236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877

villageofgreenport.org

ZONING BOARD OF APPEALS
NOTICE OF DISAPPROVAL

FROM: VILLAGE OF GREENPORT BUILDING DEPARTMENT

APPLICANT: BETH & DAVID DAHLE

RECEIVED
JUN 02 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

ADDRESS: 625 FIRST STREET

SCTM: 002-006-035

DATE: MAY 23, 2025

FILE #25-001

The building permit application for THE NEW BARN at the above-mentioned premises has been denied for the following reasons:

- SOUTH LOT LINE OF 5' IS REQUIRED. YOU HAVE 2.6' THEREFORE A VARIANCE OF 2.4' IS REQUIRED

- WEST LOT LINE OF 5' IS REQUIRED. YOU HAVE .5' THEREFORE A VARIANCE OF 4.5' IS REQUIRED

- HEIGHT OF THE BUILDING OF 15' IS REQUIRED. YOU HAVE 21' THEREFORE A VARIANCE OF 6' IS REQUIRED

- LOT COVERAGE OF 30% IS REQUIRED. YOU HAVE 33.2% THEREFORE A VARIANCE OF 3.2% IS REQUIRED

- REAR YARD COVERAGE OF 30% IS REQUIRED. YOU HAVE 39.5% THEREFORE A VARIANCE OF 9.5% IS REQUIRED

George Pfriender

Building Inspector

ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

236 Third Street, Greenport, New York, 11944
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www.villageofgreenport.org

RECEIVED
JUN 02 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Date of Application _____

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Beth and David Dahle
First Name Last Name Business Name, if applicable

[redacted] City/ Town/ Village State Zip

[redacted] .com
Phone # E-Mail Address

CONTACT PERSON (if different from owner)
The person to receive all correspondence:

Patricia C. Moore Attorney
First Name Last Name Business Name, if applicable

[redacted] Southold NY 11971
Mailing Address City/ Town/ Village State Zip

[redacted] .com
Phone # E-Mail Address

IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.

Location: 625 First Street

Suffolk County Tax Map Number: 1001 Section: 02 Block: 06 Lot 35

Street Address: 625 First Street Greenport, New York, 11944

Zoning District: [ ] WC [ ] R1 [X] R2 [ ] PD [ ] CR [ ] CG
Is property located within the Historic District? [ ] Yes [ ] No

ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

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The Code Official reviewed and denied an application dated May 23 2025 for a Building Permit for the location specified on this application.

Provisions of the Zoning Code appealed:
(Indicate Article, Section and Subsection of Zoning Code by numbers)

Article: VI Section: 150 - 13 Subsection: (1)

Type of appeal made for:
[X] A Variance to the Zoning Code or Zoning Map.
[ ] An interpretation of the Village Code Article: _____ Section: _____ Subsection: _____

Has a prior appeal been made at any time with respect to this property? [X] Yes [ ] No [ ] I Don't Know
If yes, please provide the date appeal was made: 2/3/25 Decision.

Project Description:

For Demolition of Existing Building Areas:
Please describe area being removed:
Pre-existing building in kind and in place reconstruction
Pre-existing building obtained variances dated 2/3/25 for significant renovation. As renovation being done engeneer determined that framing of existing structure would not support proposed and approved work.

New Construction Areas (New Dwelling or New Addition/Extensions)

Dimensions of First Floor (Addition/Extension): Existing/Proposed 35'-6" x 17'-4"

Dimensions of Second Floor: None (Preexisting loft not proposed)

Height (from finished grade to top of ridge): 21 - Feet, _____ - Inches

Is basement or lowest floor area being constructed? [ ] Yes [X] No Slab and Crawl Space
If yes, please provide height (above ground) measured from natural existing grade to first floor:
____ - Feet, ____ - Inches. (As previously approved - No change to foundation)

ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

236 Third Street, Greenport, New York, 11944
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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 1 1/2 (loft)

Describe General Characteristics BEFORE alterations: preexisting accessory building

Number of floors AFTER Alterations: 1 floor (open inside)

Describe General Characteristics AFTER alterations: Plans used for ZBA approval dated 2/3/25 are the same. Framing of walls needed to conform to NYS Building Code.

Calculations of Building Areas and Lot Coverage: (No change)

Existing Square Footage of Building(s) on this property: See survey SF

Dwelling & Decks 1,996 SF.
Pool House 628 SF.
Pool 200 SF.

Proposed Increase in Building Coverage: No change SF

Square Footage of this Lot: 7,901 SF

Percentage of Coverage of this Lot by Building Area: 35.7 %

Purpose of New Construction: See attached
Please describe: Retain pre-existing building as reconstructed following the same plans and architectural details as approved renovation to pre-existing accessory building.

ZONING BOARD OF APPEALS APPLICATION
AREA VARIANCE

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Area Variance Reasons for Appeal:
Please answer in detail. *Additional sheets may be submitted with preparers signature.*

Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

See attached

Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?

See attached

Is the requested Area Variance substantial?

See attached

Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

See attached

Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?

See attached

Are there Covenants or Restrictions concerning this land? [ ] Yes [X] No
If yes, please furnish copies.

Name of Owner: Beth and David Dahle

REASONS FOR APPEAL (ADDITIONAL SHEETS MAY BE USED WITH PREPARER'S SIGNATURE):

In accordance with Village Law Section 7-712-b (Area variances) .
(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with enforcement of such local law, to grant area variances as defined herein.
(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The owners purchased this property specifically because they loved the accessory building in the rear yard. The accessory building required significant renovations, and the applicant sought and received approval from the Zoning Board of Appeals to restore the structure in accordance with the plans prepared by Nicholas J. Mazzaferro PE dated 2-3-25. The owners also obtained a certificate of appropriateness from the Village of Greenport Historic Preservation Commission September 19,2024. The house was renovated first. The building inspector took several months to issue the permit for the house and finally issued temporary permits in May 2024 (by phone text) authorizing the start of construction of the house. The paperwork for the accessory building had been filed with the building department in July and the builder was anticipating that the building inspector, Mr. Bolanos, would issue a temporary permit for the accessory building similarly.

The builder wrongly began the renovation without the building permit. Nevertheless, the renovation commenced with the interior of the accessory building under the supervision of an engineer (Nick Mazzaferro PE) while they waited for the building permit to be issued. Under the NYS Building Code an engineer or an architect is authorized to make building code inspections. While the accessory building was elevated over the foundation (see pictures Exhibit A), the engineer inspected the structure and discovered several additional and unanticipated structural issues. The engineer determined that the structural integrity of the existing structure could not be salvaged. If the structure remained, as originally proposed, the building would not pass the New York State Building and Fire Code.

Enclosed is Mr. Mazzaferro's detailed report dated November 10, 2024 (Exhibit B). He recommended to the builder, Murray Design and Build, to reconstruct the structure in kind and in place following the design approved by HPC. The work was paused to review Mr. Mazzaferro's opinion with the building inspector. The Building Inspector had been out on medical leave, this information was not disclosed to the public and calls, emails and personal attempts to contact the building inspector were unanswered. The building remained elevated; walls were exposed, a safety risk to the owner and contractor (and Village), exposing everyone to liability (personal injury or property damage).

The public was notified that a part-time building inspector had been appointed, however, he was overwhelmed and unavailable due to the months of backlog in the building department. The building inspector did not respond to the request to review the construction or review the building permit. Mr. Murray wrote to the mayor to explain the circumstances and the Village attorney responded. The attached notice of disapproval was issued by George Pfriender, Building Inspector, more than five months since the request for a review of the permit was made. The owner has been directed to apply to the Zoning Board for the same previously issued variances.

In making such a determination the board shall also consider the following:

(1) Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?

The "as built" reconstructed accessory building is identical to what had been approved by the Board in appeal dated November 21,2023. The original accessory building was granted variances for the existing setbacks because the existing building, as proposed to be changed by the construction plans, did not change the character of the neighborhood or detriment to nearby neighbors. The reconstructed building is following the same plans, it is located in the rear yard, out of sight from public view, and adjacent to a 6' fence along the property line. The neighbor's garage is on the other side of the fence also close to the property line. An accessory building has been on the property in the same location for the last 50 years.

As a preexisting nonconforming structure, variances are not required because the structure predates the ordinance. Notwithstanding that the code recognizes pre-existing nonconforming buildings, the Village Building Department required variance relief for the pre-existing structure. The variances are reviewed under the same standards as if the structure was new. There should be no need for this variance since the new structure is reconstructed "in kind and in place" following the same architectural design as the original structure with the variance.

By granting the variances for the reduced setbacks of the existing structure, the Board found that the reduced setbacks of an accessory structure, as designed and shown on the plans, would not cause an undesirable change to the character of the neighborhood or detriment to the nearby properties. The reconstructed accessory building is in the rear yard. The design of the reconstructed building followed the plans that the Board previously approved.

Moreover, the existing foundation was granted variances and have not changed. The foundation was reused for the reconstructed structure (in kind and in place). In the first variance application for renovation to the preexisting structure, the neighbor's trees were leaning against the existing structure. These trees were removed (with the consent of the neighbor) to fix the existing foundation and pour part of the new foundation. Under the first variance application, the plans showed that ½ of the foundation was new (formerly dirt floor) and proposed in the same location 6" at the closest point.

The reconstructed accessory maintains the original side yard setbacks (2.5' on the south and 14.3 on the north). The lot coverage remains unchanged from the original request. The house, the proposed pool and the reconstructed accessory building are 35.7% and the board granted 36.2% (we believe the lot coverage granted included a stoop).

The notice includes another variance which was not listed in the first application even though the code has not changed. The overall lot coverage of the proposed accessory structures in the "rear yard" behind the house is 26% (less than 30%). The accessory structures in the rear yard conform to the rear yard lot coverage (150-13 (c)).

(2) can the benefit sought by the applicant be achieved by another method, feasible for the applicant to pursue, other than an area variance?
The owner incurred the expense and time to raise the barn, poured a foundation under the raised structure and retained the roof to hold up the original walls of the original structure. He took all the steps associated with the proposed renovation when the engineer advised him that the structure would not pass inspection. The exterior of the building remains identical to what had been approved by both the Zoning Board and Historic Preservation Commission(HPC). The only difference between the proposed structure and reconstructed structure is the new wood framing in the walls. The design of the structure did not change. The structural framing of the original walls would not support the proposed roof and windows shown on the approved plans and would not meet the NYS Building and Fire Code. The only alternative was to reconstruct in kind and in place the structure following the same plans.

(3) Is the requested area variance substantial? The Board found in the first variance that the variances are not substantial and the minimum variances necessary. The reconstructed building was designed to fit the historic character of the original building. The only modification required from the original plans to the reconstruction plans is the framing in the walls. The preexisting renovated structure and the subject reconstructed structure reused the existing foundation, the interior was open (eliminating the loft area) and the original plans included a new roof, new windows, and new siding. Only the inadequate framing in the walls was unanticipated and resulted in a determination by the building inspector “reconstruction” necessitating another variance application. The original application, approved by the Zoning Board and Historic Preservation, included substantial reconstruction. The difference between the original renovation and the reconstruction is structurally minimal.

(4) Will the requested area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
The variances do not affect or impact the physical or environmental conditions in the neighborhood or district. The reconstructed building will comply with the NYS Building and Fire code, energy code, and hurricane strapping. The new building is safer and structurally sound. The pre-existing building had extensive damage caused by the neighbor’s tree leaning on the building and the dirt floor on part of the structure.

(5) Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance? Every costly effort was made to retain the original structure even though much of the structure was new materials and new construction. The pictures included with this application show the efforts to save the original building (See exhibit A).

The reconstructed building is substantially completed and matches the plans approved by the Zoning Board and HPC. We ask that the variances be granted (reissued) so that the work can continue.

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND? **x NO** YES (PLEASE FURNISH COPY)

SIGNATURE OF APPELLANT OR AUTHORIZED AGENT

Patricia C. Moore Esq.
PRINT NAME
(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS 28 DAY OF MAY 2025

NOTARY PUBLIC

MADISON MESSINA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6370536
Qualified in Suffolk County
Commission Expires February 5, 2026

AFFIDAVIT

RECEIVED
JUN 02 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified of not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Area Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 29 day of May 20 25

Signature _____
Owner or Applicant

Regina N Coleman

Notary Public, ~~Suffolk County, New York~~ Montgomery County, Pennsylvania

Commonwealth of Pennsylvania-Notary Seal
REGINA N COLEMAN, NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES APRIL 23, 2027
COMMISSION NUMBER 1260611

AUTHORIZATION

(Where the applicant is not the owner)

I/We David Dahle and Beth Dahle, owners of the property identified as SCTM# 1001-02-06-35 a/k/a 625 First Street in the Town of Southold, Village of Greenport, New York, hereby authorizes Patricia C. Moore to act as my agent and handle all necessary work involved with the application process for permit(s) from the Village of Greenport for this property.

David Dahle

Beth Dahle

Sworn to before me this

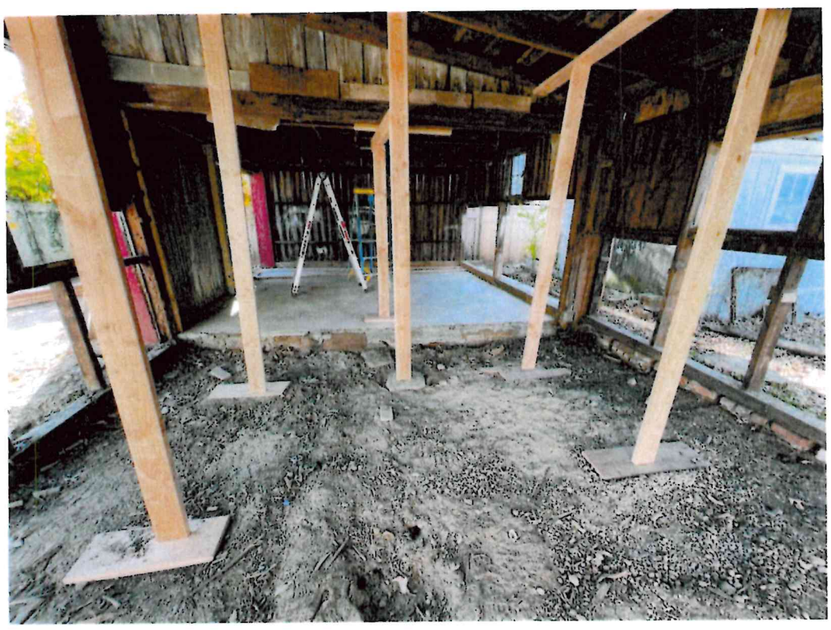
29 day of May, 2025

Commonwealth of Pennsylvania-Notary Seal
REGINA N COLEMAN, NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES APRIL 23, 2027
COMMISSION NUMBER 1260611

Notary Public

625 First Street
Barn Conditions
photos from Sept-Nov. 2024

Exhibit A.



625 First Street
Barn Conditions
photos from Sept-Nov. 2024

625 First Street
Barn Conditions
photos from Sept-Nov. 2024

N. J. MAZZAFERRO, P.E.

PO Bo[redacted] Greenport, N.Y. 11944
Phone [redacted]

Consulting Engineer
Design, Construction, Inspection

November 10, 2024

Murry Design & Build *(Dahle)*
[redacted]
Greenport, N.Y. 11944

Re: 625 First Street, Greenport, NY 11944 SCTM #1001-2.-6-35
Inspection – Barn Structure – Rear Yard

On November 5, 2024, as requested, I inspected the construction for the barn restoration/renovation at the noted location. The inspection covered the new foundation work and the existing framing and exterior enclosure.

The inspection results are:

- The existing building was braced/jacked to allow space for the new foundation work
- The new foundation was being constructed in accordance with the Code and the design drawings.
- The existing framing is structurally inadequate and does not comply with the current building codes. As existing, the building is structural unstable.
- The existing framing is not properly connected and strapped and does not comply with the current building codes.
- The existing framing is in poor condition and has a limited life cycle remaining.
- The existing building frame, if left in the existing condition, would result in a structure not suited for occupancy.
- It is highly probable that the existing frame will not be able to be reconnected to the new foundation in a code compliant manner.

Recommendation:

- You should be prepared to rebuild/recreate the existing framing system to have a structurally stable building at the end of the project.
- Based upon the approval of the HPC, the historic nature of the building needs to be preserved and that is a focus on the exterior look of the structure.
- You may be required to install new framing members to finish with a code compliant occupiable structure.

Nicholas Mazzaferro

NJ. Mazzaferro, PE

ZONING BOARD OF APPEALS
VILLAGE OF GREENPORT
----------X
IN THE MATTER OF THE APPLICATION

-of-

DAVID MURRAY
on behalf of BETH and DAVID DAHLE
625 First Street
Greenport, NY 11944

DETERMINATION

HEARING DATE: November 21, 2023

PRESENT: JOHN SALADINO, *Chair*
DIANA GORDON, *Member*
DAVID NYCE, *Member*

ALSO PRESENT: BRIAN STOLAR, ESQ., *Counsel to the Board*
MICHAEL NOONE, *Secretary to the Board*

FINDINGS OF FACT AND DETERMINATION OF THE BOARD

The findings of fact and determination made herein are based upon the application, the evidence received at the public hearing before the Board, personal observations of the subject premises and neighborhood, and all documents contained in the Board's files and which were received prior to the close of the hearing.

A. PROJECT DESCRIPTION

1. **PURPOSE OF APPLICATION:**
To increase building coverage on the first and second floors of the dwelling and install a 200 square foot inground pool.

2. **RELIEF OR APPROVAL SOUGHT:**
Variances of the following Village Code sections:
- 150-12, to maintain a front yard setback of 13 feet, where a minimum of 30 feet is required;
- 150-12, to maintain a side yard setback of 3.2 feet, where a minimum of 10 feet is required;
- 150-12, to maintain an accessory structure with a 1 foot setback, where a minimum of 5 feet is required;

- 150-12, to maintain an accessory structure with a 2.5 foot setback, where a minimum of 5 feet is required; and
- 150-12, to permit lot coverage of 36.2%, where a maximum of 30% is required.

B. SEQRA DETERMINATION

1. SEQRA CLASSIFICATION: Type 2
2. LEAD AGENCY: Zoning Board
3. DETERMINATION OF SIGNIFICANCE: No
4. DATE OF DETERMINATION: November 21, 2023

E. STANDARDS FOR BOARD REVIEW

1. In order for this Board to grant the requested area variance, the Board must find that the benefit to the applicants outweighs any detriment to the health, safety and welfare of the neighborhood or community, in accordance with the factors set forth in Village Law §7-712-b(3). In making such determination, the Board shall consider: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance." The Village Law also directs the Board, in granting area variances, to "grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

2. The standards set forth in Village Code §150-26(2) mirror the standards set forth in Village Law §7-712-b(3).

3. The Board finds that the grant of the instant application will be consistent with the requirements of both Village Law §7-712-b(3) and Village Code §150-26(2).

F. ADDITIONAL FINDINGS AND CONCLUSIONS

1. The Subject Property is located at 625 First Street.

2. Beth and David Dahle own the Property. With the exception of the lot coverage variance, the variances sought are all for existing conditions.

3. The Board finds that the granting of the requested area variances will not cause an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The

Board finds that the proposed project will not interfere with the quiet enjoyment of neighboring properties. Moreover, the Board notes that the proposed additions are designed in the interior of the premises and do not exacerbate any potential detriment from the existing encroachments.

4. The Board finds that the benefit sought by the Applicant cannot be achieved by some method more feasible for the Applicant to pursue other than the requested area variances.

5. The Board finds that the requested variances are not substantial and are the minimum relief necessary and adequate to alleviate the difficulty causing the Applicant to request the area variances. The benefit to the Applicant from the grant of the requested area variances outweighs any detriment which grant of the variances will cause to the general health, safety and welfare of the neighborhood or the Village as a whole.

6. The Board finds that the granting of the requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

7. The Board finds that the need for the variances is self-created. The Board finds, however, that although the requested variances are self-created, this need, although relevant to the Board's decision does not preclude the granting of the requested variance. *Village Law §7-712-b(3)(8)(5).*

G. DISPOSITION OF APPLICATION

For the reasons set forth herein, the Board makes the following determination with respect to the application, the Board grants the requested variances upon compliance with the conditions set forth in this section of the determination. All improvements shall be made, built or installed in accordance with the survey and/or plans described below.

1. APPROVED BUILDING PLANS: Plans entitled "Dahle Residence, 625 First Street, Greenport, NY 11944, SCTM #1001-02-06-35", drawings 1 of 8 through 8 of 8 (including West, East, South Elevations (1 of 8), North Elevation Foundation & Roof Plans (2 of 8), Main Floor & Upper Level Plans (3 of 8), Building Sections (4 of 8), First Floor As-Built (5 of 8), Second Floor As-Built (6 of 8), Site Survey (7 of 8), and Generic Structures (8 of 8), prepared by Murray Design & Build, dated 09/25/2023.

2. BUILDING PERMIT: Pursuant to §150-27 ("Procedure") of the Village Code the Applicant must obtain a building permit and diligently pursue construction within six months of the filing of this Determination with the Greenport Village Clerk.

Dated: Greenport. New York
November 21, 2023

John Saladino,
Chair

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Beth + David Dahle Variance

Name of Action or Project:
Beth + David Dahle

Project Location (describe, and attach a location map):
625 First Strat, Greenport 1001-2-6-35

Brief Description of Proposed Action:
Accessory Structure (pool house) reconstructed in kind and in place of original accessory structure.

Name of Applicant or Sponsor:	Telephone: [redacted]
Beth + David Dahle	E-Mail: [redacted] .net
Address: [redacted]	
City/PO: [redacted]	State: [redacted] Zip Code: [redacted]

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? .05 acres
b. Total acreage to be physically disturbed? .005 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .05 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Reconstruction is accordance with NYSB*FC		X

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Greenport		X

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Greenport		X

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?	X	

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	

	NO	YES
16. Is the project site located in the 100 year flood plain?	X	

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor ~~name~~: Patricia C Moore Date: 5-28-25

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

BlueskinVP

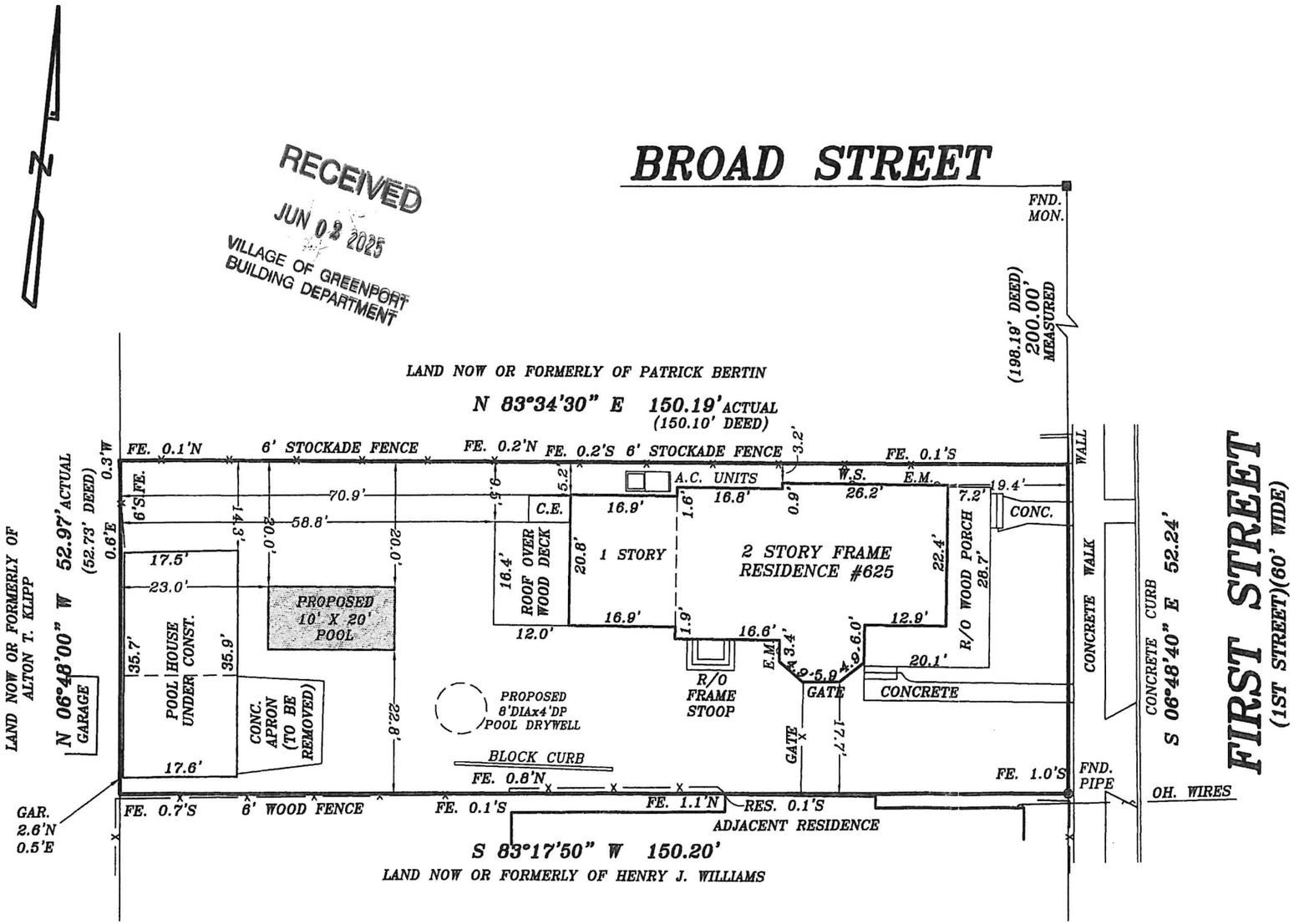
SURVEY OF DESCRIBED PROPERTY
SITUATE AT VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK

S.C.T.M. No. 1001-02-06-35
LOT AREA = 7,901 S.F.

MAXIMUM ALLOWABLE LOT COVERAGE = 2,370 S.F. / 30%

EXISTING LOT COVERAGE:
DWELLING & DECKS ECT. = 1,996 S.F.
POOL HOUSE - 628 S.F.
TOTAL EXISTING LOT COVERAGE = 2,624 S.F. / 33.2%

PROPOSED LOT COVERAGE:
PROPOSED POOL - 200 S.F.
TOTAL PROPOSED LOT COVERAGE = 2,824 S.F. / 35.7%



GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES EASEMENTS NOT SHOWN AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED.

THE OFFSET DIMENSION SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND OTHER CONSTRUCTION. THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SIGNATURE AND RED INK OR EMBOSSED SEAL SHALL NOT BE CONSIDERED A TRUE VALID COPY.

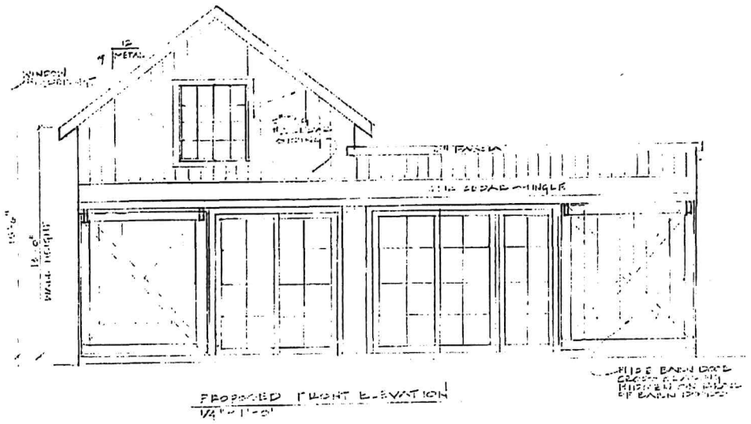
ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM HOMEOWNERS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SINCE MOST ARE NOT VISIBLE THESE LOCATIONS AND DIMENSIONS CANNOT BE CERTIFIED.

04/11/2025 PLOT PROP. POOL
03/07/2025 UPDATE SURVEY

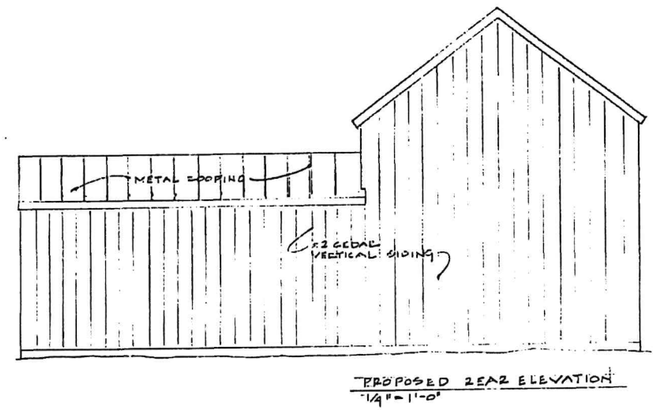
PROJECT No. 64142 *SCALE: 1" = 20'* *DATE: 06/27/2023*

STATE OF NEW YORK * PAT C. SECCAFICO * LICENSED LAND SURVEYOR * 051040

SECCAFICO LAND SURVEYING PC
[redacted]
Moriches, New York 11955
Phone: [redacted]
pseccafico@optonline.net
Pat C. Seccafico. PLS NYS Lic. No. 051040
Pat T. Seccafico. PLS NYS Lic. No. 049287

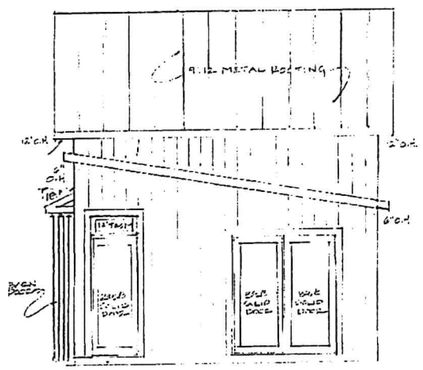


PROPOSED FRONT ELEVATION
1/4"=1'-0"

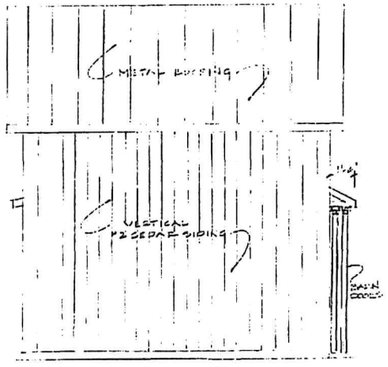


PROPOSED REAR ELEVATION
1/4"=1'-0"

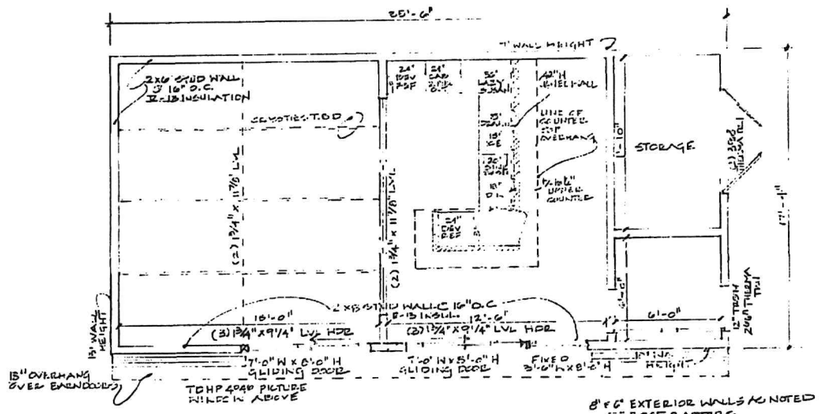
RECEIVED
JUN 02 2025
VILLAGE OF GREENPORT
BUILDING DEPARTMENT



PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"



PROPOSED - LEFT SIDE ELEVATION
1/4"=1'-0"



FLOOR PLAN - PROPOSED
1/4"=1'-0"

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Murray Design & Build
[redacted]
[redacted]@murraydesignandbuild.com
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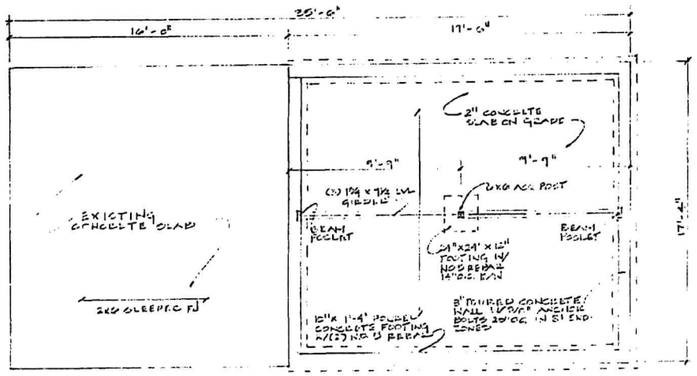
Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

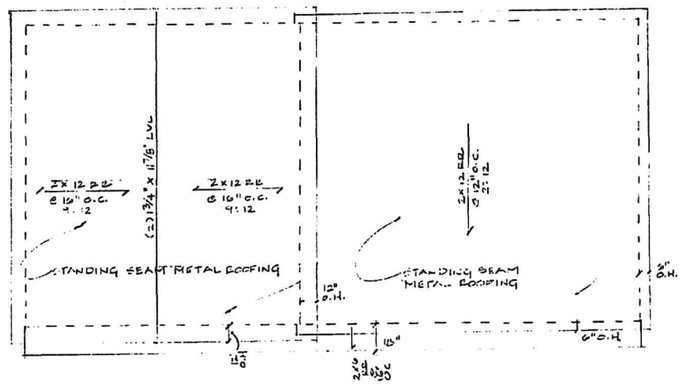
Revisions

Sheet Title
Proposed Elevations & Floor Plan

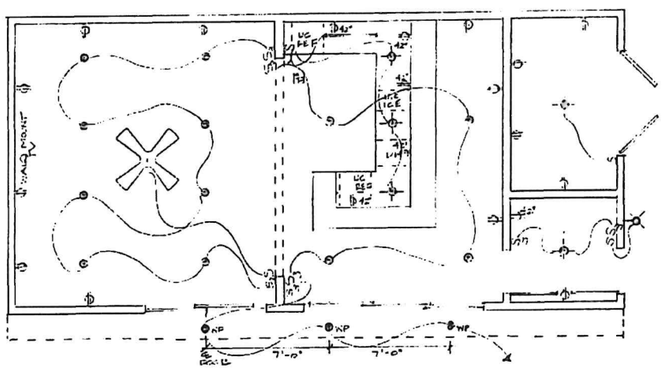
Sheet No.
1 of 8



FOUNDATION PLAN - PROPOSED
1/4"=1'-0"



ROOF PLAN - PROPOSED
1/4"=1'-0"



LEGEND
- 4" RECESSED CAN
- WP 4" WATERPROOF RECESS CAN
- WALL SCONCE
- CEILING FIXTURE
- OUTLET
- CEILING FAN

ELECTRICAL PLAN - PROPOSED
1/4"=1'-0"

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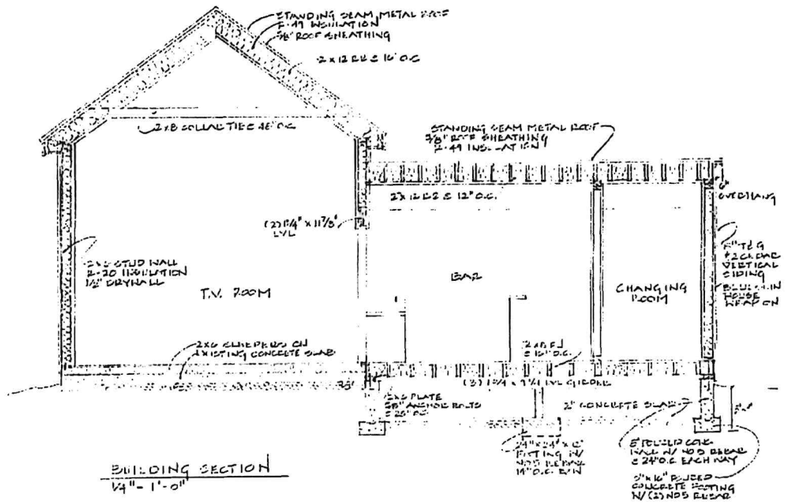
Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

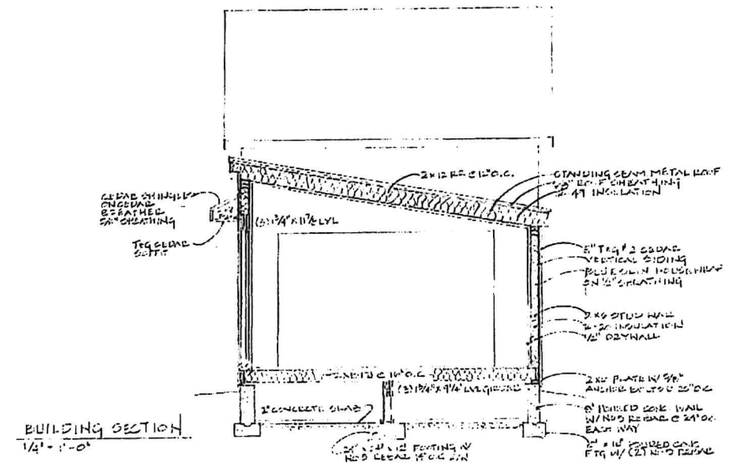
Revisions

Sheet Title
Proposed Foundation, Roof, & Electrical Plans

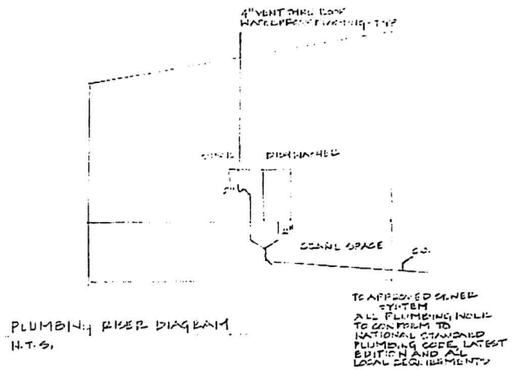
Sheet No.
2 of 8



BUILDING SECTION
1/4" = 1'-0"



BUILDING SECTION
1/4" = 1'-0"



PLUMBING RISER DIAGRAM
N.T.S.

ALL PLUMBING INCLD TO CONFORM TO NATIONAL STANDARD PLUMBING CODE, LATEST EDITION AND ALL LOCAL REQUIREMENTS

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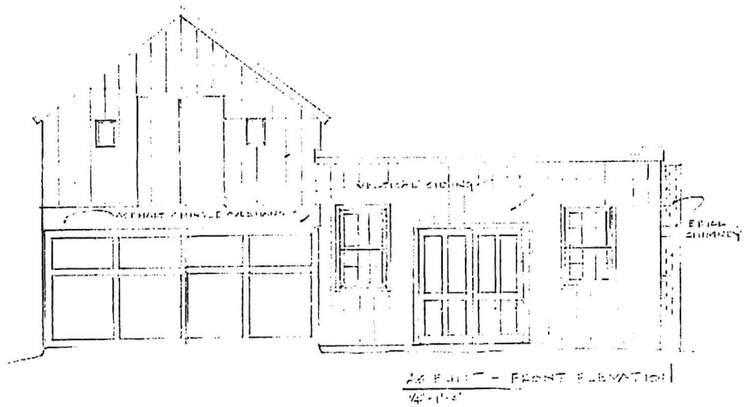
Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

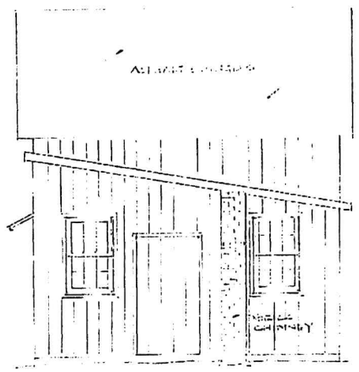
Revisions

Sheet Title
Building Sections & Plumbing Riser

Sheet No.
3 of 8

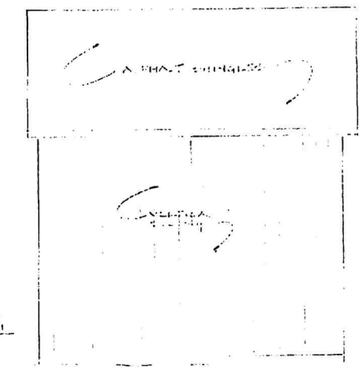


AS-BUILT - FRONT ELEVATION
1/4"=1'-0"

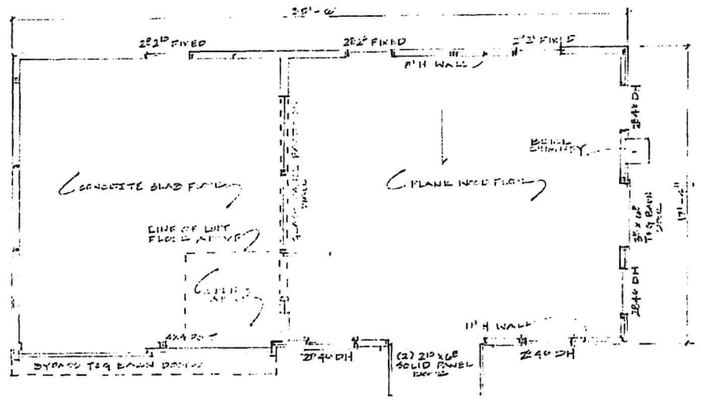


AS-BUILT - RIGHT SIDE ELEVATION
1/4"=1'-0"

AS-BUILT - REAR ELEVATION
1/4"=1'-0"



AS-BUILT - LEFT SIDE ELEVATION
1/4"=1'-0"



STORAGE BARN - AS-BUILT
1/4"=1'-0"

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[redacted]build.com
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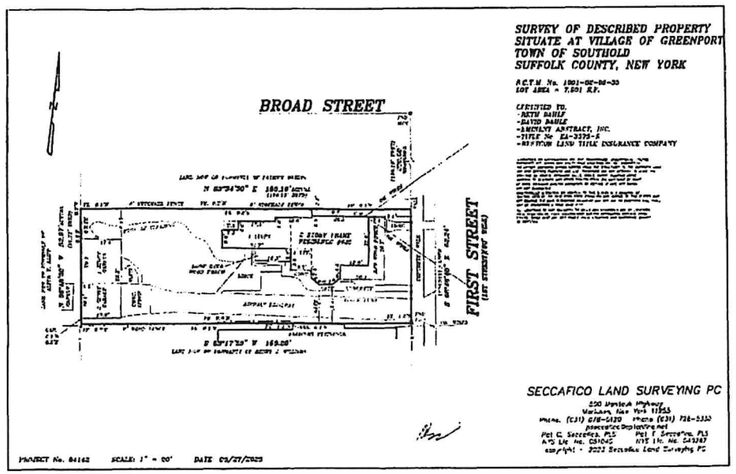
Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

Revisions

Sheet Title
As-Built Elevations & Floor Plan

Sheet No.
4 of 8



SURVEY OF DESCRIBED PROPERTY
SITUATE AT VILLAGE OF GREENPORT
TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK

S.C.T.M. No. 1001-02-06-35
LOT AREA = 7,901 S.F.

CERTIFIED TO:
-BETH DAHLE
-DAVID DAHLE
-EMINENT ABSTRACT, INC.
-TITLE No. EA-3375-S
-WESTCOR LAND TITLE INSURANCE COMPANY

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES, EASEMENTS AND STRUCTURES AND UTILITY POLE LOCATIONS ARE NOT GUARANTEED. THE OFFSET DIMENSIONS SHOWN HEREON FROM THE BOUNDARIES TO THE IMPROVEMENTS ONLY ARE FOR STATED PURPOSE AND USE. IMPROVEMENTS ARE NOT INTENDED TO DENOTE THE LOCATION OF FENCES, RETAINING WALLS, CURBS, HEDGES, PLANTING AREAS, ADDITIONS TO BUILDINGS AND OTHER CONSTRUCTION. ALL ELEMENTS OF ANY OR ALL OF WHICH, WITHOUT AND/OR EXISTENCE OF RECORD, IF ANY, ARE SHOWN ARE NOT GUARANTEED.

UNDERGROUND UTILITIES AS SHOWN, IF ANY, BASED ON A VISUAL SURVEY OF SECTION 1006 OF THE NEW YORK STATE INDUSTRIAL CODE RULES AND REGULATIONS. THE LAND SURVEYORS PERFORMED AND SETS NO OPINION REGARDING THE LOCATION OF UNDERGROUND UTILITIES AND DOES NOT GUARANTEE, REPRESENT OR WARRANT THAT THE UTILITIES SHOWN HEREON ARE THE ONLY UTILITIES THAT EXIST IN THE AREA. YOU SHOULD CONTACT ALL UTILITY COMPANIES AND OBTAIN AND LOCATE ANY AND ALL UTILITIES ON OR SERVICING THE PROPERTY.

ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS FROM MEASUREMENTS, FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM OTHERS. SUCH DATA ARE NOT VISUAL BASED LOCATIONS AND LIMITATIONS CANNOT BE CERTIFIED

SECCAFICO LAND SURVEYING PC
500 Montauk Highway
Moriches, New York 11955
Phone: (631) 878-0120 Phone (631) 728-5330
psecca fico@optonline.net
Pat C. Seccafico, PLS NYS Lic. No. 051040
Pat T. Seccafico, PLS NYS Lic. No. 049287

PROJECT No. 64142 SCALE: 1" = 20' DATE: 06/27/2023

Enlarged Site Survey

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Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

Revisions

Sheet Title
Site Survey

Sheet No.
5 of 8

GENERAL NOTES:

- The information on this set of construction documents is to relate basic design intent and framing details. They are intended as a construction aid, not as a substitute for generally accepted good building practice and are in compliance with current New York State building codes. The general contractor is responsible for providing standard construction details and procedures to ensure a professionally finished, structurally sound and weatherproof completed product.

- General contractor to coordinate all subcontractors, scheduling of work and interaction between trades.

- The contractor is responsible for ensuring that all work and construction meets or exceeds current federal, state and local codes, ordinances and regulations, etc. These codes are to be considered as part of the specifications for this building plan.

- If in the course of construction, a condition exists which disagrees with that as indicated on these drawings, the contractor shall stop work and notify the designer & the engineer immediately. Should he fail to follow this procedure and continue work, he shall assume all responsibility and liability arising therefrom.

- Dimensions take precedent over scale - DO NOT SCALE DRAWINGS.

- The designer has not been engaged for construction supervision and assumes no responsibility for construction coordinating with these plans, nor responsibility for construction means, methods, techniques, sequences or proceedures or for saftey precautions and programs in connection with the work indicated. There are no warranties for a specific use expressed or implied in the use of these plans.

- Contractor to provide hardwired smoke detectors, with battery back up, and with no intervening switches, on all floors and in each bedroom. Verify with local code requirements as per Section R317 New York State Residential Construcion Code. Install carbon monoxide detectors as per code.

FOUNDATION NOTES:

- General contractor to review plans, elevations and details to determine intended heights of finished floor above typical grade.

- Footings shall bear on undisturbed soil within bearing capacity of 1.5 tons/sq.ft.

- Concrete shall be FC = 3,500 PSI @ 28 days

- Concrete on 4" sand or gravel fill minimum, with 6x6 - 10/10 welded wire mesh reinforcement. Interior slabs to be placed on 6 mil. stabilized polyethylene vapor barrier. Welded wire mesh is to be placed in the top third of the slab and is to be adequately supported by precast concrete bar supports to assure that the reinforcement is held in position during concrete placement and finishing.

- Isolation joints are to be installed between the slab and the walls. Use preformed joint filler that is to be cut 1/2" below the slab surface and the resulting joint is to be filled with an elastomeric joint sealant.

- General contractor to install cop-r-tex (or copper) sheet metal termite sheilds between all wood surfaces that are exposed to concrete or masonry surfaces.

- Dampproof exterior of foundation wall with a bituminous coating; Foundation excavation is not to be backfilled prior to the installation of the floor framing.

PLUMBING & HVAC NOTES:

- All plumbing work shall be done by a duly licensed plumber and must conform and adhere to all New York State building codes & saftey requirements.

- If wall plates or joists are cut during the installation of plumbing fixtures or equipment contractor must provide appropriate bracing to be framing back together.

- Baseboard heating is to be hot water and zoned. Plumbing contractor is to adequately size the system and place the baseboards in an unobstructive location in each room required to recieve heat. Minimum of one thermostat for each zone will be required.

- Mechanical subcontractor is responsible for adhering to all applicable codes and saftely requirements.

- HVAC subcontractor to fully coordinate system data & requirements with the equipment supplier and to provide final system layout drawing and submit it to general contractor, owner and equipment supplier for final review & approval.

ELECTRICAL NOTES:

- All electrical work to be BOARD OF FIRE UNDERWRITERS approved and to include installation of fixtures & specifications as indicated on plans. Light fixtures to be supplied by owner and installed by contractor. GFI outlets required at bathrooms and exterior areas. Install all outlets as per code. All work is to be done in strict accordance with the New York State Code by a licensed electrician. All new switches & outlets to be Leviton, standard, supplied & installed by contractor. Contractor to do all hook-ups as required for bathrooms.

FRAMING NOTES:

- All lumber is to be Douglas Fir #2 or better at 16" on center

- All wood framing in contact with concrete or masonry is to be pressure treated. 'ACQ' designation refers to current arsenic-free treated wood standards and shall take the place of 'CCA'

- All TJI's are to be installed in accordance with the manufacturer's specifications and shall include squash blocking web stiffeners at bearing points on girders and other load bearing areas

- Structural Steel ASTM A36 - FY = 36 KSI

- All straps, connectors, plates, bolts, nails, etc. are to be galvanized. Designated connectors, straps etc. on these drawings are my by Simpson unless otherwise indicated. All connectors, straps, etc. are to be nailed/bolted in accordance with the manufacturer's specifications.

- All floor sheathing is to be ¾" AC type plywood, tongue & groove and shall be glued and screwed to the floor joists (6" o.c. edges & 12" o.c. field)

- Solid blocking is to be installed every 8'-0" max. or mid span of all floor joists with spans exceeding 8'-0". Blocking is to be installed at all point load bearing points.

- Install double joists under all partitions running parallel

- All exterior wall headers to be 2- LVL's as indicated on floor plans & sections and all interior headers are to be 2- 2" x 8" unless otherwise noted. All headers exceeding 5'-0" shall have a double jack stud with a single king stud & on exterior walls provide double sill plate (typical).

- Provide insulation baffles at eave vents between rafters and soffit vents as indicated on plans

- Exterior flashing is to be adequately installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.

FLOOR PLAN NOTES:

- Dimensions shall take precedent over scale drawings, DO NOT SCALE DRAWINGS

- All interior walls to be covered with ½" gypsum board with metal corner reinforcing. All drywall products, including gypsum board, screw, joint compound, tapes & trim shall be U.S. Gypsum Co. or approved equal. All joints shall recieve 3 coats of joint treatment. Sand final coat to a uniform smooth surface. All walls, ceiling and interior of closets to be taped and spackled, 3 coats, ready for paint.

- Insulation ratings and installation locations as indicated on floor plans & sections

- Walls common to garage and house to have a layer of ⅝" fire rated gypsum board at garage side with 5'-0" return on adjacent walls & ceiling. Provide 2 layers of ⅝" fire rated gypsum board on all engineered lumber as required by manufacturer specifications

- All bath & kitchen area walls and ceilings adjacent to wet areas to have water resistant drywall, and provide wonderboard for all areas set to recieve tile.

GEOGRAPHIC & CLIMATE DESIGN CRITERIA

GROUND SNOW LOAD	45 psf
WIND SPEED	130 MPH
SEISMIC DESIGN CATAGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	36"
TERMITE DAMAGE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	11
FLOOD HAZARD	AS NOTED

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
UNINHABITED ATTICS WITHOUT STORAGE	10
UNINHABITED ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	60 / 40
FIRE ESCAPES	40
GUARDS	200
HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

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murraydesignbuild.com
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Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

Revisions

Sheet Title
Structural Details 1

Sheet No.
6 of 8

TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b]	SPACING AND LOCATION
		Roof	
1	Blocking to roof framing, ceiling joists, rafters, or trusses to top plate or other framing below	4-8d box (2½" × 0.113") or 3-8d common (2½" × 0.131") or 3 10d box (3" × 0.128") or 3 3" × 0.131" nails	Toe-nail
	Blocking between rafters or trusses not at the wall top plate, to rafter or truss	7-8d common (2½" × 0.131") or 5-3" × 0.131" nails	Face-nail or toe-nail
		3 16d common (3½" × 0.162") or 4-3½" × 0.131" nails	End nail
	Flat blocking to truss and web filler	16d common (3½" × 0.162") or 3" × 0.131" nails 4-8d box (2½" × 0.113"); or	6" o.c. face nail
2	Ceiling joists to top plate	3-8d common (2½" × 0.131") or 3 10d box (3" × 0.128"); or 3 3" × 0.131" nails 4 10d box (3" × 0.128"); or	Toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.3.2 and Table R802.3.2(1))	3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joints) (see Section R802.3.2 and Table R802.3.2(1))	Same as R802.3.2(1)	Face nail
5	Collar tie to rafter, face nail	4-10d box (3" × 0.128"); or 3 10d common (3" × 0.148"); or 4 3" × 0.131" nails	3 face nail each rafter
6	Rafter or roof truss to plate	3-10d box (3" × 0.128"); or 2 10d common (3" × 0.148"); or 3 10d box (3" × 0.128"); or 3 3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to 2" ridge beam	4-16d box (3½" × 0.135"); or 3 16d common (3½" × 0.162"); or 3 16d box (3½" × 0.135"); or 4-3" × 0.131" nails 3 16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 3 16d box (3" × 0.128"); or 3 3" × 0.131" nails	Toe nail End nail
		Wall	
8	Stud to stud and abutting studs at intersecting wall corners (at ends of each story)	Mod common (3½" × 0.162") 16d box (3½" × 0.135"); or 3" × 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Built-up corner studs	Mod box (3½" × 0.135"); or 3" × 0.131" nails Mod common (3½" × 0.162"); or 3" × 0.131" nails	12" o.c. face nail 16" o.c. face nail 16" o.c. each edge face nail
10	Built-up girder or beam 2" to 2" member each ½" plywood	Mod box (3½" × 0.135") 3 8d box (2½" × 0.113"); or	12" o.c. each face face nail
11	Continuous header to stud	8-16d common (3½" × 0.162"); or 4 16d box (3½" × 0.135"); or	Toe nail
12	Adjacent full-height stud to end of header	3 16d common (3½" × 0.162"); or 4 16d box (3" × 0.128"); or 3 3" × 0.131" nails	End nail
13	Top plate to stud	Mod common (3½" × 0.162") 16d box (3½" × 0.135"); or 3" × 0.131" nails	24" o.c. face nail 12" o.c. face nail
14	Double top plate splice	8-16d common (3½" × 0.162"); or 12-10d box (3" × 0.128"); or 12 3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
15	Bottom plate to joist, band joist, end joist or blocking (not at braced wall panels)	Mod common (3½" × 0.162") 16d box (3½" × 0.135"); or 3" × 0.131" nails	16" o.c. face nail 12" o.c. face nail
		Floor	
16	Bottom plate to joist or blocking (at braced wall panels)	3-16d box (3½" × 0.135"); or 2 16d common (3½" × 0.162"); or 4 3" × 0.131" nails	16" o.c. face nail
17	Top or bottom plate to stud	2-16d box (3½" × 0.135"); or 2 16d common (3½" × 0.162"); or 3-3" × 0.131" nails	End nail
18	Top plate, laps at corners and intersections	2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
19	1" diagonal let-in stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2 10d box (3" × 0.128"); or 2 3" × 0.131" nails	Face nail
20	1" × 6" sheathing to each bearing	3 8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2 10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail
21	1" × 8" and wider sheathing to each bearing	3 8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2 10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1½" long Wider than 1" × 8"	Face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b]	SPACING OF FASTENERS	
			Edges[f] (inches)	Intermediate supports[c,e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
31	⅜" – ½"	6d common or deformed (2" × 0.113" × 0.266" head) or (2½" × 0.113" × 0.244" head) nail; Subfloor, wall[g]	6	6[h]
		8d common (2½" × 0.131") nail; roof[g] or	6	6[h]
		RSRS-01 (2½" × 0.113") nail; roof[g]		
32	⅝" – ¾"	8d common (2½" × 0.131") nail; subfloor, wall	6	12
		8d common (2½" × 0.131") nail; roof; or	6	6[h]
		RSRS-01 (2½" × 0.113") nail; roof[g]		
		Deformed (2½" × 0.113" × 0.268" head) nail or screw[g]	6	12
33	⅞" – 1"	10d common (3" × 0.148") nail; or	6	12
		8d deformed (2½" × 0.131") nail[g]		
	Other wall sheathing[d]			
34	½" structural cellulosic fiberboard sheathing	1½" × 0.120" galvanized roofing nail, ⅜" head diameter, or 1¼" long 16 ga. staple with ⅞" or 1" crown	3	6
35	½" structural cellulosic fiberboard sheathing	1½" × 0.120" galvanized roofing nail, ⅜" head diameter, or 1½" long 16 ga. staple with ⅞" or 1" crown	3	4
36	½" gypsum sheathing[g]	1½" × 0.120" galvanized roofing nail, ⅜" head diameter, or 1¼" long 16 ga.: staple galvanized, 1½" long ⅞" or 1" crown or 1½" screws, Type W or S	7	7
37	½" gypsum sheathing[g]	1½" × 0.120" galvanized roofing nail, ⅜" head diameter, or 1¼" long 16 ga.: staple galvanized, 1½" long ⅞" or 1" crown or 1½" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
38	½" and less	Deformed (2" × 0.113") or Deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
39	⅝" – 1"	8d common (2½" × 0.131") nail; or Deformed (2½" × 0.131") or Deformed (2½" × 0.120") nail	6	12
40	1¼" – 1½"	10d common (3" × 0.148") nail; or Deformed (2½" × 0.131"); or Deformed (2½" × 0.120") nail	6	12

TABLE R301.6

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls & partitions	H/180
Floors & plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls - wind loads with brittle finishes	L/240
Exterior walls - wind loads with flexible finishes	L/120

WIND RESISTANT CONSTRUCTION CONNECTORS

CONNECTION LOCATION:	PART NUMBER:	NOTES:
RIDGE-TO-RAFTERS	CS20 @ 21"	APPLY TO EACH PAIR OF RAFTERS
RAFTER-TO-WALL	H7	APPLY TO EACH RAFTER
RAFTER-TO-PLATE	H8 or H2.5	APPLY TO EACH RAFTER
PLATE-TO-WALL STUD	CS20 @ 18"	APPLY TO EACH WALL STUD
2ND. FLOOR WALL-TO-1ST. FLOOR WALL	LFTA or CS20 @ 36"	APPLY TO EACH WALL STUD
HEADER-TO-JACK STUD	CS20 @ 12"	APPLY TO EACH JACK STUD
CRIPPLE STUD-TO-HEADER	H3	APPLY TO EACH CRIPPLE STUD
SHEAR WALL HOLDDOWN ANCHOR	S/STB16	APPLY TO EACH SIDEWALL END
1ST. FLOOR-UNDER-SILL PLATE	CS20	WRAP UNDER DOUBLE SILL PLATE (USE WITH 3" SQUARE WASHERS)

USE THE FOLLOWING OR APPROVED SIMPSON METAL CONNECTORS FOR PROPER WIND RESISTANT CONSTRUCTION. FOLLOW MANUFACTURES RECOMENDED INSTALLATION INSTRUCTIONS TO ACHIEVE MAXIMUM UPLIFT LOAD CAPACITY.

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[a] (f'_c)		
	Weathering Potential[b]		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500[c]
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500[c]
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000[d]	3,000[d]
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000[d, e, f]	3,500[d, e, f]

For SI: 1 pound per square inch = 0.6895 kPa.

a. Strength at 28 days psi.
b. See Table R301.2(1) for weathering potential.
c. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
d. See Section R402.2 for maximum permeable ratio requirements.
e. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
f. For garage floors with a steel-trowel finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

Table 3.1 Nailing Schedule (Wood Framed Construct on Manual 2018 , Pages 145 and 193)

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF NAILING			
Rafter to Top Plate (Toe -nailed)	3 - 8d	3 - 8d	per rafter
Ceiling Joist to Top Plate (Toe -nailed)	3 - 8d	3 - 8d	per joist
Ceiling Joist to Parallel Rafter (Face -nailed)	5 - 16d	5 - 16d	each lap
Ceiling Joist Laps Over Partitions (Face -nailed)	5 - 16d	5 - 16d	each lap
Collar Tie to Rafter (Toe-nailed)	2 -10d	2 -10d	per tie
Blocking to Rafter (Toe nailed)	2 - 8d	2 - 10c	each end
Rim Board to Rafter (End Nailed)	2 - 16d	3 - 16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face -nailed)	2 - 16d (1)	2 - 16d (1)	per foot
Top Plates at Intersections (Face -nailed)	4 - 16d	5 - 16d	pairs - each side
Stud to Stud (Face -nailed)	2 - 16d	2 - 16d	24" o.c
Header to Header (Face -nailed)	16d	16d	16" o c along edges
Top or Bottom Plate to Stud (End Nailed)	3 - 16d	2 - 40d	per stud
Bottom Plate to Floor Joist, Band Joist, End Joist or Blocking (Face-Nailed)	2 - 16d (1 2)	2 - 16d (1 2)	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe -nailed)	4 - 8d	4 - 10d	per joist
Bridging to Joist (Toe-nailed)	2 - 8d	2 - 10d	each end
Blocking to Joist (Toe-nailed)	2 - 8d	2 - 10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3 - 16d	4 - 16d	each block
Ledger Strip to Beam (Face -nailed)	3 - 16d	4 - 16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3 - 8d	3 - 10d	per joist
Band Joist to Joist (End-nailed)	3 - 16d	4 - 16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2 - 16d (1)	3- 16d (1)	per foot
ROOF SHEATHING			
Structural Panels (See Notes 4 5 and 6)			6" edge / 12" field
Interior Zone	8d	10d	6" edge / 6" field
Perimeter Edge Zone	8d	10d	6" edge / 6" field
Gable End Rake with up to 1' Rake Overhang	8d	10d	6" edge / 6" field
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
WALL SHEATHING			
Structural Panels(See Notes 1, 2, and 3)	8d	10d	6" edge / 12" field
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
FLOOR SHEATHING			
Structural Panels 1" or less	8d	10d	6" edge / 12" field

(1) Nailing requirements are based on wall sheathing nailed 6" on-center at the panel edge. Alternate nailing schedules shall be used where wall sheathing nailing is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors shall be used to maintain load path.
(2) For wall sheathing within 4 feet of the corners, the four foot edge zone attachment requirements shall be used.
(3) Tabulated 12 inch o.c. nail spacing assumes wall sheathing attached to stud framing members with G-0.42<G<0.49.
(4) For roof sheathing within 4 feet of the perimeter edge of the roof, including 4 feet on each side of the roof peak, the 4 foot per meter zone attachment requirements shall be used.
(5) Tabulated 12 inch o.c. nail spacing assumes roof sheathing attached to rafter / truss framing members with G=0.49. For framing members with <0.42<G<0.49, the nail spacing shall be reduced to 6 inches o.c.
(6) For wind speeds greater than 130 mph, blocking is required which transfers shear load to two additional rafters (3 rafters in total).
(7) For exterior panel siding, galvanized box nails shall be permitted to be substituted for common nails.

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Murray Design & Build
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Design · Build · Restore

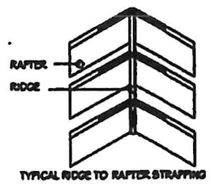
Dahle Residence - Pool House
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
02/03/2025

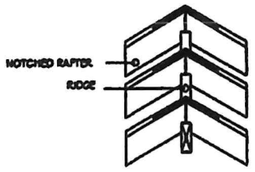
Revisions

Sheet Title
Structural Details II

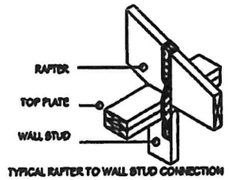
Sheet No.
7 of 8



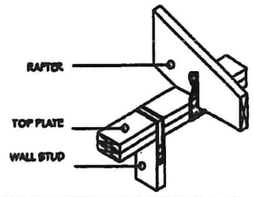
TYPICAL RIDGE TO RAFTER STRAPPING



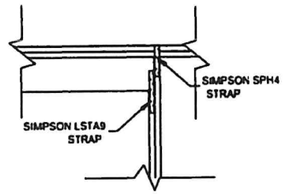
TYPICAL RIDGE BEAM TO RAFTER STRAPPING



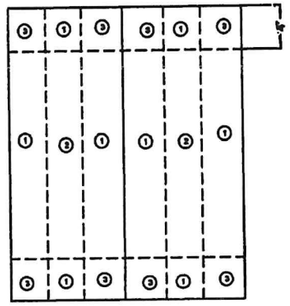
TYPICAL RAFTER TO WALL STUD CONNECTION



ALTERNATIVE RAFTER TO WALL STUD CONNECTION



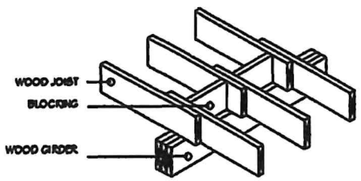
Typical Window and Door Header Strapping Detail Each Corner
NTS


Nailing Zones for Roof Sheathing in 130 MPH Peak Gust Wind Zone

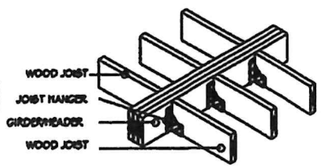
	Zone 1	Zone 2	Zone 3
Field	6" OC	12" OC	4" OC
Panel Edges	6" OC	6" OC	4" OC

Nailing Requirements for 140 MPH, 3 Sec. Peak Gust.
½" Thick Roof Sheathing with 8d Common Nails or 10d Box Nails

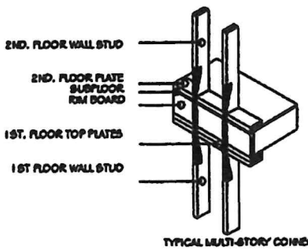
Roof Sheathing Nailing Details
Scale: 1/8" = 1'-0"



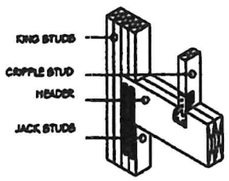
JOIST FRAMING OVER WOOD GIRDER



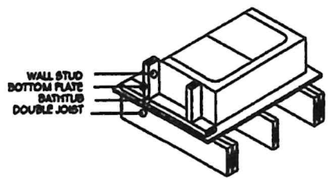
JOIST FRAMING FLUSH WITH GIRDER/HEADER



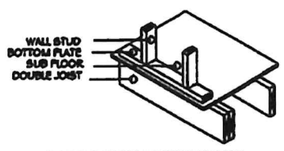
TYPICAL MULTI-STORY CONNECTIONS



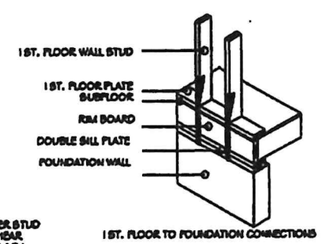
TYPICAL HEADER CONNECTION



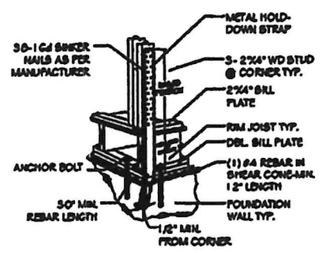
DOUBLE JOIST FOR UNDER A BATHTUB



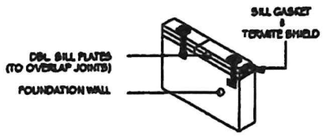
DOUBLE JOIST FOR NON-BEARING WALLS



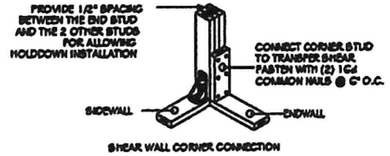
1ST. FLOOR TO FOUNDATION CONNECTIONS



METAL HOLD-DOWN / UPLIFT ANCHOR



SILL PLATES TO FOUNDATION ANCHORING



SHEAR WALL CORNER CONNECTION

CONSTRUCTION DETAILS & WIND LOAD PATH CONNECTION DETAILS

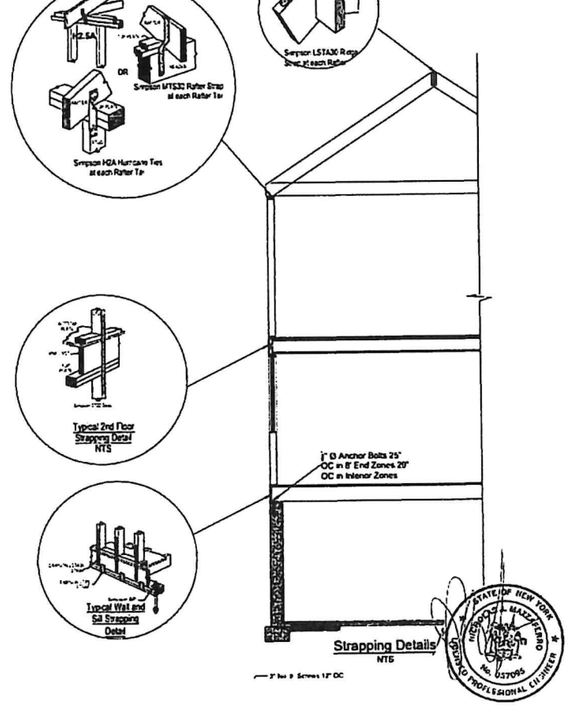
NOT TO SCALE

[NY] R402.1.2 Insulation and fenestration criteria.

The *building thermal envelope* shall meet the requirements of Table R402.1.2 based on the climate zone specified in Chapter 3. In climate zone 5, the *building thermal envelope* shall meet either the requirements of the climate zone 5 "Option 1" row in Table R402.1.2 or the requirements of the climate zone 6 "Option 2" row in Table R402.1.2.

[NY] TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,c]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[k] WALL R-VALUE	SLAB[l] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4	0.30	0.55	0.40	49	20 or 13+5[h]	8/13	30	10/13	10, 2 ft	10/13
5	0.30	0.55	NR	49	20 or 13+5[h]	13/17	30	15/19	10, 2 ft	15/19
5 Option 1	0.30	0.55	NR	49	20+5[h] or 13+10[h]	15/20	30	15/19	10, 4 ft	15/19
6 Option 2	0.30	0.55	NR	49	20+5[h] or 13+10[h]	15/20	30	15/19	10, 4 ft	15/19



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Dahle Residence - Pool House
625 First Street
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SCTM # 1001-02-06-35

Date
02/03/2025

Revisions

Sheet Title
Structural Details III

Sheet No.
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