

bryant|
liou

36 GROVE STREET
SEA CLIFF, NY 11579
TEL 516.676.4235

drawing title:
JOB NO: APPROX. 03/11/21



GUERCI
RESIDENCE

48 PROSPECT AVE
SEA CLIFF, NY
1 516.676.4235



date:
31 MARCH 2021

found by:

APPROVALS

drawn by:

JC/WSB

scale:

AS NOTED

title:

GENERATOR
PLAN

number:

A005.0

GENERATOR MODEL REQUIREMENTS

GENERATOR TO BE MOUNTED ON A 4" DEEP CONCRETE PAD

EXHAUST MUST BE PARALLEL TO OR AWAY FROM BUILDING

GENERATOR MUST BE LOCATED AT LEAST 10' AWAY FROM ANY FURNACE OR OTHER AIR INTAKES

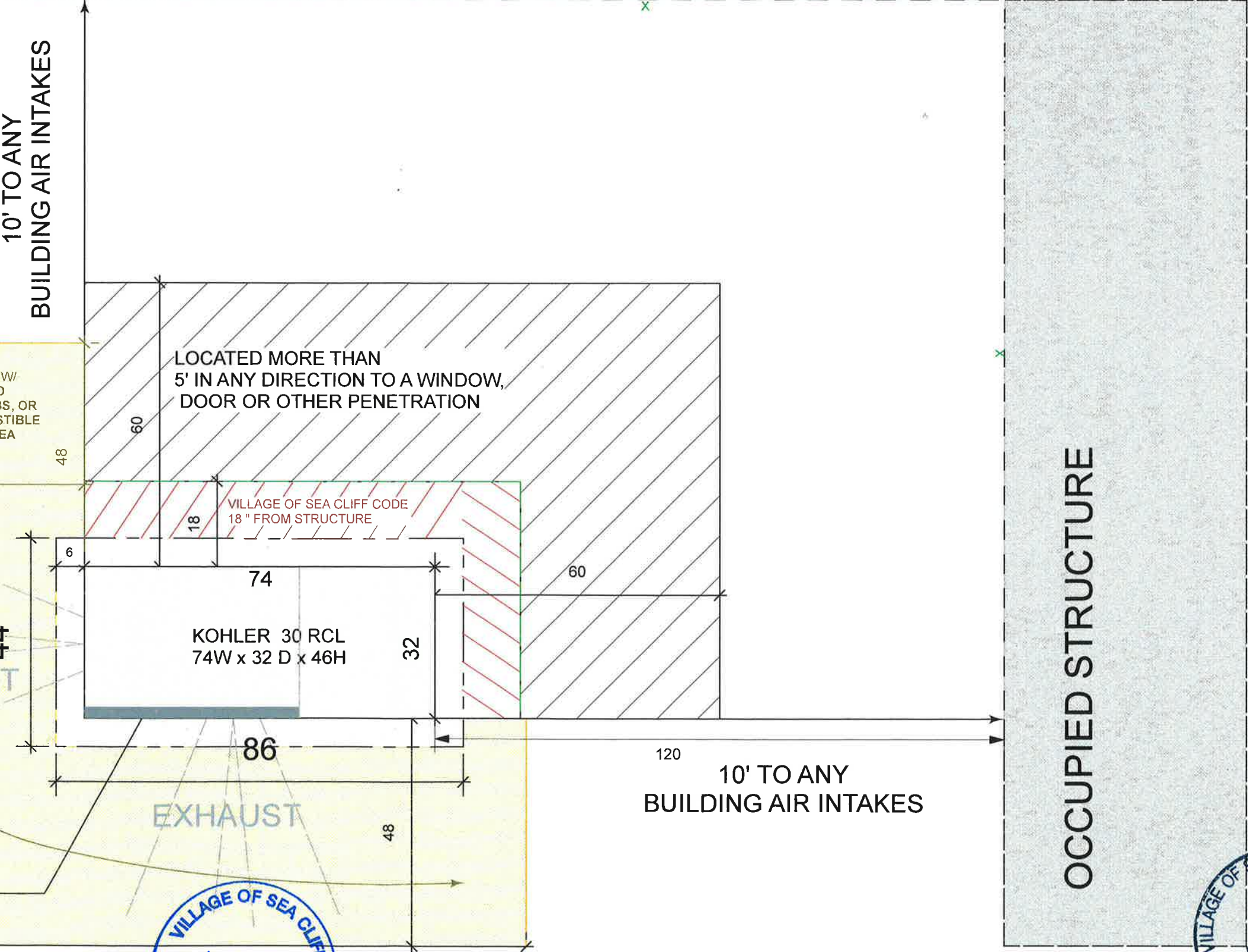
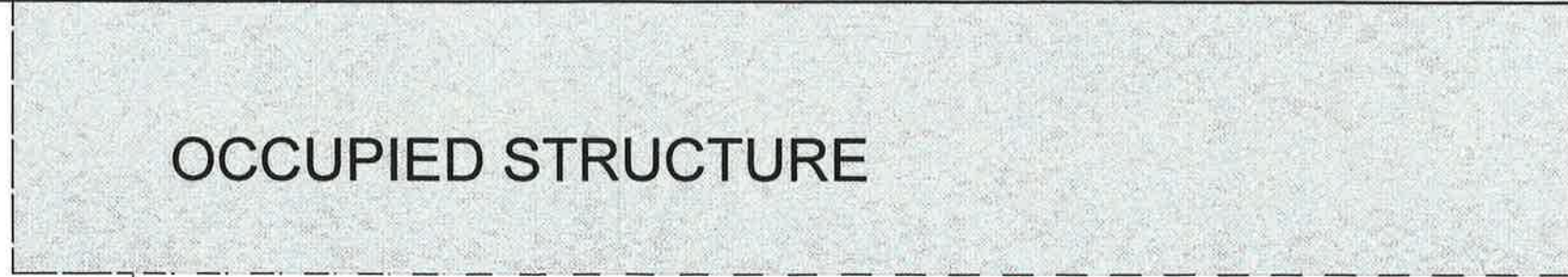
EXHAUST ENDS MUST BE AT LEAST 5' AWAY FROM THE NEAREST WINDOW, VENT, DOOR OR SIMILAR STRUCTURE

EXHAUST AREA MUST BE BARRIERED W/ GRAVEL BED; NO PLANTS, SHRUBS, OR OTHER COMBUSTIBLES WITHIN THIS AREA

EXHAUST AREA MUST BE FREE OF SENSITIVE PLANTS, PATIO FURNITURE AT LEAST 8' FROM EXHAUST ENDS

SETBACK REQUIREMENTS NOT LISTED TO THE RIGHT

SECTION 3-516 IN ADDITION TO COMPLIANCE WITH THE MINIMUM SETBACK PROVISIONS, ALL GENERATORS SHALL BE NOT LESS THAN 30 FEET FROM ANY HABITABLE STRUCTURE ON AN ADJOINING PARCEL.[1]



10' TO ANY BUILDING AIR INTAKES

OCCUPIED STRUCTURE

OCCUPIED STRUCTURE

127 1/4

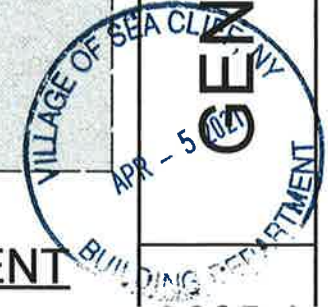
141 1/4

SERVICE DOOR

EXHAUST

EXHAUST

10' TO ANY BUILDING AIR INTAKES

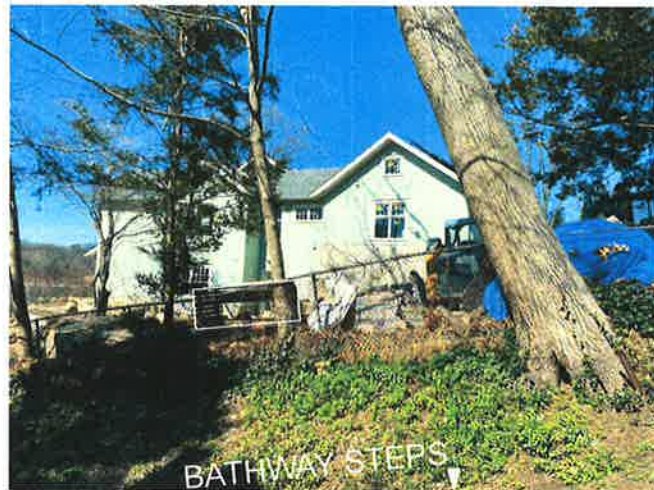


GENERATOR CODE AND MODEL REQUIREMENTS

KOHLER 30 RCL or 38RCL GENERATOR PLACEMENT



PROSPECT AVENUE



BATHWAY STEPS



EAST SIDE OF 48 PROSPECT



NORTH SIDE (REAR) OF 48 PROSPECT

FRONT OF 48 PROSPECT
LOOKING AT HOUSE FROM PARK WAY
ACROSS PROSPECT AVENUE

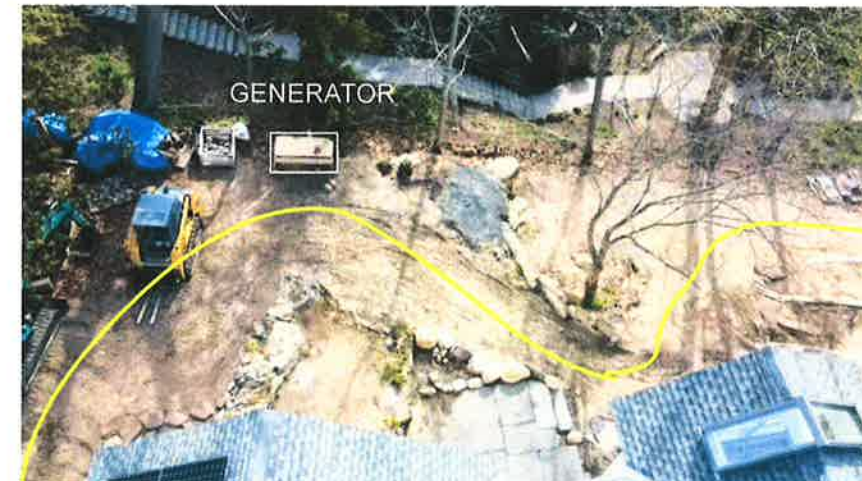
WEST SIDE OF 48 PROSPECT
LOOKING FROM BATHWAY STEPS
MOCK UP OF GENERATOR PLACEMENT



LOOKING WEST
ACROSS FRONT YARD
TOWARD BATHWAY STEPS &
SOUNDVIEW APARTMENTS SHOWING
GENERATOR PLACEMENT



AERIAL VIEW OF 48 PROSPECT



We have laid out the terracing with a "roadway" which will have grass/groundcover and will allow a mini backhoe/bulldozer to access the rear of 48, 46 and even 42 (Steiner) Prospect residences for any future work or repairs in the rear.

The road wraps around the rock garden and retaining walls creating a drainage pathway to control runoff and the generator is placed out of that drainage plane.

4-11-21

PROSPECT AVENUE
GENERATOR PERMIT
APPLICATION



A005.2

ISO 9001
KOHLER.
NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
Kohler is known for extraordinary reliability and performance and backs that up with a premium five-year or 2000 hour limited warranty.
- **All-Aluminum Sound Enclosure**
- **Quiet Operation**
Kohler home generators provide quiet, neighborhood-friendly performance.

Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The generator set accepts rated load in one step.
- A standard five-year or 2000 hour limited warranty covers all systems and components.
- Quick-ship (QS) models with selected features are available. See your Kohler distributor for details.
- Meets 291 kph (181 mph) wind load rating.
- RDC2 Controller
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT transfer switch).
 - Designed for today's most sophisticated electronics.
 - Electronic speed control responds quickly to varying household demand.
 - Digital voltage regulation protects your valuable electronics from harmonic distortion and unstable power quality.
 - Two-line, backlit LCD screen is easy to read in all lighting conditions, including direct sunlight and low light.
- Engine Features
 - Powerful and reliable 2.2 L turbocharged liquid-cooled engine
 - Electronic engine management system.
 - Simple field conversion between natural gas and LPG fuels while maintaining emission certification.
- Innovative Cooling System
 - Electronically controlled fan speeds minimize generator set sound signature.
- Certifications
 - The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
 - UL 2200/cUL listing is available (60 Hz only).
 - CSA certification is available (60 Hz only).
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
- Approved for stationary standby applications in locations served by a reliable utility source.

Generator Set Ratings

Alternator	Voltage	Ph	Hz	Standby Ratings			
				Natural Gas		LPG	
				kW/kVA	Amps	kW/kVA	Amps
4E5.6	120/240	1	60	30/30	125	30/30	125
	120/208	3	60	30/37	104	30/37	104
	127/220	3	60	30/37	98	30/37	98
	120/240	3	60	30/37	90	30/37	90
4D8.3	277/480	3	60	30/37	45	30/37	45
	220/380*	3	50	25/31	47	25/31	47
	230/400	3	50	25/31	45	25/31	45
	240/416*	3	50	25/31	43	25/31	43

* 50 Hz models are factory-connected as 230/400 volts. Field-adjustable to 220/380 or 240/416 volts by an authorized service technician.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. Due to manufacturing variations, the ratings tolerance is $\pm 5\%$. **Standby Ratings:** Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads with an average load factor of 80% for the duration of a power outage. No overload capacity is specified for this rating. Ratings are in accordance with ISO-3046/1, BS 5514, AS 2789, and DIN 6271. **GENERAL GUIDELINES FOR DERATING:** *Altitude:* Derate 1.3% per 100 m (328 ft.) elevation above 200 m (656 ft.). *Temperature:* Derate 3.0% per 10°C (18°F) temperature above 25°C (77°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler generator distributor for availability.



Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Exciter type	Brushless, Wound-Field
Leads: quantity, type	
4E5.6	4, 120/240
4D8.3	12, Reconnectable
Voltage regulator	Solid State, Volts/Hz
Insulation:	
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	±1.0% Maximum
Unbalanced load capability	100% of Rated Standby Current
One-step load acceptance	100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)
240 V	4E5.6 (4 lead) 44 (60 Hz)
480 V, 400 V	4D8.3 (12 lead) 120 (60 Hz) 88 (50 Hz)

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and drip-proof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.

Application Data

Engine

Engine Specifications	60 Hz	50 Hz
Manufacturer	Kohler	
Engine: model, type	Residential Powertrain KG2204T, 2.2 L, 4-Cycle Turbocharged	
Cylinder arrangement	In-line 4	
Displacement, L (cu. in.)	2.2 (134.25)	
Bore and stroke, mm (in.)	91 x 86 (3.5 x 3.4)	
Compression ratio	10.5:1	
Piston speed, m/min. (ft./min.)	310 (1016)	258 (847)
Main bearings: quantity, type	5, plain alloy steel	
Rated rpm	1800	1500
Max. power at rated rpm, kW (HP)		
LPG	47.8 (64.1)	NA
Natural Gas	47.6 (63.9)	NA
Cylinder head material	Cast Iron	
Piston type and material	High Silicon Aluminum	
Crankshaft material	Nodular Iron	
Valve (exhaust) material	Forged Steel	
Governor type	Electronic	
Frequency regulation, no-load to full-load	Isochronous	
Frequency regulation, steady state	±1.0%	
Frequency	Fixed	
Air cleaner type	Dry	

Engine Electrical

Engine Electrical System	
Ignition system	Electronic
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	14
Ampere rating	90
Starter motor rated voltage (DC)	12
Battery, recommended rating for -18°C (0°F):	
Qty., cold cranking amps (CCA)	One, 630
Battery voltage (DC)	12
Battery group size	24

Exhaust

Exhaust System	60 Hz	50 Hz
Exhaust manifold type	Dry	
Exhaust temperature at rated kW, dry exhaust, °C (°F)	633 (1171)	
Maximum allowable back pressure, kPa (in. Hg)	7.5 (2.2)	

Fuel

Fuel System		
Fuel type	Natural Gas or LPG	
Fuel supply line inlet	1 in. NPT	
Natural gas fuel supply pressure, kPa (in. H ₂ O)	1.2-2.7 (5-11)	
LPG vapor withdrawal fuel supply pressure, kPa (in. H ₂ O)	1.2-2.7 (5-11)	
Fuel Composition Limits *	Nat. Gas	LP Gas
Methane, % by volume	90 min.	—
Ethane, % by volume	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume	0.1 max.	5.0 max.
C ₄ and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass	25 max.	
Lower heating value, MJ/m ³ (Btu/ft ³), min.	33.2 (890)	84.2 (2260)

* Fuels with other compositions may be acceptable. If your fuel is outside the listed specifications, contact your local distributor for further analysis and advice.

Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.) §	4.2 (4.4)
Oil added during oil change (on average), L (qt.) §	3.3 (3.5)
Oil filter: quantity, type §	1, Cartridge
Oil cooler	Remote
§ Kohler recommends the use of Kohler Genuine oil and filters.	

Application Data

Cooling

Radiator System	60 Hz	50 Hz
Ambient temperature, °C (°F)	45 (113)	
Engine jacket water capacity, L (gal.)	2.65 (0.7)	
Radiator system capacity, including engine, L (gal.)	13.2 (3.5)	
Water pump type	Centrifugal	
Fan diameter, mm (in.)	qty. 3 @ 406 (16)	
Fan power requirements (powered by engine battery charging alternator)	12VDC, 18 amps each	

Operation Requirements

Air Requirements	60 Hz	50 Hz
Radiator-cooled cooling air, m ³ /min. (scfm)†	51 (1800)	51 (1800)
Combustion air, m ³ /min. (cfm)	1.6 (57)	1.3 (45)
Air over engine, m ³ /min. (cfm)	25 (900)	25 (900)

† Air density = 1.20 kg/m³ (0.075 lbm/ft³)

Fuel Consumption‡

Natural Gas, m ³ /hr. (cfh) at % load	60 Hz	50 Hz
100%	12.0 (424)	10.0 (353)
75%	9.8 (345)	8.2 (289)
50%	7.6 (268)	6.3 (222)
25%	5.5 (196)	4.5 (159)
Exercise	3.4 (121)	2.8 (99)

LP Gas, m ³ /hr. (cfh) at % load	60 Hz	50 Hz
100%	4.7 (166)	3.9 (138)
75%	3.7 (132)	3.0 (105)
50%	2.8 (100)	2.3 (81)
25%	1.9 (69)	1.6 (56)
Exercise	1.2 (41)	1.0 (35)

‡ Nominal Fuel Rating: Natural gas, 37 MJ/m³ (1000 Btu/ft³)
LP Vapor, 93 MJ/m³ (2500 Btu/ft³)

LP vapor conversion factors:

8.58 ft.³ = 1 lb.
0.535 m³ = 1 kg.
36.39 ft.³ = 1 gal.

Sound Enclosure Features

- Sound-attenuating enclosure uses acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- Internally mounted critical silencer.
- Skid-mounted, aluminum construction with two removable access panels.
- Fade-, scratch-, and corrosion-resistant Kohler® cashmere powder-baked finish.

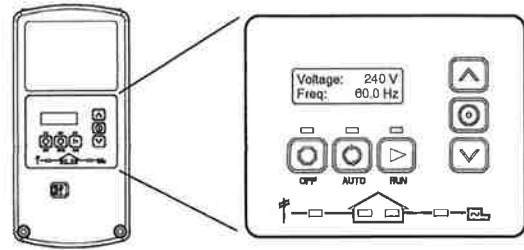
Sound Data

Model 30RCL 8 point logarithmic average sound levels are 54 dB(A) during weekly engine exercise and 61 dB(A) during full-speed generator diagnostics and normal operation. For comparison to competitor ratings, the lowest point sound levels are 52 dB(A) and 60 dB(A) respectively. *

All sound levels are measured at 7 meters with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load management.

The RDC2 controller's 2-line LCD screen displays status messages and system settings that are clear and easy to read, even in direct sunlight or low light.

RDC2 Controller Features

- Membrane keypad
 - OFF, AUTO, and RUN push buttons
 - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD screen
 - Two lines x 16 characters per line
 - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display
 - Generator set status
 - Voltage and frequency
 - Engine temperature
 - Oil pressure
 - Battery voltage
 - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor to maintain steady-state speed at all loads
- Digital voltage regulation: ± 1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and to run every week or every two weeks
- Exercise modes
 - Unloaded exercise with complete system diagnostics
 - Unloaded full-speed exercise
 - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch

See additional controller features on the next page.

Additional RDC2 Controller Features

- Diagnostic messages
 - Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load management device
 - Over 70 diagnostic messages can be displayed
- Maintenance reminders
- System settings
 - System voltage, frequency, and phase
 - Voltage adjustment
 - Measurement system, English or metric
- ATS status (Model RXT ATS required)
 - Source availability
 - ATS position (normal/utility or emergency/generator)
 - Source voltage and frequency
- ATS control (Model RXT ATS required)
 - Source voltage and frequency settings
 - Engine start time delay
 - Transfer time delays
 - Fixed pickup and dropout settings
 - Voltage calibration
- Programmable interface module (PIM) status displays
 - Input status (active/inactive)
 - Output status (active/inactive)
- Load control menus
 - Load status
 - Test function

Generator Set Standard Features

- Aluminum sound enclosure with enclosed silencer
- Battery rack and cables
- Electronic, isochronous governor
- Flexible fuel line
- Gas fuel system (includes fuel mixer, electronic secondary gas regulator, two gas solenoid valves, and flexible fuel line between the engine and the skid-mounted fuel system components)
- Integral vibration isolation
- Line circuit breaker
- Oil drain extension
- OnCue® Plus Generator Management System
- Operation and installation literature
- RDC2 controller with built-in battery charger
- Standard five-year or 2000 hour limited warranty

Available Options

Approvals and Listings

- UL 2200/cUL Listing (60 Hz only)
- CSA Approval (60 Hz only)

Controller Accessories

- Lockable Emergency Stop (lockout/tagout)
- Programmable Interface Module (PIM)
(provides 2 digital inputs and 6 relay outputs)

Electrical System

- Battery
- Battery Heater

Available Options, Continued

Starting Aids §

- Block Heater, 120 V, 1 Ph
- Block Heater, 240 V, 1 Ph
- Oil Pan Heater, 120 V, 1 Ph
- Oil Pan Heater, 240 V, 1 Ph

§ One block heater or oil pan heater is recommended for ambient temperatures below 0°C (32°F). At temperatures below -18°C (0°F), installation of both heaters is recommended.

Automatic Transfer Switches and Accessories

- Model RDT Automatic Transfer Switch
- Model RXT Automatic Transfer Switch
- Model RXT Automatic Transfer Switch with Combined Interface/Load Management Board
- Load Shed Kit for RDT or RXT
- Power Relay Modules (use up to 4 relay modules for each load management device)

Miscellaneous

- Rated Power Factor Testing

Literature

- General Maintenance Literature Kit
- Overhaul Literature Kit
- Production Literature Kit

Warranty

- Extended 5-Year/2000 Hour Comprehensive Limited Warranty

Other Options

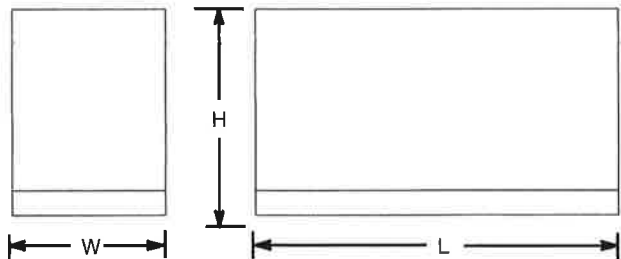
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Dimensions and Weights

Overall Size, L x W x H, mm (in.): 1880 x 836 x 1169
(74 x 32.9 x 46.0)

Shipping Weight, wet, kg (lb.): 599 (1320)

Weight includes generator set with engine fluids, sound enclosure, silencer, and packaging.



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

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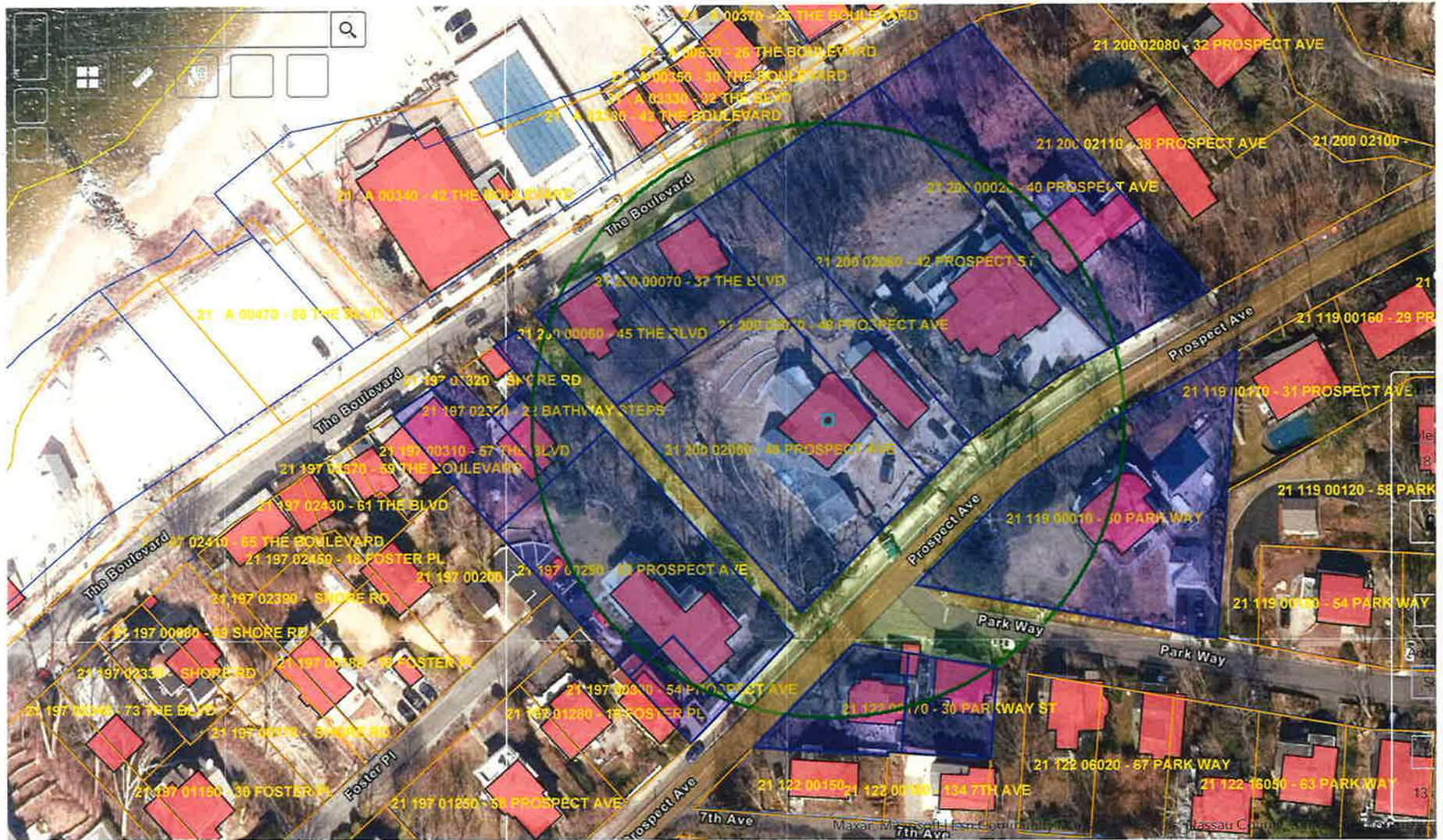
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Joanne Sangirardi
~~BAMBROSIO CORRELL ERIC & KRISTIE
OR CURRENT OWMER
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SEA CLIFF, NEW YORK 11579~~

*Guerci -
48 Prospect Ave*

Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS



60ft
-73.647 40.852 Degrees

SP-35443-2

NY 11579
43900

- Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the nineteenth day of December, two thousand and sixteen

BETWEEN

Richard Valente and Pamela Valente, his wife
48 Prospect Avenue
Sea Cliff, NY 11579

party of the first part, and

Alan Guerci AKA Alan D. Guerci
290 Littleworth Lane
Sea Cliff, NY 11579

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

I
21
B
200
L
205

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Sea Cliff, County of Nassau and State of New York known and designated as Section 21, Block 200, Lot 205 as said section, lot and lot numbers are shown on the Nassau County Land and Tax Map. Said lot being more particularly bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE PART HEREOF

Being and intended to be the same premises acquired by grantor in deed dated December 22, 1976 and recorded December 31, 1976 in Liber 9011 Page 196.

Premises known as: 48 Prospect Avenue, Sea Cliff, New York, and shown as Section 21, Block 200, Lot 205 on the Nassau County Tax Map.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

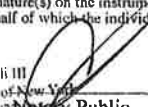

Richard Valente


Pamela Valente

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:
On the 19th day of December in the year 2016, before me, the undersigned, personally appeared
Richard Valente

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Don Forchelli III
Notary Public, State of New York
No. 01FO6002
Qualified in Nassau County
Commission Expires February

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE
Don Forchelli, III
Notary Public, State of New York
No. 01FO5002783
Qualified Nassau County
Commission Exp. 02/17/2018

State of New York,
On the _____ day of _____ in the year _____
before me, the undersigned, a Notary Public in and for said State,
personally appeared _____,
the _____

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____


to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:
On the 19th day of December in the year 2016, before me, the undersigned, personally appeared
Pamela Valente

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public
Notary Public
State of NY
JOADY BENJAMIN FEINER
No. 02FE6094740
Qualified in Nassau County
Commission Expires June 23, 2019

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE
JOADY BENJAMIN FEINER
No. 02FE6094740
Qualified in Nassau County
Commission Expires June 23, 2019

*State of _____, County of _____, ss:
*(Or Insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____
before me the undersigned personally appeared _____

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed with
Covenant against Grantors Acts**

SECTION 21
BLOCK 200
LOT 205
COUNTY OF NASSAU

Title No.: SP-35443-N
Valente
TO
Guerci

RETURN BY MAIL TO:

Charles E. Parisi, Esq.
58 School Street, Suite 201
Glen Cove, NY 11542

Fidelity National Title Insurance Company

**SCHEDULE A
DESCRIPTION OF PREMISES
(Amended August 15, 2016)**

Title No. SP35443-N

ALL that certain plot piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau, State of New York, more particularly bounded and described as follows:

BEGINNING at a point formed by the intersection of the northwesterly line of Prospect Avenue and the northeasterly line of Bath Way and from said point of beginning;

RUNNING THENCE North 30 degrees 55 minutes West, along the northeasterly line of Bath Way, 186.98 feet;

THENCE North 66 degrees 19 minutes East 126 feet (deed) 126.01 feet (survey);

THENCE South 30 degrees 55 minutes East, and parallel with the first described courses, 164.13 feet to a point in the northwesterly line of Prospect Avenue;

THENCE South 55 degrees 53 minutes West 125.20 feet along the northwesterly line of Prospect Avenue to the point or place of BEGINNING.

The policy to be issued under this report will insure the title to such building and improvements erected on the premises which by law constitute real property.

FOR CONVEYANCING ONLY:

TOGETHER with all right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

DESCRIPTION