

TOWN OF LEWISBORO
Westchester County, New York

Zoning Board of Appeals
79 Bouton Road
South Salem, New York 10590



Tel: (914) 763-3822
Fax: (914) 533-0097
Email: zoning@Lewisborogov.com

AGENDA

Wednesday, March 23, 2022

7:30 P.M.

79 Bouton Road, South Salem,
Justice Court

I. Review and adoption of the Minutes of February 2022

II. PUBLIC HEARINGS

CAL. NO. 05-22-BZ

Application of Steven Kaplan, [397 Smith Ridge Road LLC, owner of record], 397 Smith Ridge Road, South Salem, NY for the following variance of the proposed storage buildings will increase the lot coverage to 23.52% whereas 20% is the maximum permitted per Article IV Section 220-24E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#397) Smith Ridge Road, South Salem, NY designated on the Tax Map as Sheet 050A, Block 09848 Lot 002, in a GB, General Business District consisting of approximately 0.93 acres.

CAL. NO. 06-22-BZ

Application of Daniel Cassidy, [Fries, Daniel & Hanako Shimizu-Fries, owner of record], 54 Bishop Park Road, Pound Ridge, NY for the following variances of the proposed accessory garage/office will have a floor area of 2280 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code; the proposed accessory garage/office will have a height of 25'-2" whereas 20' is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code.

The property is located on the north side of (#54) Bishop Park Road, Pound Ridge, NY designated on the Tax Map as Sheet 0045, Block 10274 Lot 010, in an R-1AC, One Acre Residential District consisting of approximately 1.52 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

TOWN OF LEWISBORO, WESTCHESTER COUNTY

ZONING BOARD OF APPEALS – February 23, 2022

[illegible]

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will host a Public Hearing on Wednesday, March 23, at 7:30 p.m., 79 Bouton Road South Salem, New York, Justice Court.

CAL. NO. 05-22-BZ

Application of Steven Kaplan, [397 Smith Ridge Road LLC, owner of record], 397 Smith Ridge Road, South Salem, NY for the following variance of the proposed storage buildings will increase the lot coverage to 23.52% whereas 20% is the maximum permitted per Article IV Section 220-24E of the Town of Lewisboro Zoning Code.

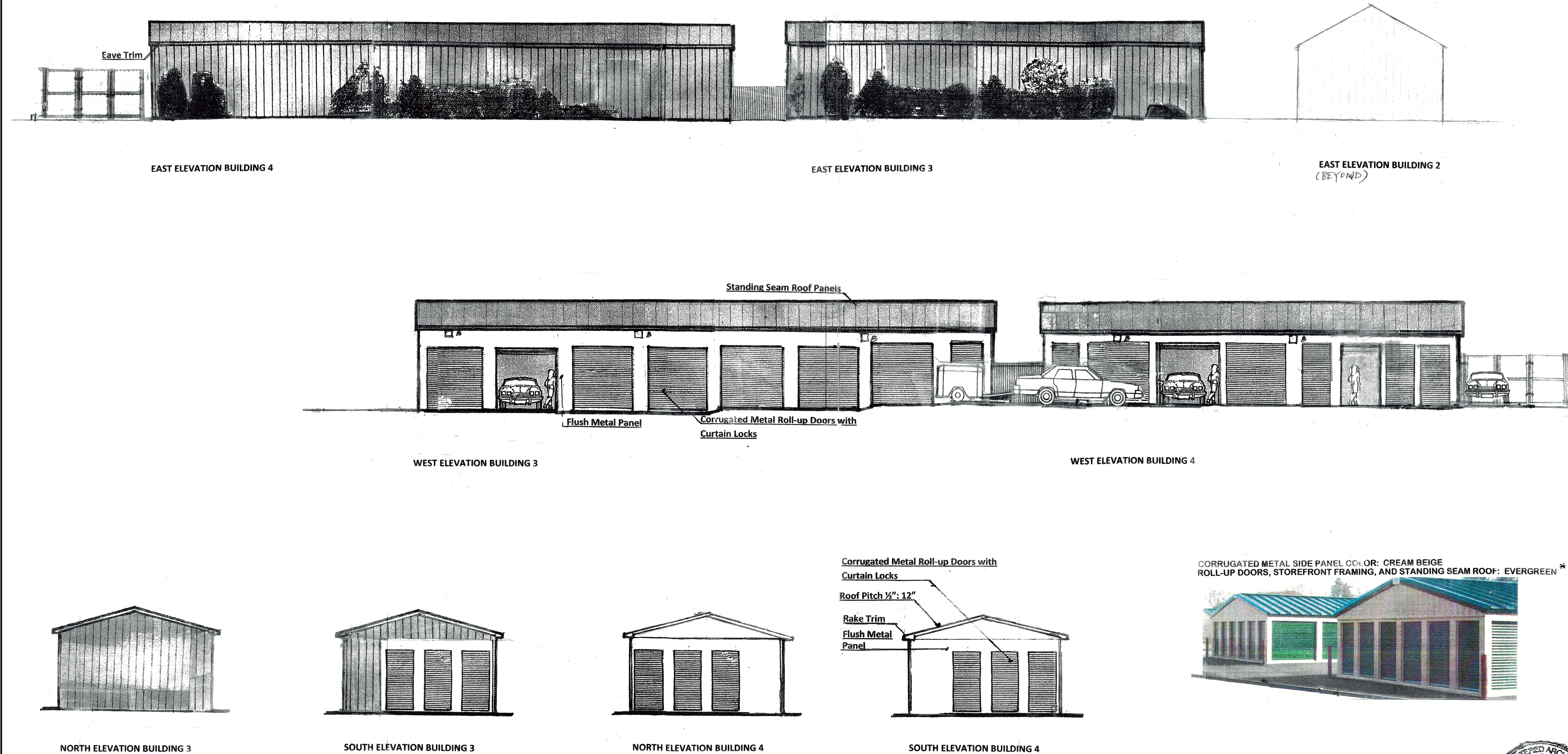
The property is located on the east side of (#397) Smith Ridge Road, South Salem, NY designated on the Tax Map as Sheet 050A, Block 09848 Lot 002, in a GB, General Business District consisting of approximately 0.93 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

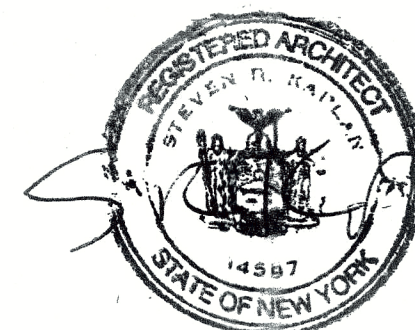
**Dated this 4th day of March 2022
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE, JR.
CHAIR**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.



*All new materials to match existing facility materials in type and color.



ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION DEPARTMENT LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECT DIRECTION OF A LICENSED DESIGN PROFESSIONAL TO ALTER ANY ITEM IN ANY WAY ON A DOCUMENT BEARING THE SEAL OF A LICENSED DESIGN PROFESSIONAL. IF ANY ITEM BEARING THE SEAL OF A LICENSED DESIGN PROFESSIONAL IS ALTERED, THE ALTERING LICENSED DESIGN PROFESSIONAL SHALL AFFIX TO THE ITEM HIS/HER PROFESSIONAL SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION AS WELL AS A SPECIFIC DESCRIPTION OF THE ALTERATION.

ARCHITECT:
**Steven R. Kaplan Architect
& Associates PLLC**
18 Hillside Drive
New City, New York 10956
Tele: 845-634-1134 Cell: 845-642-3322
Email: skaplanarchitects@gmail.com

PROJECT:
PROPOSED ADDITION TO:
SOUTH SALEM SELF-STORAGE
397 Smith Ridge Road
South Salem, New York 10950

DATE: 1/14/2022 SCALE: 1/8"=1'-0"

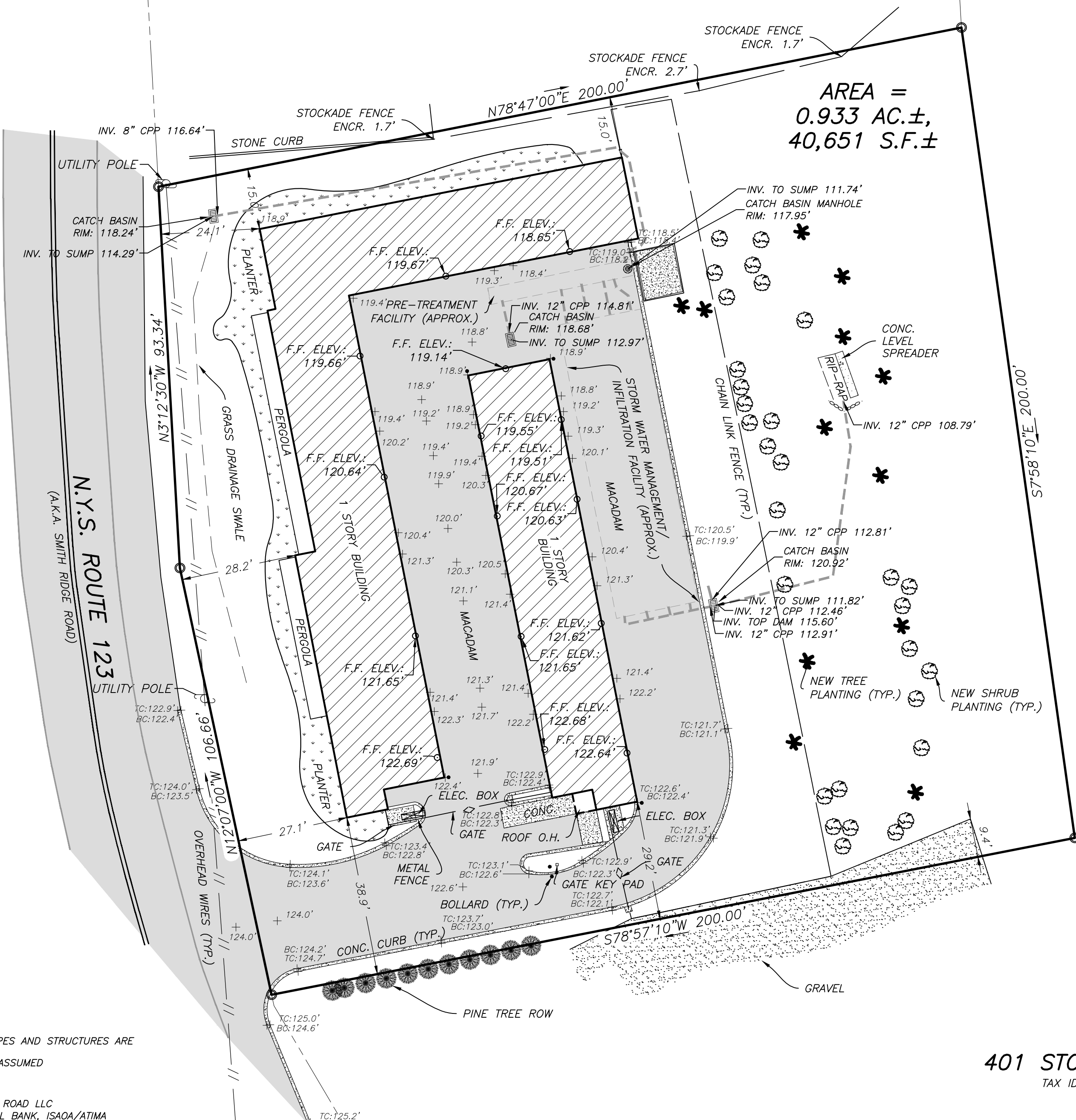
SUBMISSION/REVISIONS

ELEVATIONS

DRAWING TITLE

A-1

N/F
EAGER BEAVER TREE
SERVICE, INC.
TAX ID 77.11-2-13



NOTES:
1. UNDERGROUND PIPES AND STRUCTURES ARE APPROXIMATE.
2. VERTICAL DATUM: ASSUMED

CERTIFIED TO:
1. 397 SMITH RIDGE ROAD LLC
2. STERLING NATIONAL BANK, ISAOA/ATIMA
3. STERLING SILVER ABSTRACT LLC
3.1. TITLE NO. STSNY-100763

REVISIONS		
DATE	DESCRIPTION	BY
12/1/15	ADD GATES, CONC., AND E. BOXES	EF

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Terry Bergendorff Collins
TERRY BERGENDORFF COLLINS
52 STARR RIDGE ROAD
BREWSTER, NEW YORK 10509
P:845.279.4261 F:845.279.6838
WWW.TERRYBERGENDORFFCOLLINS.COM

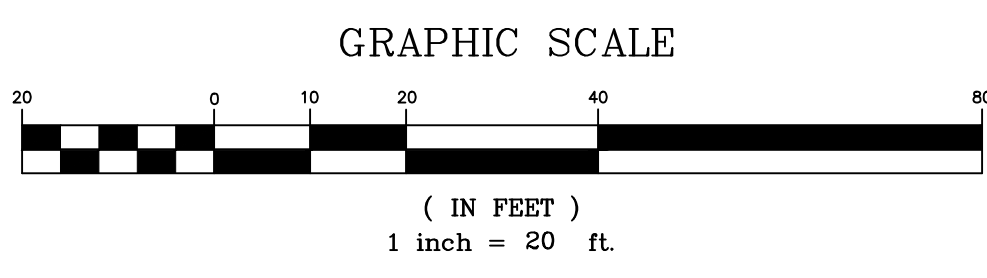
SURVEYOR'S SEAL



N.Y.S. LICENSE NO. 49691

FINAL AS-BUILT SURVEY
PREPARED FOR
397 SMITH RIDGE ROAD LLC
BEING
TAX ID 77.11-2-14
SITUATE IN
TOWN OF LEWISBORO WESTCHESTER CO., N.Y.
SCALE: 1" = 20'
NOVEMBER 11, 2015
COPYRIGHT © 2015 TERRY BERGENDORFF COLLINS, ALL RIGHTS RESERVED

N/F
401 STORAGE CORP.
TAX ID 77.11-2-15



THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

FIELD PARTY: EF
DRAWN BY: EF
CHECKED BY: TBC

JOB NO. LEWISBORO 77.11-2-14



ALP Engineering
& Landscape Architecture, PLLC

March 2, 2022

Hon. Robin Price, Jr., Chair and Members of the Zoning Board of Appeals
Town of Lewisboro
79 Bouton Road
South Salem, NY 10590

**Re: 397 Smith Ridge Road
Sheet 50A, Block 9848, Lot 2
Request for Variance for Building Coverage**

Dear Chair Price and Members of the Zoning Board of Appeals:

We are pleased to submit seven (7) copies of the following drawings in support of this application by 397 Smith Ridge Rd, LLC, the owner of the Lewisboro Self-Storage property located at 397 Smith Ridge Road for a variance for Building Coverage:

Drawing No.: Drawing Title:
Dwg. C-101 Site Layout Plan

Date:
02/18/2022

In addition, we are submitting seven (7) copies the following plans:

- Drawing entitled "Final As-Built Survey" Prepared for 397 Smith Ridge Road LLC, prepared by Terry Bergendorff Collins, L.S., last revised on 12/01/2015.
- Drawing A-1, Elevations, prepared by Steven R. Kaplan Architect & Associates, PLLC, dated March 1, 2022.

A check in the amount of \$252.00 payable to the Town of Lewisboro and the Application to the Board of Appeals is also being submitted in support of this application under separate cover.

This application is being made for a building coverage variance for the proposed additions to the existing Lewisboro Self-Storage facility.

Existing Conditions

The subject property is 40,651 square feet (0.933 acres) in size and is located on the east side of Smith Ridge Road in the Vista Hamlet. The property is essentially a rectangle, about 200

P.O. Box 843 Ridgefield, CT 06877
EAEC Office: 162 Falls Road Bethany, CT 06524
Direct: (475) 215-5343 Mobile: (203) 710-0587
EAEC Tel: (203) 393-0690 x114
Email: alan@eaec-inc.com



feet on a side. The property presently contains two self-storage buildings, an L-shaped building in the northern and western portion of the property, and a building in the central portion of the property. The subject property is zoned GB, General Business.

Project Proposal

It is proposed to construct two new freestanding self-storage buildings on the subject property. The new construction will consist of the following:

- a) Building 3, a new 1,500 s.f. footprint freestanding building to the east of existing Building 2;
- b) Building 4, a new 1,100 s.f. footprint freestanding building to the south of Building 3.

Together, the additions would total 2,600 square feet. With the proposed additions, there would be a total of 9,312.5 s.f. of one-story buildings (i.e., building coverage) on the property.

Within the GB General Business District Zone, the maximum building coverage is limited to 20% of the property. The construction of the two new buildings will result in a building coverage of 22.91% (see Table of Land Use on Sheet C-101). We are requesting a variance for building coverage of 1,182.9 square feet.

The proposed new buildings on the property would be one-story in height and located 150 feet from Smith Ridge Road. Due to the configuration of the property, the two new buildings would be minimally visible from a vehicle or a passer-by traveling on Smith Ridge Road.

We look forward to your review of the enclosed plans and this request for a variance from the building coverage. If you have any questions regarding this submission, please feel free to call me on my direct line at (475) 215-5343, or on my cell at (203) 710-0587.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

Alan L. Pilch, P.E., R.L.A.
Principal

cc: Steven Kaplan



Photo 1: Picture showing the existing one-story storage buildings on the left. The two new buildings, Buildings 3 and 4, would be located to the right (east) of the existing curb. The new buildings would be of similar construction to the existing. Buildings include a flush metal panel walls, with corrugated metal roll-up doors and a green standing seam roof panel.

ZONING: GB GENERAL BUSINESS			
SITE AREA	40,648 SQ FEET		
FLOOR AREA EXISTING:	6,712.5 SQ FEET		
FLOOR AREA PROPOSED:	2,600.0 SQ FEET		
FLOOR AREA TOTAL:	9,312.5 SQ FEET		
	REQUIRED	PROPOSED/PROVIDED	CHANGE FROM EXISTING
Minimum Lot Area	1/2 ACRE	40,648 S.F. (0.933 AC.)	No Change
Minimum Frontage	100 FEET	200 FEET	No Change
Maximum Bldg Coverage	20%	22.91%	Increase ¹
Maximum Site Coverage	60%	50.9%	Increase ²
Maximum Floor Area Ratio	0.40	0.229	Increase ³
Setbacks			
Front			
from front lot line	20'	21.5'	No Change
from street center line	45'	51'	No Change
Side	15'	15'/29.3'	No Change
Rear	15'	57.8'	Decrease ⁴
Maximum Building Height			
Stories	2-1/2 STORIES	1 STORY	No Change
Feet	30'	12'	No Change

- NOTES:
- Building coverage will increase from 6,712.5 square feet to 9,312.5 square feet, 16.7% to 22.91%.
 - Site coverage will increase from 38.8% to 50.9%.
 - Floor area ratio will increase from 0.165 to 0.229.
 - Rear setback will decrease from 86' to 57.8'.
 - Variance will be required for building coverage.

Town of Lewisboro				
Schedule of Dimensional and Bulk Regulations for Nonresidential Districts (Amended 10-24-1989)				
Regulation	Retail Business	General Business	Service Utility	Campus Commercial
Minimum lot size				
Area (acres)	1/2	1/2	10	20
Frontage (feet)	100	100	100	100
Minimum yard (feet)				
Front				
From street center line	45	45	175	175
From front lot line	20	20	150	150
Side	15	15	100	100
Rear	15	15	100	100
Maximum building height				
Stories	2 1/2	3 1/2	2 1/2	None
Feet	30	30	30	60
Maximum building coverage (percentage of lot area)	20%	20%	15%	10%
Maximum site coverage (percentage of lot area)	60%	60%	50%	25%
Maximum floor area ratio (total floor area/total lot area)	0.30	0.40	0.30	0.20

NOTES:

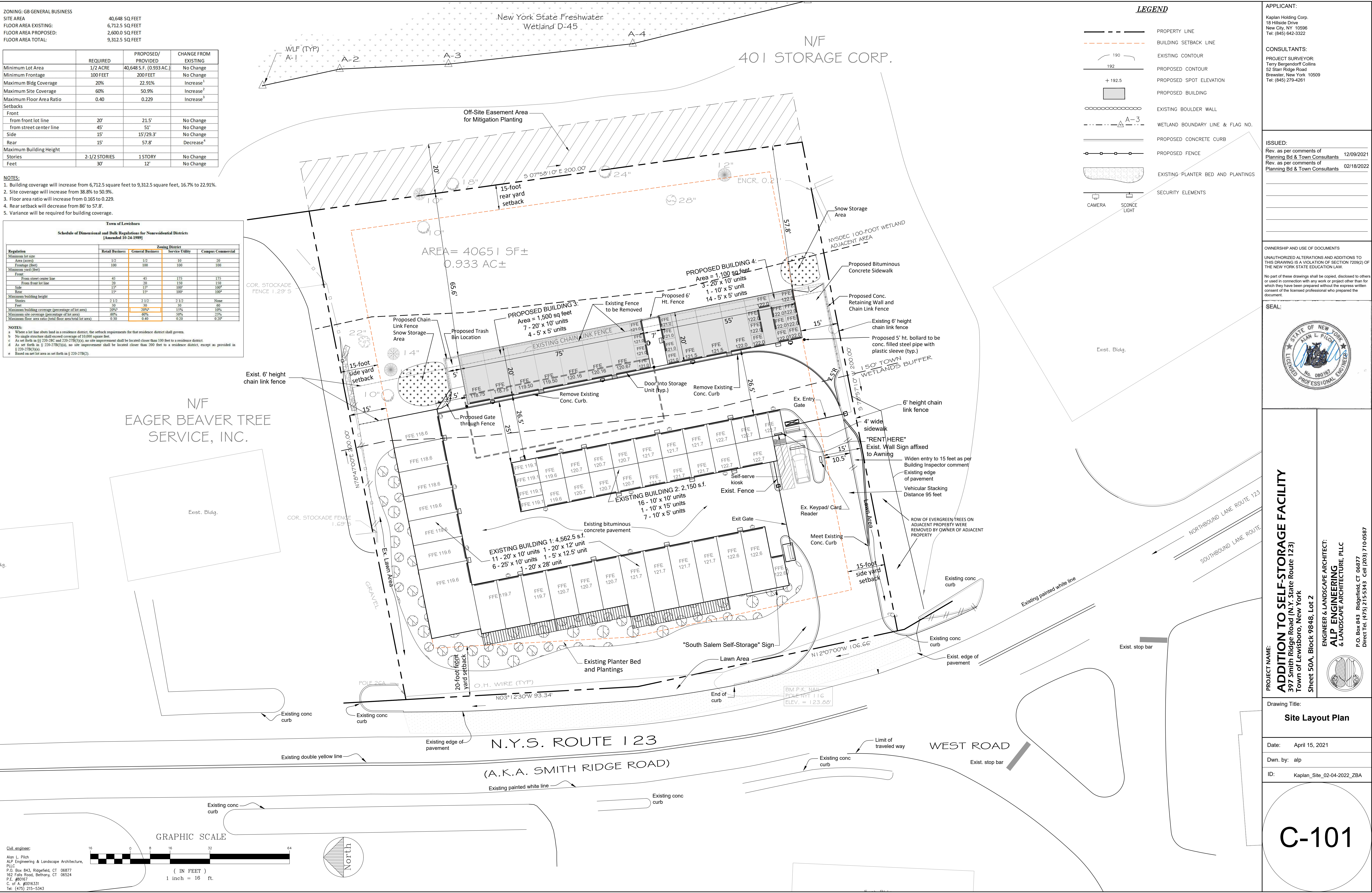
a. Where a lot line abuts land in a residence district, the setback requirements for that residence district shall govern.

b. No single structure shall exceed coverage of 10,000 square feet.

c. As set forth in § 220-27B(1)(a), no site improvement shall be located closer than 100 feet to a residence district.

d. As set forth in § 220-27B(3)(a), no site improvement shall be located closer than 200 feet to a residence district, except as provided in § 220-27B(3)(a).

e. Based on net lot area as set forth in § 220-27B(2).

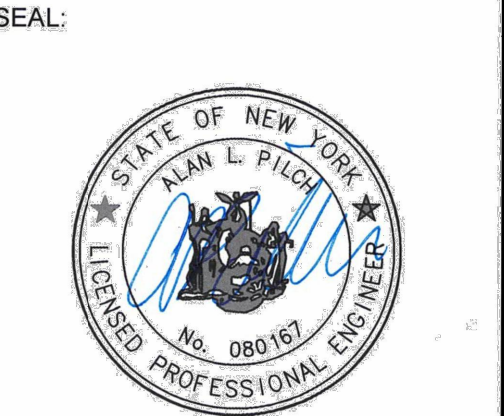


APPLICANT:
Kaplan Holding Corp.
18 Hillside Drive
New City, NY 10596
Tel: (845) 842-3322

CONSULTANTS:
PROJECT SURVEYOR:
Terry Bergendorff Collins
52 Star Ridge Road
Brewster, New York 10509
Tel: (845) 279-4261

ISSUED:
Rev. as per comments of
Planning Bd & Town Consultants 12/09/2021
Rev. as per comments of
Planning Bd & Town Consultants 02/18/2022

OWNERSHIP AND USE OF DOCUMENTS
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
THE NEW YORK STATE EDUCATION LAW.
No part of these drawings shall be copied, disclosed to others
or used in connection with any work or project other than for
which they have been prepared without the express written
consent of the licensed professional who prepared the
document.



PROJECT NAME:
ADDITION TO SELF-STORAGE FACILITY
397 Smith Ridge Road (N.Y. State Route 123)
Town of Lewisboro, New York
Sheet 50A, Block 9848, Lot 2

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843, Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Site Layout Plan

Date: April 15, 2021
Dwn. by: alp
ID: Kaplan_Site_02-04-2022_ZBA

C-101

March 12, 2022

Town of Lewisboro
Zoning Board of Appeals
Chairperson Robin Price Jr.
Members of Lewisboro Zoning Board
79 Bouton Road
South Salem, New York 10590

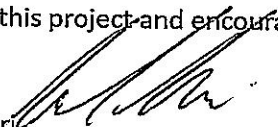
Dear Chairperson Price Jr. and Members of the Board:

I am writing this letter in support of the planned expansion of South Salem Self Storage being developed by 397 Smith Ridge Road Ltd.

The business plan of the original project identified and met a need in our community for the storage of personal items outside of an owner's residence, business, office, or other. At various times and for various reasons, people need to store records and dead files, furnishings, and other items.

Until last month, I was the neighbor immediately to the south of the property. Since its inception this existing business has made no negative impact to the community. Its traffic generation is negligible. Its physical appearance is attractive and has enhanced that stretch of Smith Ridge Road. The maintenance of the grounds is terrific no matter the season. It is run and managed locally, and very professionally. It is simply as good a neighborhood business as a neighbor could wish.

I endorse this project and encourage your support as well.


Mark Maceri
401 Storage Corp.
401 Smith Ridge Road
South Salem, NY 10590

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

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Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 4th day of March 2022
in South Salem, New York**

**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE, JR.
CHAIR**

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

TOWN OF LEWISBORO
Westchester County, New York



Building Department
79 Bouton Road
South Salem, New York 10590

Tel: (914) 763-3060
Fax: (914) 875-9148
Email: jangiello@lewisborogov.com

December 2, 2021

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Cal #04-21SW, Cal #28-21WP
Fries, 54 Bishop Park Rd., sheet 0025, block 10274, lot 010

Dear Ms. Andersen and Members of the Board,

I have reviewed the plans from Daniel Brown, Architect latest revision dated 9/28/2021 as well as the memo from Jan K. Johannessen, AICPI and Joseph M. Cermele, P.E. dated 10/14/2021. I have the following comments:

1. The property is located in an A flood zone per FEMA map#36119C0185F and requires a flood development permit. An engineer will have to determine the BFE for the property.
2. A variance will be required for floor area. The proposed accessory building will have a floor area of 2220 square feet whereas 600 square feet is the maximum permitted per Article IV Section 220-23D(11) of the Town of Lewisboro Zoning Code.
3. A variance will be required for height. The proposed accessory building will have a height of approximately 21'-7" whereas 20' is the maximum permitted per Article I Section 220-2 of the Town of Lewisboro Zoning Code.

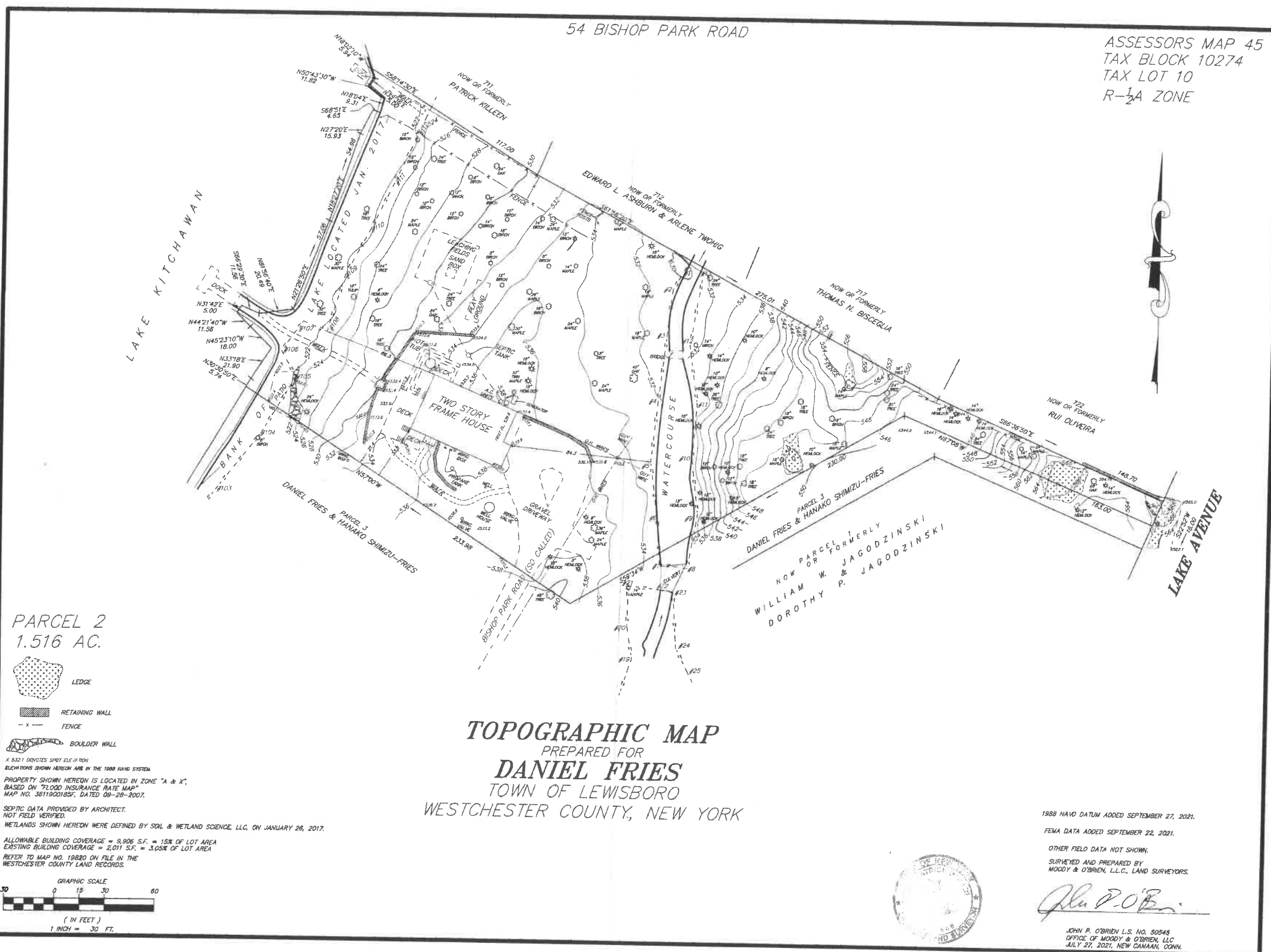
Please do not hesitate to contact me with any questions.

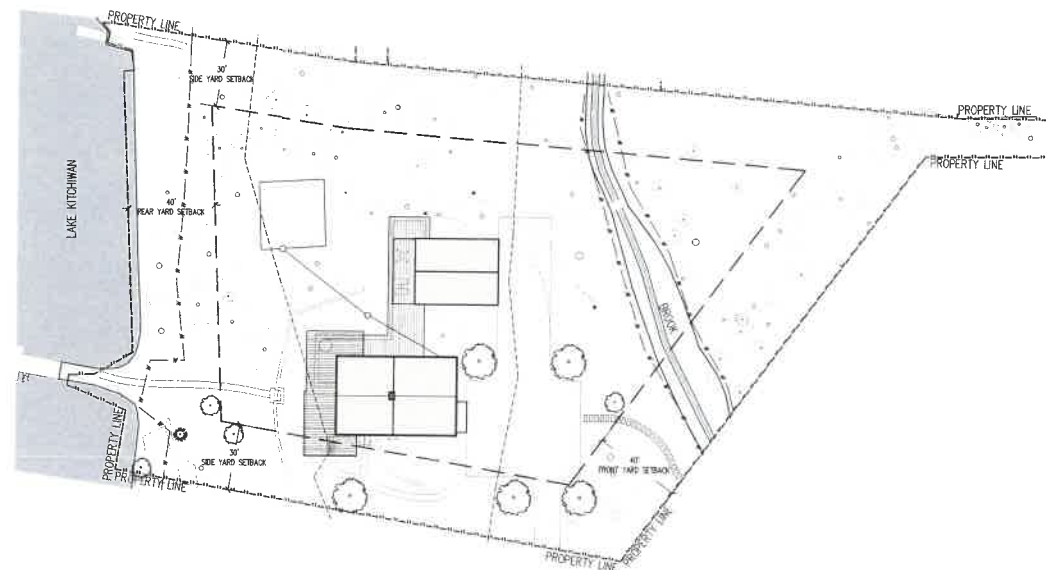
Sincerely,

Joe Angiello
Building Inspector

54 BISHOP PARK ROAD

ASSESSORS MAP 45
TAX BLOCK 10274
TAX LOT 10
R-1A ZONE





- KEY
- EXISTING 2-STORY WOOD FRAME RESIDENCE
 - EXISTING WOOD DECK
 - PROPOSED NEW 2-STORY WOOD FRAME ACCESSORY STRUCTURE
 - PROPOSED NEW WOOD DECK
 - PROPOSED MODIFICATION AND EXPANSION OF EXISTING DRIVE

BULK ZONING TABLES

TOTAL LOT SIZE	66,035 SF (1.516 Ac)
TOTAL ALLOWABLE BUILDING COVERAGE IN ZONE R-1A (12%)	7,924 SF
ALLOWABLE ACCESSORY STRUCTURE	600 SF

EXISTING PRIMARY DWELLING COVERAGE	1900 SF
EXISTING ACCESSORY STRUCTURE COVERAGE	0 SF
PROPOSED NEW ACCESSORY STRUCTURE COVERAGE	41140 SF
TOTAL PROPOSED LOT COVERAGE	3040 SF

AREA TABLES

EXISTING RESIDENCE FIRST FLOOR	1900 SF
EXISTING RESIDENCE SECOND FLOOR	1000 SF
TOTAL RESIDENCE FLOOR AREA	2900 SF

PROPOSED ACCESSORY GARAGE PARKING AREA	600 SF
PROPOSED ACCESSORY HOME OFFICE AREA	1680 SF
TOTAL ACCESSORY STRUCTURE FLOOR AREA	2280 SF

NOTE: PERMITTING FOR THE PROPOSED ACCESSORY STRUCTURE REQUIRES A ZONING VARIANCE FOR TOWN OF LEWISBORO ZONING REGULATIONS 220-23 D (2) AND (11) AS FOLLOWS:

§ 220-23 Schedule of regulations for residential districts.

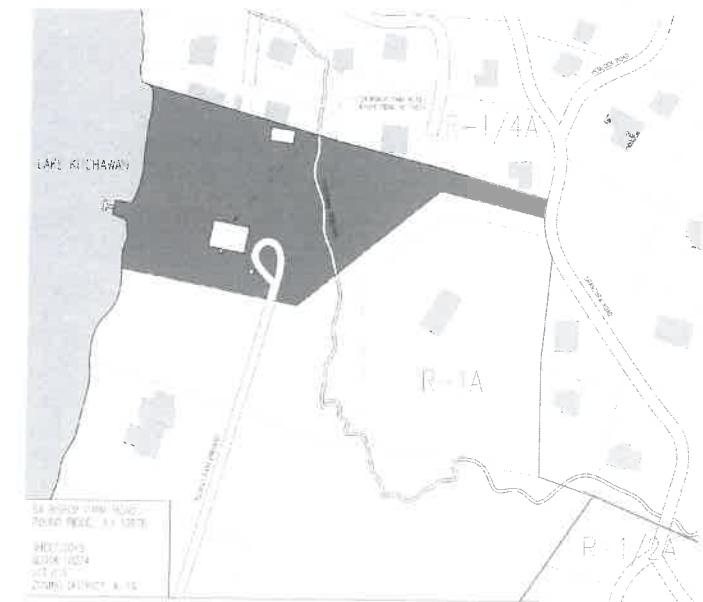
D Permitted accessory uses. Uses or structures customarily incidental to any permitted principal use are permitted, provided that such accessory use shall not include any activity commonly conducted for gain, except as hereinafter excepted, or any private way or walk giving access to such activity.

Permitted accessory uses are as follows:

(2) Off-street parking facilities for the use of residents of the premises and their guests, in accordance with Article VII herein.

(11) An accessory building containing up to 600 square feet in total floor area may be approved after the principal building has been built or coincident with the construction of the principal building.

THE PROPERTY OWNER SEEKS A VARIANCE TO COMBINE OFF STREET PARKING FACILITIES (GARAGE) AND AN ACCESSORY BUILDING FOR HOME OFFICE USE INTO A SINGLE ACCESSORY STRUCTURE



03 PLOT PLAN
NTS

02 EXISTING HOME PHOTO
NTS



01 VISUALIZATION
NTS



apis

Apis Architecture
300 Ainslie St. #3
Brooklyn, NY 11211
917 515 4555

REVISIONS

DATE	ISSUE
03/06/2021	PLANNING BOARD FILING
09/28/2021	PLANNING BOARD FILING REV 1
01/30/2022	BUILDING PERMIT FILING
03/02/2022	ZBA VARIANCE FILING



LAKESIDE OFFICE
54 BISHOP PARK ROAD
POUNDRIDGE, NY 10576
APIS ARC PROJECT 2101

PROJECT STATUS
BUILDING DEPARTMENT FILING
DATE
2022 JANUARY 30

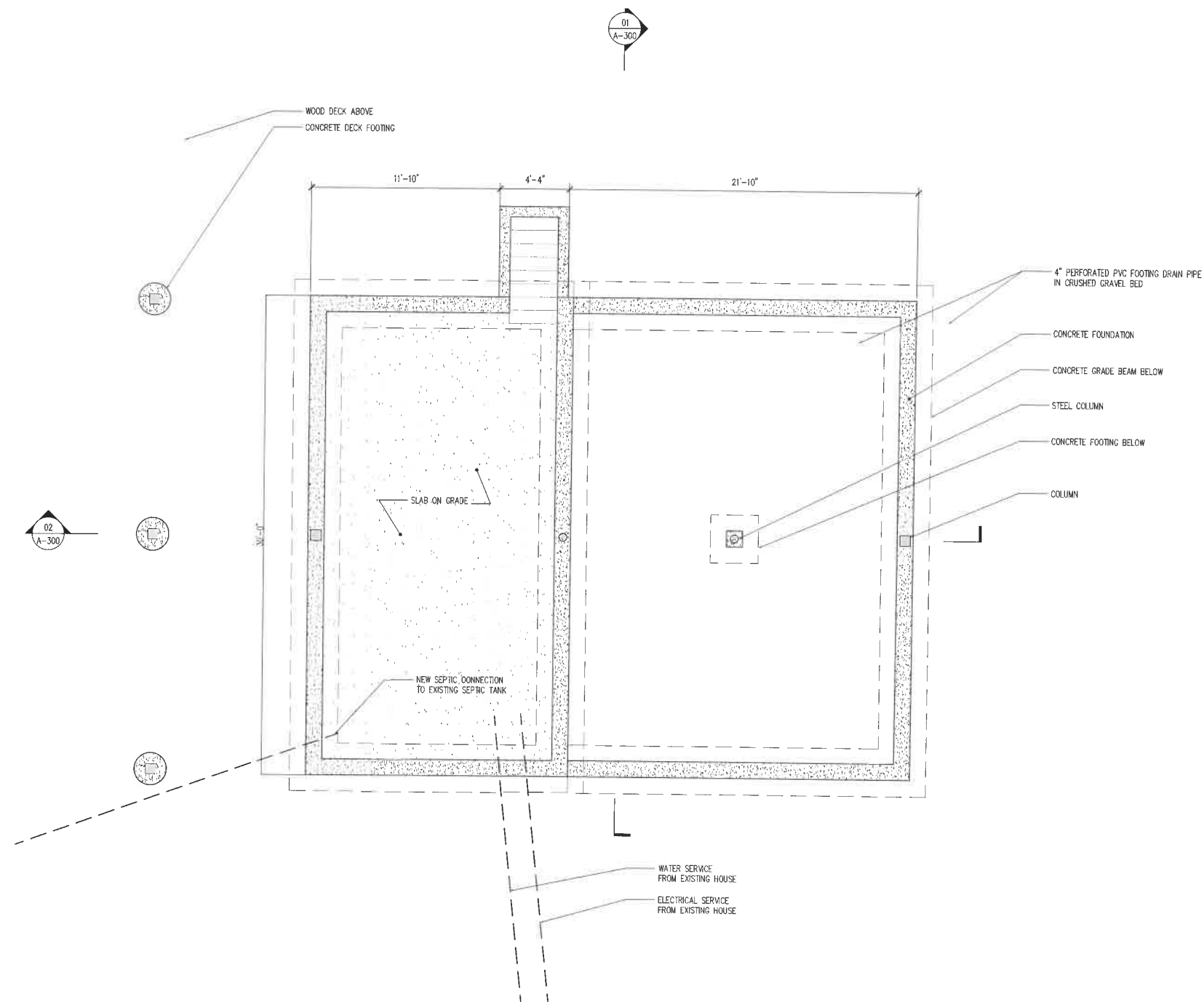
SCALE
NTS

COVER SHEET

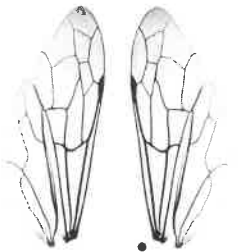
A-000.00

- SHEET LIST:
- A-000.00 COVER SHEET
 - A-001.00 SITE PLAN
 - A-100.00 PLAN: CELLAR
 - A-101.00 PLAN: GROUND
 - A-102.00 PLAN: SECOND
 - A-103.00 PLAN: ROOF
 - A-200.00 ELEVATION: EAST
 - A-201.00 ELEVATION: WEST
 - A-202.00 ELEVATION: NORTH/SOUTH
 - A-300.00 SECTIONS: BUILDING
 - A-310.00 SECTIONS: WALL

04 ZONING DIAGRAM
1" = 40'



01 PLAN: CELLAR
1/4" = 1'-0"



apis

Apis Architecture
300 Ainslie St. #3
Brooklyn, NY 11211
917 515 4555

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM APIS ARCHITECTURE. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE ARCHITECT'S WORK IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF APIS ARCHITECTURE. THE ARCHITECT'S WORK IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF APIS ARCHITECTURE. THE ARCHITECT'S WORK IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF APIS ARCHITECTURE.

DATE	ISSUE
03/06/2021	PLANNING BOARD FILING
09/28/2021	PLANNING BOARD FILING REV 1
01/30/2022	BUILDING PERMIT FILING
03/02/2022	ZBA VARIANCE FILING

SEAL AND SIGNATURE



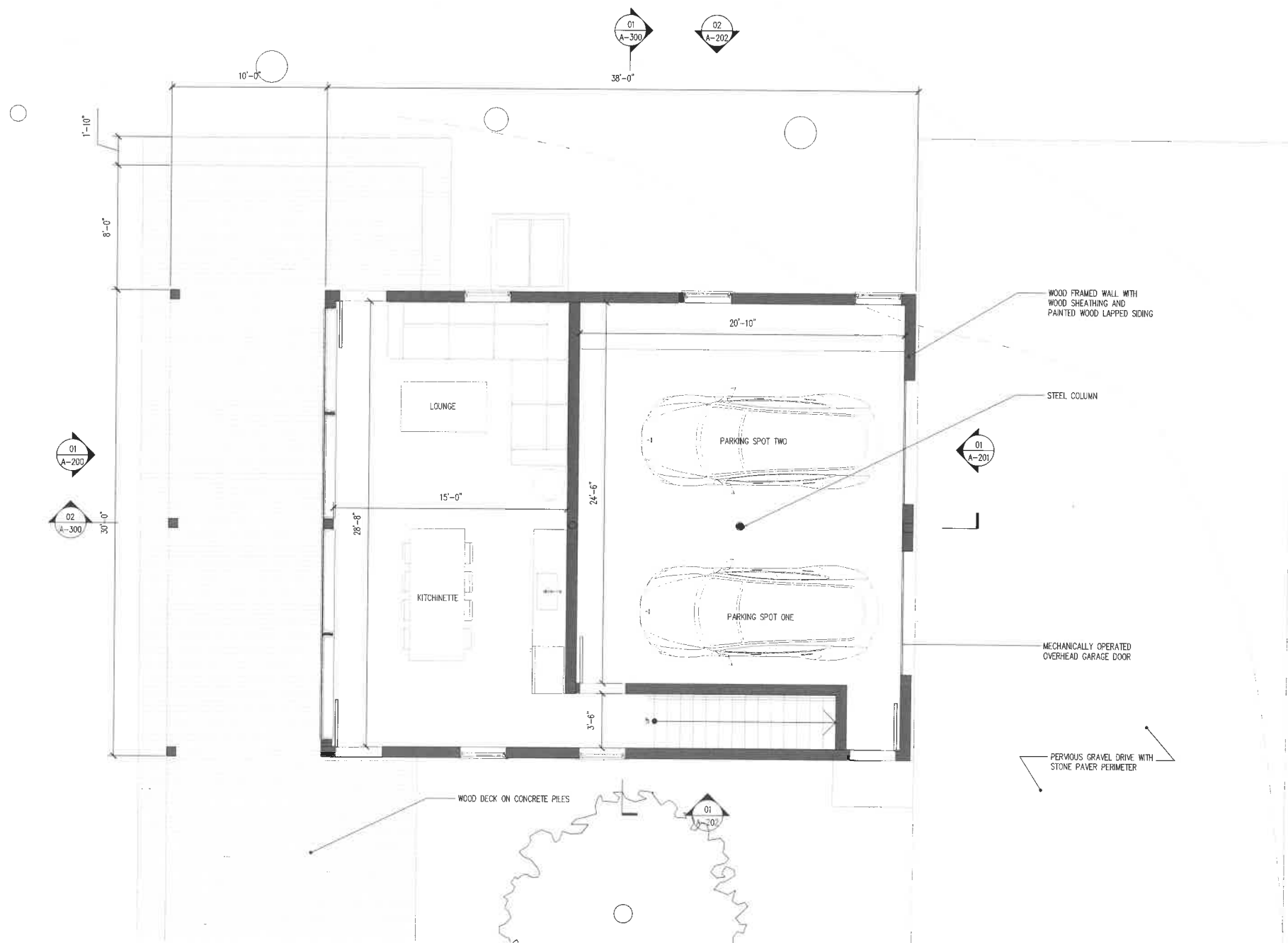
LAKESIDE OFFICE
54 BISHOP PARK ROAD
POUNDRIDGE, NY 10576
APIS ARC PROJECT 2101

DRAWN BY: JTB
BUILDING DEPARTMENT FILING
JTB
2022 JANUARY 30

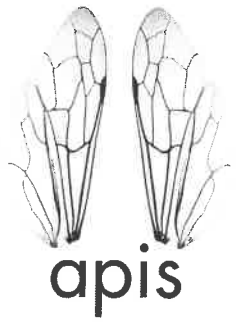
SCALE
1/4" = 1'-0"

PLAN
00 CELLAR

A-100.00



01 PLAN: FIRST FLOOR
1/4" = 1'-0"



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09/28/2021	PLANNING BOARD FILING REV 1
01/30/2022	BUILDING PERMIT FILING
03/02/2022	ZBA VARIANCE FILING



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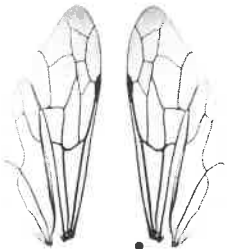
SCALE
1/4" = 1'-0"

PLAN
01 GROUND LEVEL

A-101.00



01 PLAN: UPPER LEVEL
1/4" = 1'-0"



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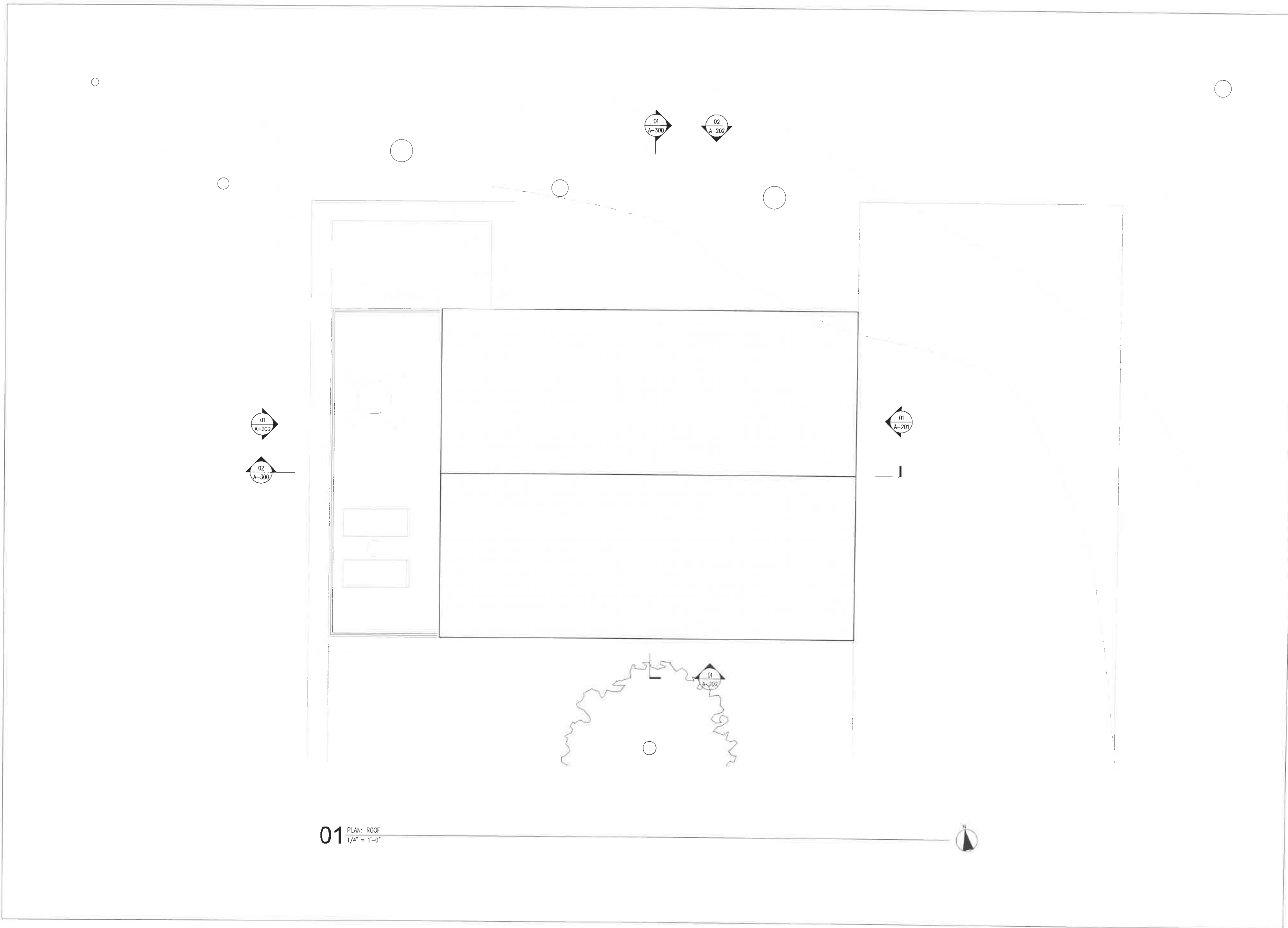
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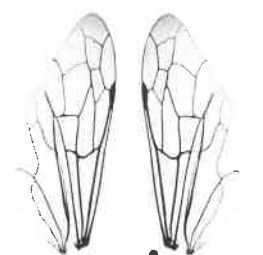
SCALE
1/4" = 1'-0"

PLAN
02 UPPER LEVEL

A-102.00



01 PLAN: ROOF
1/4" = 1'-0"




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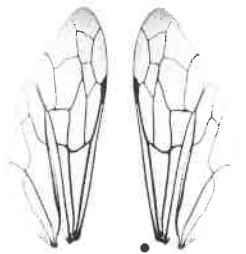
DEPARTMENT OF BUILDINGS
BUILDING DEPARTMENT FILING

2022 JANUARY 30

SCALE
1/4" = 1'-0"

PLAN
03 ROOF

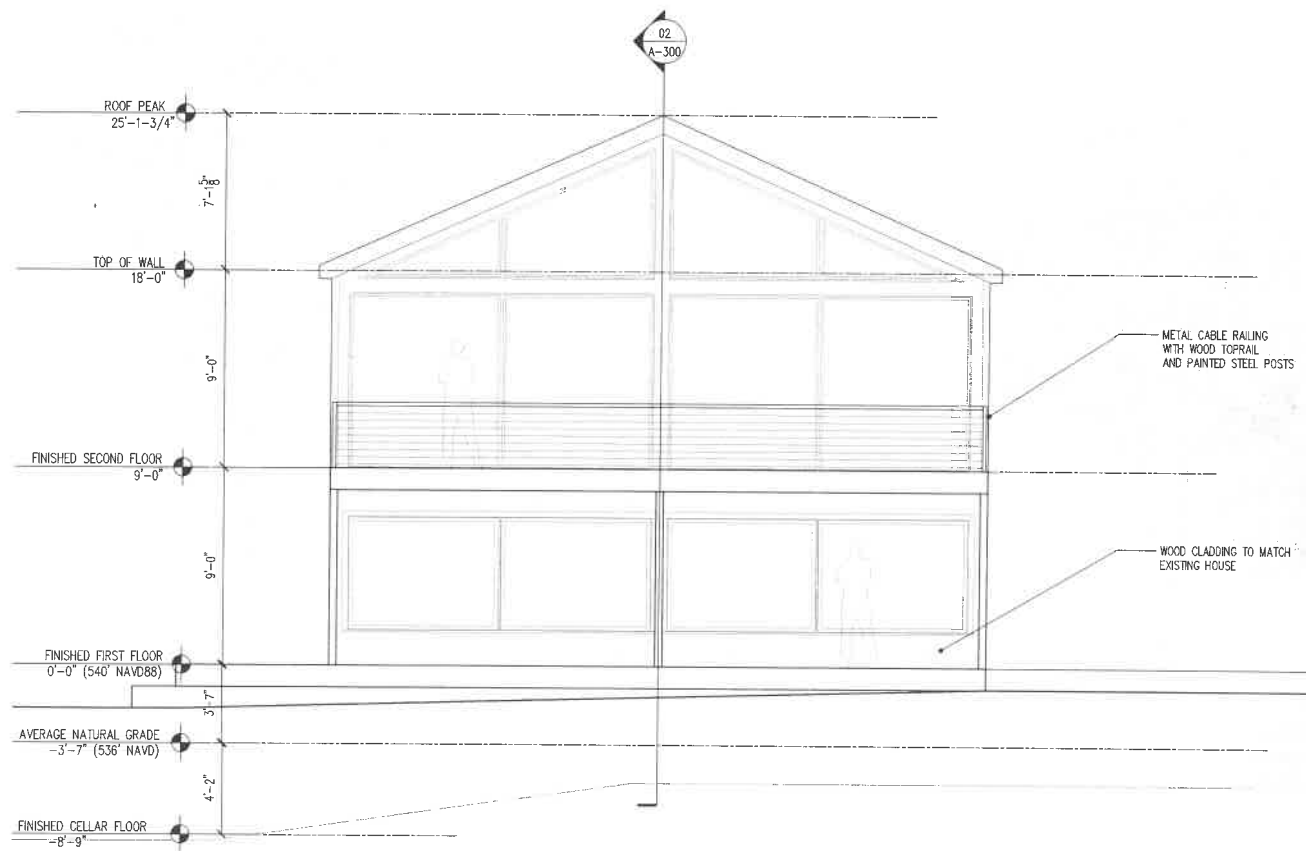
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01 ELEVATION: EAST
1/4" = 1'-0"

EXISTING HOUSE

ISSUED

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SEAL SIGNATURE



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SCALE:
1/4" = 1'-0"

ELEVATION
EAST

A-200.00

01 ELEVATION: WEST
1/4" = 1'-0"

EXISTING HOUSE

02
A-300

ROOF PEAK
25'-2"

EO

MIDDLE OF ROOF GABLE
21'-7"

EO

TOP OF WALL
18'-0"

EO

FINISHED SECOND FLOOR
9'-0"

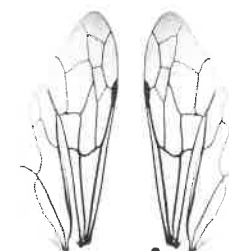
EO

FINISHED FIRST FLOOR
0'-0" (539.6' NAVD88)

EO

AVERAGE NATURAL GRADE
-3'-7" (536' NAVD88)

EO



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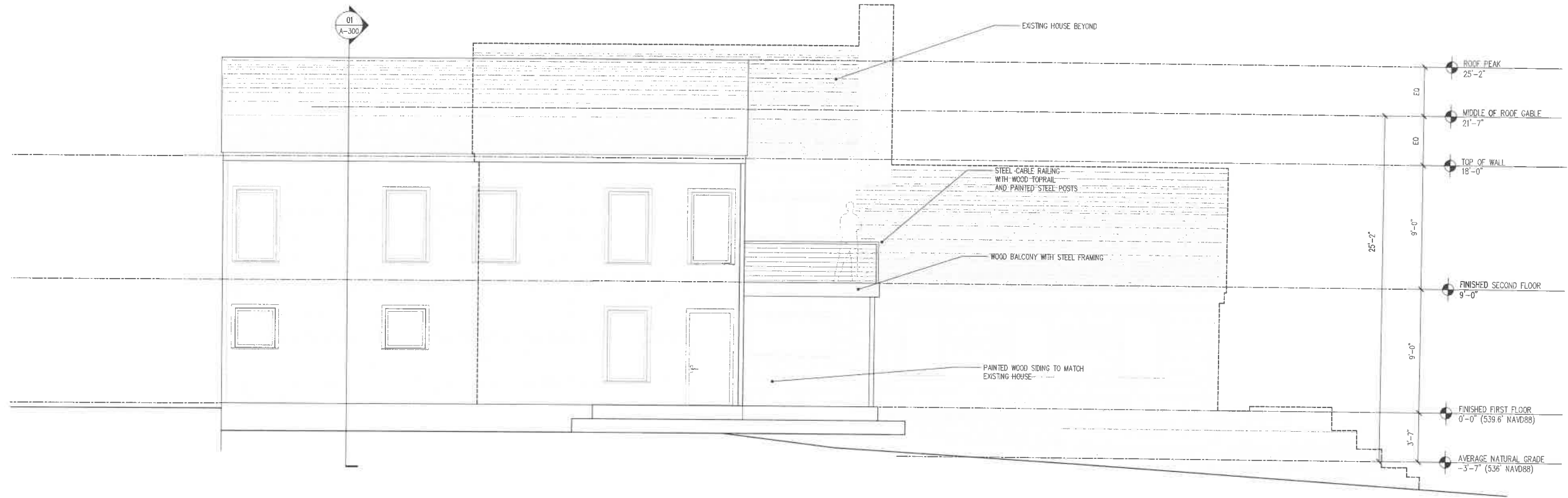
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FOR ARCHITECT
BUILDING DEPARTMENT FILING
DATE
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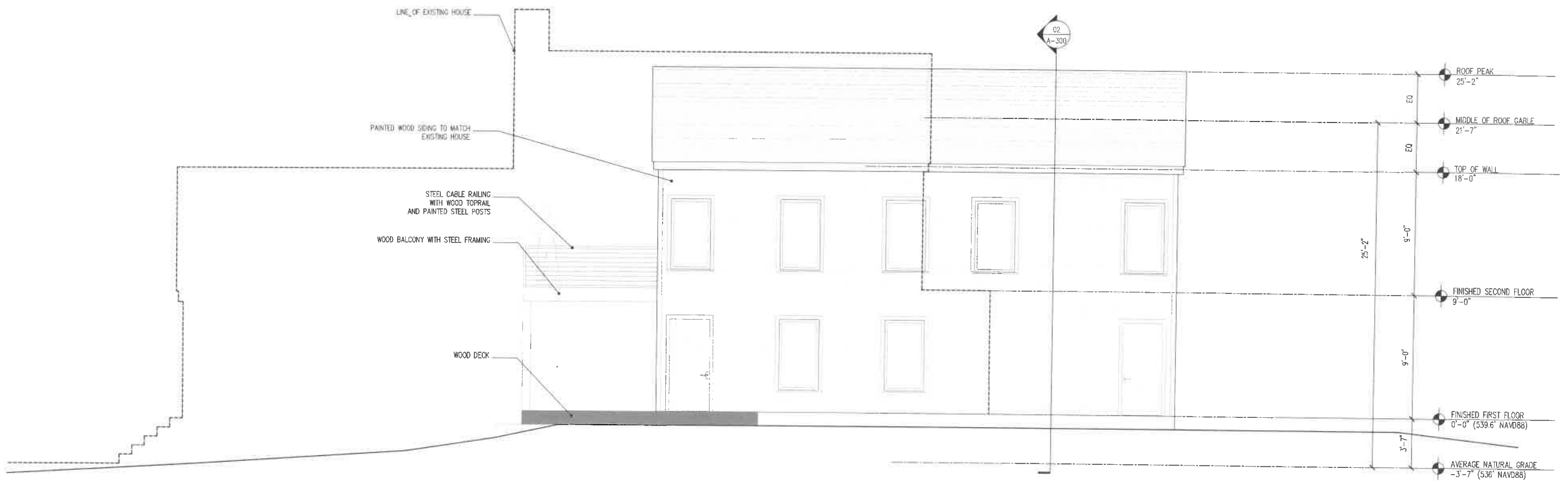
SCALE
1/4" = 1'-0"

ELEVATION
EAST

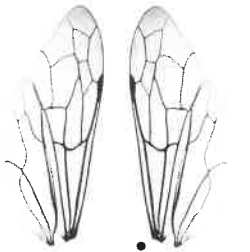
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02 ELEVATION: NORTH
1/4" = 1'-0"



01 ELEVATION: SOUTH
1/4" = 1'-0"



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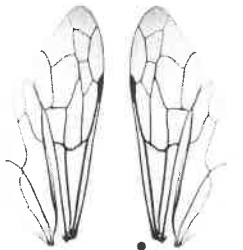
PLANNING BOARD
BUILDING DEPARTMENT FILING

2022 JANUARY 30

SCALE
1/4" = 1'-0"

ELEVATION
SOUTH / NORTH

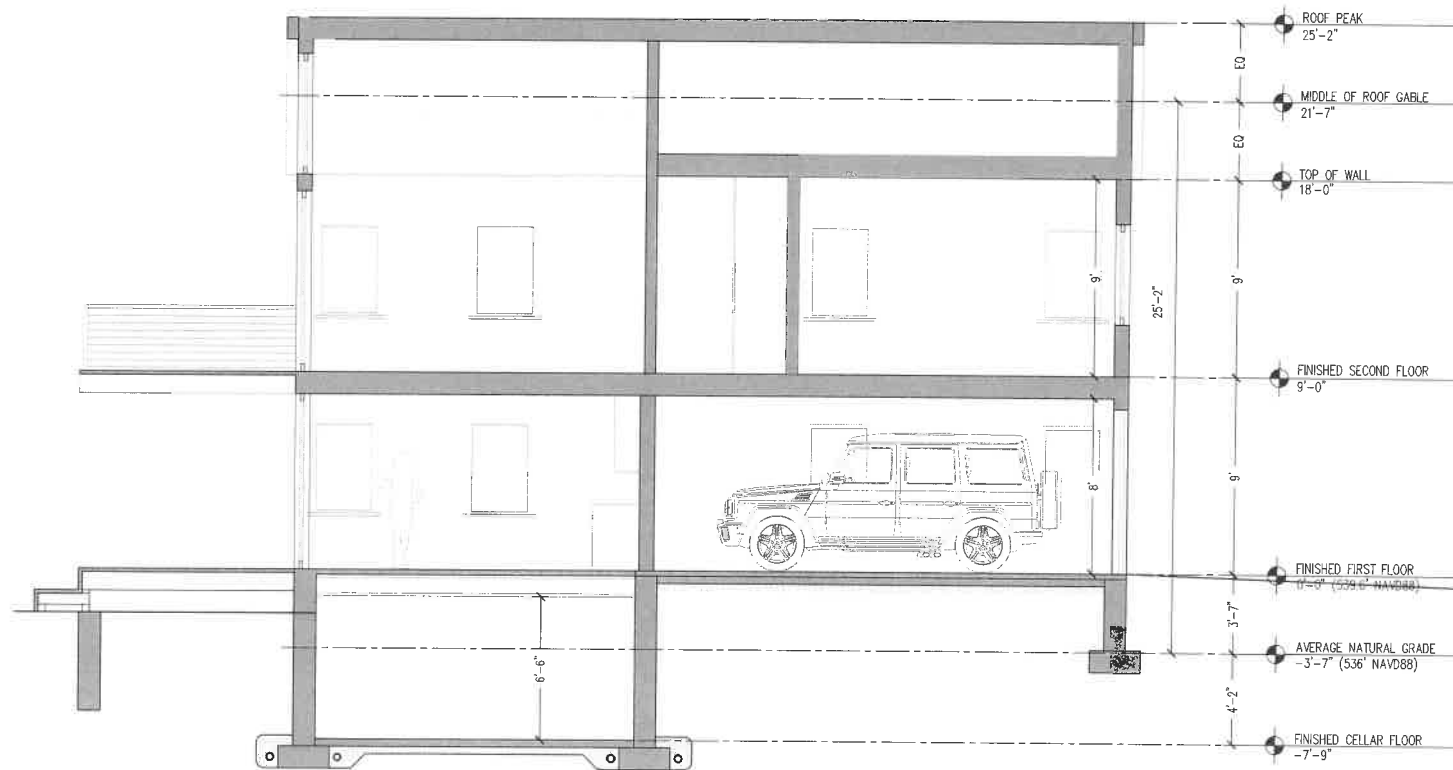
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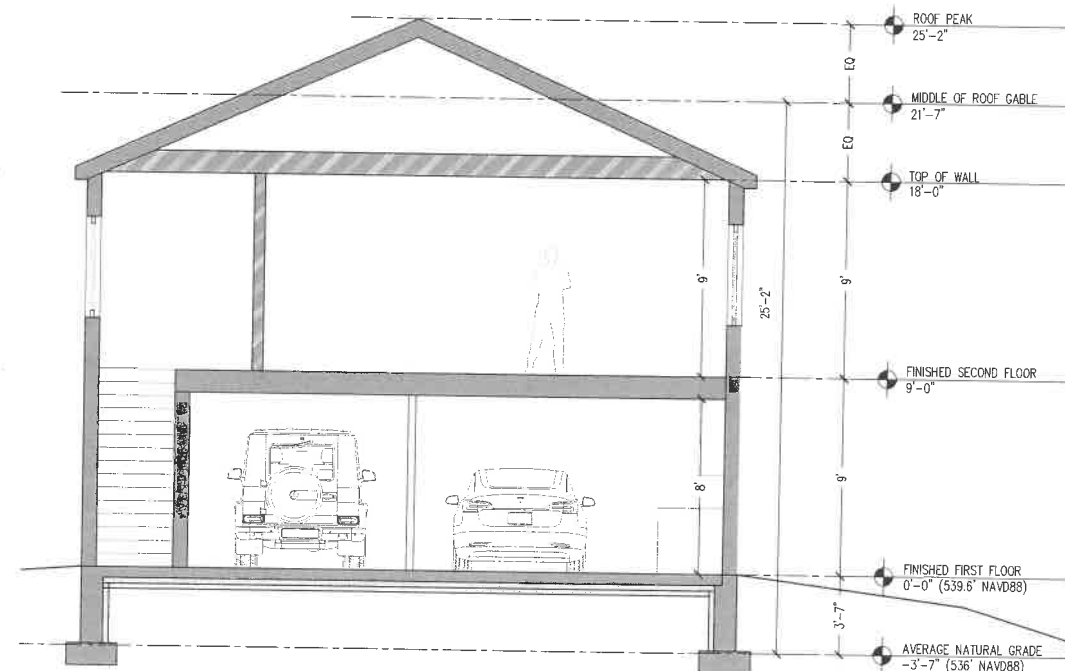
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02 BUILDING SECTION: E-W
1/4" = 1'-0"



01 BUILDING SECTION: N-S
1/4" = 1'-0"

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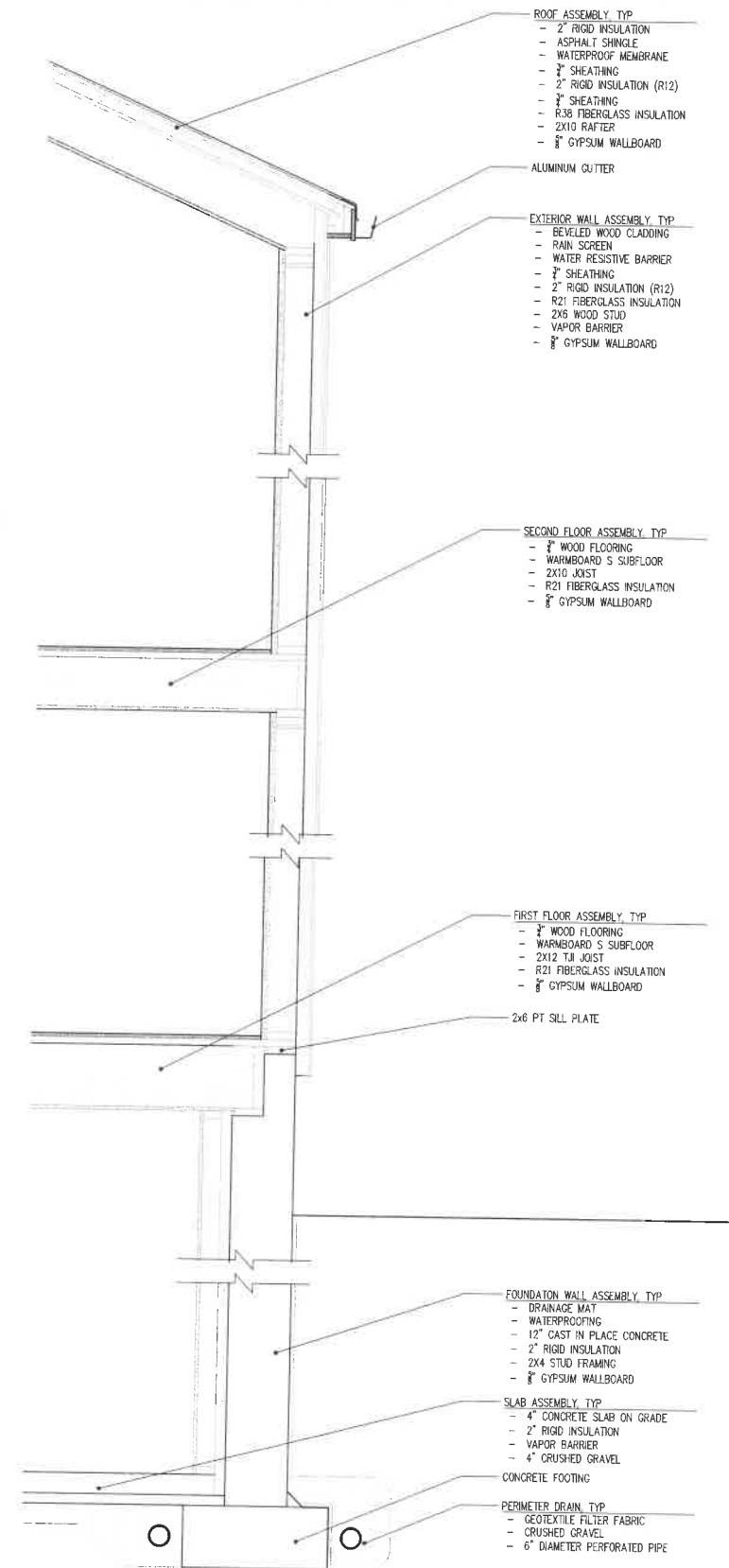
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PROJECT STATUS
BUILDING DEPARTMENT FILING
2022 JANUARY 30

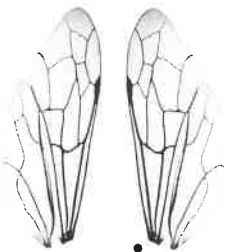
SCALE
1/4" = 1'-0"

SECTION
NORTH/SOUTH, EAST/WEST

A-300.00



01 WALL SECTION: N-S TYP
3/4" = 1'-0"



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SCALE
3/4" = 1'-0"

WALL SECTION
NORTH/SOUTH, TYP

A-310.00