

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, August 24, 2022, 7:30 P.M.

**79 Bouton Road, South Salem,
Justice Court**

- I. Review and adoption of the Minutes of June 22, 2022, and July 27, 2022**
- II. PUBLIC HEARING**

CAL. NO. 21-22-BZ

Application of Darren P. Mercer, Architect, PLLC [Marschke, Brett A. & Rima T., owner of record], 31 East Ridge Road, Waccabuc, NY for the following variance of the proposed pool cabana/storage barn and is requesting total square footage of 1,190' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the east side of (#31) East Ridge Road, South Salem, NY designated on the Tax Map as Sheet 0025, Block 10803, Lot 062, in an R-2AC, Two Acre Residential District consisting of approximately 3.70 acres.

CAL. NO. 22-22-BZ

Application of Michael Fuller Sirignano, Esq, [JJE33 Holdings, LLC, owner of record], 27 Old Oscaleta Road, South Salem, NY. The subdivision of the property and reconfiguration will create a zoning non-conformity with the existing solar field array. Section 220-12G(2)(a) states that such panels be located within the side or rear yards only, this modification will result in the array now being within the front yard; a variance is requested for the existing solar field array with a front yard location, as permitted per Article III Section 220-12G(2)(a) of the Town of Lewisboro Zoning Code.

The property is located on the north side of (#27) Old Oscaleta Road, South Salem, NY designated on the Tax Map as Sheet 0035, Block 11826 Lot 003, in an 4A, Four-Acre Residential District consisting of approximately 68.09 acres.

CAL. NO. 23-22-BZ

Application of Rini, James & Langel, Elizabeth, [Rini, James M. & Langel, Elizabeth M., owner of record], 15 Benedict Road, South Salem, NY for the following variance of the proposed addition to their existing, non-conforming structure and are requesting a side yard setback of 32' whereas 40' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the north side of (#15) Benedict Road, South Salem, NY designated on the Tax Map as Sheet 0033, Block 11155, Lot 010, in an R-2AC, Two Acre Residential District consisting of approximately 1.07 acres.

CAL. NO. 24-22-BZ

Application of David Milne [Henshaw, Richard T. & Elizabeth L., owner of record], 102 Mead Street, Waccabuc, NY for the following variance of the proposed garage and is requesting a side yard setback of 20.2' whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the applicant is proposing a detached garage and is requesting a total square footage of 1,155' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#102) Mead Street, Waccabuc, NY designated on the Tax Map as Sheet 0022, Block 10802, Lot 010, in an SCR-4AC, Four Acre Special Character Residential District consisting of approximately 3.53 acres.

III. CORRESPONDENCE & GENERAL BUSINESS

IV. NEXT MEETING

September 28, 2022

V. ADJOURN MEETING

(914) 763-3822
FAX (914) 875-9148
TTY 800-662-1220
Email: zoning@lewisborogov.com
www.lewisborogov.com



TOWN OF LEWISBORO
Zoning Department
79 Bouton Road
South Salem, NY 10590

TOWN OF LEWISBORO, WESTCHESTER COUNTY

ZONING DEPARTMENT

ZONING BOARD OF APPEALS – August 24, 2022

<u>APPLICANT</u>	<u>CAL #</u>	<u>PAGE(S)</u>
Mercer/Marschke	21-22-BZ	4 TO 16
Sirignano/ JJE33 Holdings LLC	22-22-BZ	17 TO 19
Rini	23-22-BZ	20 TO 24
Milne/Henshaw	24-22-BZ	25 TO 39

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: jfarrell@lewisborogov.com

Zoning Denial 7/15/2022

The Marschke Residence
31 East Ridge Rd, Waccabuc
0025-10803-062

The applicant is proposing a pool cabana/storage barn and is requesting total square footage of 1190' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

Jeff Farrell

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, August 24, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 21-22-BZ

Application of Darren P. Mercer, Architect, PLLC [Marschke, Brett A. & Rima T., owner of record], 31 East Ridge Road, Waccabuc, NY for the following variance of the proposed pool cabana/storage barn and is requesting total square footage of 1190' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

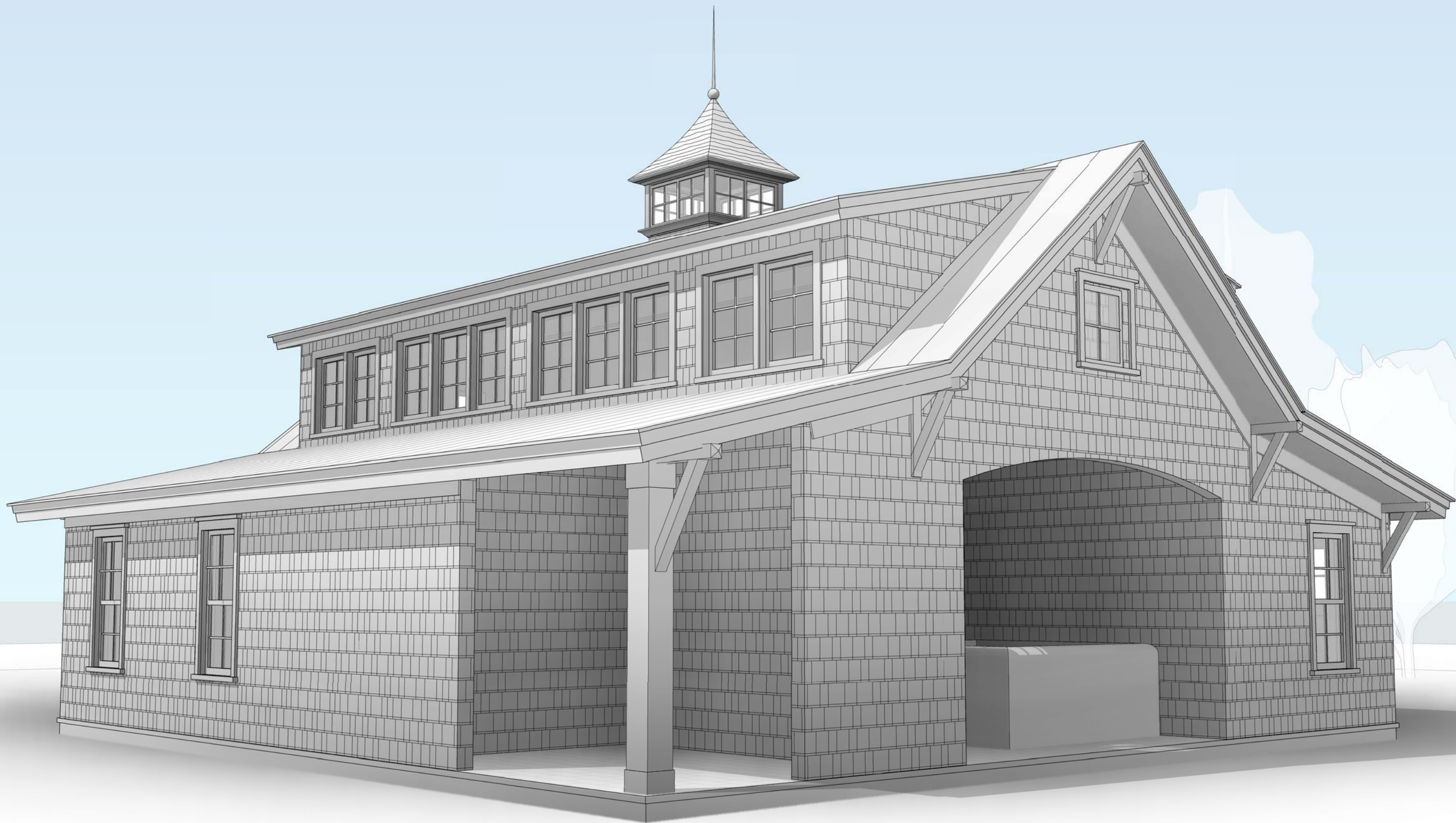
The property is located on the east side of (#31) East Ridge Road, South Salem, NY designated on the Tax Map as Sheet 0025, Block 10803, Lot 062, in an R-2AC, Two Acre Residential District consisting of approximately 3.70 acres.

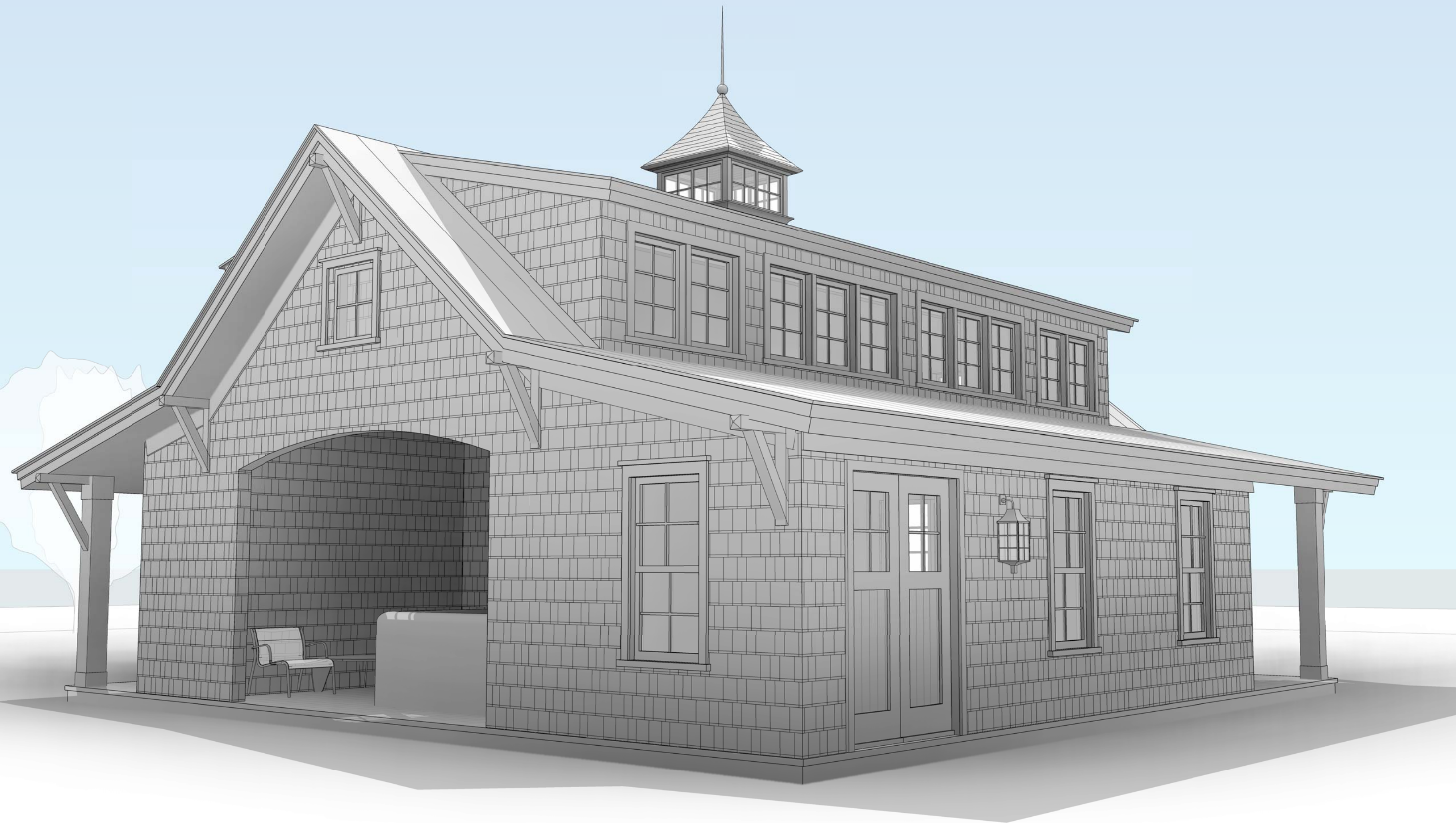
Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

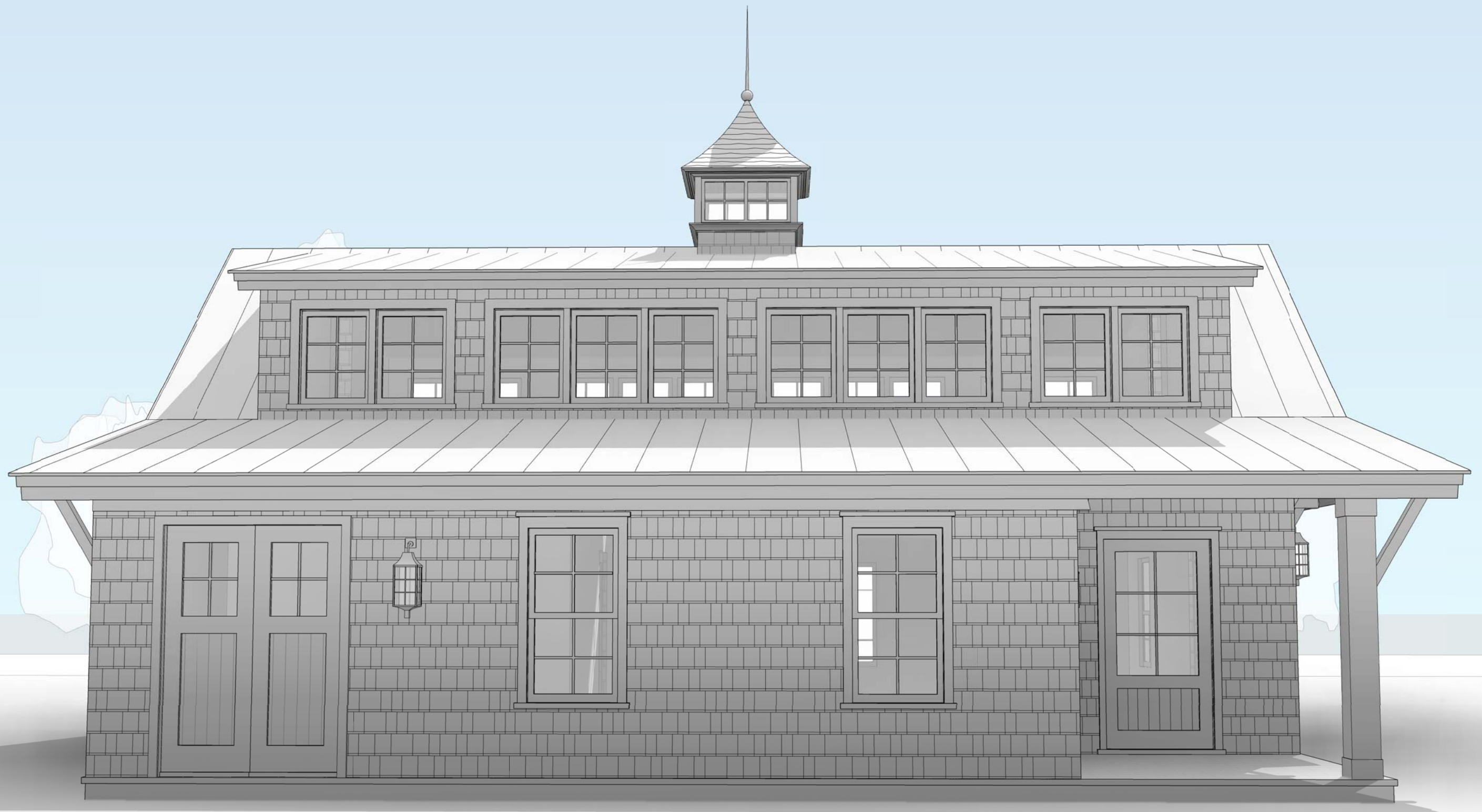
**Dated this 29th day of July 2022
in South Salem, New York**

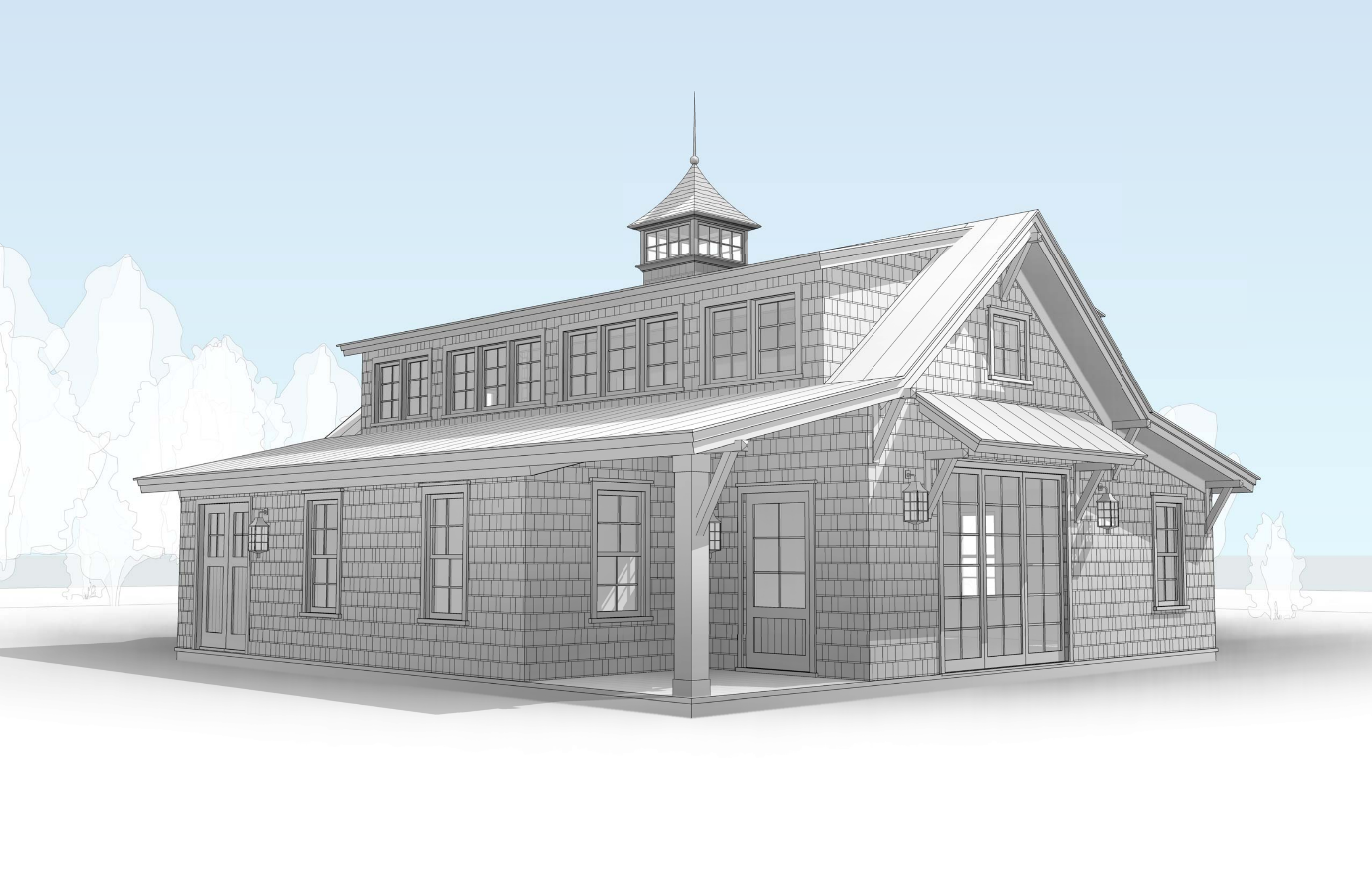
**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE, JR.
CHAIR**

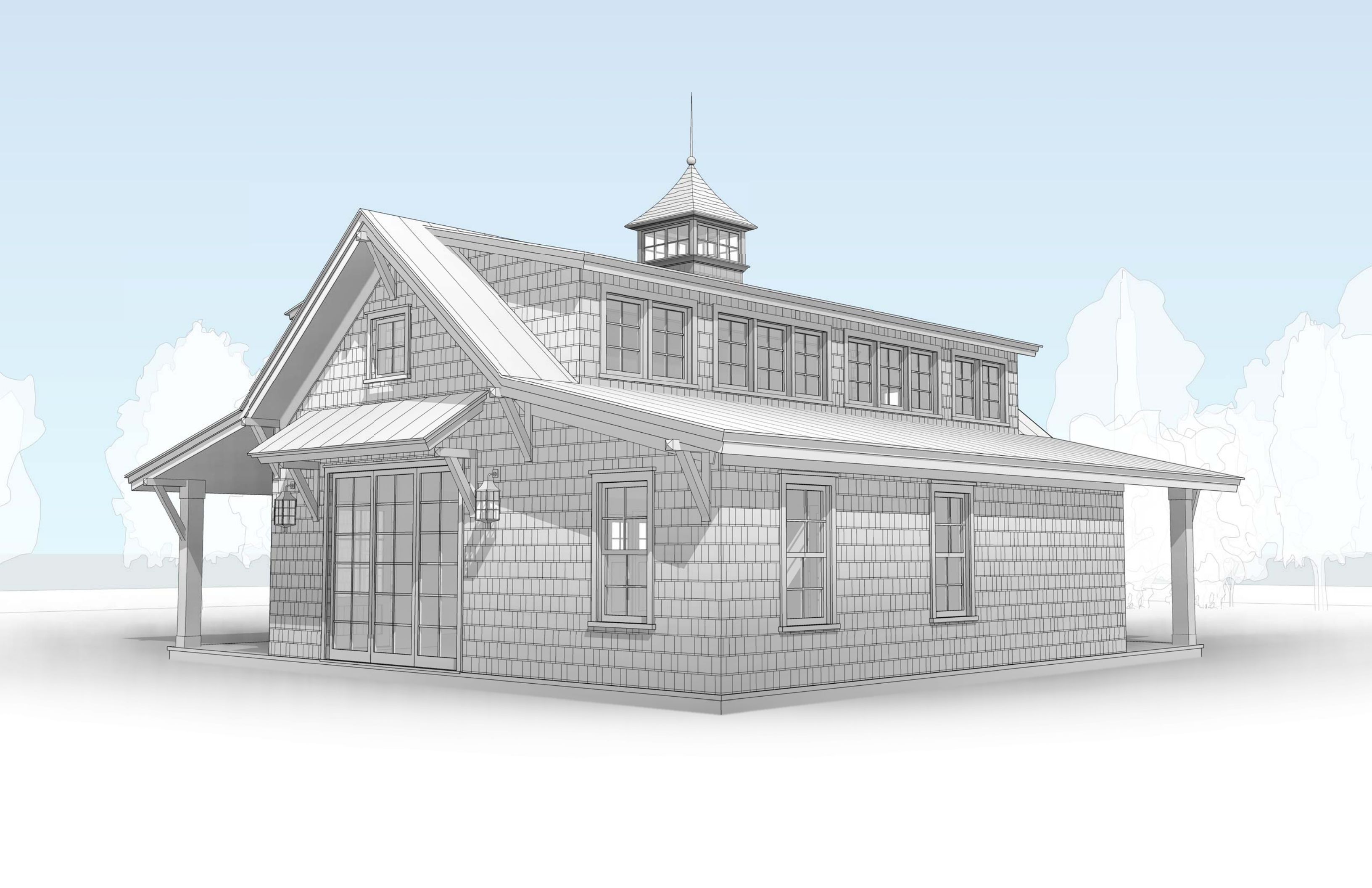
The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

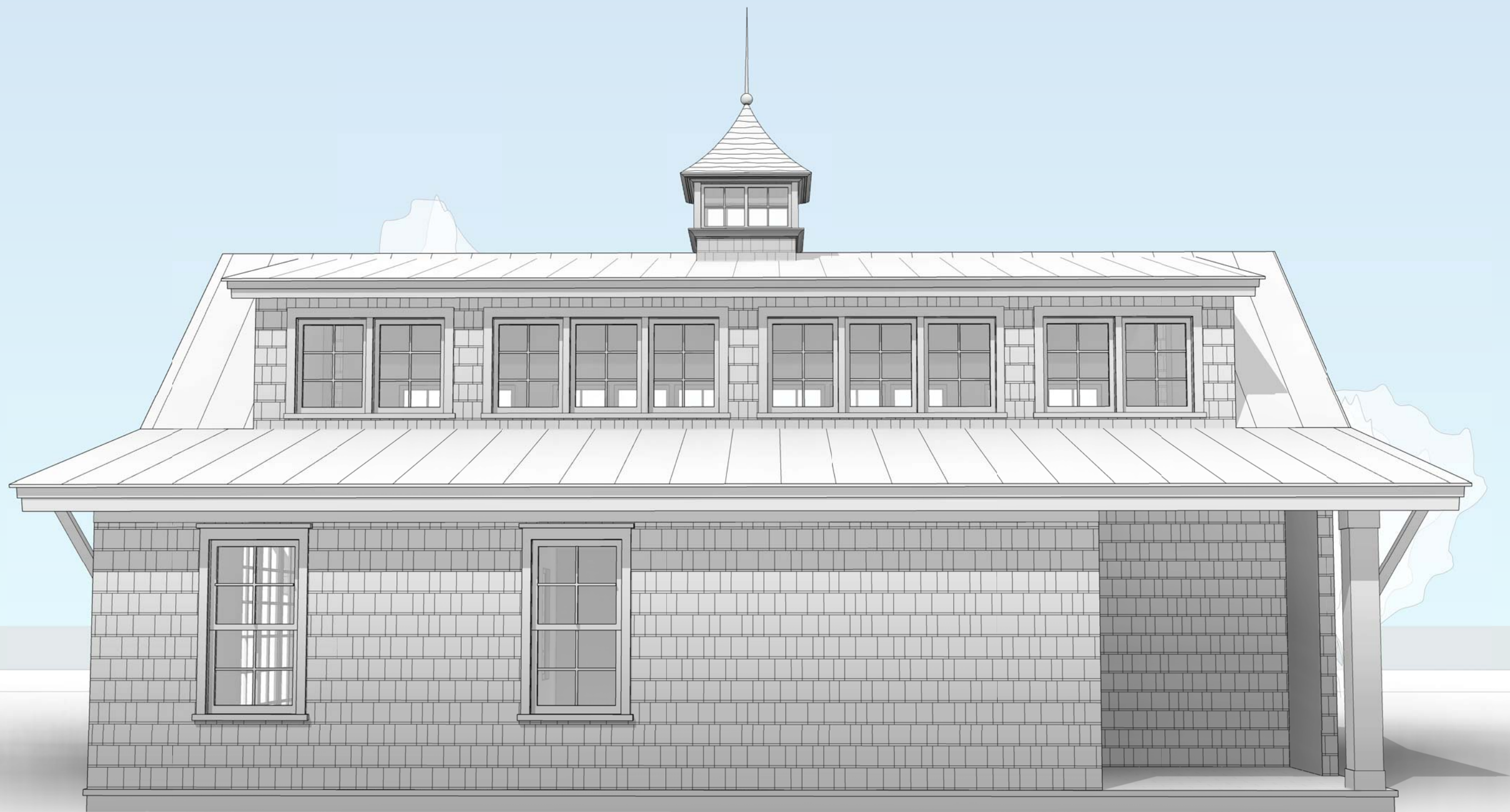


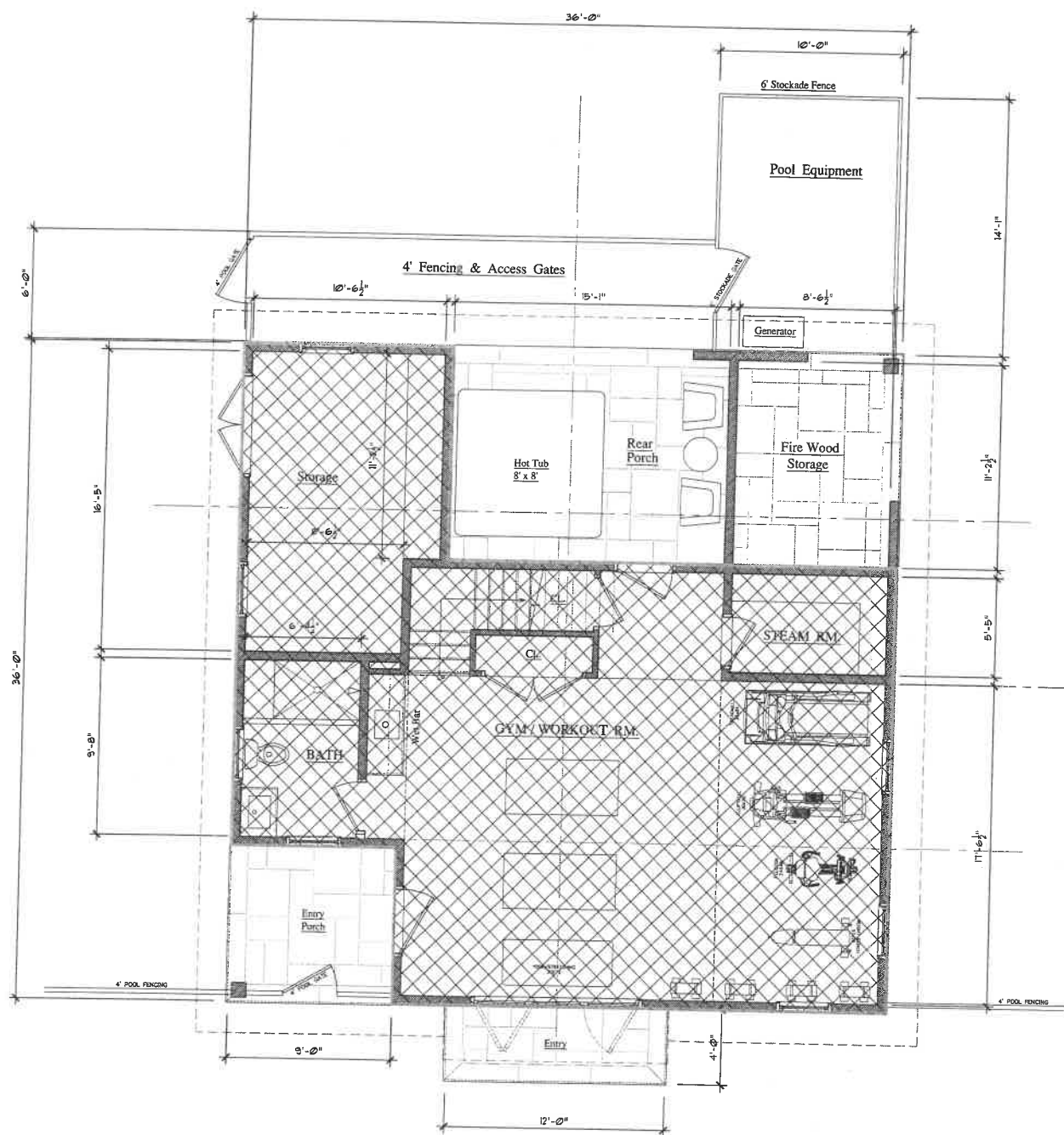






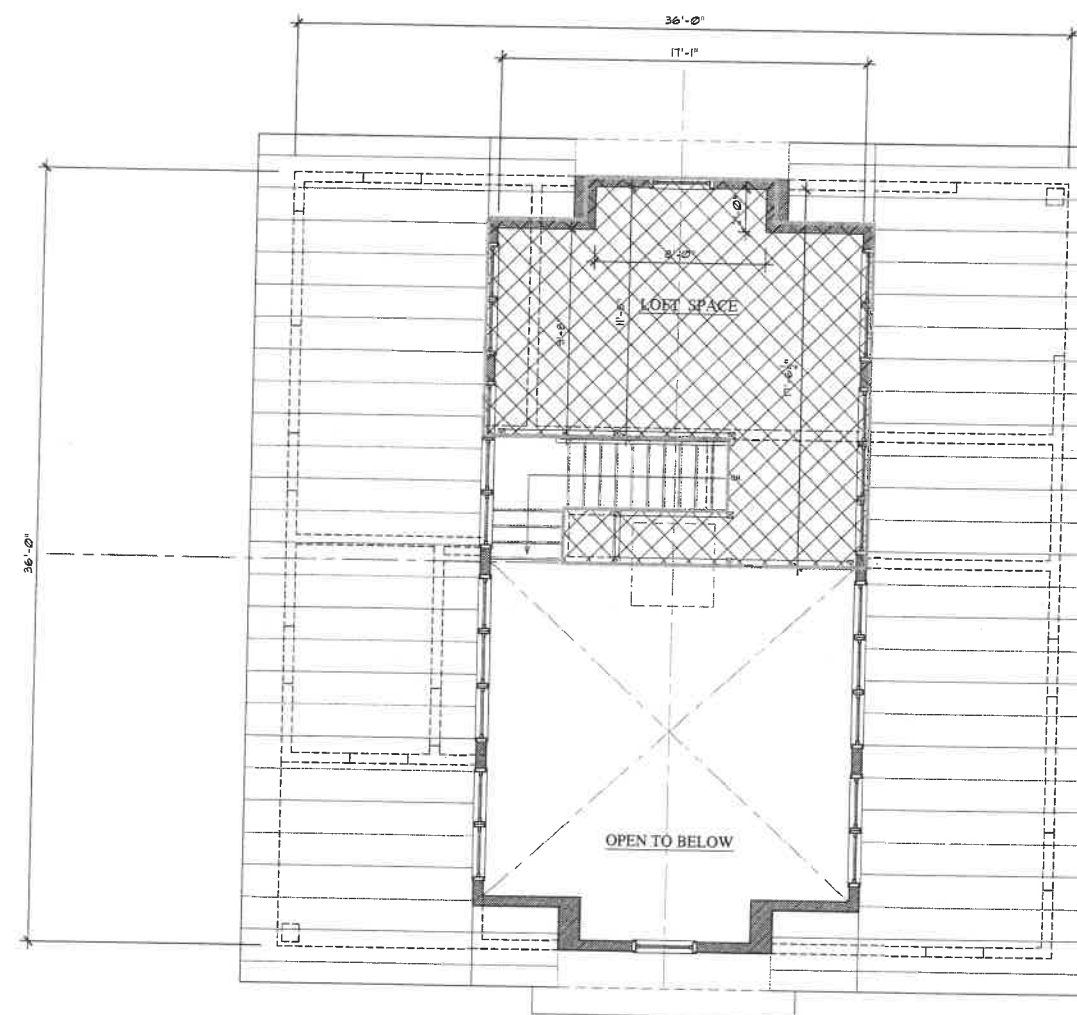






1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

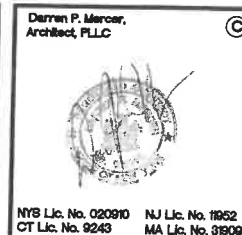
First Floor Area: 933 SF



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"

Loft Floor Area: 257 SF

First Floor Area: 933 SF
Loft Floor Area: 257 SF
Total Floor Area: 1,190 SF



Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmcercer@gmail.com

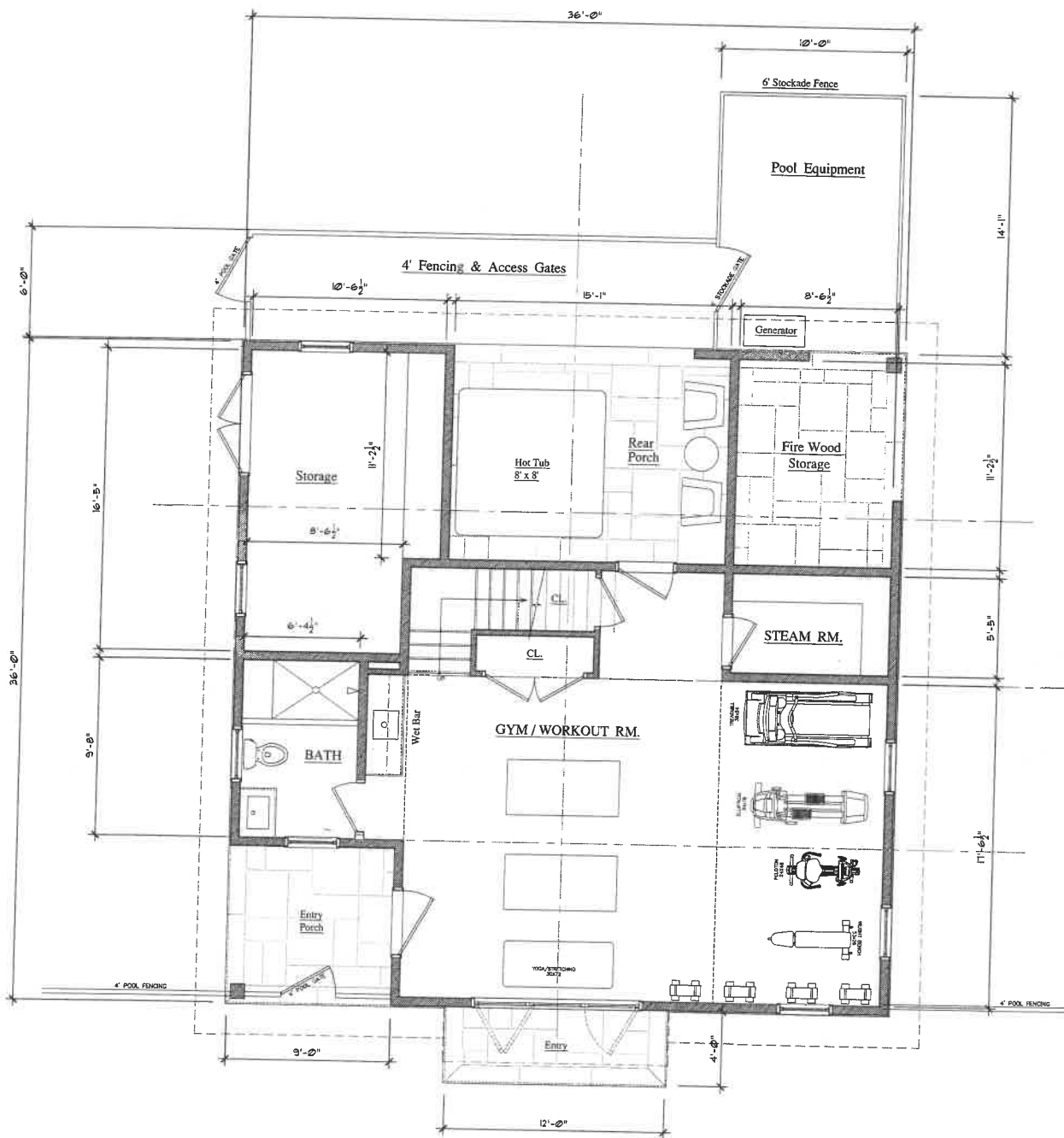
Cabana, Gym & Storage Barn
Marschke Residence
31 East Ridge Road
Waccabuc, NY

Revisions:		
△	Date:	Description:
	5-31-22	Design Devel. #1
	6-22-22	Bldg. Permit & ZBA

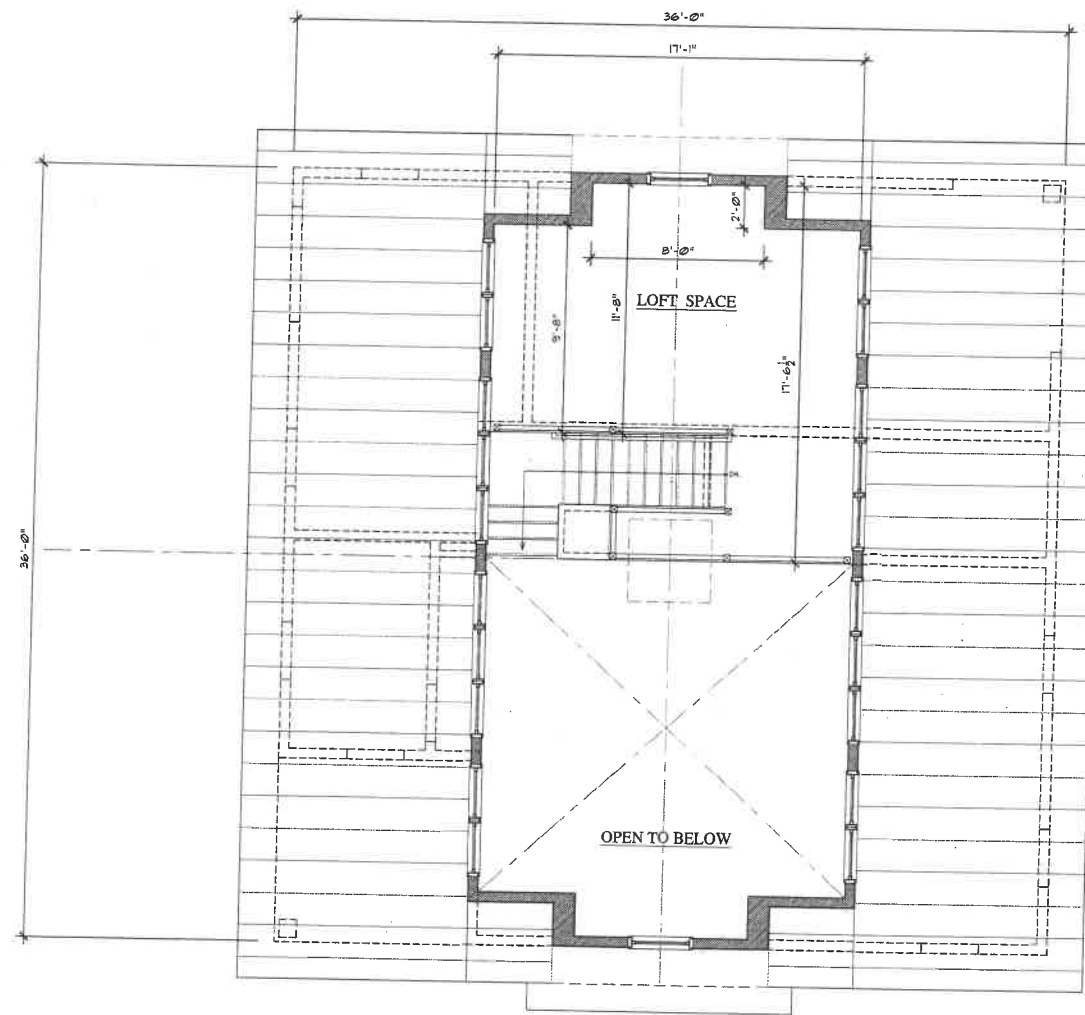
Drawing Title:
1st FLOOR PLAN
LOFT FLOOR PLAN

Date: 04-15-22
Scale: AS NOTED
Drawn: DPM
Rev:
Job#: 2202

A.1

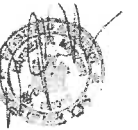


1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"

Darren P. Mercer,
Architect, PLLC



NY Lic. No. 020910 NJ Lic. No. 18952
CT Lic. No. 9243 MA Lic. No. 31900

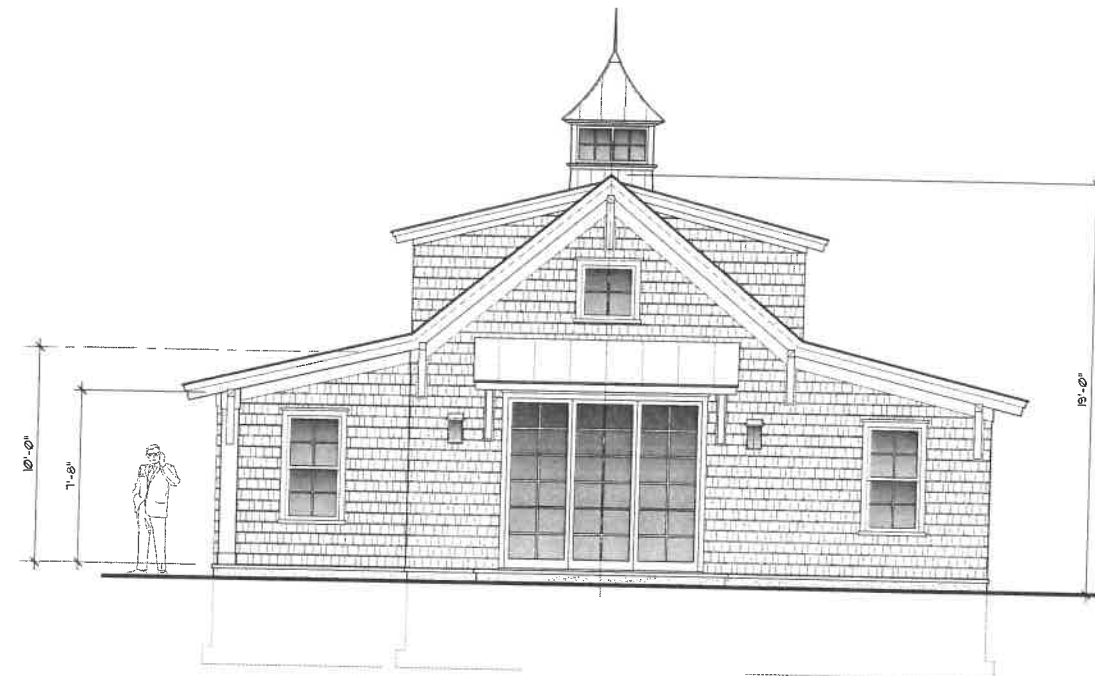
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darrenpmcerc@gmail.com

Cabana, Gym & Storage Barn
Marschke Residence
31 East Ridge Road
Waccabuc, NY

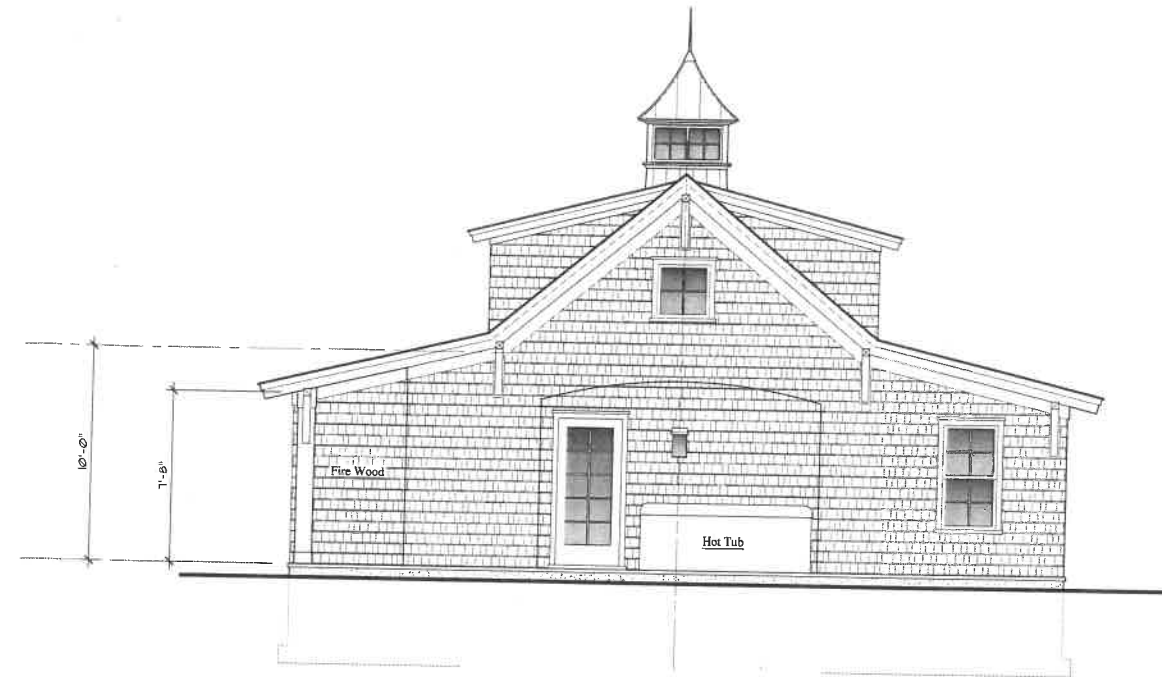
Revisions		
△	Date	Description
	5-31-22	Design Devel. #1
	6-22-22	5/10g, Permit & ZBA

Drawing Title:
1st FLOOR PLAN
LOFT FLOOR PLAN

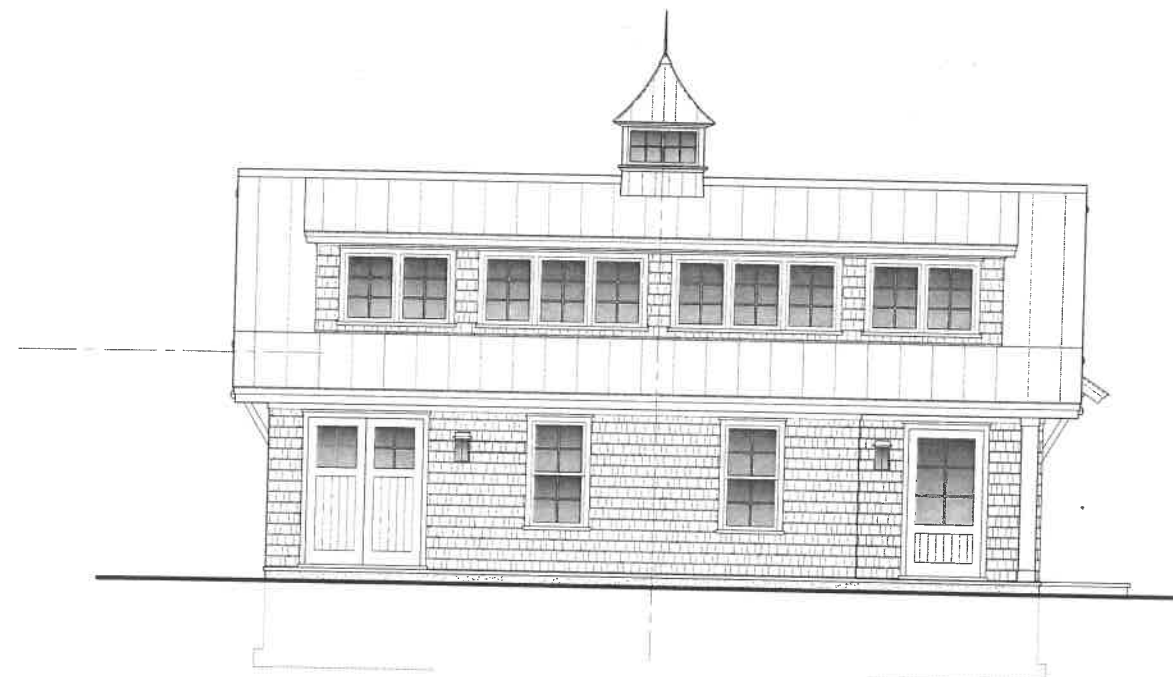
Date: 04-15-22 Marschke Barn
Scale: AS NOTED
Drawn: DPM
Rev: 2202
A.1



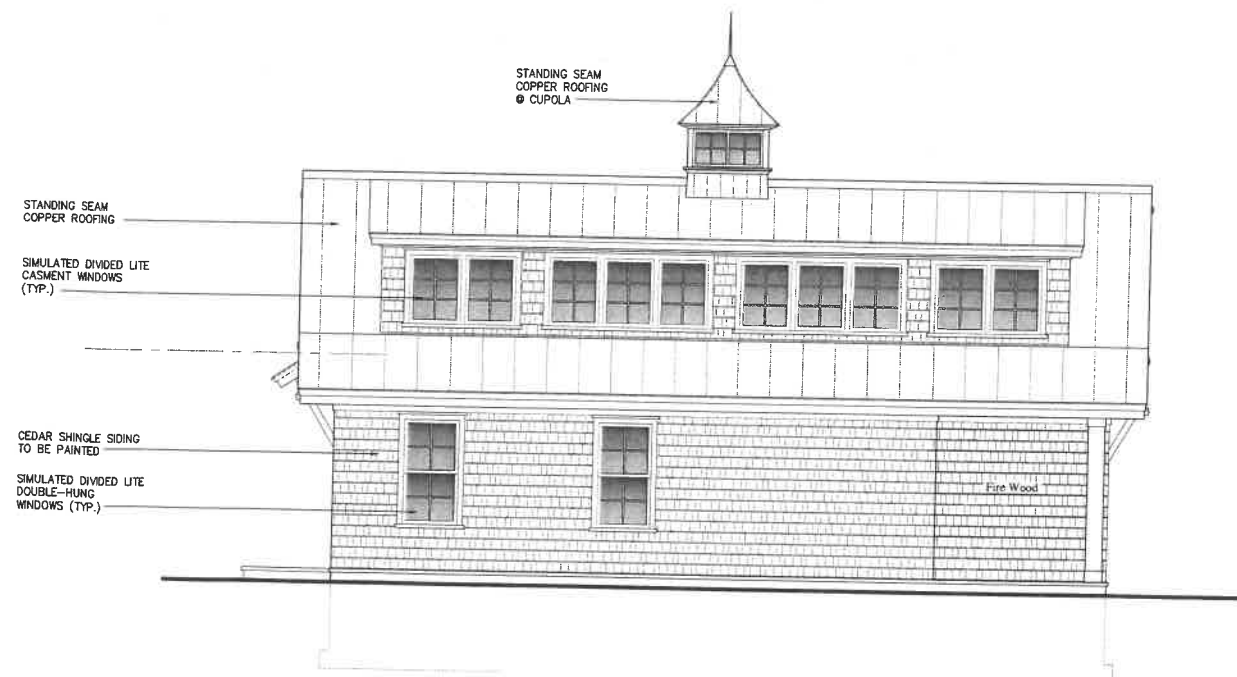
FRONT ELEVATION (West)
SCALE: 3/16" = 1'-0"



REAR ELEVATION (East)
SCALE: 3/16" = 1'-0"

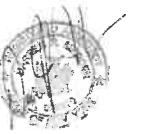


SIDE ELEVATION (North)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (South)
SCALE: 1/4" = 1'-0"

Darren P. Mercer,
Architect, PLLC



NY Lic. No. 020910 NJ Lic. No. 18952
CT Lic. No. 9243 MA Lic. No. 3809

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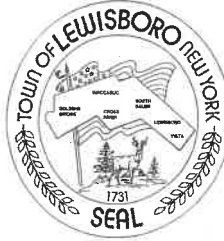
Cabana, Gym & Storage Barn
Marschke Residence
31 East Ridge Road
Waccabuc, NY

Revisions:		
△	Date:	Description:
	5-31-22	Design Devel. #1
	9-22-22	2nd Rev. Permitt. ZBA

Drawing Title:
**BUILDING
ELEVATIONS**

Date: 04-15-22 Marschke Barn
Scale: AS NOTED
Drawn: DPM
Rev: 2202
A.2

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: jfarrell@lewisborogov.com

July 11, 2022

Ms. Janet Andersen, Chair
Town of Lewisboro Planning Board

Re: Cal#10-22PB

JJE33 Holdings LLC-owner of record, 27 Old Oscaleta Rd., sheet 0035, block 11826, lots 3, 11, 12

Dear Ms. Andersen and Members of the Board,

I have reviewed the site plan from H. Stanley Johnson and Company Land Surveyors dated 5/16/22, as well as the memo from Jan K. Johannessen, AICPI and Joseph M. Cermele, P.E. dated 6/16/2022. I agree with the comments from our Town Consulting Professionals and will not repeat them here. I believe all zoning related items have been addressed except for comment #4 regarding the solar panel. I have the following comments:

1. The subdivision of the property and reconfiguration will create a zoning non-conformity with the existing solar field array. Section 220-12G(2)(a) states that such panels be located within the side or rear yards only. This modification will result in the array now being within the front yard.
2. Both divided parcels appear to be zoning compliant, aside from the previously mentioned solar fields. All area requirements appear to be adhered to according to the proposed site plan.
3. Based on recent permits and certificates none of the other existing or proposed structures will create a zoning non-conformity.
4. This property has no expired permits or violations.

Please do not hesitate to contact me with any questions.

Sincerely,

Jeff Farrell
Acting Building Inspector

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

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CAL. NO. 22-22-BZ

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The property is located on the north side of (#27) Old Oscaleta Road, South Salem, NY designated on the Tax Map as Sheet 0035, Block 11826 Lot 003, in an 4A, Four-Acre Residential District consisting of approximately 68.09 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 3rd day of August 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.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH

Mount Kisco, New York
Approved pursuant to Chapter 873, Article X, Sections 873.951, 873.1001 and Articles VII and VIII of the Westchester County Sanitary Code, subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any assurances, changes, additions or alterations of any kind except the addition of signatures of town approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.

Approved by the Assistant Commissioner of Health Date
on behalf of the Department of Health

Property shown hereon is subject to the Rules and Regulations for the Protection from Contamination of the New York City Water Supply and its Sources.

Approved by Resolution of the Town of Lewisboro Planning Board

Chair Date

Administrator Date

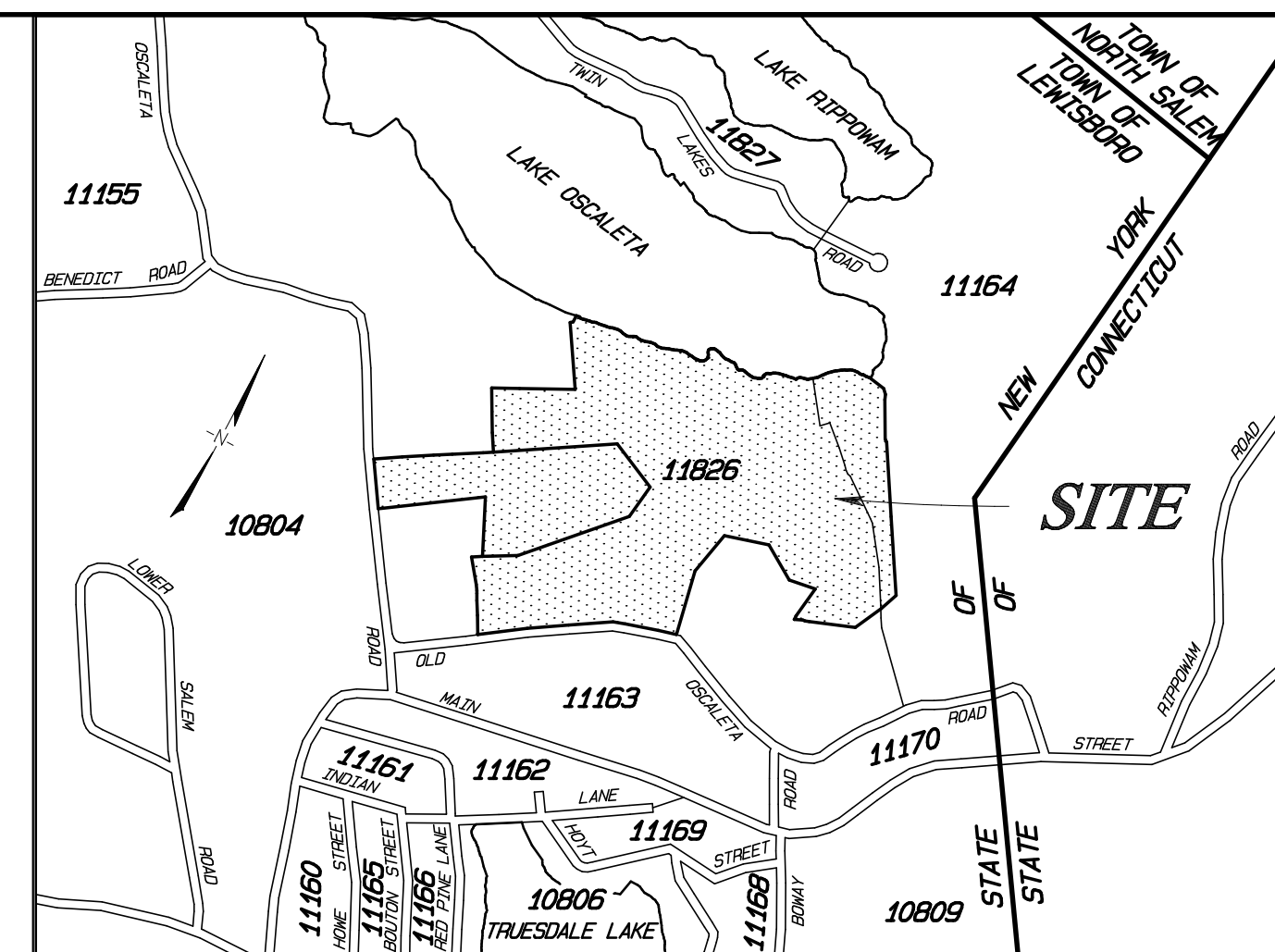
LAND AREA SCHEDULE

LOT No.'S	EXISTING AREAS	PROPOSED AREAS:	
		PARCEL 1	PARCEL 2
PARCEL A F.M. 29401	68.098 Ac	59.399 Ac	8.699 Ac
SHEET BLOCK LOT			
35 11826 11	1.536 Ac	-	1.536 Ac
35 11826 12	3.685 Ac	-	3.685 Ac
TOTAL AREA	73.319 Ac	59.399 Ac	13.920 Ac

The undersigned owners of the property shown hereon, are familiar with this drawing and its contents, and hereby approves same for filing.

Owner: Paul Zukowsky, Manager
JJE33 Holdings, LLC
M. Management Partners,
888 7th Ave, 4th Floor
New York, NY 10016

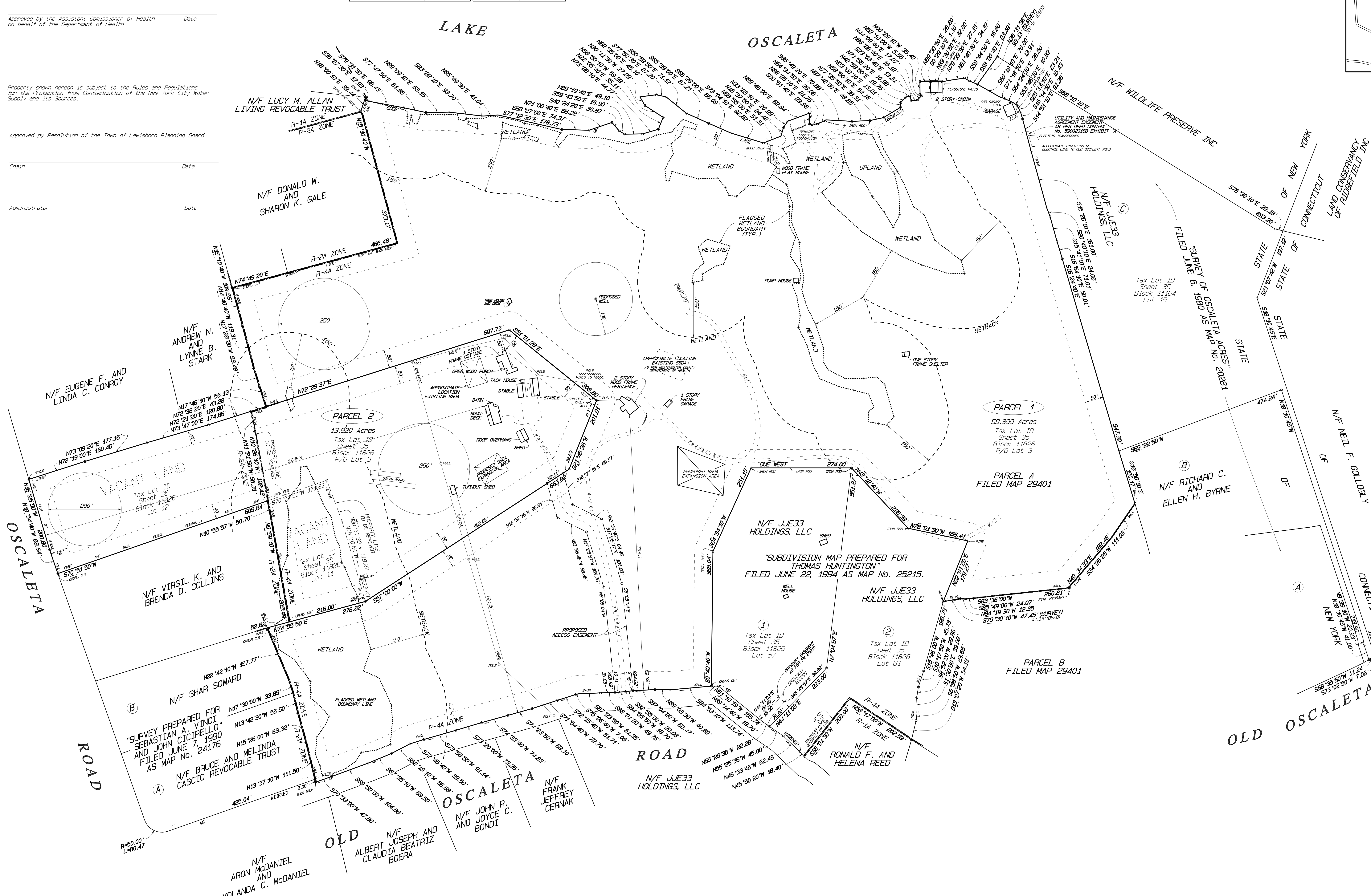
Date



LOCATION MAP
SCALE: 1"=1000'

Notes:

- Premises shown hereon located in the P-4A (Four Acre Residential) and the P-2A (Two Acre Residential) zone in the Town of Lewisboro.
- Premises shown hereon known and designated as:
Sheet 35 Block 11826 part of Lot 3
Sheet 35 Block 11826 Lot 11
Sheet 35 Block 11826 Lot 12
Sheet 35 Block 11164 part of Lot 2
on the Town of Lewisboro Tax Maps.
- Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
- Unauthorized alterations or additions to this drawing is a violation of Section 1209 (2) of the New York State Education Law.
- Wetland Flagged in field February 27, 2009 by:
Paul J. Jaernig
Wetlands and Soils Consulting
P.O. Box 1071
Rugbyfield CT 06877
203-438-9953
- Wetland and buffer areas exist on the subject property that have not been located or shown.
- The purpose of this map is to subdivide Parcel "A" F.M. 29401 into Parcel 1 and Parcel 2 and combine Lot 11 and 12 in Block 11826 into Parcel 2.
- Lots that are not part of this lot line change:
Sheet 35 Block 11826 Lot 57
Sheet 35 Block 11826 Lot 61
Sheet 35 Block 11164 Lot 15
- Additional interior trails and stone walls not located.
- Lot 15 in Block 11164 (Lot "C" Filed Map 20281) rotated 2°52'50" to the right to be in accordance with this plat.



**BULK ZONING TABLE
R-4A RESIDENTIAL ZONE**

	REQUIRED	EXISTING Parcel 1 "A" Filed Map 29401	PROPOSED AREAS	
			PARCEL 1	PARCEL 2
Lot Area:	4 Ac. Min.	68.098 Ac	59.399 Ac	13.920 Ac
Lot Width/Circle	250' Min.	>250'	>250'	>250'
Yard Setbacks				
Front				
From Street Center Line	75' Min.	>75'	>75'	>75'
From Front Lot Line	50' Min.	621.5'	753.5'	1,248'
Side	50' Min.	11.8'	11.8'	50.0'
Rear	50' Min.	~2.9'	~2.9'	50.0'
Building Height (Main Residences)				
Stories	2 1/2 Sty. Max.	2	2	1
Feet	35' Max.	<35'	<35'	<35'
Building Coverage Allowed	6% Max.	6%	6%	6%
Building Coverage	6% Max.	0.27%	0.14%	0.76%

* 2 Story Cabin 2.9' Over Rear Property Line

H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.
42 SMITH AVENUE P.O. BOX 93
MT. KISCO, N.Y. 10549
TEL. 914-241-3872
FAX. 914-241-0438

Reviewed for compliance with the Planning Board Resolution.

Joseph M. Carmelo, P.E.
Roland Sessions Consulting
Town Consulting Engineer

Date

Engineer: Matthew J. Gironda, P.E. License No. 096030
Ripco Associates, LLP
293 Route 100 Somers
Suite 203
Somers, NY 10589

Date

REVISED: JULY 7, 2022
REVISED: JUNE 28, 2022
We, H. Stanley Johnson and Company, Land Surveyors, P.C., the
surveyors who made this map, do hereby certify that the survey
upon which this map is based was completed November 3, 2021
and that this map was completed May 16, 2022.



BY: *Robert S. Johnson*
NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
ROBERT S. JOHNSON, P.L.S.

**FINAL
LOT LINE CHANGE PLAT
PREPARED FOR
JJE33 HOLDINGS, LLC**

SITUATE IN THE

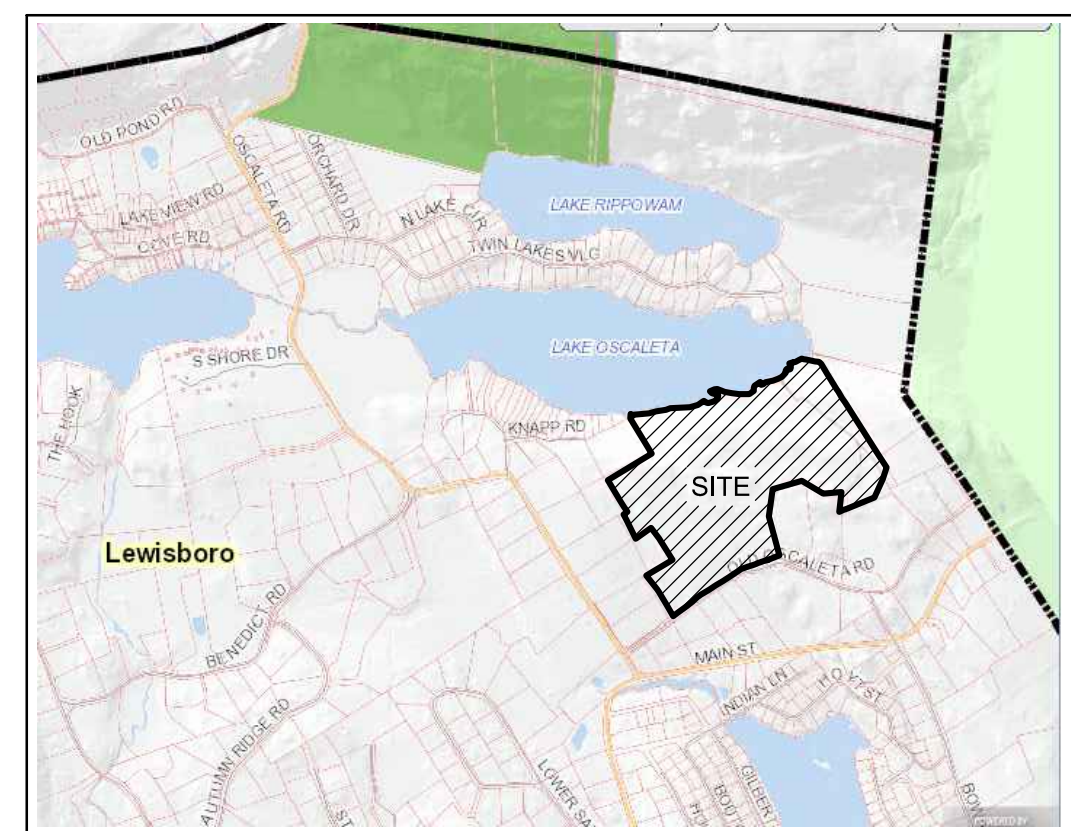
Being Lot A as shown on a certain map entitled "Lot Line Change
Plat Prepared For JJE33 Holdings, LLC and JJE33, LLC, etc." said
map filed in the Westchester County Clerk's Office, Division of
Land Records, March 16, 2020 as Map No. 29401, and Tax Lots
Sheet 35 Block 11826 Lots 11 and 12 from the Town of Lewisboro
Tax Maps.

**TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK**

SCALE: 1"=100'

0 100 200 300

SHEETS 271 and 272 BLOCKS 11826 and 11164
IN COUNTY INDEX SYSTEM

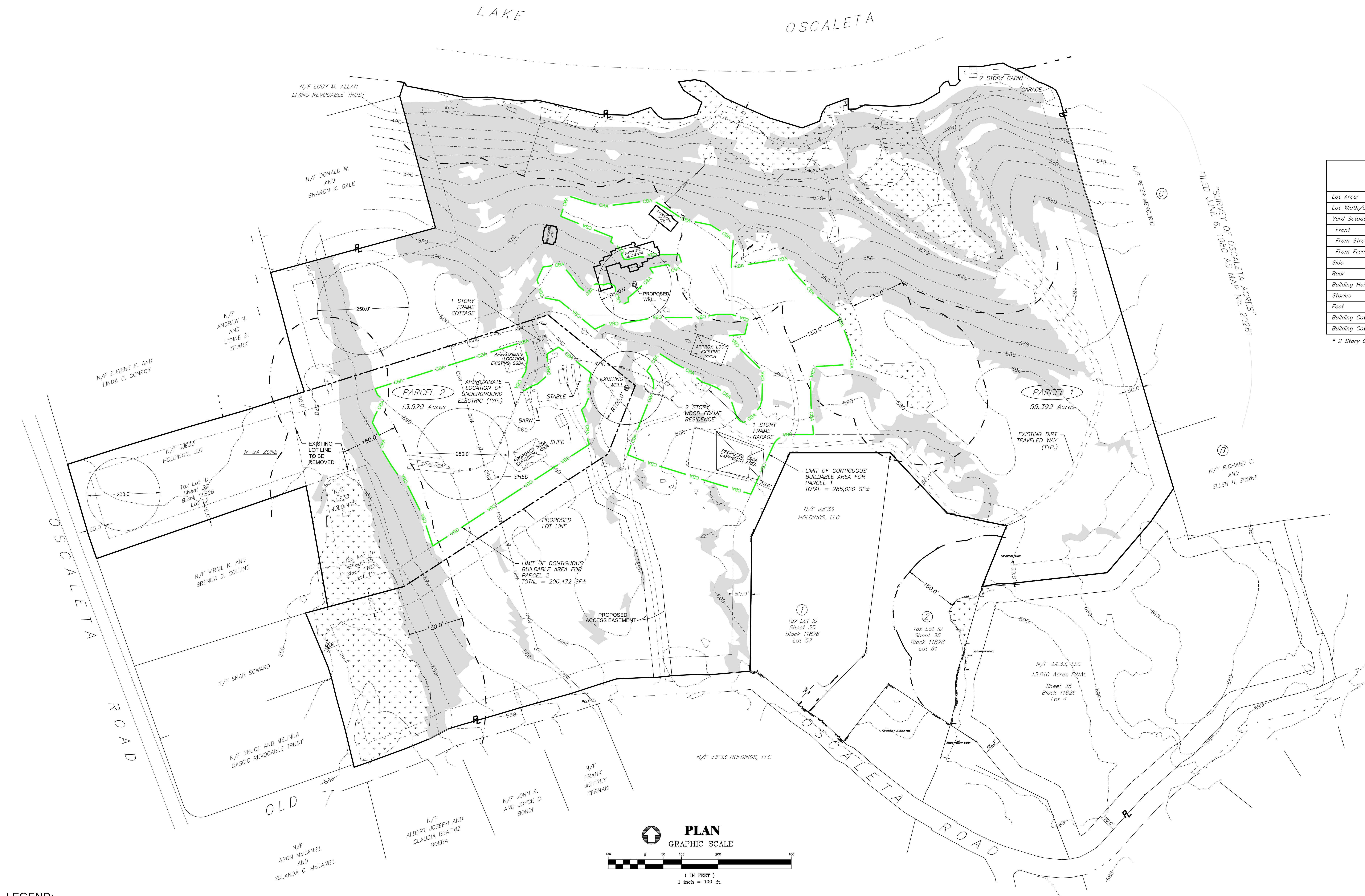


LOCATION MAP
NTS

BULK ZONING TABLE
R-4A RESIDENTIAL ZONE

	REQUIRED	EXISTING Parcel "A" Filed Map 29401	PROPOSED AREAS	
Lot Area:	4 Ac. Min.	68.098 Ac	PARCEL 1	PARCEL 2
Lot Width/Circle	250' Min.	>250'	59.399 Ac	13.920 Ac
Yard Setbacks				
Front				
From Street Center Line	75' Min.	>75'	>75'	>75'
From Front Lot Line	50' Min.	621.5'	753.5'	1,248'
Side				
50' Min.	11.8'	11.8'	50.0'	50.0'
Rear				
50' Min.	-2.9'	-2.9'	50.0'	50.0'
Building Height (Main Residences)				
Stories	2 1/2 Sty. Max.	2	2	1
Feet	35' Max.	<35'	<35'	<35'
Building Coverage Allowed				
6% Max.	6%	6%	6%	6%
Building Coverage				
6% Max.	0.27%	0.14%	0.76%	

* 2 Story Cabin 2.9' Over Rear Property Line



LEGEND:

- EXISTING 10' CONTOUR
- EXISTING STONE WALL
- PROP. RESIDENCE
- EXISTING SDA
- PROP. WELL
- WETLAND BOUNDARY
- 100' WETLAND SETBACK
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING OVERHEAD SERVICE WIRES
- CONTINUOUS BUILDING AREA
- SLOPES 15% AND GREATER

HEALTH DEPARTMENT SEPTIC SCHEDULE

LOT NO.	LOT AREA (AC.)	TEST PIT DESCRIPTION	SDS AREA (S.F.)	% SLOPE OF S.D.A.	PERC RATE MIN./IN.	G.W. ELEV.	IMPERV. LAYER ELEV.	LF OF FIELDS		BANK RUN FILL		CURTAIN DRAIN		REMARKS
								4 BORRM	ADDITIONAL BORRM	DEPTH (FT)	VOLUME (CY)	DEPTH (FT)	LINEAL (FT)	
PARCEL 1	59.399	TOPSOIL OVER MODERATELY COMPACTED MEDIUM TO FINE SANDS	14,400	+/- 7.0	8-10	>7"	>7"	245'	125'	N/A	N/A	N/A	N/A	EXISTING 4-BEDROOM RESIDENCE, NO RECORDS FOUND ON EXISTING OWTS. PUMP TO EXPANSION AREA MAY BE REQUIRED.
PARCEL 2	13.920	TOPSOIL OVER MODERATELY COMPACTED FINE MEDIUM SANDY LOAM OVER MODERATELY COMPACTED MEDIUM TO COARSE SANDS	6,500	+/- 7.8	11-15	>7"	>7"	339'	70'	N/A	N/A	N/A	N/A	NO RECORDS FOUND FOR EXISTING COTTAGE, PUMPING TO EXPANSION AREA MAY BE REQUIRED.

* DESIGN DATA INFORMATION INFORMATION REFERS TO: FIELD TESTING WITNESSED BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT AND NYCDOP ON 5/5/16, 5/4/22, AND 6/8/22.

SITE DATA

- TOTAL AREA OF PARCEL: 68.098Ac ±
- OWNER: JUE33 HOLDINGS, LLC
PAUL ZUKOWSKY MANAGER
ML MANAGEMENT PARTNERS
888 7TH AVE. 4TH FLOOR
NEW YORK, NY 10016
- ZONING DISTRICT: R-4A / R-2A RESIDENTIAL
- TAX I.D. #: SEC. 35, BLOCK 11826, P/O LOT 3
SEC. 35, BLOCK 11826, LOT 11
SEC. 35, BLOCK 11826, LOT 12
SEC. 35, BLOCK 11164, P/O LOT 2
- SURVEY BY: H. STANLEY JOHNSON, CO.
42 SMITH AVE.
MT. KISCO, N.Y.
LAST UPDATED JUNE 28, 2022
- WETLAND BOUNDARIES FLAGGED BY: PAUL J. JACIRING
DATED: FEBRUARY 27, 2009

DATE: DESCRIPTION BY/CK DATE: DESCRIPTION BY/CK

STATE OF NEW YORK
COUNTY OF WESTCHESTER
JUE33 HOLDINGS, LLC SUBDIVISION
27 OLD OSCALETA ROAD
TOWN OF LEWISBORO, WESTCHESTER COUNTY

B
BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE: 7-6-2022
SCALE: 1" = 100'
FILE: ---
DSGN: MG
CHK: ---
DRN. BY: AW
SHT NO. 1 OF 1
DWN. NO. **IPP-1**

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE PROFESSIONAL SEAL OF THE NEW YORK STATE ENGINEERING BOARD. ANY VIOLATION WILL BE REPORTED TO THE APPROPRIATE AUTHORITIES.

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: jfarrell@lewisborogov.com

Zoning Denial 7/19/2022

Rini Residence
15 Benedict Rd, South Salem
0033-11155-010

The applicant has proposed an addition to their existing, non-conforming structure and are requesting a side yard setback of 32' whereas 40' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

Jeff Farrell

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, August 24, 2022, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 23-22-BZ

Application of Rini, James & Langel, Elizabeth, [Rini, James M. & Langel, Elizabeth M., owner of record], 15 Benedict Road, South Salem, NY for the following variance of the proposed addition to their existing, non-conforming structure and are requesting a side yard setback of 32' whereas 40' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the north side of (#15) Benedict Road, South Salem, NY designated on the Tax Map as Sheet 0033, Block 11155, Lot 010, in an R-2AC, Two Acre Residential District consisting of approximately 1.07 acres.

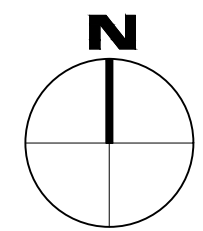
Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals, 79 Bouton Road, South Salem, New York during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 27th day of July 2022
in South Salem, New York**

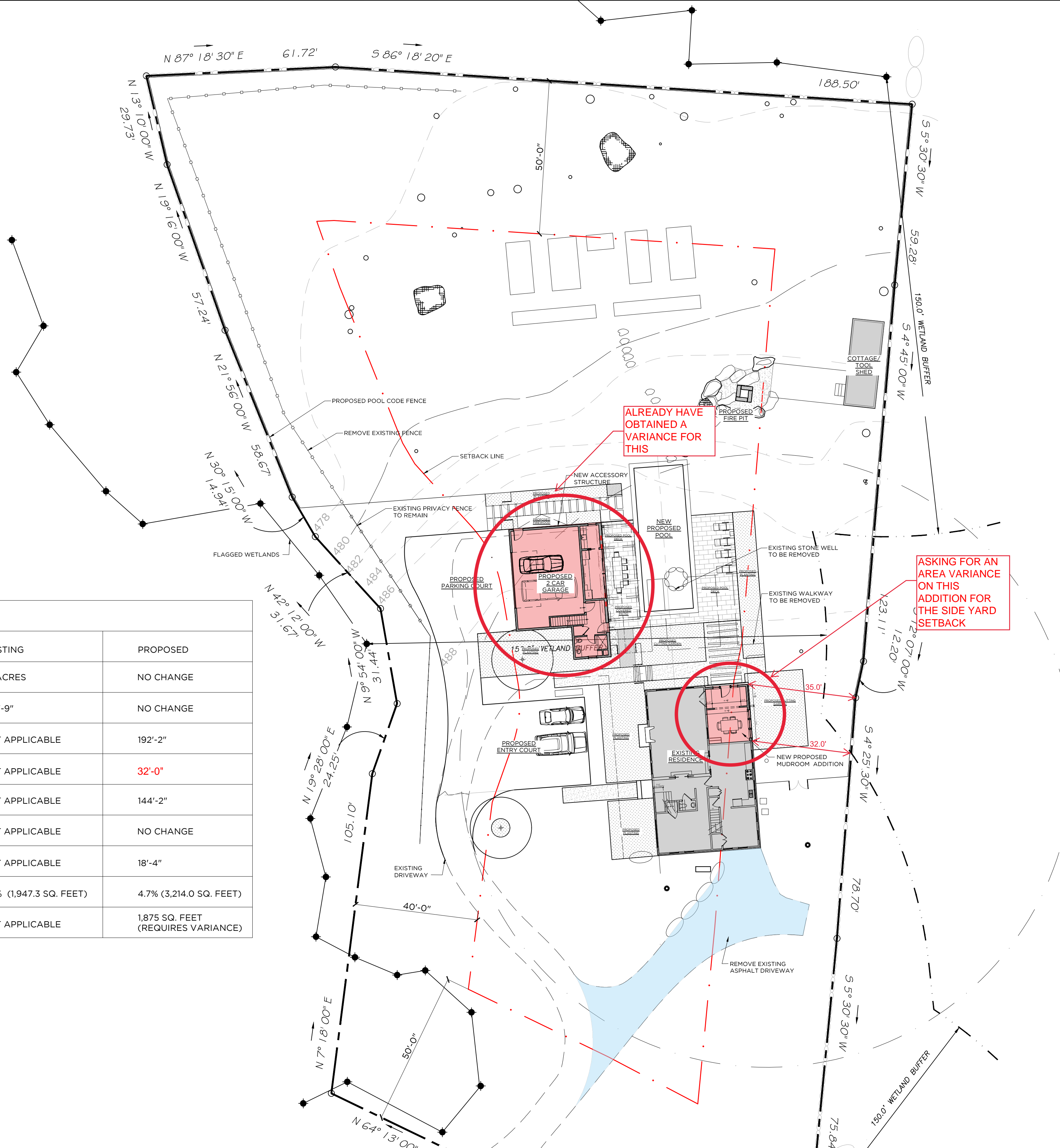
**ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
By: ROBIN PRICE, JR.
CHAIR**

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.

CODE / ZONING INFORMATION			
ZONING: R-2A	REQUIRED OR ALLOWED	EXISTING	PROPOSED
LOT AREA	2 ACRE	1.5 ACRES	NO CHANGE
LOT WIDTH	200'-0" MINIMUM	249'-9"	NO CHANGE
FRONT YARD SETBACK	50'-0" MINIMUM	NOT APPLICABLE	192'-2"
SIDE YARD SETBACK	40'-0" MINIMUM	NOT APPLICABLE	32'-0"
REAR YARD SETBACK	50'-0" MINIMUM	NOT APPLICABLE	144'-2"
BUILDING HEIGHT (PRINCIPAL BUILDING)	35'-0"	NOT APPLICABLE	NO CHANGE
BUILDING HEIGHT (ACCESSORY BUILDING)	20'-0"	NOT APPLICABLE	18'-4"
BUILDING COVERAGE	9% (6,060.2 SQ. FEET)	2.8% (1,947.3 SQ. FEET)	4.7% (3,214.0 SQ. FEET)
GROSS FLOOR AREA MAX. (ACCESSORY)	600 SQ. FEET	NOT APPLICABLE	1,875 SQ. FEET (REQUIRES VARIANCE)



SCHEMATIC OVERALL SITE PLAN

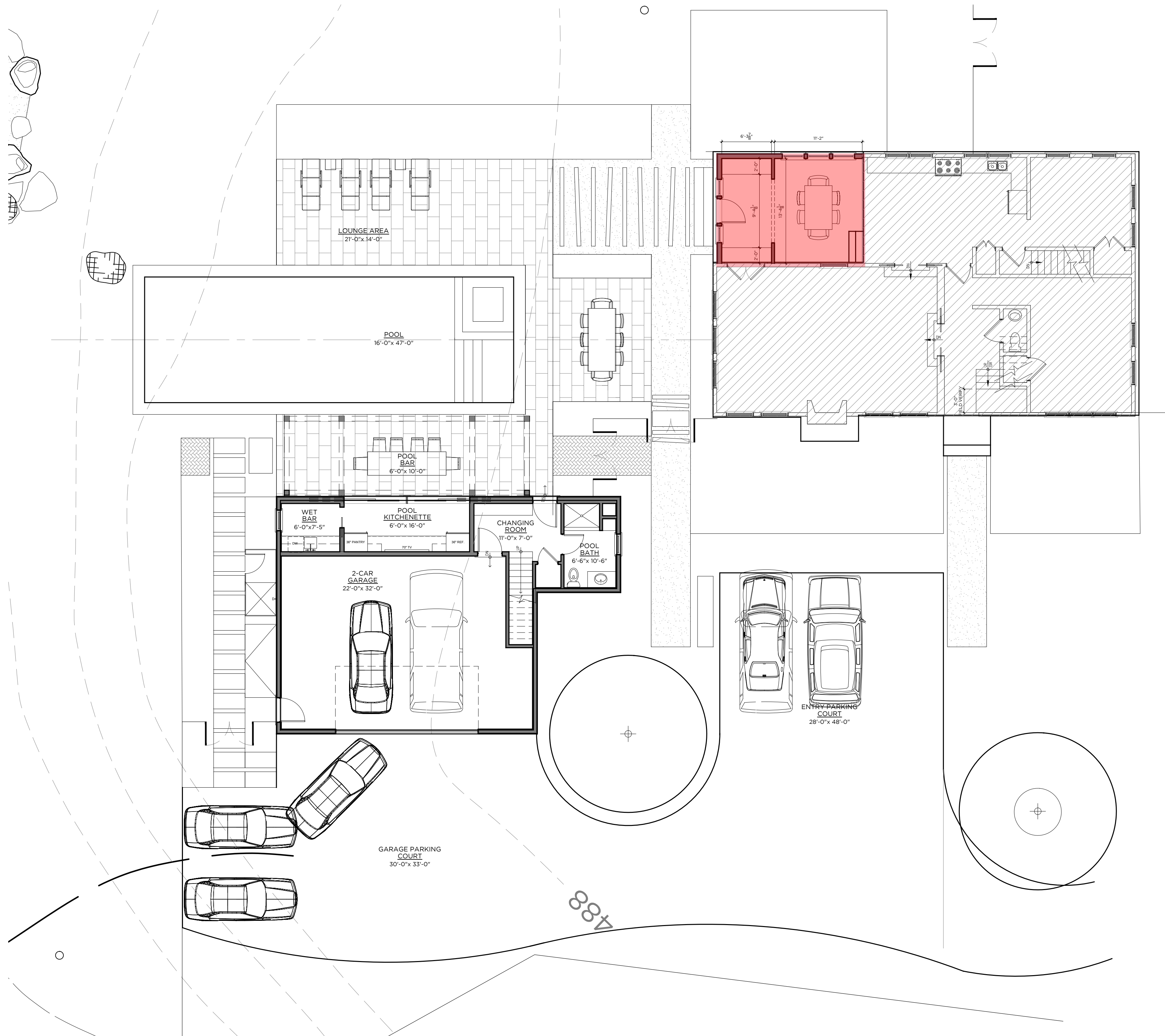


SURVEY INFORMATION:
PREPARED BY:
DAVID L. ODELL, P.L.S.
LAND SURVEYING COMPANY
123 CUSHMAN ROAD
PATTERSON, N.Y. 12563
845.225.0106

WETLAND INFORMATION:
WETLAND FLAGGING SHOWN HEREON (WL-A1 ETC...) AS PER
PAUL J. JAENNIG, WETLANDS AND SOILS CONSULTING AND
LOCATED IN THE FIELD ON JUNE 27, 2017

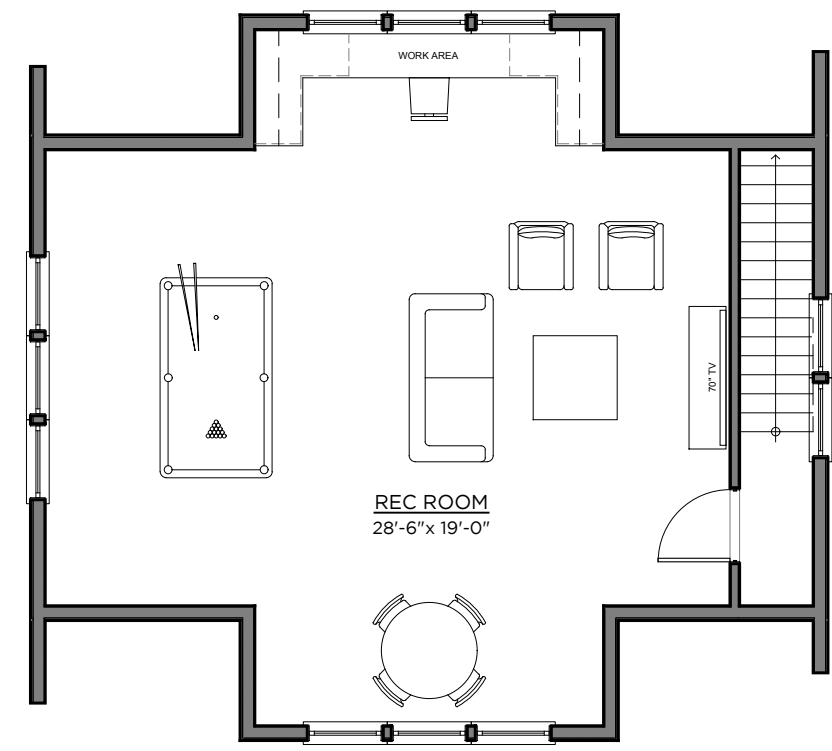
KEY:
EXISTING STRUCTURE
PROPOSED STRUCTURE
ASPHALT REMOVAL

1" = 20'-0"



PROPOSED GARAGE AND MUDROOM

1/8" = 1'-0"



SECOND FLOOR

1/8" = 1'-0"



GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

RINI RESIDENCE

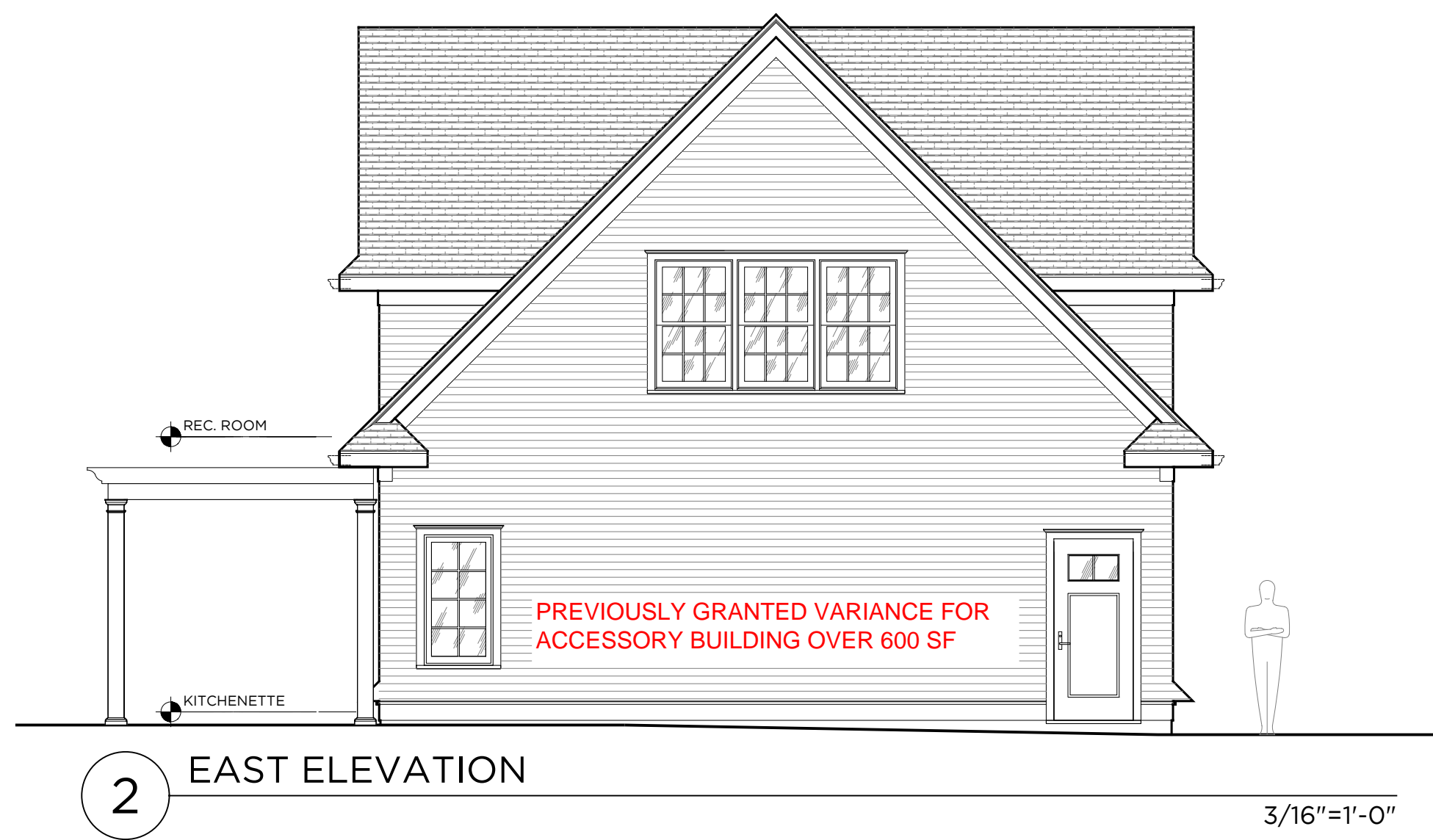
15 BENEDICT ROAD
SOUTH SALEM, NY

04.07.2022

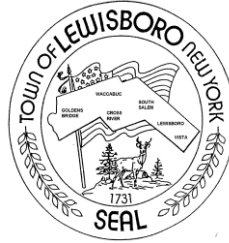
DRAWING NO.:

A1

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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: jfarrell@lewisborogov.com

Zoning Denial 6/27/2022

The Henshaw Residence
102 Mead St, South Salem
0022-10802-010

The applicant is proposing a garage and is requesting a side yard setback of 20.2' whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The applicant is proposing a detached garage and is requesting a total square footage of 1155' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

Building Inspector

Jeff Farrell

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, August 24, 2022, at 7:30 p.m., 79 Bouton Road, South Salem, New York, Justice Court.

CAL. NO. 24-22-BZ

Application of David Milne [Henshaw, Richard T. & Elizabeth L., owner of record], 102 Mead Street, Waccabuc, NY for the following variance of the proposed garage and is requesting a side yard setback of 20.2' whereas 50' is required per Article IV Section 220-23E of the Town of Lewisboro Zoning Code; the applicant is proposing a detached garage and is requesting a total square footage of 1155' whereas 600' is allowed per Article IV Section 220-23E of the Town of Lewisboro Zoning Code.

The property is located on the west side of (#102) Mead Street, Waccabuc, NY designated on the Tax Map as Sheet 0022, Block 10802, Lot 010, in an SCR-4AC, Four Acre Special Character Residential District consisting of approximately 3.53 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 3rd day of August 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
ENVIRONMENTAL QUESTIONNAIRE**

Fee: \$50.00 Date: 07/05/2022

The purpose of this Questionnaire is to determine whether a Town Wetland Permit, a Town Stormwater Permit and/or coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity is required. This form does not provide authorization to commence work.

Project Address: 102 MEAD ST

S/B/L: 10802-010-0022

Project Description: RESIDENTIAL ACCESS. STRUCTURE - REPLACE EXISTING GARAGE WITH NEW GARAGE AS PER THE 2020 RESIDENTIAL CODE OF NYS & PURSUANT TO ZBA CAL # & ACARC CAL # 10-22ACARC

This questionnaire must be accompanied with a Site Plan or, at a minimum, a Plot Plan which clearly illustrates the location and dimensions of the proposed activity. Said plans must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Failure to submit these items will delay review.

Owner's Name: HENSHAW RICHARD T. & ELIZABETH L. Phone: _____

Owner's Address: 102 MEAD ST WACCABUC, NY Email: _____

Agent's Name (if applicable): HENSHAW RICHARD T. & ELIZABETH L.
Phone: _____

Agent's Address: 102 MEAD ST, WACCABUC NY Email: _____

I hereby grant permission to the Town's professional consultants to enter onto my property to conduct a site inspection.

Owner (Signature): HENSHAW RICHARD T. & ELIZABETH L. Date: 06/14/2022

FOR TOWN USE – PLEASE DO NOT WRITE BELOW THIS LINE

1. The use of the property is? **Residential**
2. Is a Town Wetland Permit required? **No**
If Yes, what type of Wetland Permit is required?
3. Is the project located within the NYCDEP Watershed? **Yes**
4. Area of proposed disturbance: **Less than 5000 SqFt**
5. Is a Town Stormwater Permit required? **No**
If Yes, the approval authority will be?
6. Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? **No**

Application Fee (if required): **Wetland Permit \$: 0** **Stormwater Permit \$: 0**

Notes: _____

Signature: Jan K. Johannessen
Wetland Inspector/Consultant

Date: 07/05/2022

**ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL
TOWN OF LEWISBORO**

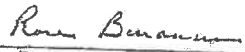
CAL. NO. 10-22-ACARC/SC

Applicant(s): Liza and Richard Henshaw
Owner(s) of Record: Same
Reason for Referral: Special Character District Overlay
Address: 102 Mead Street, Waccabuc
Tax Map I.D. and Zone: Sheet 22, Block 10802, Lot 10, Zone SCR-4A
Decision Date: May 11, 2022
The Vote: To approve: Rose Bonanno, Chair
Darren Mercer
Ed Ozols
Absent: Chris Winter
Presentation by: Richard Henshaw
Nature of Application: construction of a new garage
Evidence Presented: photographs, survey and Country Carpenters Kit specification sheet and plans dated 030221

Mr. Ozols made a motion to approve the application for the new garage at the Henshaw residence, 102 Mead Street, Waccabuc, as submitted with the condition that a setback variance is granted and building permit is issued; seconded by Mr. Mercer; In favor: Rose Bonanno, Darren Mercer and Ed Ozols.
Absent: Chris Winter.

The new garage is to have:

- post and beam construction;
- measure 30' x 32';
- ship lap pine siding;
- white with green trim;
- seven doors (various sizes);
- six three-over-three windows (two with window boxes)
- one three-over-three over-three window; and
- standing seam roof (10/12 pitch).


Rose Bonanno, Chair

Dated in South Salem, New York
This 18th of May, 2022

(B)

KIT SPECIFICATION SHEET

(1)

For 24' One Story Barn.

DATE: 20JAN21

Addendum (B) to agreement for Richard Henshaw

CATALOG PG: 6

Standard building kit description:

SIZE: 24' X 30' W/8' x 30'
ENCLOSED LEAN-TO

PLANS: to scale & color-coded and construction diagrams.

SILLS: pre-cut and color-coded #2 pressure treated 2"x 8".

POST & BEAM FRAME: pre-cut and color-coded; full dimension.

PITCH: 10/12

- POSTS: 6"x 6", rough sawn, #2 Eastern white pine.
- BEAMS: 8"x 8" and 8"x 10", rough sawn, #2 Eastern white pine.
- GIRTS and BRACES: 3"x 4", rough sawn, Eastern white pine.
- LOFT JOISTS: 4"x 7", rough sawn, #2 Eastern white pine.

ROOF SYSTEM:

- RAFTERS: (2") x (8") #2 dimensioned spruce (24") o. c.
- COLLAR TIES: (2") x (8") #2 dimensioned spruce (48") o. c.
- RIDGE: (2") x (10") #2 dimensioned spruce.

ROOF TRIM: premium grade, kiln dried, 1"x 6", Eastern white pine.

ROOF SHEATHING: standard grade, kiln dried, 1"x 6", Eastern white pine.

- (X) asphalt shingles. { *Shingles by Owner* }

LOFT FLOORING: premium grade, kiln dried, 1"x 8", tongue & groove, Eastern white pine.

SIDING: premium grade, kiln dried, 1"x 8" & 1"x 10" shiplap, Eastern white pine.

STAIRS: (1) 3' wide, heavy duty stair with rails.

DOORS: (2) 42" walk-out batten doors with oak latch and strap hinges.
(1) 36" loft door with oak latch and strap hinges.
(1) 9' x 7' single sliding door with oak handle, track and hardware.
(3) 9' x 7' swing-out doors with oak latch and 20" pintle hinges.

WINDOWS: (1) 9-lite @ 3'-0"x 3'-5" (2) flower boxes
(6) 6-light @ 2'-7"x 2'-7" (2) gable vents
(3) 9' transom windows

Due to constantly changing lumber costs, this quote will be held for 10 days from above date.
Due to scheduling constraints, this tentative delivery date will be held for 10 days from above date.

OPTIONAL ITEMS:	BASIC KIT PRICE: \$	30,865.00
(1) large wood roofed, louvered cupola	\$	1,900.00
(3) 9' x 7' swing-out doors	\$	2,295.00
(1) extra 42" walk-out door	\$	460.00
(1) 36" loft door	\$	460.00
(1) 9' x 7' single sliding door	\$	1,000.00
(3) 9' transom windows	\$	1,275.00
(1) 9-lite window	\$	250.00
(4) extra 6-lite windows (includes credit for windows typically included)	\$	450.00
(1) 8' x 30' enclosed lean-to	\$	6,140.00
(1) 3' heavy duty stair	\$	1,725.00
TENT. DEL. DATE _____	DELIVERY: \$	750.00
	TAX: \$	3,452.97
{ Additional items are not included unless specifically listed above. }	TOTAL: \$	51,022.97

REG.#523020
REV.MAR15

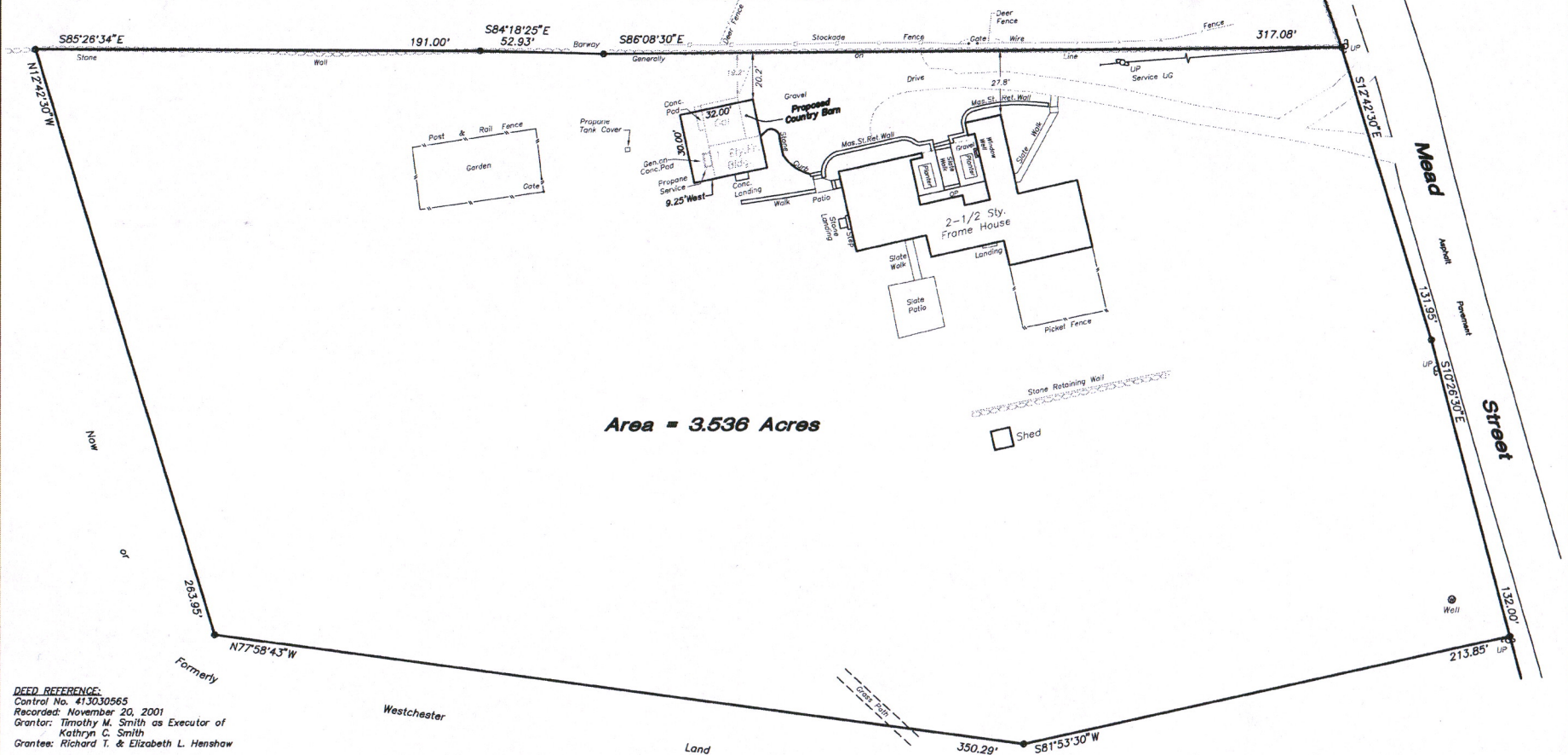
SIGNATURE: 

DATE: 1/28/21

29 JAN 21
C.C.INC

FIELDWORK COMPLETED: November 2, 2021

Now or Formerly Mark Weigel & Dyllan McGee



DEED REFERENCE:
Control No. 413030565
Recorded: November 20, 2001
Grantor: Timothy M. Smith as Executor of
Kathryn C. Smith
Grantee: Richard T. & Elizabeth L. Henshaw

GENERAL NOTES:
To date, no Title Report or Abstract of Title has been provided. This survey is subject to a current, up to date Title Report.

Property corner monuments were not placed as part of this survey.

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 grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

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 notes prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that 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. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

Survey of Property

Prepared for

Richard & Elizabeth Henshaw

Situate in the

Town of Lewisboro

Westchester County, New York

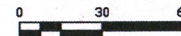
Scale 1" = 30'

Date: March 4, 2022

JEFFREY B. JEROSA, L.S.
New York State License No. 050749

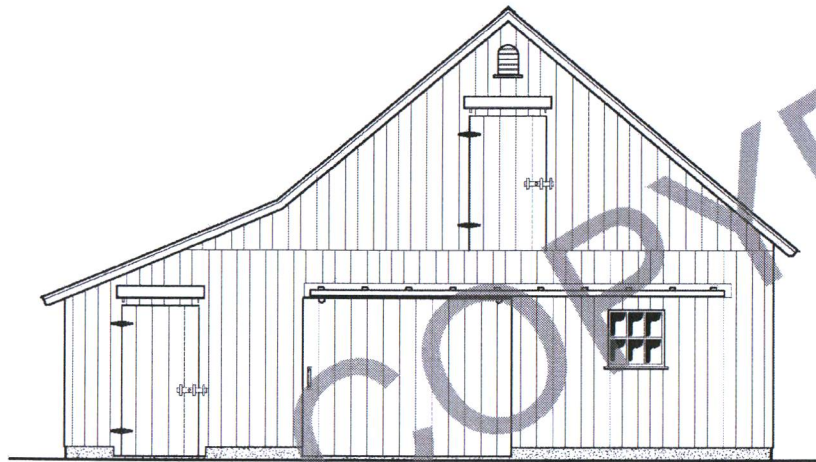
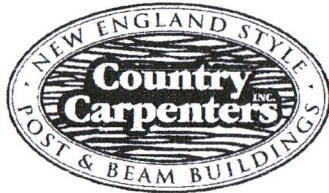


3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

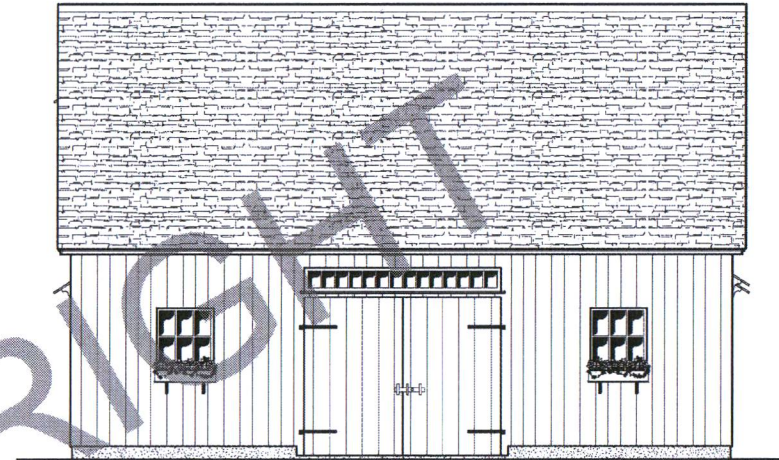


T-650 P 5-9 21232.200
Survey.dwg

From The Workshops of
COUNTRY CARPENTERS, INC.



LEFT ELEVATION SCALE: 1/4" = 1'0"



FRONT ELEVATION SCALE: 1/4" = 1'0"

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THIS PLAN IS LIMITED TO THE CONSTRUCTION OF THE ONE BUILDING PURCHASED FROM COUNTRY CARPENTERS INCORPORATED.

PAGE SCHEDULE

1	FRONT & LEFT ELEVATIONS
2	FOUNDATION PLAN
3	CENTER, FRONT & LEFT FRAMING
4	REAR & RIGHT ELEVATIONS
5	REAR, REAR MAIN & RIGHT FRAMING
6	SECTION THRU
7	STORAGE LOFT FRAMING PLAN & STAIR DETAIL
8	CONNECTION DETAILS



SEAL IS FOR STRUCTURAL
DESIGN ONLY

**COUNTRY CARPENTERS, INC.
24' COUNTRY BARN**

30' FRONT 32' DEEP

10/12 PITCH ROOF

FOR: RICHARD HENSHAW
102 MEAD STREET
WACCABUC, NY. 10597

PH: (914) 763-0373

COMPUTER FILE #: 06-78-30-henshaw01

CT. REG. #: 523020
MA. REG. #: 130254
R. REG. #: 21868

DATE: 02 Mar 2021

REVISED:

DRAWN BY: DC

SCALE: AS SHOWN

DRAWING NUMBER:

1 of 8

COUNTRY CARPENTERS, INC.
PRE-CUT POST & BEAM BUILDINGS
326 GILEAD STREET, HEBRON, CT. 06248-1347
(860) 228-2276 www.countrycarpenters.com

**ATTENTION
FOUNDATION
CONTRACTOR**

TYPICAL PLACEMENT AT
ALL MAIN POST LOCATIONS:
3" IN FROM CORNERS

- OR CENTERED ON POSTS
- AS SHOWN.



!FA3!



FRONT

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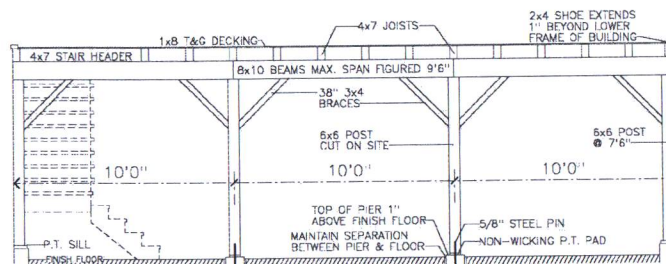
**ATTENTION
FOUNDATION
CONTRACTOR:**

- CALL BEFORE YOU DIG
- CHECK WITH OWNER OR CREATOR OF BUILDING.
- CALL LOCAL BUILDING OFFICIAL TO VERIFY PROPER FLOODING DETAIL.
- CALL LOCAL BUILDING OFFICIAL FOR PERMITS BEFORE ANY CONCRETE IS POURED.
- TOP OF WALL TO FINISH LOGG HEIGHT CRITICAL TO PROPER FLOODING WITH ANCHOR.
- TYPICAL FOUNDATION DESIGN SPECS -
- 3600 PSI PITCHED 1/8" PER FOOT.
- CONCRETE WALLS 3000 PSI.
- REFER TO SECTION PAGE FOR ADDITIONAL FOUNDATION DETAILS.

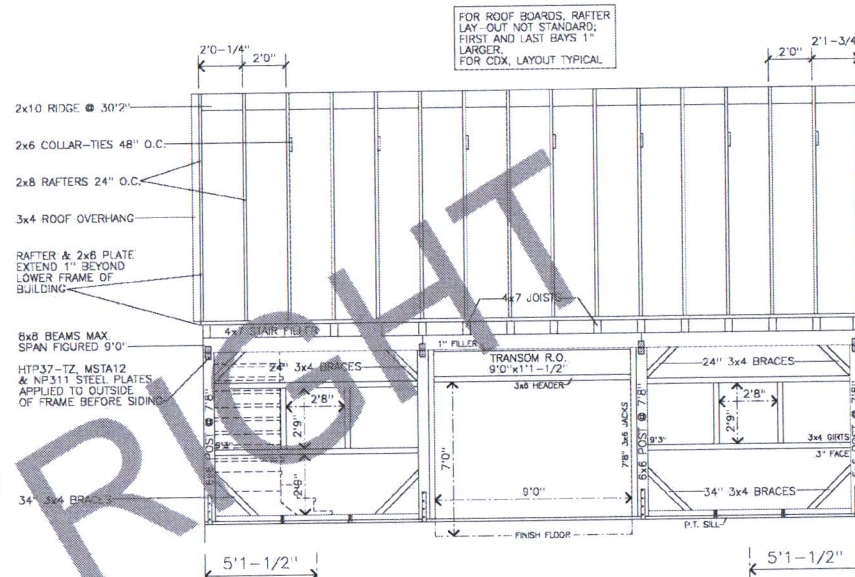


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DESIGN ONLY

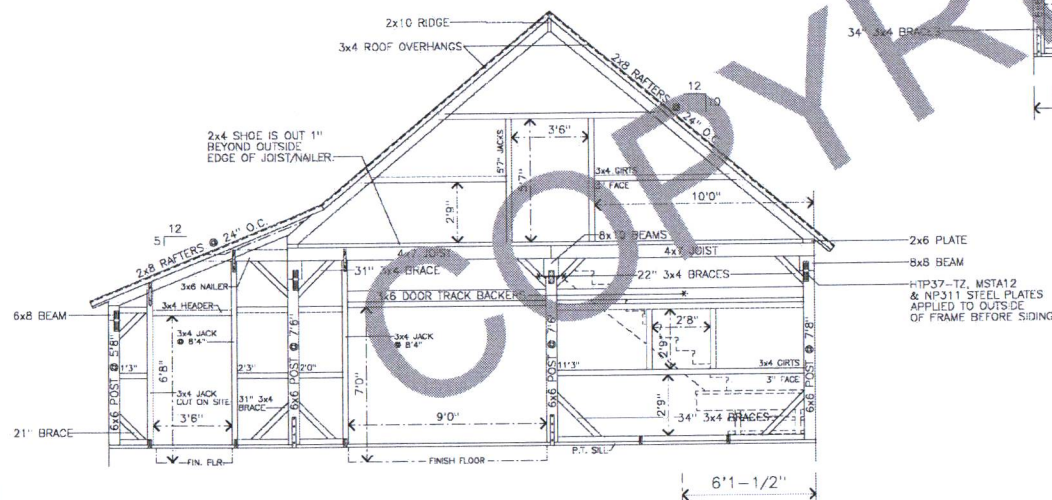
ALL MAIN POSTS, BEAMS & JOISTS
GRADED #1 &/ OR #2 N.E.L.M.A.
EASTERN PINE, RAFTERS GRADED
#2 S-P-F UNLESS OTHERWISE NOTED.



CENTER POST & BEAM FRAMING SCALE: 1/4" = 1'0"
VIEW FROM INSIDE FRONT



FRONT FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE



LEFT FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE

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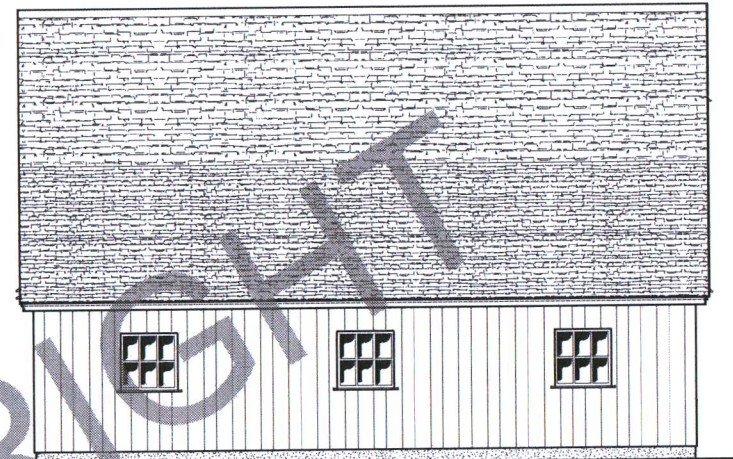
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NOTE:
FOR CONNECTION DETAILS
SEE PAGE 8.



RIGHT ELEVATION SCALE: 1/4" = 1'0"



REAR ELEVATION SCALE: 1/4" = 1'0"



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DESIGN ONLY

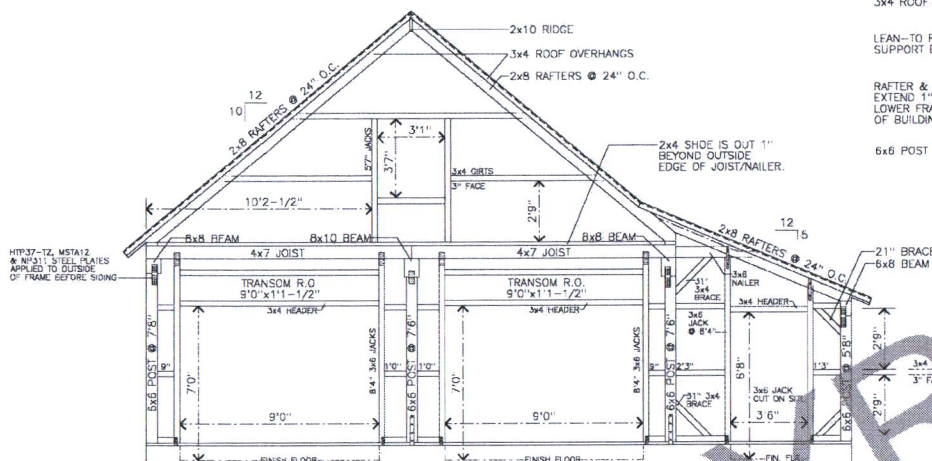
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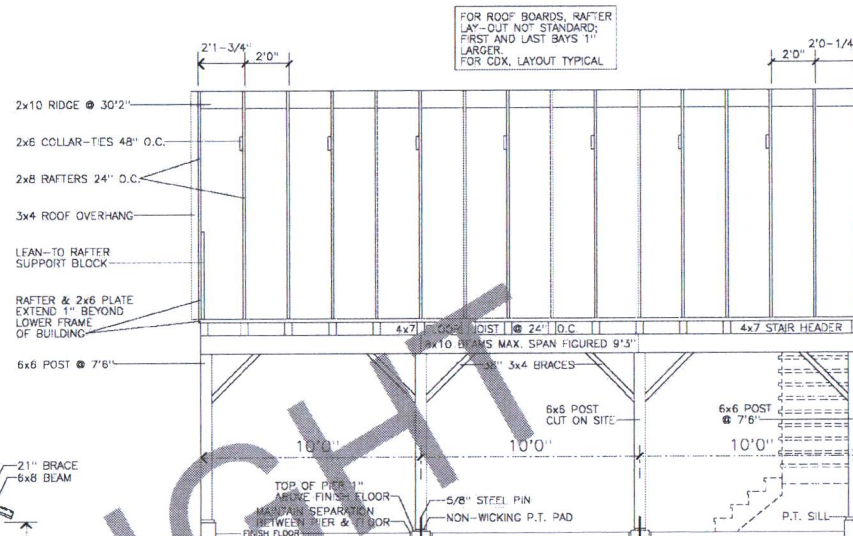
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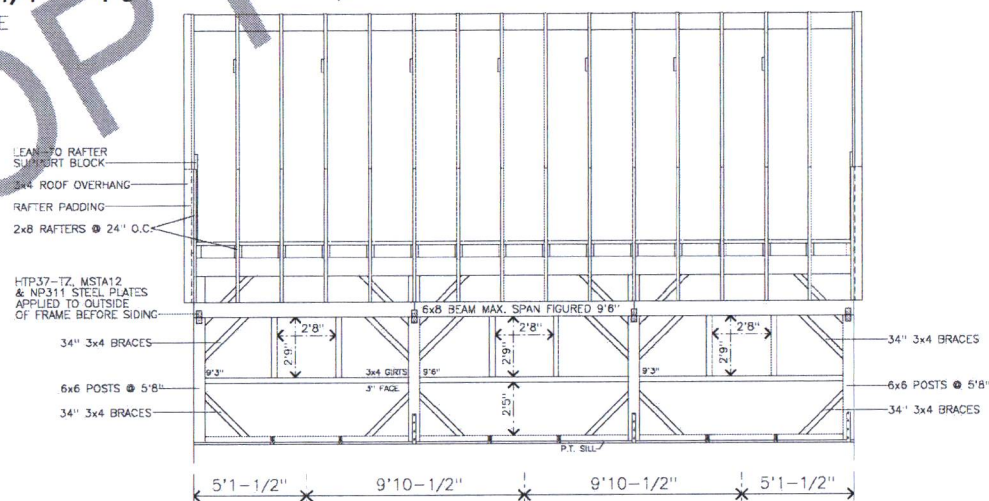
NOTE: VERY IMPORTANT.
K.D. (KILN DRIED) SIDING & TRIM MUST BE PROTECTED FROM ABSORBING MOISTURE ON THE CONSTRUCTION SITE. KEEP BOARDS UP OFF THE GROUND, & COVERED TO PROTECT FROM GROUND MOISTURE & RAIN. WINDOWS & DOOR KITS SHOULD BE KEPT INSIDE, UNTIL READY TO USE.



RIGHT FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE



REAR MAIN FRAME WALL FRAMING SCALE: 1/4" = 1'0"
VIEW FROM INSIDE LEAN-TO



REAR FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE

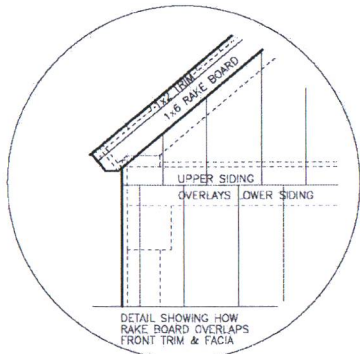
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ALL MAIN POSTS, BEAMS & JOISTS
GRADED #1 &/ OR #2 N.E.L.M.A.
EASTERN PINE, RAFTERS GRADED
#2 S-P-F UNLESS OTHERWISE NOTED.

NOTE:
FOR CONNECTION DETAILS
SEE PAGE 8.

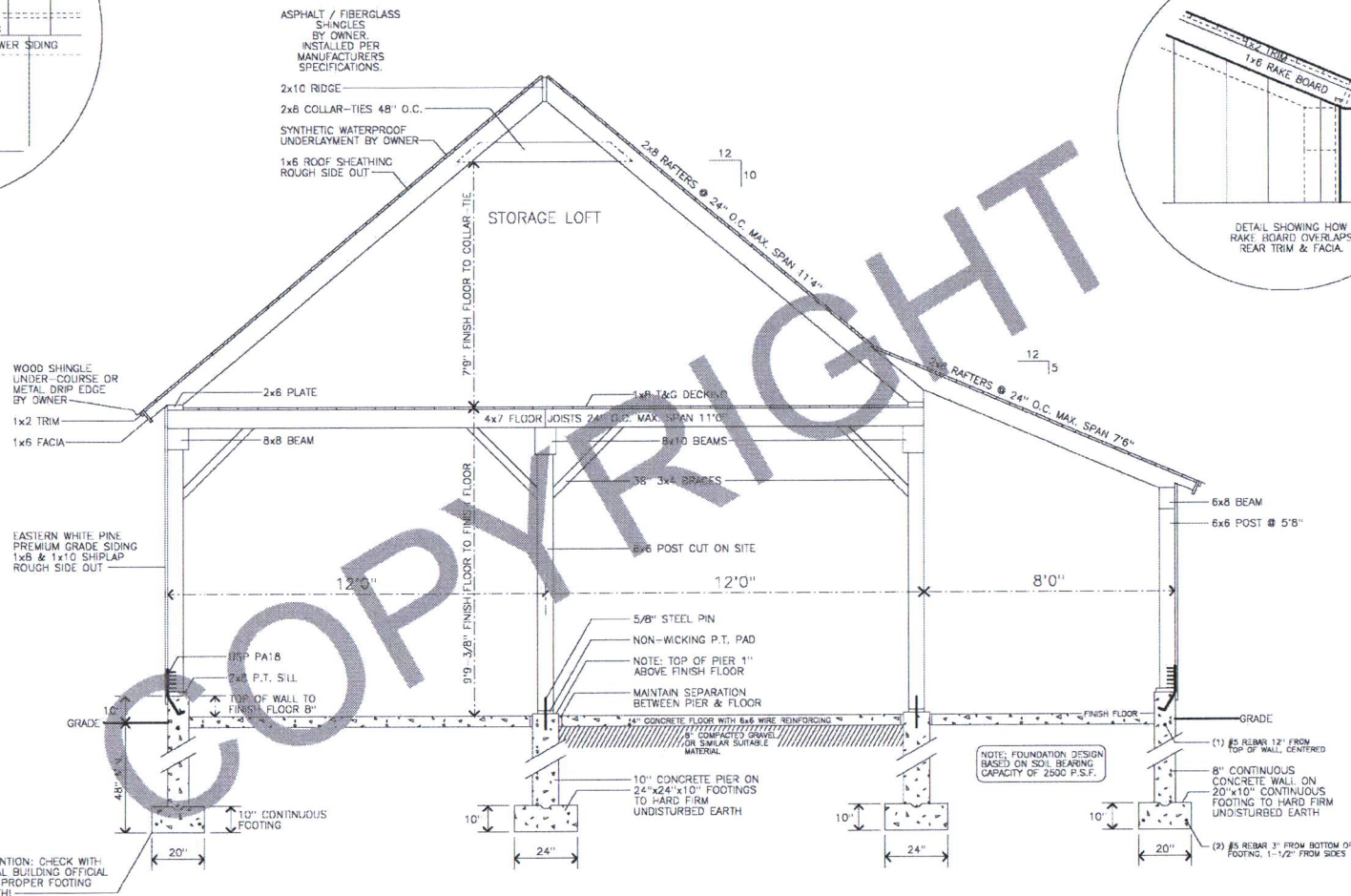
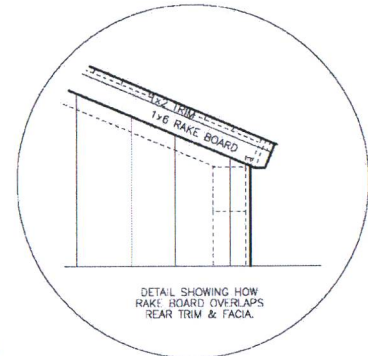


SEAL IS FOR STRUCTURAL
DESIGN ONLY



STRUCTURAL DESIGN DATA:
WIND LOAD 120 MPH
ROOF LOAD 35 #PSF
STORAGE LOFT LOAD 40 #PSF

ALL MAIN POSTS, BEAMS & JOISTS
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SECTION THRU SCALE: 3/8" = 1'0"

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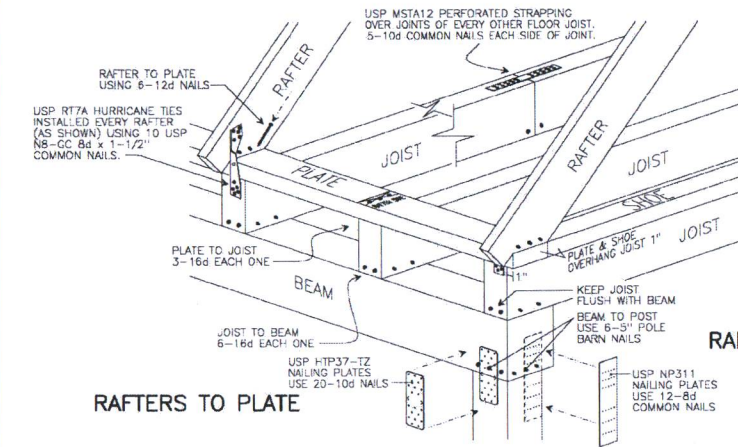
FLOOR TYPICALLY PITCHED
1/8" PER FOOT.
CONCRETE FLOOR
3500 PSI
CONCRETE WALLS
3000 PSI

NOTE:
FOR CONNECTION DETAILS
SEE PAGE 8.

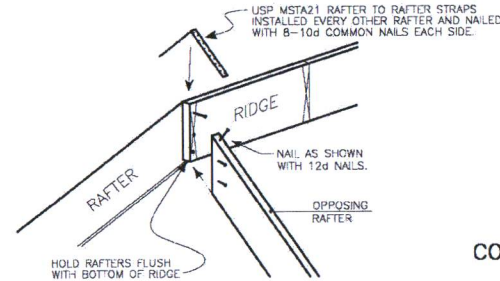


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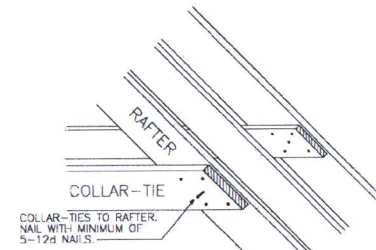
VIEW OF GABLE END



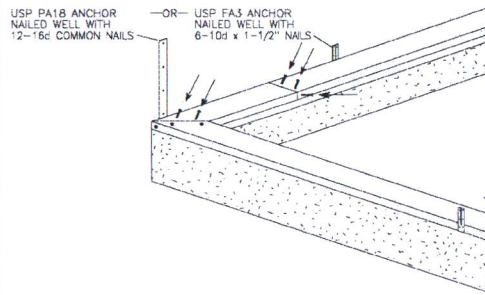
RAFTERS TO PLATE



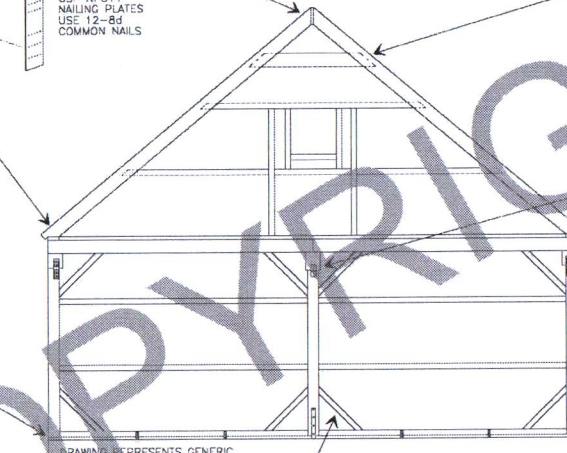
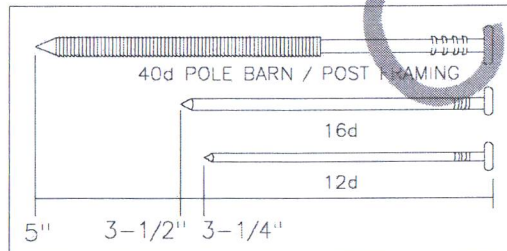
RAFTERS TO RIDGE



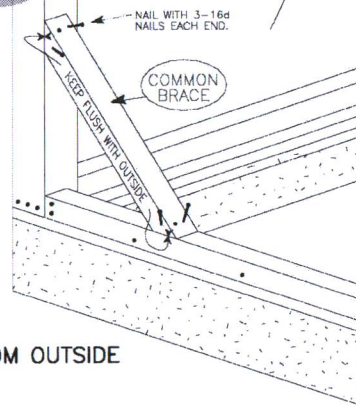
COLLAR-TIES TO RAFTERS



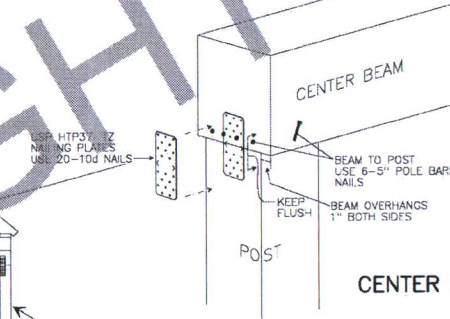
TACK SILL TOGETHER USING 12d GALVANIZED BOX NAILS.



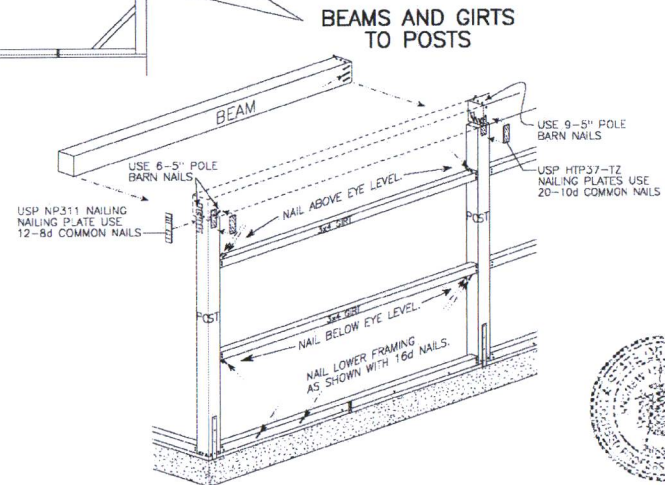
DRAWING REPRESENTS GENERIC VIEW OF STANDARD 24' COUNTRY BARN. SEE COLOR-CODED PLAN FOR SPECIFIC FRAMING.



VIEW FROM OUTSIDE



CENTER BEAM TO POST



BEAMS AND GIRTS TO POSTS



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