

TOWN OF SOUTHAMPTON

**Department of Land Management
Building and Zoning Division**
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968



JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

SEAN McDERMOTT
CHIEF BUILDING INSPECTOR

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JAY SCHNEIDERMAN
TOWN SUPERVISOR

ZONING VERIFICATION LETTER (Fee - \$200)

Requestor and Address _____

RE: Property Address: _____

Tax Map Number: _____

ZONING DESIGNATION:

The Zone of the subject property is: _____

Is the subject property located in an overlay district?

_____ Yes, within an Overlay District (If yes, please provide information regarding the overlay district) Name of Overlay District: Aquifer Protection Overlay

_____ No, not within an Overlay District.

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

USE:

The current use of the property is: _____

_____ Permitted use by right

_____ Permitted as a Conditional use

_____ A copy of the Conditional use approval is attached.

_____ A copy of the Conditional use approval is no longer available. However, there is sufficient evidence in our records to verify that one was issued and still governs the property.

_____ Permitted as a Pre-existing legally nonconforming use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes.) Date of construction: _____

APPROVALS:

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (If YES, please attached site development plan & approval records)

_____ No, not part of a PUD

Comment: _____

Variances, Special Permits, Exceptions or Conditions:

- _____ There are no variances, special permits, use permits, exceptions or conditions that are applicable to the subject property.
- _____ The following attached documents apply to the subject property.
- _____ Variance
- _____ Special Permit/ Special Use Permit.
- _____ Ordinance documents attached.
- _____ Conditions document attached.

The subject property is currently regulated by:

- _____ Section ____ of the Zoning Ordinance
- _____ Planned Unit Development Ordinance NO. _____ (copy attached)
- _____ Site Plan Case No. _____ (copy of plan and case attached)

Comment: _____

The subject structure was developed:

- _____ In accordance with current zoning code requirements and is Legal Conforming.
- _____ In accordance with previous zoning code requirements and is considered to be Legal Nonconforming to current code requirements.
- _____ In accordance with an approved site plan and is governed by the approved site plan.

Comment: _____

REBUILD:

In the event of casualty, in whole or part, the structure located on the subject property:

- _____ May be rebuilt in the current form (i.e. no loss of square footage, same number of dwelling units, same footprint with drive through(s) if applicable).
- _____ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning ordinance for details.

In the event of casualty would a new Use Permit, Variances or other approvals be required? _____

What is the threshold that would trigger a new Use Permit, Variances or other approvals to be required? _____

CODE VIOLATION INFORMATION AND CERTIFICATES OF OCCUPANCY:

Are there any active zoning code violations on file for the subject property?

Yes, there are open violations. Copies are attached.

No, there are no open code violations on file.

Are there any active building code violations on file for the subject property?

Yes, there are open violations. Copies are attached.

No, there are no open code violations on file.

Are copies of certificates of occupancy available for the subject property?

Yes, Copies are attached.

No, due to the age of the property copies are no longer available.

No, we do not retain copies of certificate of occupancy.

The absence of a certificate of occupancy is not considered to be a violation and will not lead to any enforcement action affecting the subject property. A new certificate of occupancy would only be required in the event of damage or destruction that would result in a building permit to be issued that would generate a new certificate of occupancy.

Additional Comments: _____

Signed: _____

Date: _____

Title: Sean McDermott, Chief Building Inspector

Phone Number: 631-702-1820