

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Randolph School Sugar Shack / Lean To's

MEETING DATE: June 19, 2023

ACCOUNT NUMBER: 23-3481

DATE PREPARED: June 8, 2023

☒ **SITE PLAN** ☐ **SPECIAL USE PERMIT** ☐ **SUBDIVISION**

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

1 TOWN FILE
7 TOWN OF WAPPINGER PLANNING BOARD
1 ENGINEER TO THE TOWN
1 PLANNER TO THE TOWN
1 ATTORNEY TO THE TOWN
HIGHWAY SUPERINTENDENT
FIRE PREVENTION BUREAU
RECREATION
TOWN OF WAPPINGER TOWN BOARD
DUTCHESS COUNTY DEPT. OF PLANNING
NEW YORK STATE DEPT. OF TRANSPORTATION
DUTCHESS COUNTY DEPT. OF HEALTH
DUTCHESS COUNTY SOIL & WATER
NYS DEPT OF D.E.C
TOWN OF FISHKILL PLANNING BOARD
TOWN OF EAST FISHKILL PLANNING BOARD
TOWN OF LAGRANGE PLANNING BOARD
VILLAGE OF WAPPINGER PLANNING BOARD
BUILDING INSPECTOR
1 ZONING ADMINISTRATOR-BARBARA ROBERTI

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

TOWN OF WAPPINGER PLANNING BOARD

Application No.

23-3481

Date Received:

6-8-23

Fee Received:

\$25000

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT:

Randolph School -
Sugar Shack / Lean - To's

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

The Randolph School

2467 NY-9D Wappinger NY 12590

Street Town State Zip

Joshua Kaplan 845 297 5600 N/A

Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual): The Randolph School, Inc

2467 NY-9D Wappinger NY 12590

Street Town State Zip

Joshua Kaplan 845 297 5600 N/A

Contact Person Phone Number Fax Number

josh@randolphschool.org

Grid No.

6157-01-216814

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: ~~Indoor~~ Outdoor Classrooms

Proposed Use: Educational space, maple syrup production

Location of Property: 2467 NY-9D

Zoning District: R20/40

Acreage: 4.3

Anticipated No. of Employees: 20

Existing No. of Parking Spaces: 60 Proposed No. of Parking Spaces: 60

The Randolph School, Inc.

Type Name (Corporation, LLC, Individual, etc.)

6/5/23

Date

845 297 5600

Owner's Telephone No.

Owner or representative's signature

Joshua Kaplan, Director

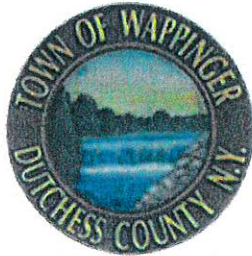
Type Name and Title ***

2467 NY-9D WF, NY 12590

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 23-3481

Date: 6/5/23

Grid No.: 6157-01-216814

Zoning District: R20/40

Location of Project:

Randolph School, 2467 NY-9D

Name of Applicant:

Joshua Kaplan, The Randolph School

845-297-5600

Print name and phone number

Description of

Project: Construction of a sugar shack on school grounds
to increase capacity and enhance a treasured,
curricular tradition.

I Joshua Kaplan, owner of the above land/site/building
hereby give permission for the Town of Wappinger to approve or deny the above application in
accordance with local and state codes and ordinances.

6/5/23
Date

845-297-5600
Owner's Telephone Number

[Signature]
Owner's Signature
Joshua Kaplan, Director
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.



Proposal: Outdoor Education Infrastructure

Prepared for: Town of Wappinger Planning Board

Prepared by: Joshua Kaplan, Director

June 5, 2023

Proposal number:



the
Randolph
School since 1963

THE RANDOLPH SCHOOL

SUMMARY

Our Humble Ask

The Randolph School seeks Board approval for site enhancements that strengthen our organization's mission, with particular respect to the innovative approaches in the Outdoor Classroom the School and our interest in broadening our connection to the community-at-large. We humbly request herein, approval to construct a Maple Sugar Shack and we ask your consideration for retroactive permits for 7 Outdoor Classroom structures.



Living and Learning in the Outdoor Classroom

The Randolph School is an uncommon school in many ways, but most notably in recent years, is its record during perhaps the most trying period our industry has ever experienced. At the onset of the COVID pandemic, when it was evident that schools would not reopen promptly, we pivoted and leveraged the most valuable resource we had available; outdoor space. With support from County Executive's office, Dutchess County DBCH and from Albany, we set out to return our children to school and our families to work by committing to full-time, outdoor learning. We invested in 7 lean-to's, built in Vermont during lockdown and delivered to Randolph in time for school to reopen. From that point on, we have remained open and operational. These lean-to's made it possible for us to stay in school, We have not closed the school, we have not kept healthy children away from school, and we have not had a case of community transmission to date. This is a remarkable achievement for this community, and it is because of how this community embraced a life outdoors and that we had more-than-adequate shelter through the seasons.

Since moving our school outdoors, new and countless opportunities have emerged for learning. Not only are children healthier in the fresh air, but by using the whole campus and eliminating hallways, children take (on average) 15,000 steps per day, at school. In the lean-to's, there is no electricity, so for many children, they are the only places in their lives where there is reprieve from screen time. Children practice all the skills others do in traditional schools, but within the context of how children are living. For instance, when children are amongst the maple trees in late winter, they witness the rate at which the sap flows from the trunks into the buckets. They track the rate of flow with their music teacher, who tunes a metronome to the drips. They compare the rate with the data from our weather station with their environmental science teacher. They then tally the total sap collection each day by bucket, working on fractional amounts ("this bucket is only 1/2 full!, for example) with their classroom teacher who is adding fractions with them during math. The links between teachers, children, and the environment make for a well-rounded and practical education, but it also closes the loop on experience. John Dewey, who is an inspiration for our philosophy, explains that when the loop is closed, real learning occurs. When the loop is not closed, we forget. Our founders, likewise, declared that here, "living and learning are interdependent conditions," and outdoors in nature, we have the opportunity to nurture every child's sense of wonder, every day.

Nowhere in our curriculum is this more profound than in maple sugar season. The example described above is one of an infinite list we could share about the magic of maple syrup and how it manifests here at Randolph. For over 40 years, we have been tapping our trees in late winter and boiling down the sap, all the old-fashioned way with hand-drills and metal buckets to haul. Children are involved in every part of the process, from hauling and splitting firewood (with supervision, of course) to pouring the finished product over pancakes. Opportunities for curricular connections are endless, certainly, but it is also important to note that our passion for this particular alchemy stems from a deep connection to our regional heritage here in the Northeast, and in particular, New York State. Our next venture involves establishing opportunities to engage the broader public in our enthusiasm for our work with children and our local culture. We hope to erect a sugar shack on campus, that would serve for a more robust production of maple syrup here, but also be an educational space accessible to the community.

Advancing Randolph's Mission

In April 2020, we contracted with Jamaica Cottage Shops (Vermont) for the construction of 7 lean-to's to serve as permanent outdoor classroom spaces. Following on the successful implementation of new curriculum blended with old traditions, we have received specs on a *Sugar Shack* that would expand our capacity to serve the broader community, attract more families to enroll, and broaden the possibilities for learning through maple sugaring.

Project Outline

We humbly seek Planning Board consideration at the upcoming meeting on June 19, 2023.

- Our timeline is contingent on your approval, before we begin production in Vermont. This project will take some time and we hope it can be completed prior to September 2023.
- Once production begins, it will take 6-8 weeks before all parts are delivered and are ready to install (mid August)
- Once production begins, excavation for 12' gravel footing will occur, according to code and manufacturer specification.
- Once all parts are delivered, it will take about 10 days of labor until it is completed (late August)
- School opens in September, which also marks the start of Randolph's 60th year.



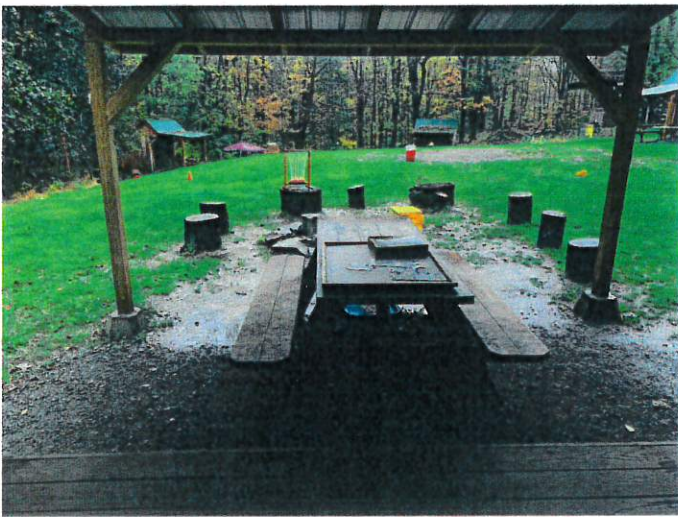
LIVING AND LEARNING IN A LEAN-TO

Modeled after *Hiker Huts* that dot the Adirondacks and the Appalachian Trail, Lean-Tos at Randolph are perfect for the adventure that education can be.

The 4 Camp Alcove units and the 3 modified-New Yorker models were installed on 12" of gravel, with 2 feet of skirt around the base of each unit. They are outfitted with everything found in the classroom indoors (except electric lighting) and offer a whimsical, warm space for children to be children. Each Lean-to is ____ square feet, open on one of four sides.

Our lean-tos are the home base for each cohort of children, offering reprieve from the elements when necessary. The comforting sense of enclosure offers a safe place for learning, while immersed in fresh air. Teachers set up activities and explorations in lean-tos and children travel between them. By making use of these outdoor spaces along the perimeter of the property, children at Randolph take, on average, 15,000 steps per day at school. Outdoor learning in these spaces presents numerous benefits and advantages, with the physical development of children being central as well. Lean-tos also carry a sense of adventure, which anchors children in the challenges they face in school with excitement and enthusiasm, compared to a stale classroom experience that can exacerbate school-related stress and problems of engagement.





FULLY ASSEMBLED



Our Camp Alcove was fashioned after traditional Adirondack style lean-to's. Our shelter includes a generous overhang and a built-in bench for ample seating and camping gear storage.

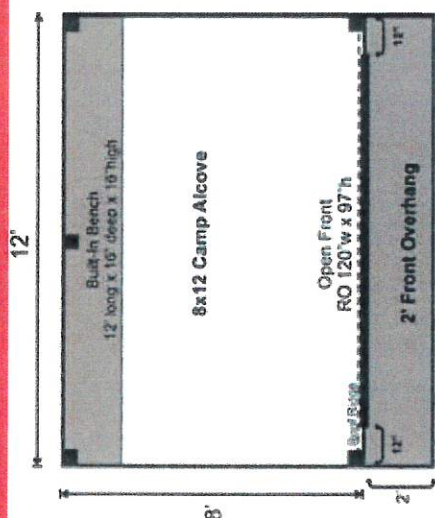
8X12 CAMP ALCOVE

(4)

STORAGE SOLUTIONS



STORAGE SOLUTIONS



FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered

• Step-by-Step Instructions
• All Fastening Hardware Included

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

8X12 CAMP ALCOVE FULLY ASSEMBLED

Base Area: 96 sq. ft.

Total Interior Area: 96 sq. ft.

Recommended Foundation:

4-6" Crushed Gravel

Overall Dimensions: 10'6"H
x 10'10"W x 13'2"D

Estimated Weight: 3500 lbs

Floor System

2 (qty) 4x6x12' Hemlock Skids

2"x6" rough sawn Hemlock

Joists 24" On Center

1" rough sawn Hemlock Decking

Floor Weight Rating: 25 lbs/sq. ft.

Walls

4"x4" Hemlock Post and
Beam Wall Framing

Wall Height: Front: 104" Rear: 56"

Siding: 1" rough sawn

Pine Board & Batten

1" rough sawn Pine Corner &

Door Trim & 2" rough sawn

Pine Fascia & Shadow Trim

The fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, and a built-in bench. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

Saltbox Roof Style

Roof Pitch: Front: 12/12 Rear: 6/12

2"x6" rough sawn Hemlock

Rafters 24" On Center

1"x6" rough sawn Hemlock

Exposed Collar Ties

1"x4" rough sawn Hemlock

Strapping 20" On Center

Corrugated 29g Metal

Roofing, Color: Evergreen

24" Front Overhang with Angle Braces

Rough Opening:

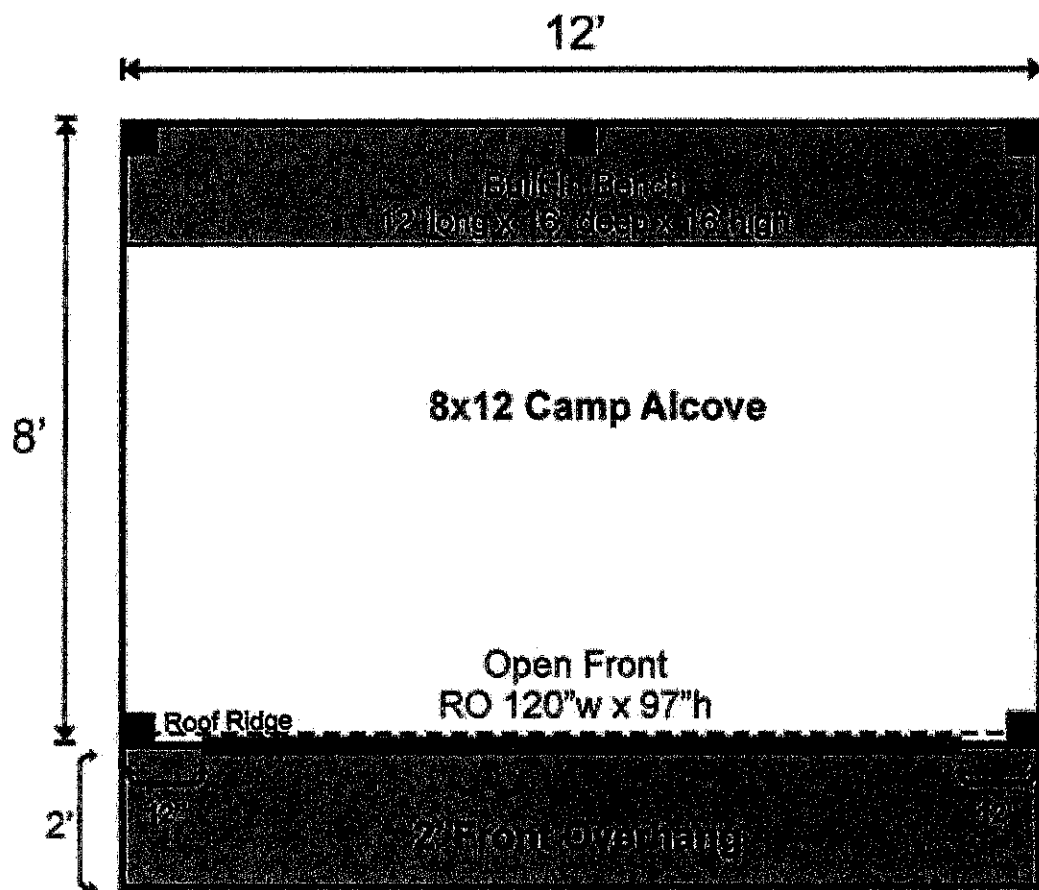
1 (qty) 120"W x 97"H

Delivery & Logistics Information

Fully Assembled prefabricated sheds and cottage buildings are deliverable exclusively to the Northeast USA.

CAMP8X12.FA

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FULLY ASSEMBLED

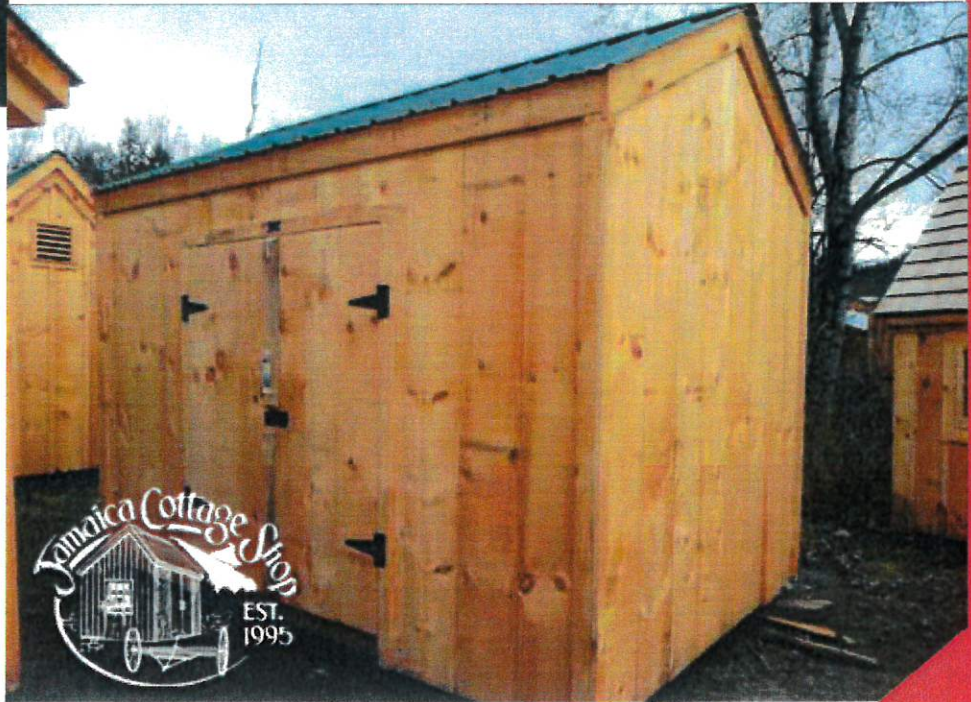


The New Yorker is an affordable backyard shed design that has two vertical feet over the Vermonter. A loft and shelving can be added to increase storage space. Upgrading the floor system with pressure treated options will fortify the base.

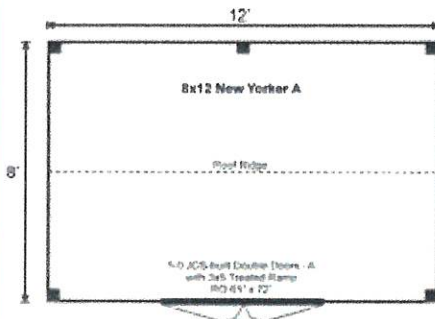
8X12 NEW YORKER A

(3)

STORAGE



STORAGE SOLUTIONS



8X12 NEW YORKER A FULLY ASSEMBLED

Base Area: 96 sq. ft.

Total Interior Area: 96 sq. ft.

Recommended Foundation:
4-6" Crushed Gravel

Overall Dimensions: 10'6"H
x 12'6"W x 8'6"D

Estimated Weight: 3200 lbs

Floor System

2 (qty) 4x6x12' Hemlock Skids

2x4 rough sawn Hemlock
Joists 24" On Center

1" rough sawn Hemlock Decking

Floor Weight Rating: 10 lbs/sq. ft.

Walls

4"x4" Hemlock Post and
Beam Wall Framing

Wall Height: 8'6"

Siding: 1" rough sawn Pine Board

1" rough sawn Pine Corner,
Door & Fascia Trim

The fully assembled unit includes hemlock framing, pine board siding, floor decking, a corrugated metal roof, and double doors with treated ramp. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

Gable Roof Style

Roof Pitch: 6/12

2"x4" rough sawn Hemlock

Rafters 24" On Center

1"x6" rough sawn Hemlock

Exposed Collar Ties

1"x4" rough sawn Hemlock

Strapping 20" On Center

Corrugated 29g Metal

Roofing, Color: Evergreen

Doors:

1 (qty) 5-0 JCS-built 2" Thick
rough sawn Pine Double Doors
w/ 3x5 Pressure Treated Ramp

Delivery & Logistics Information

Fully Assembled prefabricated
sheds and cottage buildings
are deliverable exclusively
to the Northeast USA.

FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

Additional Sizes:

8X8 | 8X10 | 8X12 | 8X14 | 8X16
| 8X18 | 8X20 | 10X10 | 10X12 | 10X14
| 10X16 | 10X18 | 10X20 |

Additional Types:

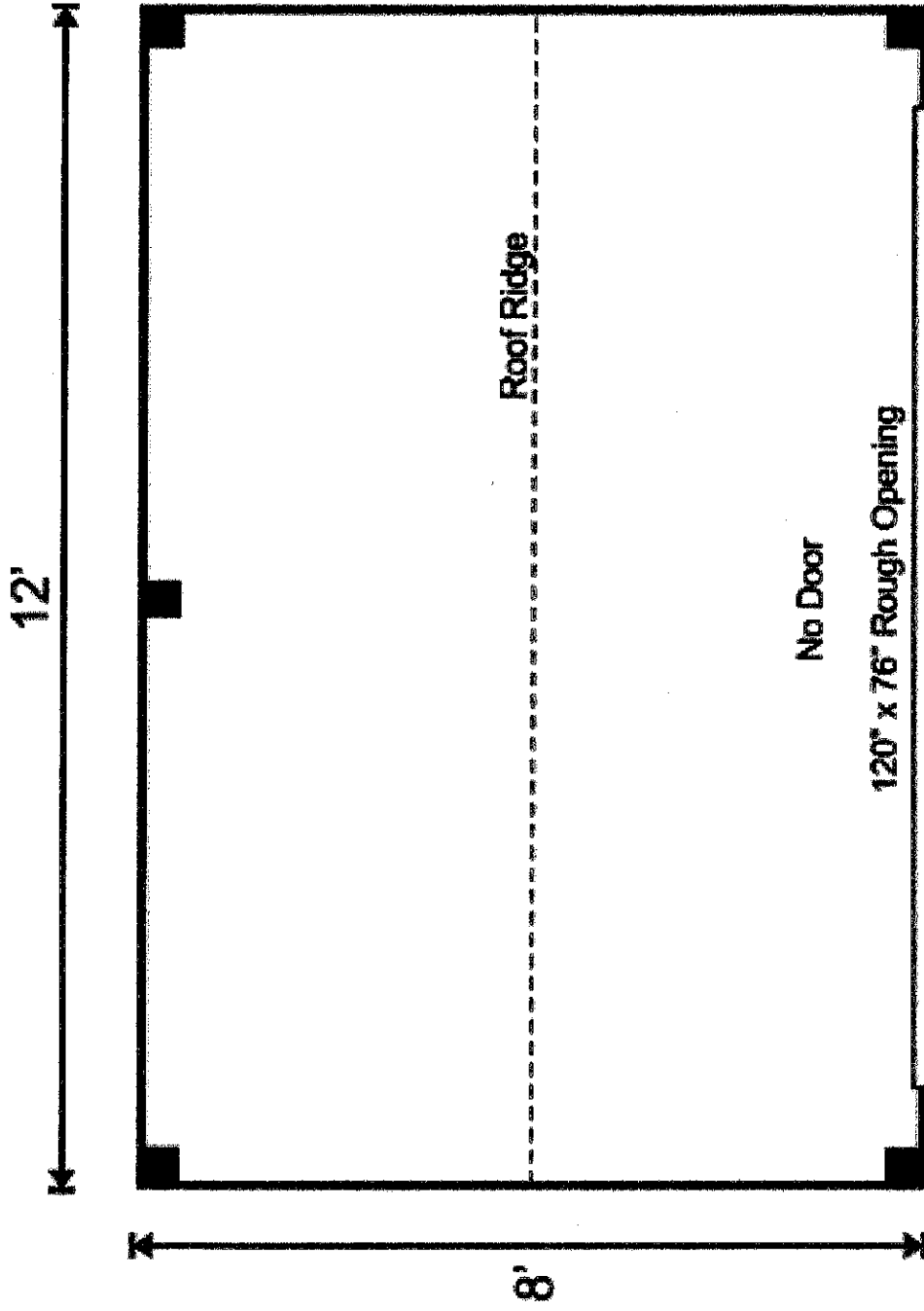
FRAME ONLY KIT | COMPLETE KIT | FULLY
ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

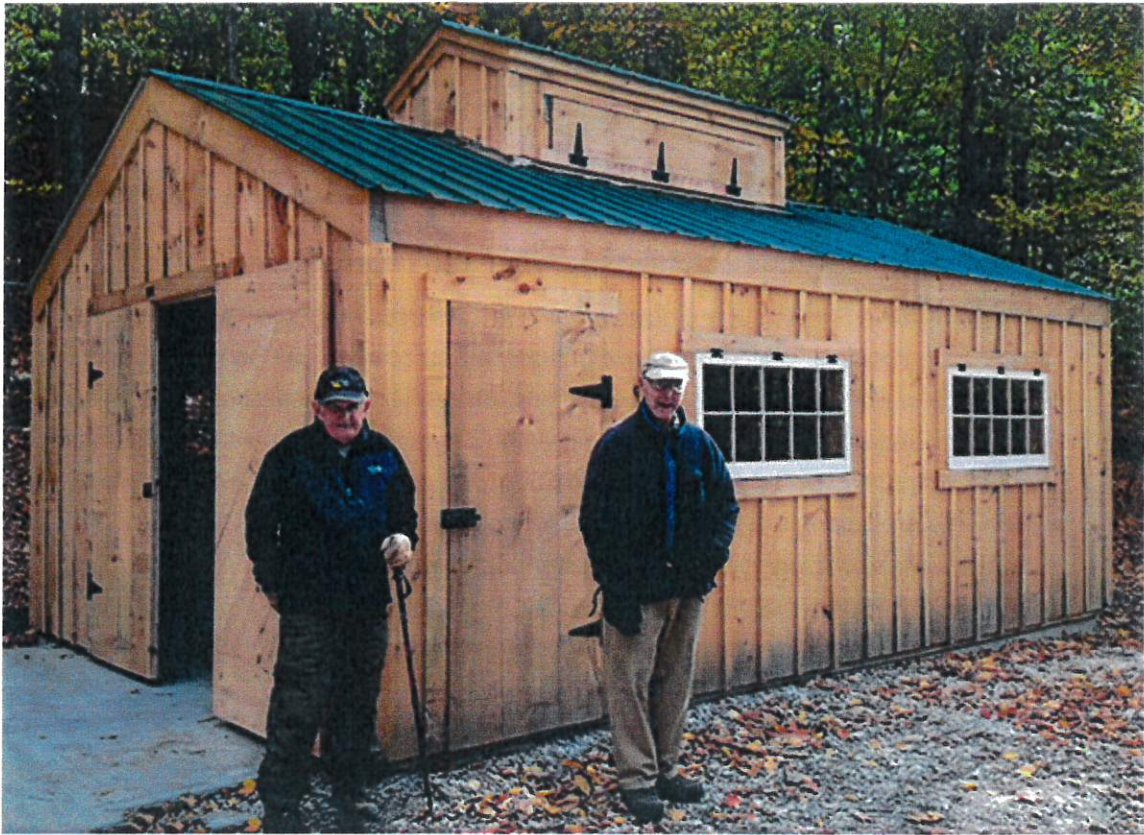
NYKRA.8X12.FA

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Josh Kaplan
Director
The Randolph School, Inc.

Image of a completed Sugar Shack from Jamaica Cottage Shop, which we hope to construct here at Randolph. This size is consistent with our plan, as is the exterior design and materials. This unit would match the lean-tos already on campus.



Interior of completed Sugar Shack model. Our plans include a permanent floor to be installed as well as two doors, not visible from this angle.

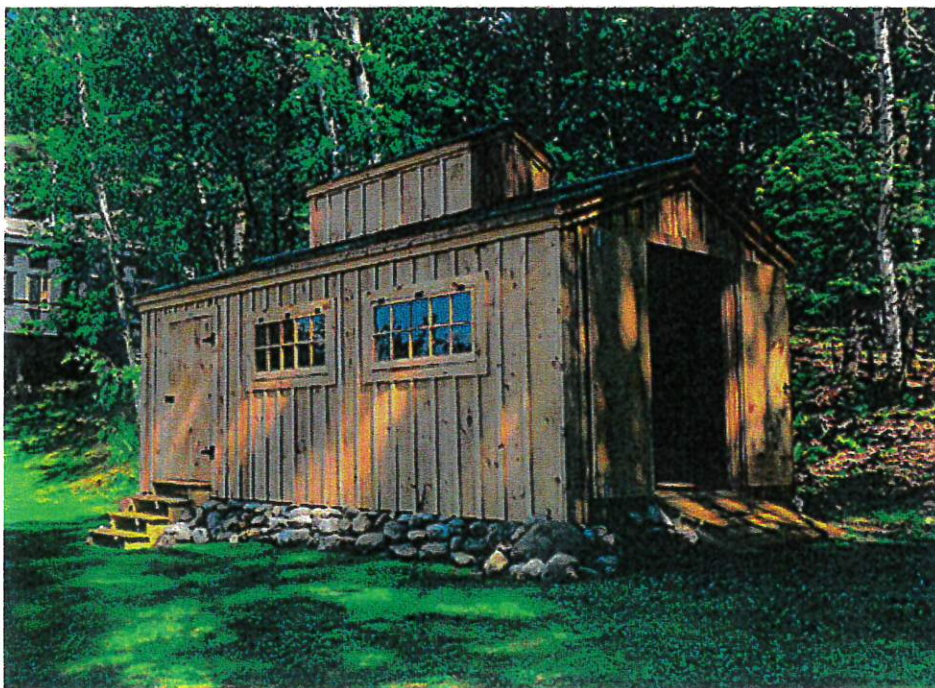
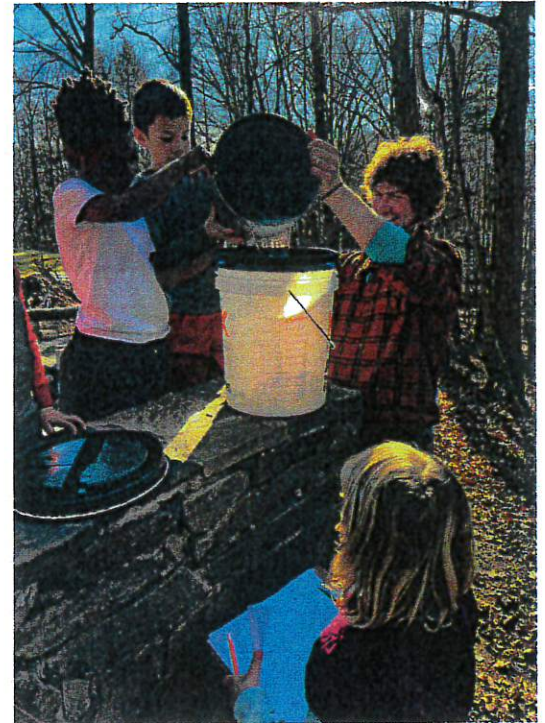


NATURE'S LABORATORY: THE SUGAR SHACK

All of Earth's elements combine to make gold from water.

Jamaica Cottage Shop's Sugar Shack is what we have decided on, as it would match the aesthetic of the other structures on campus with the same exact material and colors. The Randolph School's Sugar Shack would serve as storage for our priceless, antique equipment, as well as for our seasonal haul of sap from the sugar maples before it is ready to boil. In its traditional style, the sugar shack is also a functional site for the production of maple syrup. With professional equipment, funded by NYS's programs to promote this heritage craft, and proper permitting and support from Mr. Praeger (Fire Inspector, Bureau of Fire Safety, Town of Wappinger), we can increase our annual production of maple syrup and promote this regional industry in our community, like the Taconic Outdoor Education Center in Cold Spring does.

Most significantly, our future sugar house would be the anchoring point for a broader, yet-to-be-realized vision of expanding our timeless mission into the broader community. Our Creek Institute initiative is in development, designed to support our partners in local public schools in accessing the natural world and enhancing classroom learning through hands-on experience. It would also offer weekend, family programming geared towards exposing young families, new to the area or here forever, to the ample and expansive network of nature that exists here. Randolph has the space and the staff to nurture a greater sense of wonder than our small school community. The Town Supervisor and I have been in conversation about this shared vision for some time, and the Sugar Shack is the unique infrastructure we need to market a compelling draw to the area and to celebrate our 60 years here by broadening the scope of our mission.





Children are working inside a lean-to, representing fractional amounts using unit blocks and woven yarn strands. They are reflecting the quantity of maple sap collected on each given day of the season and representing these mathematical concepts visually. This is highly complex math for young children, but is possible because of proximity to and connection with the trees and our natural environment.

The sap is flowing!

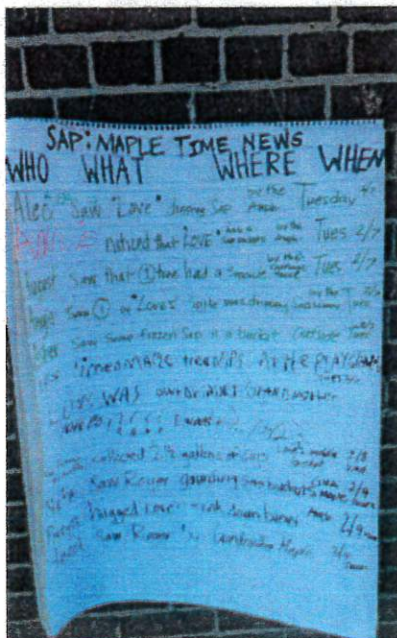
From the newest young friends just joining our community to each and every person that has spent time at the school in decades past, this news heralds a singularly thrilling season of learning and working together at Randolph that links us all to this land and each other through shared experiences and transferable skills and understandings that will last a lifetime.



Although the specific date varies from year to year, this sweetest of seasonal cycles returns reliably on a magical mid-winter morning when the rime of a cold and freezing night time gives way to the thaw of a warm and sunny day. As many of us start feeling too hot under all of our winter layers the air becomes electric with the sense that "it's tapping time!" Well before we begin drilling holes and setting spiles in trees in hopes of seeing sap dripping, our veteran sugar-makers of all ages start flowing forth with knowledge about hand tools and circumferences and diameter and bud identification and volumetric ratios and the location of particularly productive trees, flooding our student community with a wealth of shared information and infectious excitement. This initial burst of stored up knowledge and enthusiasm sets the stage for a comprehensive, student-led sugaring operation that invites newcomers to the front and center of the hands-on sap to syrup process and enables returning students to build increasingly complex understandings upon the scaffold of past experience.



In the initial days of each sugaring season our focus is on making space for the sheer joy and natural sense of wonder that inevitably springs eternal in the course of hugging trees, trepidatiously drilling first holes, waiting breathlessly to see that initial spurt of sap mixed with wood shavings, and lining up with one finger tenderly extended to catch one drop and taste for the sugar molecules hidden within. An ensuing hug and whispered "thank you" to each tree follows automatically. In the coming weeks as we work to collect and then boil the sap, all of the learning leading up to the sugaring curriculum and the innumerable extensions that follow will become increasingly evident across age groups. The Downstairs Fungi Friends have already started curating a new "Sap Time News" board on the front porch while Robins and Kittens are putting their practice with hand-tools to work by building their own loom to use in making a woven "Sap-o-meter" to report daily sap collection. The Barn Owls are collecting and preparing to report weather data that will help us analyze sap collection this season and look for patterns and connections between physical conditions and trees, while Elder Guardians are developing their own data sheets and methodology for measuring and comparing the rate of flow of different spiles at different times. In Links we are learning to better understand trees by printing with wood cross-sections and how to listen to and reproduce the musicality of sap dripping into buckets. The Randolph approach to education works best when we seek after and celebrate the connections in everything we do, and rarely do such opportunities flow as freely as they do when it's Maple Syrup Time.



For more windows into our world of Maple Sugaring, check out [It Happened @ Randolph School](https://sites.google.com/randolphschool.org/randolphschool/older-posts/march-24-2023)

<https://sites.google.com/randolphschool.org/randolphschool/older-posts/march-24-2023>

*This is the statewide effort we plan to participate in, and be supported by. Our Sugar Shack is the next step towards this end for our organization.

MARCH 14, 2023

Albany, NY

GOVERNOR HOCHUL PROMOTES NEW YORK STATE MAPLE INDUSTRY DURING MAPLE MONTH

New York Maple Syrup Production Reached Record High 845,000 Gallons
in 2022;
Ranks Second in the Nation

New Yorkers Encouraged to Support Local Producers by Participating in
Maple Weekends, March 18-19 and 25-26, with Special Promotions
Throughout March

Thank you for considering our proposal and for supporting our ongoing mission. It is our dream to realize this vision, and we are open to your expertise about how to make this a reality in accordance with safety-driven building and fire codes and in keeping with the values of our historic community.

Governor Kathy Hochul today encouraged New Yorkers to support their local maple producers. The Governor highlighted New York's upcoming Maple Weekends events and activities, which will take place March 18-19 and 25-26, along with other special events and promotions throughout the month. New York maple producers experienced a record-breaking year in 2022, producing 845,000 gallons of maple syrup. New York State continues to rank second in the nation in maple production.

"Maple production in New York is thriving as the industry continues to set records and ranks second in the nation in this sweet crop," **Governor Hochul said.** "I thank our producers who work hard to make the delicious, innovative, and unique maple products we all enjoy, and encourage all New Yorkers to take part in Maple Weekends this month to sample some of the world-class items that local vendors have to offer." In addition to its ranking for maple production, New York is also home to the largest resource of tappable maple trees within the United States and more than 2,000 maple sugar makers. In 2022, New York's maple industry used 2.9 million taps, tying 2021's record for the largest number of taps used in a single year. The New York State Department of Agriculture and Markets supports the maple industry through the New York State Budget—which includes funding for promotion and educational programs—as well as through investments in research projects, such as Cornell University's Maple Program's Arnot Teaching Forest, and through its NYS Grown & Certified and Taste NY marketing programs.

Maple Weekends

Throughout the month of March each year, and, in particular, during the weekends of March 18-19 and 25-26, maple farms across the state open their doors to the public to provide a chance to taste pure maple syrup, right from the source, and experience the unique family tradition of making maple syrup in New York State. Producers, including many of those that are NYS Grown & Certified, offer tours and pancake breakfasts, sell maple products, and demonstrate the syrup-making process, which includes the traditional system of hanging buckets on trees or more modern methods of production using vacuum systems to increase the yield of sap per tree. Maple Weekends in 2023 will take place at nearly 150

maple sugarmakers' farms, boosting agri-tourism across New York State. A searchable list of Maple Weekend events is available at mapleweekend.nysmaple.com. More than 80 maple producers participate in NYS Grown & Certified, which verifies New York's agricultural producers and growers who adhere to food safety and environmental sustainability standards. Find a current list of maple producers who are a part of the NYS Grown & Certified program at certified.ny.gov/wheretobuy.

Maple Promotions

New York's Taste NY Markets across the state are highlighting unique local maple products and producers during the month of March. Several markets are offering specials, including 10% off all maple items at the Finger Lakes Welcome Center, special product sampling at the Capital Region Welcome Center and Western New York Welcome Center, and more. Find a list of markets near you at taste.ny.gov. New Yorkers can also shop for New York State maple from the comfort of home on ShopTasteNY.com, which will be offering specials and free shipping on maple products throughout the month. Additionally, Taste NY Markets will be celebrating 'Maple Madness' during the weekend of March 25-26. Stay tuned on social media for more information about special sampling and giveaway promotions that weekend.

New York State Agriculture Commissioner Richard A. Ball said, "Thanks to our dedicated maple producers, including those who are in our NYS Grown & Certified program, New York continues to be a top maple producer in the country, with record syrup production figures and number of taps in recent years. I encourage all New Yorkers to visit a farm near them during Maple Weekends to taste some delicious products and enjoy this first crop of the season that our producers are so good at making."

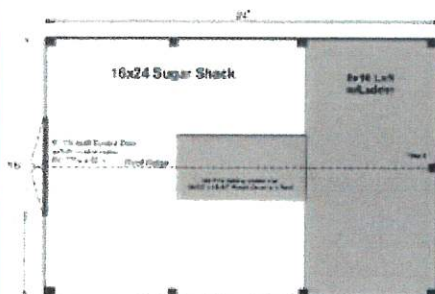
Maple Producer's Association Executive Director Helen Thomas said, "Maple Weekend 2023 is quickly approaching! This year, Mother Nature has given us an early start to the maple season so many farms already have plenty of maple products on hand for you to sample. During Maple Weekends 150 maple sugarhouses across the state welcome visitors to experience firsthand how pure maple syrup and other maple products are made. Visitors can enjoy family-friendly activities and taste New York's new crop of directly at the source. If the weather is above freezing the day you visit, expect to see sap coming from the maple tree and follow it all the way to syrup coming from the final step of cooking! Visit mapleweekend.com to plan your visits!"

<https://www.governor.ny.gov/news/governor-hochul-promotes-new-york-state-maple-industry-during-maple-month>

COMPLETE Pre-Cut Kit



A traditional New England design, the Sugar Shack boasts functionality and aesthetic appeal. Sugar Shacks are traditionally used as a designated building to boil maple syrup. In the springtime a large cloud of smoke and steam can be seen rising high above a sugar shack.



COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

Additional Sizes:

8X10 | 8X12 | 8X14 | 8X16 | 10X16 | 10X20 | 12X16 | 12X20 | 12X24 | 14X20 | 14X24 | 16X20 | 16X24 | 16X30 | 12X30 | 20X40 |

Additional Types:

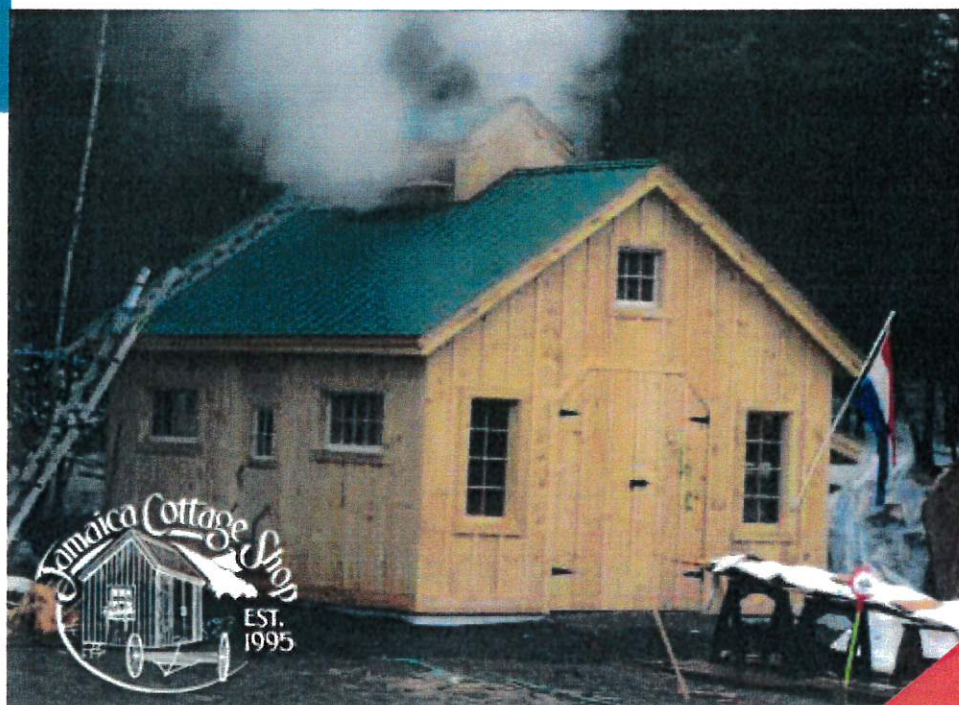
FRAME ONLY KIT | COMPLETE KIT | FULLY ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

16X24 SUGAR SHACK

STORAGE
SOLUTIONS



16X24 SUGAR SHACK COMPLETE PRE-CUT KIT

Base Area: 384 sq. ft.

Loft Area: 128 sq. ft.

Total Interior Area: 512 sq. ft.

Recommended Foundation:
Compacted 12" Crushed Gravel

Overall Dimensions:
18'9"H x 18'W x 26'D

Estimated Weight: 11500 lbs

Sill Plates

6x6 Treated Sill Plate

Loft

8x16

Ladder Access

2"x6" rough Sawn Hemlock
Joists; 24" on center

1x8 Smooth Shiplap Pine

Weight Rating 25 lbs / sqft

Walls

4"x4" Hemlock Post and
Beam Wall Framing

Wall Height: 96"

Siding: 1" rough sawn
Pine Board & Batten

1" rough sawn Pine Corner,
Door & Fascia Trim

Roof

Gable Roof Style

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, cupola, double doors and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof Pitch: 8/12

Roof Features: 4x8 Pine Venting
Cupola over 94 1/2"x44 1/2"
Rough Opening in Roof

2"x6" rough sawn Hemlock
Rafters 24" On Center

2"x6" rough sawn Hemlock
Exposed Collar Ties

1"x4" rough sawn Hemlock
Strapping 20" On Center

Corrugated 29g Metal Roofing,
Color: Evergreen

12" Overhang on all sides

Door

1 (qty) 6-0 JCS-built 2" Thick rough
sawn Pine Double Doors w/
3x6 Pressure Treated Ramp

Additional Features

1 (qty) Wood Louvered Vent

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 54 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x36"x144" Cube 2:
42"x50"x192" Cube 3: 42"x33"x144"

SUGSHK.16X24.PCK

ART & LIBRARY PAVILIONS AT THE RANDOLPH SCHOOL

WAPPINGERS FALLS, NY 12590

ARCHITECT

BERG + MOSS ARCHITECTS, PC

427 MAIN STREET, 5th FL

WAPPINGERS FALLS, NY 12590

1.563.671.1313

info@bergmoss.com

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

DATE

03.31.2018

SCALE

AS SHOWN

DATE

03.31.2018

SCALE

AS SHOWN

1. STRUCTURAL DESIGN

2. CONSTRUCTION SET

3. PERMITS

4. RECORDS

5. DATE

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEERS AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTS, PC. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR ANY MODIFICATION OR CHANGE.

KEY PLAN

DRAWING NO.

SP-001.00

DATE

03.31.2018

SCALE

AS SHOWN

DATE

03.31.2018

SCALE

AS SHOWN

DRAWING TITLE

SITE PLAN

The site plan illustrates the layout of the Randolph School campus. Key features include:

- Existing Buildings:** A 2-story school building and a 2-story theater.
- Proposed Buildings:** An arts building (shaded purple) and a parking lot (shaded red).
- Open Spaces:** An upper playground, a lower playground, a lower field, and a lower parking lot.
- Infrastructure:** A paved driveway, a parking lot, and a lower parking lot.
- Boundaries:** The site is bounded by South Avenue, Middlebush Road, and Route 9D.
- Orientation:** A north arrow is located in the top right corner.

Proposed
 Sugar Shack
 Existing
 Lean-tos (7)



ParcelAccess | Property Details

FINAL ROLL

Parcel Number

135689-6157-01-216814-0000

Parcel Address

2467 Route 9D

Municipality

Wappinger

Owner Name

Randolph School (P)

Primary Owner Mailing Address2467 Route 9D
Wappinger Falls, NY 12590**Parcel Details**

Lot Size (acres):	4.38 Ac (C)	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(135601) Wappingers CSD
Land Use Class:	(612) School		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$400,000	\$1,500,000	\$0	\$0	\$0	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
N (Non-Homestead)	8 (Wholly Exempt)	100	\$1,500,000		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2022	7/1/2022	7/1/2021			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	1/1/2000	1197	0689	-	0

Site Information**Site 1**

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(2) Private	(2) Private	(3) Normal	R20/40	(Z29) School

Commercial / Industrial / Utility Building Information

Site 1, Section 1, No. 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
0	1	4,852	(0623) 2-4 sty school load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	2,738
Number Identical:	Condition Code:	Constr. Qual:		
1	3	(3) Above Average		

Site 1, Section 1, No. 2

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
1960	1	2,132	(0623) 2-4 sty school load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	0
Number Identical:	Condition Code:	Constr. Qual:		
1	3	(2) Average		

Site 1, Section 1, No. 3

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model:	
2018	1	1,871	(0641) 1 sty library load sup	
Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevators:	Basement SF:
0	0	0	0	0
Number Identical:	Condition Code:	Constr. Qual:		
0	3	(2) Average		

Commercial Rental Information

Site 1, Use 1

Used As:			Unit Code:	Total Rent Area:	Total Units:
(Z29) School			-	3,804	0
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts:	No. 2 Bed. Apts:	No. 3 Bed. Apts:
0	0	0	0	0	0

Site 1, Use 2

Used As:			Unit Code:	Total Rent Area:	Total Units:
(Z29) School			-	3,180	0
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts:	No. 2 Bed. Apts:	No. 3 Bed. Apts:
0	0	0	0	0	0

Site 1, Use 3

Used As:			Unit Code:	Total Rent Area:	Total Units:
(Z29) School			-	2,738	0
Area 1 Bed. Apts.:	Area 2 Bed. Apts.:	Area 3 Bed. Apts.:	No. 1 Bed. Apts:	No. 2 Bed. Apts:	No. 3 Bed. Apts:
0	0	0	0	0	0

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1960	(3) Normal	C	288

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1983	(3) Normal	C	80

Site 1, Improvement 3

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP4) Porch-enclsd	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1983	(3) Normal	C	72

Site 1, Improvement 4

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1983	(3) Normal	C	77

Site 1, Improvement 5

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP5) Porch-up opn	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1990	(3) Normal	C	54

Site 1, Improvement 6

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(FC1) Shed-machine	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1980	(3) Normal	C	80

Site 1, Improvement 7

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(FC1) Shed-machine	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1995	(3) Normal	C	240

Site 1, Improvement 8

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(FC1) Shed-machine	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
2010	(3) Normal	C	288

Site 1, Improvement 9

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
2018	(3) Normal	C	492

Site 1, Improvement 10

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP2) Porch-coverd	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
2018	(3) Normal	C	54

Special District Information

Special District: HF035

Special District Name:	Primary Units:	Ad Valorem Value:
Hughsonville Fire	0	\$0

Special District: HL066

Special District Name:	Primary Units:	Ad Valorem Value:
Hughsonville Light	0	\$0

Special District: 999AM

Special District Name:	Primary Units:	Ad Valorem Value:
Ambulance Town Wide	0	\$0

Special District: GRLTN

Special District Name:	Primary Units:	Ad Valorem Value:
Grinnell Public Lib	0	\$0

Exemption Information

Exemption: 25120

Exemption Name:	Amount:
NONPRO EDU	\$1,500,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

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