



**ADOPTED**

**PLANNING BOARD RESOLUTION 2020-57**

DOC ID: 33595

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## **45 Fanning Ave**

**WHEREAS**, A Pre-Application Submission for the Subdivision Map of 45 Fanning Avenue was received on July 30, 2019; and

**WHEREAS**, by resolution dated August 22, 2019, the Planning Board deemed the pre-application incomplete; and

**WHEREAS**, further submissions were received on January 24, 2020; and

**WHEREAS**, this project considers action on a 38,538 square foot property situated in the R-20 Zoning District, within the hamlet of Hampton Bays, located at 45 Fanning Avenue, (SCTM No. 900-228-1-17.1 & 900-263-6-9.1); and

**WHEREAS**, the pre-application consists of a subdivision plan with 2 lots on a 38,538 square foot parcel; and

**WHEREAS**, Proposed Lot 1 contains 20,000 square feet and fronts on Fanning Avenue; Proposed Lot 2, a flag lot, contains a total area of 21,109 square feet and is proposed to be access via an existing 10' Right of Way to Stonewood Lane; and

**WHEREAS**, the Planning Board finds that the application does comply with the submission requirements pursuant to §292-10 of the Southampton Town Code; and

**WHEREAS**, by letter dated February 27, 2020, the applicant's representative requested that the Planning Board waive the Planned Residential Development (Cluster) Plan submission requirement pursuant to Section 292-8A(1) of the Town Code; now therefore

**BE IT RESOLVED**, that the Pre-application for the Subdivision Map of 45 Fanning Avenue, is hereby deemed complete as of February 27, 2020, the Planning Board hereby waives the Planned Residential Development Plan submission requirement as of February 13, 2020, and a public hearing is hereby scheduled for March 26, 2020, at 6:00 p.m. at Southampton Town Hall.

*Please be reminded that a Notice of Public Hearing must be posted at the site for a minimum period of 10 days prior to the hearing date, and notice shall be mailed to abutting property owners 10 days prior to the public hearing, in accordance with the standards contained in the Subdivision Regulations Chapter 292-9A, of the Town Code. Please arrange to pick up the necessary 2(two) sign(s) and an Affidavit of Posting & Affidavit of Mailing form at the Department of Land Management, Planning Division, Town Hall, 116 Hampton Road, Southampton, New York, between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Philip A. Keith, Secretary
<b>SECONDER:</b>	Glorian Berk, Board Member
<b>AYES:</b>	Finnerty, Blaney, Lofaro, Zuccarelli, Keith, Berk
<b>ABSENT:</b>	Robin Long

To: Marc A. Chiffert

# TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
116 Hampton Road  
Southampton, NY 11968

Phone: (631) 287-5735  
Fax: (631) 287-5706



# FILE COPY

JAY SCHNEIDERMAN  
TOWN SUPERVISOR

CCHAIR  
JACQUI LOFARO

VICE CHAIRPERSON  
DENNIS FINNERTY

SECRETARY  
PHILIP A. KEITH

BOARD MEMBERS  
JOHN J. BLANEY  
GLORIAN BERK  
ROBIN LONG  
JOHN D. ZUCCARELLI

## SUBDIVISION PRE-APPLICATION FORM

This application form is required as part of any request to process the action listed below. In addition, Chapter §292 The Town of Southampton Code requires specific material to be submitted in conjunction with this form. Other required items are indicated on the attached application checklist. It is the applicant's responsibility to insure that application package is complete and accurate. Incomplete applications will not be processed.

1. All applications must be completed in full and comply with §330 and §292 of the Town Code. Incomplete application packages will not be accepted.
2. These instructions and the application form shall be read carefully and understood before completing. Any questions should be referred to the Planning Division.
3. The application package consists of the following:
  - The Subdivision Pre-Application Form checklist.
  - 15 Copies of Application, including: project description, owner's endorsement, Open Government Disclosure Form, agricultural data statement, and submission review form.
  - 15 Copies of Subdivision Plat (standard plan) and supporting Materials
  - 15 Copies of Subdivision Plat (cluster plan)
  - Pre-Application Fee: **\$800 per lot** (excluding reserved parcels)
  - Lot Line Modification Fee (Transfer if Property): **\$1,050 per lot** (if applicable)
4. The mapping requirements for the subdivision plat, per §292-4A, §292-10 of the Southampton Town Code are included in the Subdivision Pre-Application Submission Review Form on Pages 5-6 of this submission package. Please complete this form to ensure that the maps comply with the code requirements.
5. The subdivision pre-application review process is outlined on page 4
6. A Fee Schedule is included in this package.

PLEASE NOTE: ALL NEW APPLICATIONS MUST GO TO THE ENGINEERING DIVISION FOR PAYMENT OF FEES PRIOR TO SUBMITTING APPLICATION TO PLANNING.

Application Name: 45 Fanning Ave.

SCTM No.: 900-263-06-9.1

Property Address: 45 Fanning Ave., Hampton Bays, 11946

I. General Information:

a) Applicant's Name: Marc A. Chiffert, P.E.

Address: 34 Nassau Road, Hampton Bays, NY 11946

Phone No.: 917-656-9166

b) If the applicant is a corporation, give the name and title of the responsible officer:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

c) Landowner's Name: Marc A. Chiffert, P.E.

Address: 34 Nassau Road, Hampton Bays, NY 11946

d) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor

Name: Marc A. Chiffert, PE License No 068130

Address: 53 Hill St. #18, Southampton, NY 11968

Telephone No. 917-656-9166

e) If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land. \_\_\_\_\_

f) All communications with regard to this subdivision shall be addressed to the following person until further notice:

Name: Marc A. Chiffert, PE

Address: 53 Hill St. #18, Southampton, NY 11968

Phone No: 917-656-9166

**II. Proposed Site**

a) General location of Property

(north/west/south/east)

of Fanning Avenue, approx 200.57

(street of road)

(feet) (north/east/south/west)

of Stonewood Lane, in Hampton Bays

(nearest interesting street)

(hamlet)

b) Zoning District(s): R20

c) Is a Variance Necessary?  YES: \_\_\_\_\_  NO: X

If yes, please explain:

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d) Zoning Overlay(s) (Please check all that apply)

- Agricultural\*
- Aquifer Protection
- Tidal Flood Plain
- Tidal Wetland & Ocean Beach
- Old Filed Map
- Archaeological\* (NYS Circles and Squares map)

\*Include a survey showing the location of Class I and II prime agricultural soils

**III. Project Type**

- Subdivision: \_\_\_\_\_
- Re-Subdivision: X
- Lot Line Modification (Transfer of Property): \_\_\_\_\_



## PRE-APPLICATION SUBMISSION FORM PROJECT DESCRIPTION

In the space provided below, and on additional sheets if necessary, please provide the following:

**1. A description of the project.**

Proposed two lot subdivision.

The purpose of this application is to combine SCTM# 900-263-06-9.1 also known as  
45 Fanning Avenue and SCTM# 900-228-1-17.1 a Right of way into Single Family Residential 2 lots

**2. An explanation of the design concept**

The concept of this application is to build two 4 bedroom single family homes on 2 residential lots

**3. The reason for the particular design**

45 Fanning Total Area = 38,538 sq. ft. + Right of way modification will total two lots. 20,000 SQFT & 21,109 SQFT

Neighboring / Adjacent Lots Average Total Area = 16,050 sq ft

41 Fanning = 20,818 sq. ft., 43 Fanning = 19,133 sq. ft., 47 Fanning = 4,200 sq. ft., 47A Fanning = 18,731 sq. ft

51 Fanning = 21,230 sq. ft, 53 Fanning = 10,025 sq. ft, 55 Fanning = 30,305 sq. ft, 59 Fanning = 20,148 sq. ft

42 Fanning = 11,250 sq. ft, 44 Fanning = 11,250 sq. ft, 46 Fanning = 12,367 sq. ft, 48 Fanning = 15,260 sq. ft

30 Fanning = 6,900 sq. ft, 32 Fanning = 11,250 sq. ft, 34 Fanning = 7,500 sq. ft, 36 Fanning = 22,500 sq. ft

14 Warner Rd = 7,500 sq. ft, 12A Warner = 13,880 sq. ft, 12 Warner = 13,680 sq. ft, 10 Warner = 13,860 sq. ft

2 Ginny Ln = 36,684 sq. ft, 4 Ginny Ln = 20,130 sq. ft, 6 Ginny Ln = 20,400 sq. ft, 8 Ginny Ln = 26,373 sq. ft

30 Catena Rd = 29,000 sq. ft, 26 Catena = 16,125 sq. ft, 24 Catena = 16,125 sq. ft, 18 Catena = 20,025 sq. ft,

**4. The objective of the developer or project sponsor.**

To Develop Two 1/2 Acre Single Family Residential Properties

5. How or why the project is or is not in conformance with the Town Master Plan.

This project is consistent with the objective of the Town Master Plan for the Eastern Area of Hampton Bays  
Per page 41 of the Master Plan the eastern corridor's look and feel in this area is somewhat suburban  
with respect to the close proximity to the hamlet's retail center & transportation including the LIRR and bus  
It is a pedestrian friendly neighborhood and walkable

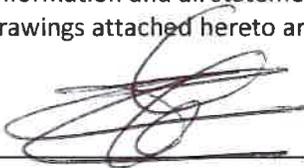
Note: Please be aware that the Planning Board cannot approve plans that do not comply with zoning requirements. If you anticipate, or are aware that this project will require zoning relief from the Zoning Board of Appeals, please indicate the nature of such relief and why it is necessary to accomplish the project goals in the space below.

6. Zoning Relief (If applicable).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby depose and say that all the above statements of information and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Marc A. Chiffert  
\_\_\_\_\_  
Applicant's Name

  
\_\_\_\_\_  
Applicant's Signature

Sworn before me this  
5 day of March, 2020

Notary Public 

ALEJANDRO ROJAS  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01RO6360799  
QUALIFIED IN SUFFOLK COUNTY  
TERM EXPIRES JUNE 26, 2021

# TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
116 Hampton Road  
Southampton, NY 11968  
631-283-6000  
[www.southamptonny.gov](http://www.southamptonny.gov)



JAY SCHNEIDERMAN  
TOWN SUPERVISOR

KYLE P. COLLINS, AICP  
TOWN PLANNING AND  
DEVELOPMENT ADMINISTRATOR

## Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

Marc A. Chiffert

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)  
 Zoning Board of Appeals,  Planning Board,  Conservation Board  all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

- The application name is: 45 Fanning Ave.
- I reside at 34 Nassau Rd - Hampton Bays, NY 11946
- The officers of the applicant corporation/owner corporation are as follows:  
 Pres. \_\_\_\_\_ Sec. \_\_\_\_\_  
 Vice Pres. \_\_\_\_\_ Treas. \_\_\_\_\_
- Do any of the following individuals have an interest in the owner or applicant (as defined on page iii, note "A")?
 

	<u>Yes</u>	<u>No</u>
A. Any official of New York State	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Any elected or appointed official or employee of Southampton Town or Suffolk County	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name	Residence	Nature of Interest
<u>Licensing Review Board Member</u>	<u>Member</u>	

# TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

PHONE: (631) 283-6000  
[WWW.SOUTHAMPTONTOWN.NY.GOV](http://WWW.SOUTHAMPTONTOWN.NY.GOV)



JAY SCHNEIDERMAN  
TOWN SUPERVISOR

KYLE P. COLLINS, AICP  
TOWN PLANNING AND  
DEVELOPMENT ADMINISTRATOR

PLEASE NOTE: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

## OWNER'S ENDORSEMENT

STATE OF NEW YORK)  
SS:  
COUNTY OF SUFFOLK)

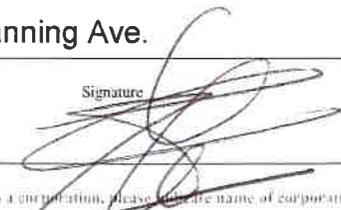
Marc A. Chiffert, being duly sworn, deposes and says:

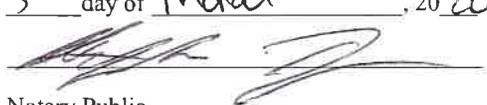
- I am: (check one)
- 1. the sole owner in fee
  - 2. a part owner in fee
  - 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
  - 4. designated party authorized to act pursuant to a trust or other legal document.
  - 5. member/owner(s) of Limited Liability Corporation (LLC).

(if you checked #3, #4 or #5, please provide proof of legate (i.e.: Corporate Resolution; Surrogate Letter; Executor of the Will; Certified Letter of Testamentary; Letter of Administration; Attorney-Opinion Letter; Letter of Probate; Power of Attorney, etc.)

I reside at 34 Nassau RD  
Mailing Address  
Hampton Bays, NY 11946  
Hamlet/Post Office/Village State Zip Code

I have authorized Marc A. Chiffert  
to make the foregoing application to Southampton Town for approval as described herein.

45 Fanning Ave.  
Signature  
  
\_\_\_\_\_  
(If owner is a corporation, please include the name of corporation and the title of the corporate officer whose signature appears above)

Sworn before me this  
5 day of March, 2020  
  
Notary Public

ALEJANDRO ROJAS  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01RO6360799  
QUALIFIED IN SUFFOLK COUNTY  
TERM EXPIRES JUNE 26, 2021

**A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW OF THE STATE OF NEW YORK**

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- a. the owner or applicant; or
- b. an officer, director, partner, or employee of the applicant or owner; or
- c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner; or
- d. Is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York Stock or American Stock Exchange shall not constitute an interest for the purposes of this disclosure.

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

- |                                 | <u>Yes</u>               | <u>No</u>                           |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Attorney                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Other                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the question to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

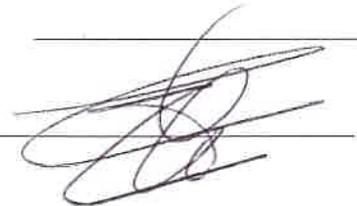
6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

- |                                 | <u>Yes</u>                          | <u>No</u>                           |
|---------------------------------|-------------------------------------|-------------------------------------|
| 1. Owner                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Applicant                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Agent for owner or applicant | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Attorney                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Other                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name</u>	<u>Position</u> <small>(Owner, Agent, Attorney, Other)</small>	<u>Corporation</u>
<u>Licensing Review Board</u>	<u>Member</u>	
_____	_____	_____
_____	_____	_____

Signature



Sworn to before me

This 5 day of March 2020

  
Notary Public

**ALEJANDRO ROJAS**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**NO. 01RO6360799**  
**QUALIFIED IN SUFFOLK COUNTY**  
**TERM EXPIRES JUNE 26, 2021**

## AGRICULTURAL DATA STATEMENT

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: 45 Fanning Ave.
  
2. Name of Applicant: Marc A. Chiffert, P.E.
  
3. Address of Applicant: 34 Nassau Road, Hampton Bays, NY 11946
  
4. SCTM # of Project: 900-263-06-9.1
  
5. Project Location: 45 Fanning Ave., Hampton Bays, 11946  
X
  
6. Description of Project: The purpose of this application is to modify 45 Fanning Avenue and  
Licensing Review Board

7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owner's names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owner's names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application

8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.

9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards for each mailing. The return address on the return receipt card must read

**SOUTHAMPTON TOWN PLANNING BOARD**  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

If you do not believe that you are subject to this requirement, please complete the following and sign below:

I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:

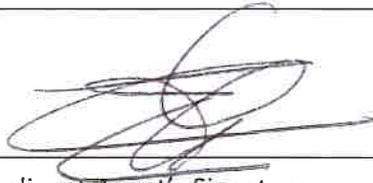
Project located within close proximity of the Hamlet Center of Hampton Bays

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Applicant's/ Applicant Agent's Signature

Date - 3-5-2020

Notary - 

**ALEJANDRO ROJAS**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**NO. 01RO6360799**  
**QUALIFIED IN SUFFOLK COUNTY**  
**TERM EXPIRES JUNE 26, 2021**



**SUBMISSION REQUIREMENTS CHECKLIST**

PLEASE CHECK .....	YES	NO
Existing contours at max. 10' intervals, or spot elevations within 200 feet of its boundaries (Identify source of contour information) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
"Wooded Areas .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Identification of unique natural features (wetlands, lakes, ponds, streams, & steep slopes: show area with slopes greater than 20% for lot less than 40,000 sq ft or 30% for lots less than 80,000 sq ft)		
All existing site structures (including fences) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All street, existing and proposed .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All utilities on site and adjacent:		
Electrical Service .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Mains .....	<input type="checkbox"/>	<input type="checkbox"/>
Sewer mains .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nearest Fire Hydrant, cisterns, other fire protection (Regardless of Distance) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed pattern of lots, including typical lot width and depth .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street Layout .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreation Areas .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Method of drainage .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage disposal treatment .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water supply .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owners Endorsement .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disclosure Affidavit .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agricultural Data Statement .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ADDITIONAL COMMENTS:**

Provide all information indicated as not provided "X" or "?", if applicant feels items are not applicable, indicate such and give reasoning.

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NOTE: All submissions must comply with Section 292-4A and 292-10 of the Code of the Town of Southampton.



# Town of Southampton

116 Hampton Road  
Southampton, NY 11968

DEPARTMENT OF LAND MANAGEMENT

PLANNING DIVISION

**KYLE P. COLLINS, AICP**  
TOWN PLANNING AND DEVELOPMENT  
ADMINISTRATOR

Telephone (631) 287-5735  
Fax (631) 287-5706

## PRE-APPLICATION (§292-10) SUBMISSION REVIEW FORM

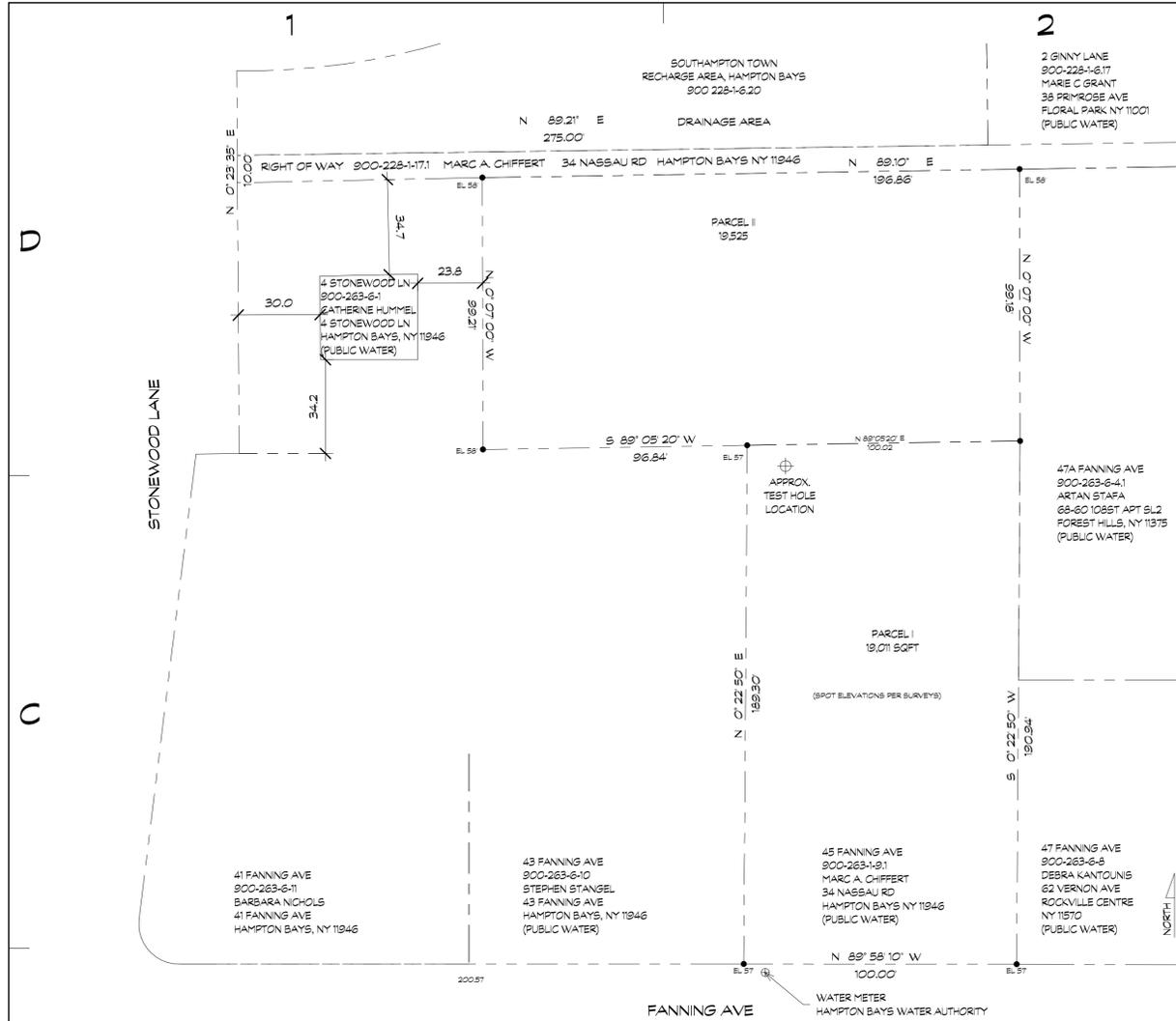
**Application Name:** 45 Fanning Avenue  
**Contact Person:** Marc Chiffert  
**SCTM#:** 900-314-2-9  
**Project Address:** 45 Fanning Avenue, Hampton Bays  
**Number of Lots:** 2  
**Date:** 08/22/19

<b>SUBMISSION REQUIREMENTS</b>	
Pre-Application Form	√
Subdivision Plat (using the standards set forth in Chapter 292 of the Town Code) meeting the mapping requirements outlined below.	X
Cluster Plan and Yield Map	X
Request for Waiver for Cluster Plan	X
<b>FEES</b>	
APPLICATION FEE: \$800/LOT	√
<b>MAPPING REQUIREMENTS</b>	
<b>LEGAL DATA:</b>	
Scale 1" = 200' or greater	√
Name and Address of Owner of Record and Subdivider	√
Date	√
North Arrow	√
Scale	√
Property Description with distance to the nearest existing street intersection	√
Location, Names, Ownership of adjacent streets and curblines	√
Adjoining lands and owners as disclosed by the most recent town tax records	√
Public easements, setbacks, or dedicated area on site or adjoining land	X/if applicable
Outline of existing easements, deed restrictions or covenants on site	X
Existing Zoning	√
Suffolk County Tax Number	√
<b>NATURAL FEATURES</b>	
Existing contours at max. 10' intervals, or spot elevations within 200 feet of its boundaries (Identify source of contour information)	X
Wooded Areas	√
Identification of unique natural features (wetlands, lakes, ponds, streams, & steep slopes: show area with slopes greater than 20% for lot less than 40,000 sqft or 30% for lots less than 80,000 sqft)	X
<b>EXISTING STRUCTURES AND UTILITIES</b>	
All existing site structures (including fences)	√
All street, existing and proposed	√
All utilities on site and adjacent	X
Electrical Service	√
Water Mains	X
Sewer mains	X

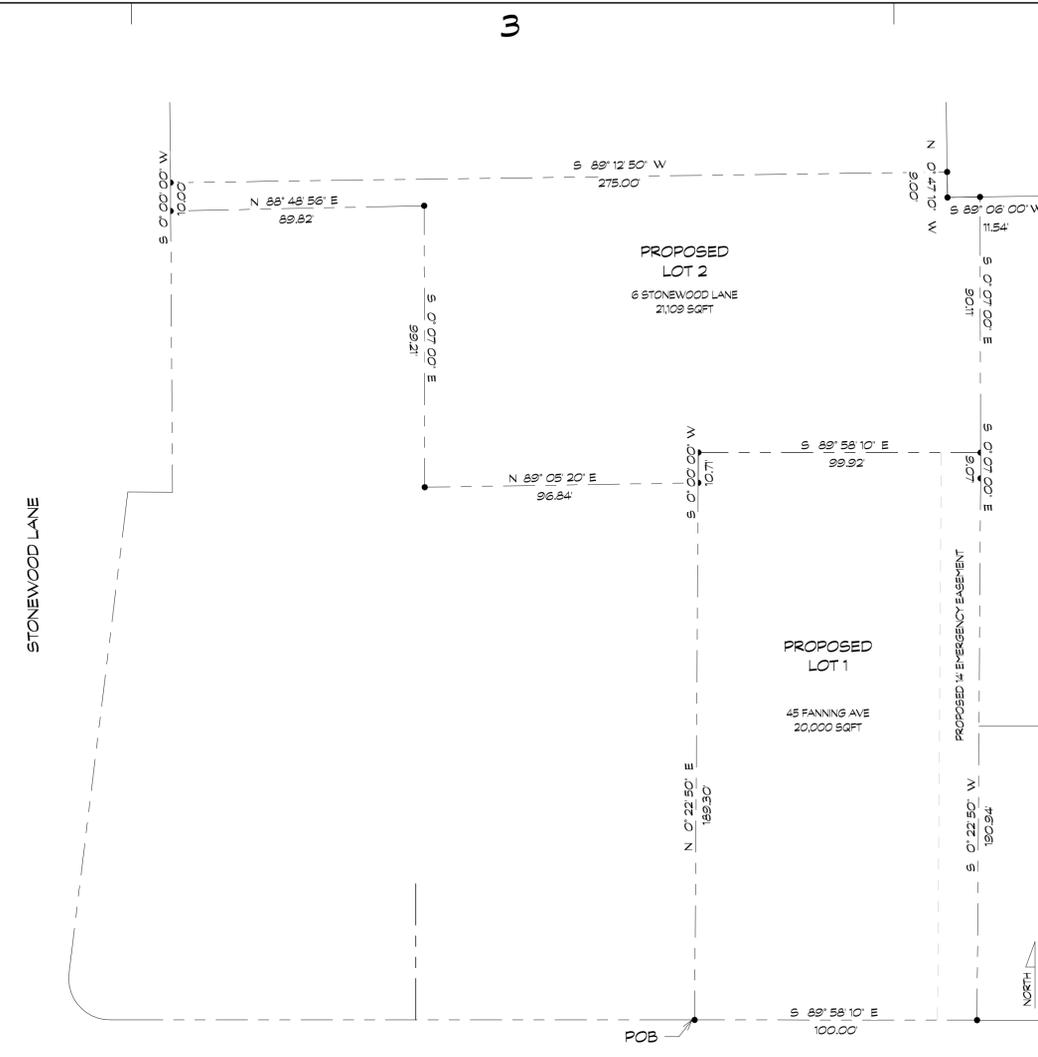
Nearest Fire Hydrant, cisterns, other fire protection	
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<b>PROPOSED DEVELOPMENT</b>	
Proposed pattern of lots, including typical lot width and depth	√
Street Layout	NA
Recreation Areas	NA
Method of drainage	NA
Sewage disposal treatment	√
Water supply	X
<b>ADDITIONAL MATERIALS</b>	
Owners Endorsement	√
Open Government Disclosure Form	√
Agricultural Data Statement	√
<b>ADDITIONAL COMMENTS</b>	
<i>Application as submitted show 's a two lot subdivision rather than a lot line modification.</i>	
<i>Submit legal documents for right-of-way; demonstrate rights to said right-of-way.</i>	
<i>Show existing contours</i>	
<i>Note wooded area (norther portion of parcel 1)</i>	
<i>Show and note all existing and proposed utilities on site</i>	
<i>Show and note distance to nearest means of fire prevention (hydrant to west on Fanning)</i>	
<i>Submit owners endorsement/open government disclosure for Right-of-way (Town records indicate different ownership)</i>	

X – Not Provided  
 √ - Provided  
 NA – Not Applicable



5 EXISTING CONDITION  
1" = 30'-0"



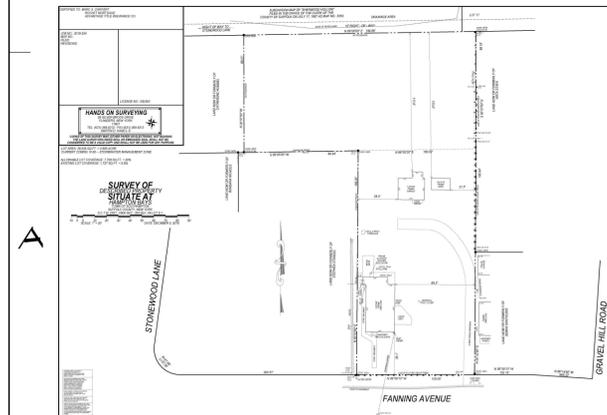
6 PROPOSED CONDITION  
1" = 30'-0"

**PARCEL I**  
**BEGINNING** at a point on the Southerly line of lands of Douglas King and at the Northeast corner of lands of George L. and Dorothy Paolicelli; said point being situate the following three courses and distances from a point formed by the intersection of the Westerly line of Gravel Road and the Northerly line of Fanning Avenue;  
 (1) North 1° 24' 10" West, 268.09 feet to the Southerly line of Douglas King;  
 (2) Due West along the Southerly line of Douglas King, 261.50 feet; and  
 (3) South 89° 05' 20" West along the Southerly line of lands of Douglas King 850.16 feet; and  
**RUNNING THENCE** from the point of beginning South 89° 05' 20" West, along lands of George L. and Dorothy Paolicelli and lands now or formerly of William Eang 196.86 feet to the Northeast corner of lands of Patrick and Ellen Kelly;  
**THENCE** North 0° 07' 00" West through lands of Douglas King 99.21 feet to lands now or formerly of Thomas A. Powell;  
**THENCE** North 89° 06' 00" East along said lands 196.86 feet;  
**THENCE** South 0° 07' 00" East through lands of Douglas King 99.18 feet to the point or place of BEGINNING.

**PARCEL II**  
**BEGINNING** at a point on the Northerly side of Fanning Avenue and on the Easterly division line of lands of William Eang, said point being situate the following two (2) courses and distances Westerly from a point formed by the intersection of the Northerly side of Fanning Avenue and the Westerly side of Gravel Hill Road;  
 (1) North 86° 14' 50" West, 968.32 feet;  
 (2) North 89° 58' 10" West, 253.16 feet;  
**RUNNING THENCE** from the point of beginning Northerly along said lands of William Eang North 00° 22' 50" East, 189.30 feet to a point and lands reputed to be owned by Douglas King;  
**RUNNING THENCE** Easterly along said last mentioned lands North 89° 05' 20" East, 100.02 feet to a point and lands of Alexander Cherbone;  
**RUNNING THENCE** Southerly along said last mentioned lands South 00° 22' 50" West and passing through two concrete monuments, 190.94 feet to the Northerly side of Fanning Avenue;

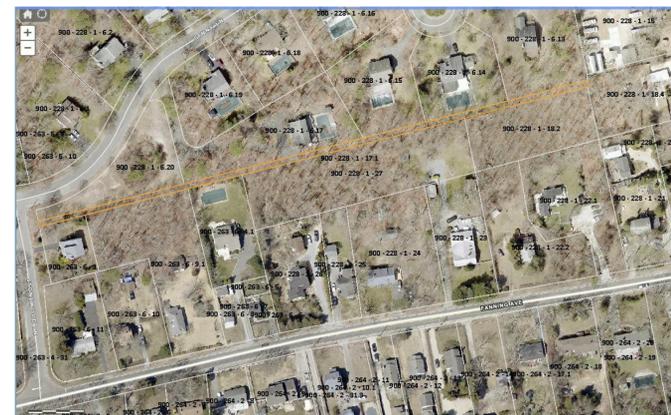
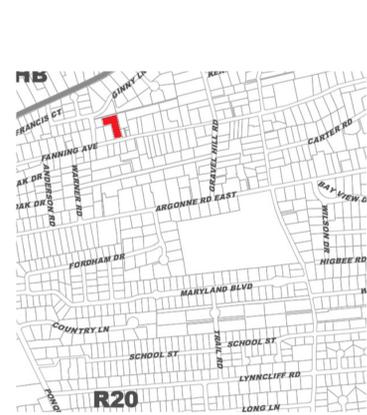
**PROPOSED LOT 1 METES AND BOUNDS DESCRIPTION**  
 BEGINNING AT A POINT, SAID POINT BEING THE EASTERLY TERMINUS OF A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 21.88 FEET AND AN ARC LENGTH OF 37.26 FEET CONNECTING THE EASTERLY SIDE OF STONEWOOD LANE AND THE NORTHERLY SIDE OF FANNING AVENUE.  
 RUNNING THENCE ALONG THE NORTHERLY SIDE OF FANNING AVENUE 200.57 FEET TO THE POINT OR PLACE OF BEGINNING.  
 THENCE NORTH 00 DEGREES, 22 MINUTES, 50 SECONDS EAST, 189.30 FEET,  
 THENCE NORTH 00 DEGREES, 22 MINUTES, 50 SECONDS EAST, 10.71 FEET,  
 THENCE SOUTH 89 DEGREES, 58 MINUTES, 10 SECONDS EAST, 39.92 FEET,  
 THENCE SOUTH 00 DEGREES, 07 MINUTES, 00 SECONDS EAST, 39.07 FEET,  
 THENCE SOUTH 00 DEGREES, 22 MINUTES, 50 SECONDS EAST, 190.84 FEET,  
 THENCE NORTH 89 DEGREES, 58 MINUTES, 10 SECONDS WEST, 100.00 FEET TO THE POINT OR PLACE OF BEGINNING.  
 SUBJECT PROPERTY CONSISTS OF 20,000 SQUARE FEET = .459 ACRES.

**PROPOSED LOT 2 METES AND BOUNDS DESCRIPTION**  
 BEGINNING AT A POINT, SAID POINT BEING THE EASTERLY TERMINUS OF A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 21.88 FEET AND AN ARC LENGTH OF 37.26 FEET CONNECTING THE EASTERLY SIDE OF STONEWOOD LANE AND THE NORTHERLY SIDE OF FANNING AVENUE.  
 RUNNING THENCE ALONG THE NORTHERLY SIDE OF FANNING AVENUE 200.57 FT THENCE NORTH 00 DEGREES, 22 MINUTES, 50 SECONDS EAST, 189.30 FT, TO THE POINT OR PLACE OF BEGINNING.  
 THENCE SOUTH 89 DEGREES, 58 MINUTES, 10 SECONDS WEST, 39.92 FT,  
 THENCE NORTH 00 DEGREES, 07 MINUTES, 00 SECONDS WEST, 39.21 FT,  
 THENCE NORTH 89 DEGREES, 48 MINUTES, 50 SECONDS EAST, 89.82 FT,  
 THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.00 FT,  
 THENCE NORTH 89 DEGREES, 12 MINUTES, 50 SECONDS WEST, 275.00 FT,  
 THENCE NORTH 00 DEGREES, 47 MINUTES, 0 SECONDS WEST, 11.54 FT  
 THENCE SOUTH 89 DEGREES, 6 MINUTES, 0 SECONDS WEST, 11.54 FT  
 THENCE SOUTH 0 DEGREES, 7 MINUTES, 0 SECONDS EAST, 30.11 FT  
 THENCE SOUTH 89 DEGREES, 58 MINUTES, 10 SECONDS EAST, 39.92 FT  
 THENCE SOUTH 0 DEGREES, 0 MINUTES, 0 SECONDS EAST, 10.71 FT  
 TO THE POINT OR PLACE OF BEGINNING.  
 SUBJECT PROPERTY CONSISTS OF 21,109 SQUARE FEET = .484 ACRES.



Soil Type	Color	Texture
45 FANNING AVE TEST HOLE DATA		
McDonald Geotechnical 12/0/08		
DARK BROWN SANDY LOAM	CL	SH
BROWN SILT SAND	SH	SP
PALE BROWN FINE SAND	SP	

COMMENTS: NO WATER ENCOUNTERED  
 NOTE: SOIL TESTING SHOWS THAT IT IS ADEQUATE FOR THE INSTALLATION OF A SEPTIC SYSTEM



**LOT LINE MODIFICATION (SUBDIVISION)**  
 HAMPTON BAYS, NY 11964

**LIST OF OWNERS**

RIGHT OF WAY  
 800-228-1171  
 MARC A. CHIFFERT  
 34 NASSAU RD  
 HAMPTON BAYS NY 11946

45 FANNING AVE  
 800-228-1181  
 MARC A. CHIFFERT  
 34 NASSAU RD  
 HAMPTON BAYS NY 11946

**SURVEYOR**  
 HANDS ON SURVEYING  
 26 SILVER BROOK DRIVE  
 FLANDERS, NY 11901  
 631-369-8312

**LIST OF DRAWINGS**

Sheet Number	Sheet Name
C-100	LOT LINE MODIFICATIONS / SUBDIVISION
C-101	PROPOSED LOT 1 SITE PLAN
C-102	PROPOSED LOT 2 SITE PLAN

**CHIFFERT**  
 ARCHITECTURAL ENGINEERING DESIGN  
 & CONSTRUCTION SERVICES  
 MARC A. CHIFFERT, P.E.  
 WWW.AECENGINEERINGDESIGN.COM

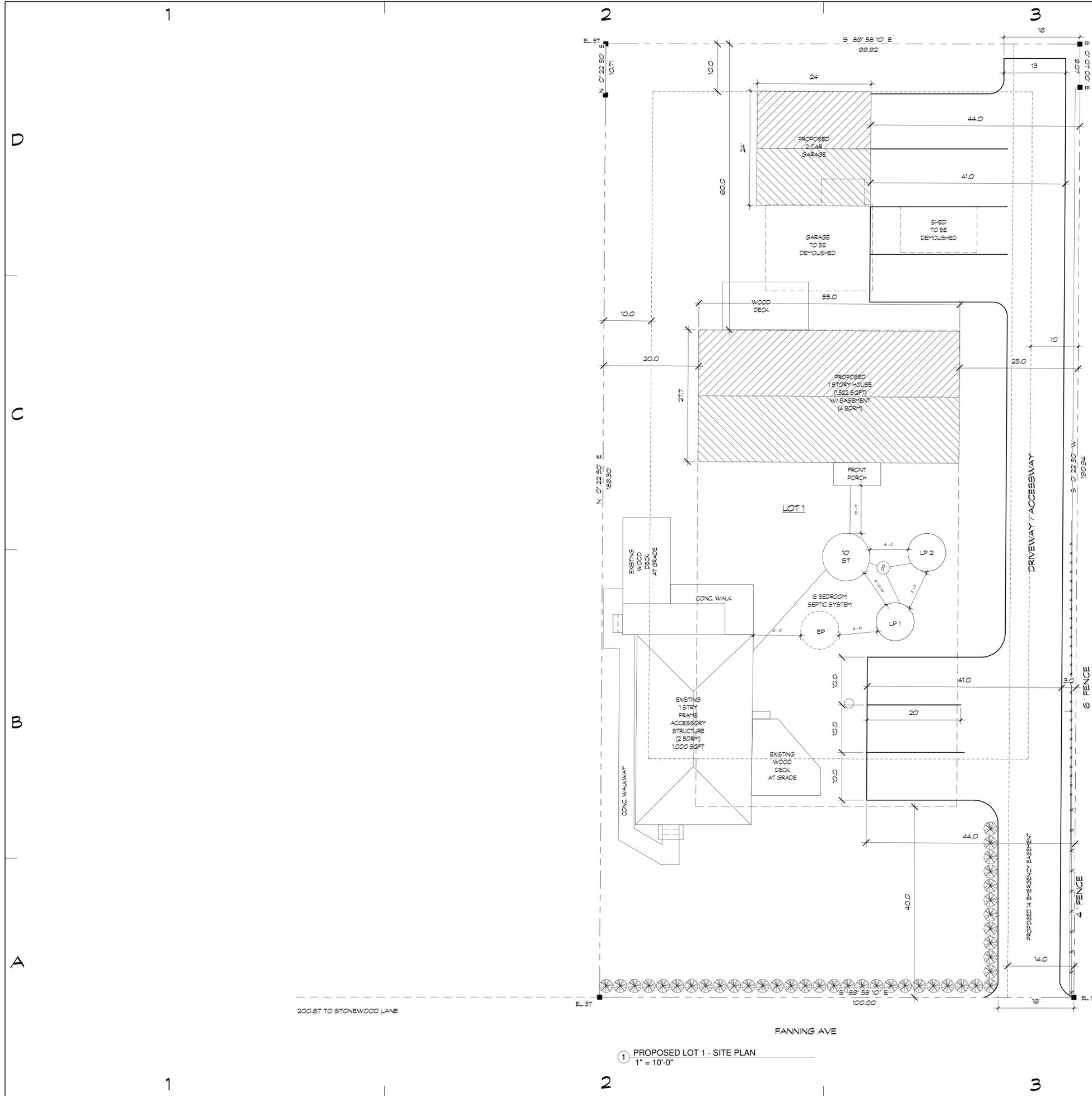
53 Hill St. #18  
 Southampton, NY 11968  
 Tel. (631) 353-3375

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DISTRICT:	SCALE:	As indicated
SECTION:	ZONE:	R-20
BLOCK:		
LOT:	LOT SIZE:	
2	FOR PRE-SUBMISSION	1/21/20
1	FOR PRE-SUBMISSION	7/30/19

**LOT LINE MODIFICATIONS / SUBDIVISION**

DATE: 07/30/19  
 PROJECT NO.: 81007  
 DRAWN BY: DK  
 CHECKED BY: MAC  
 DWG NO.: C-100  
 SHEET NO.: 1 OF 3



ZONING	
DIMENSION	R-20 RESIDENCE
LOT AREA	
MINIMUM	20,000 SQ FT
LOT COVERAGE	
MAX LOT COVERAGE (PERCENT)	20%
PRINC BLDG SETBACKS	
FRONT	40 FT
SIDE, MIN FOR ONE	20 FT
SIDE, TOTAL FOR BOTH	45 FT
SIDE, ABUTTING SIDE STREET ON CORNER	40 FT
REAR	60 FT
ACC BLDG SETBACKS	
FROM STREET	50 FT
FROM SIDE AND REAR LOT LINES	10 FT

45 FANNING LOT COVERAGE ANALYSIS	
LOT AREA	20,000 SF
PROPOSED (SF)	
MAIN BUILDING	1,522
ACCESSORY BUILDING	1,000
DECK	540
PORCH	50
GARAGE	575
POOL	0
TOTAL	3,687
MAXIMUM LOT COVERAGE	
SQURE FOOT (SF)	4,000
PERCENT (%)	20%
PROPOSED LOT OVRAGE	
SQURE FOOT (SF)	3,687
PERCENT (%)	18.4%

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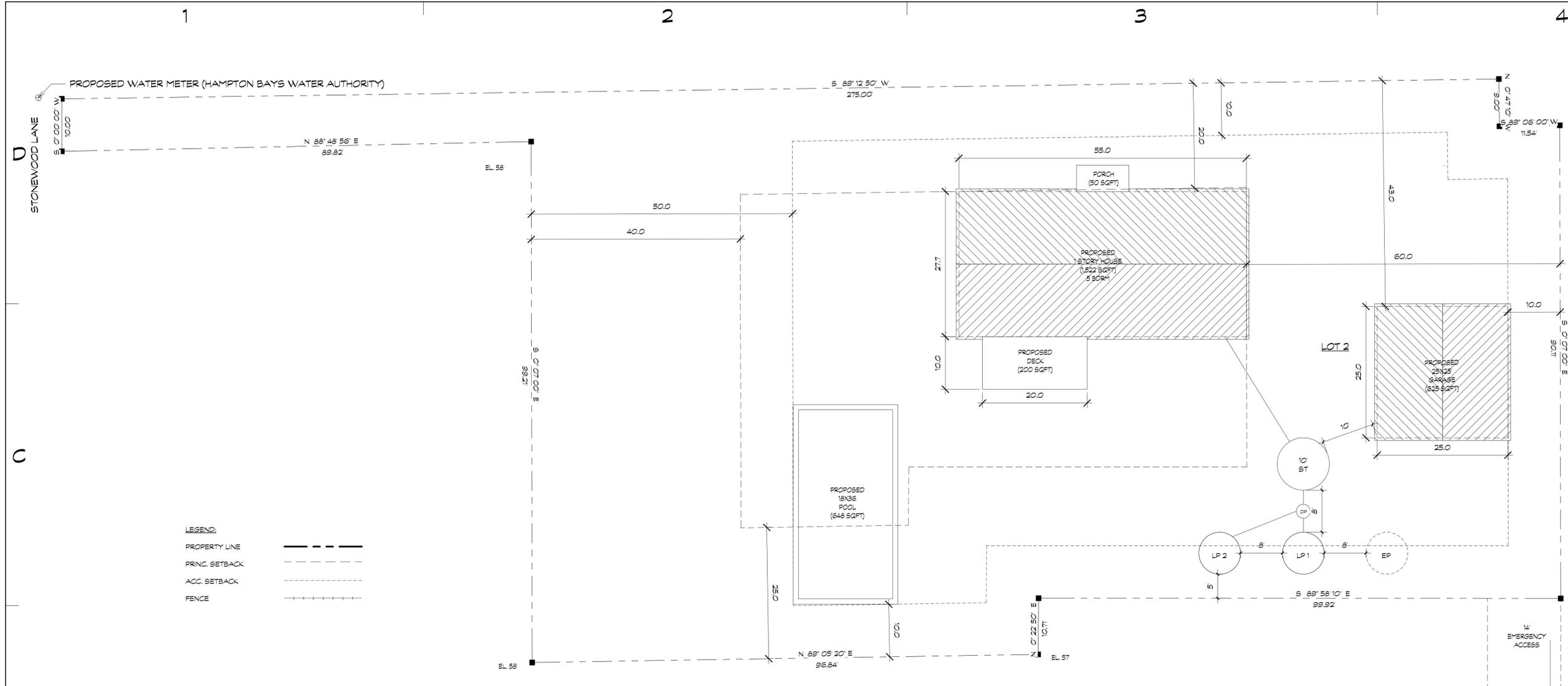
DISTRICT:	300	SCALE:	As indicated
SECTION:	228	ZONE:	R-20
BLOCK:	1		
LOT:	2.1	LOT SIZE:	20,000 SQFT
2	FOR PRE-SUBMISSION	1/21/20	
1	FOR PRE-SUBMISSION	7/30/19	

PROJECT: LOT LINE MODIFICATION (SUBDIVISION)  
 FANNING AVE / STONEWOOD LANE  
 HAMPTON BAYS, NY 11946

**PROPOSED LOT 1 SITE PLAN**

DATE:	07/30/19
PROJECT NO.:	81007
DRAWN BY:	DK
CHECKED BY:	MAC
DWG NO.:	C-101
SHEET NO.:	2 OF 3

1 PROPOSED LOT 1 - SITE PLAN  
 1" = 10'-0"



5 PROPOSED LOT 2 SITE PLAN  
1" = 10'-0"

ZONING	
DIMENSION	R-20 RESIDENCE
LOT AREA	
MINIMUM	20,000 SQ FT
LOT COVERAGE	
MAX LOT COVERAGE (PERCENT)	20%
PRINC BLDG SETBACKS	
FRONT	40 FT
SIDE, MIN FOR ONE	20 FT
SIDE, TOTAL FOR BOTH	45 FT
SIDE, ABUTTING SIDE STREET ON CORNER	40 FT
REAR	60 FT
ACC BLDG SETBACKS	
FROM STREET	50 FT
FROM SIDE AND REAR LOT LINES	10 FT

6 STONWOOD LANE LOT COVERAGE ANALYSIS	
LOT AREA	21,109 SF
LOT A PROPOSED (SF)	
MAIN BUILDING	1,522
ACCESSORY BUILDING	0
DECK	200
PORCH	50
GARAGE	625
POOL	648
TOTAL	3,045
MAXIMUM LOT COVERAGE	
SQUARE FOOT (SF)	4,222
PERCENT (%)	20%
PROPOSED LOT COVERAGE	
SQUARE FOOT (SF)	3,045
PERCENT (%)	15.2%

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DISTRICT: 300 SCALE: As indicated  
SECTION: 228 ZONE: R-20  
BLOCK: 1  
LOT: 2.1 LOT SIZE: 20,000 SQFT  
2 FOR PRE-SUBMISSION 1/21/20  
1 FOR PRE-SUBMISSION 7/30/19

PROJECT: LOT LINE MODIFICATION (SUBDIVISION)  
FANNING AVE / STONWOOD LANE  
HAMPTON BAYS, NY 11946

**PROPOSED LOT 2 SITE PLAN**

DATE: 07/16/19  
PROJECT NO.: 81007  
DRAWN BY: DK  
CHECKED BY: MAC  
DWG NO.: C-102  
SHEET NO.: 3 OF 3