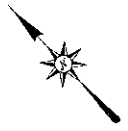


MONTAUK HIGHWAY  
(S.R. 27)




**PLOT PLAN**

THIS IS AN ARCHITECTURAL PLOT PLAN BASED ON INFORMATION SHOWN ON A SURVEY PERFORMED BY STEVEN BAYLOR ON JANUARY 25, 2027

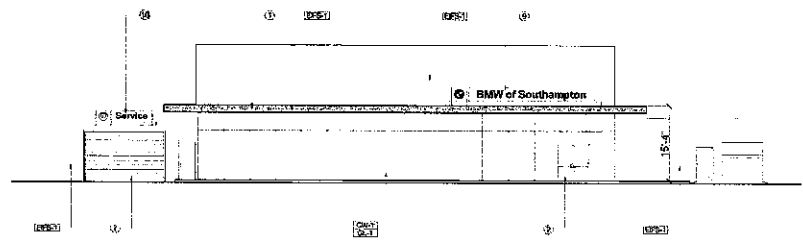
SCALE: 1" = 20'

ZONING ANALYSIS & CALCULATIONS - TOWN OF SOUTHAMPTON					
LOT AREA = 97,183 SF (2.231 ACRES)					
ZONE	ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARKS
HIGHWAY BUSINESS - HB	ALLOWABLE HEIGHT	2 STY / 35 FT	2 STY / 30 FT	UNCHANGED	
	BLDG. COVERAGE	30% = 29,154.9 SF	28.18% = 27,375.16 SF	UNCHANGED	NEW SHOWROOM EXPANSIONS UNDER THE EXISTING ROOF CANOPY (SEE PLOT PLAN)
	FYSB-MAIN BLDG	50 FT	64.1 FT	UNCHANGED	
	RYSB-MAIN BLDG	50 FT	112.6 FT	UNCHANGED	
	SYSB-MAIN BLDG	20 FT	107.57' & 51.2'	UNCHANGED	
	SYAGG-MAIN BLDG	60 FT	158.77 FT		

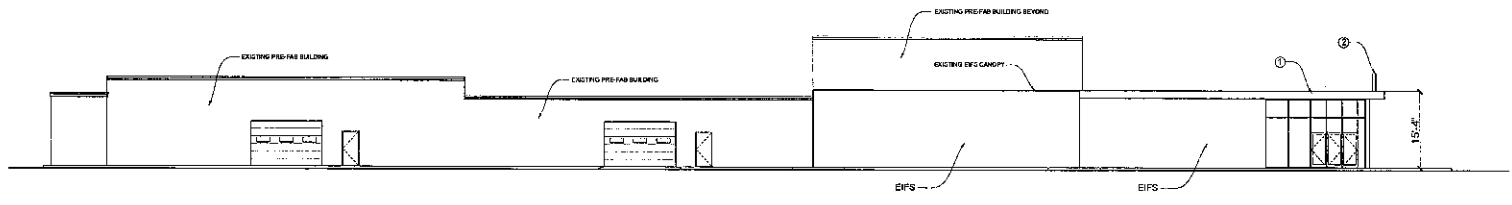
COUNTY ROAD 594  
(FLYING POINT ROAD)

FOR OFFICIAL USE		
NO.	REVISIONS	DATE
<small>NOTICE: These drawings are preliminary in nature, and are the property of Seven Six Architecture, LLC. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Seven Six Architecture, LLC.</small>		
APPLICANT	PLOT PLAN	
	A-1	
	<b>BMW OF SOUTHAMPTON</b> PROPOSED REGION 320N 35 MONTAUK HIGHWAY SOUTHAMPTON, NY 11984	
	 <b>Seven Six Architecture</b> Tel: (516) 616-7676 Email: info@76arc.com 67 Rolling Street LYNDEN, NY 11753	
NAME OF PROFESSIONAL	SCALE AS NOTED	DATE: 02-02-2022
		DRAWN BY: DS

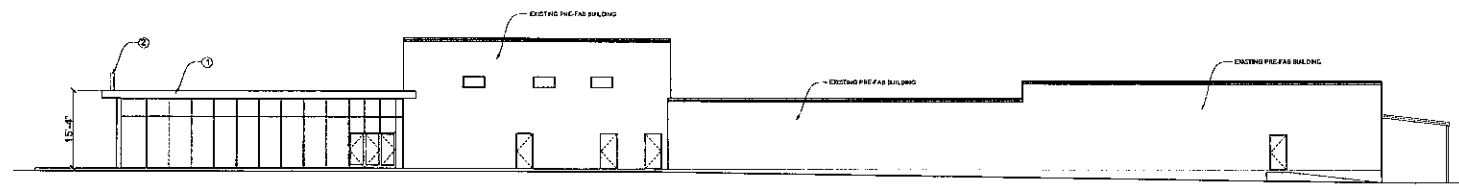




1 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



2 LEFT ELEVATION  
SCALE: 3/32" = 1'-0"





3 RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"

**Elements**

- 1 Canopy
- 2 Vestibule
- 3 Accent Car
- 4 Slitcz Wall
- 5 Showroom Vehicle Doors
- 6 New Vehicle Delivery
- 7 Service Drive Doors
- 8 Structural Column
- 9 Brand Signage
- 10 Service Signage
- 11 Long Distance Sign

**Exterior Finishes**

- EIFS-2 Exterior Insulation Finish System - Standard Watermaster Super Smooth finish with Aquasol Coating Color to match RAL 9010 pure White.
- EP-1 Exterior Paint - Benjamin Moore - to match RAL 9010 pure white.
- CF-1 Prefinished Curtainwall - Kowneer - Sterling Gray
- CG-1 1" Insulated Clear Glass

FOR OFFICIAL USE		
NO.	REVISIONS	DATE
NOTICE: These drawings are instruments of service and are the property of the architect and they are loaned to the contractor for use in connection with the project. The design shown and described herein, including all materials, methods and conditions, are prepared and created by the architect and are not to be used for any other project without the written consent of the architect.		
Copyright © Seven Six Architecture, PLLC		
APPLICANT:	<b>ELEVATIONS</b>	
	<b>A-3</b>	
	<b>BMW OF SOUTHAMPTON</b> PROPOSED RENOVATION 55 HORTON ROAD SOUTHAMPTON, NY 11968	
	 Seven Six Architecture Tel: (933) 618-7676 Email: info@769cc.com 67 Rolling Street Lyncoln, NY 11963	
NAME OF PROFESSIONAL	SCALE AS NOTED	DATE: 02-02-2022



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

Phone: (631) 287-5735  
Fax: (631) 287-5706  
www.southamptontownny.gov

TOWN OF SOUTHAMPTON



JAY SCHNEIDERMAN  
TOWN SUPERVISOR

CHAIR  
JACQUI LOFARO

VICE CHAIRPERSON  
DENNIS FINNERTY

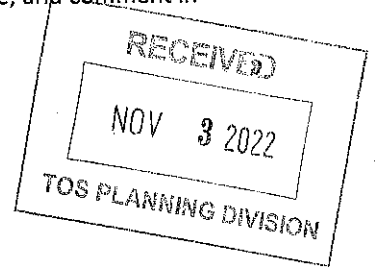
SECRETARY  
PHILIP A. KEITH

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

PRE-SUBMISSION SITE PLAN APPLICATION

Prior to the submission of a site development plan described below, the applicant or his/her agent shall meet with the Planning Board. The purpose of such conference shall be to discuss proposed uses or development of the site and to allow the Planning Board to determine conformity with the provisions and intent of this chapter, including, but not limited to, a discussion and preliminary analysis pursuant to the State Environmental Quality Review Act (SEQRA). The public may listen, participate, and comment in said discussion during the pre-submission conference.

\$1,100.00 Appropriate Site Plan Pre-Submission Fee (See § 330-184)



PLEASE SUBMIT 5 COPIES OF SITE PLANS.

\*Note: A minimum of 5 copies is required. Additional copies may be necessary\*

Application Name: Three Five Montauk Highway Property, LLC  
SCTM No.: 900-133-1-7.1  
Property Address: 35 Montauk Highway, Water Mill NY 11976

I. General Information

- a) Applicant's Name: Charles Jay Decker (owner's agent)  
Address: 35 Montauk Highway, Water Mill NY 11976  
Phone No.: 631-445-0109
- b) Name of Business (Existing or Proposed): BMW Southampton  
Address: 35 Montauk Highway, Water Mill NY 11976
- c) If the applicant is a corporation, give the name and title of the responsible Officer:  
Name: Charles Jay Decker  
Title: Manager

d) Landowner's Name: Three Five Montauk Highway Property, LLC  
 Address: 35 Montauk Highway, Water Hill NY 11976

e) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor  
 Name: Seven Six Architecture  
 License No: \_\_\_\_\_  
 Address: 67 Rolling Street, Lynbrook NY 11563  
 Telephone: 833-616-7676

f) If the applicant does not own the property, prepare the Owner Endorsement Form at the end of this packet establishing authorization of the applicant's proposed subdivision of his land.

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

Name: Tara S. Hakim, Esq.  
 Address: 30 Main Street, P.O. Box 2847 SH, NY 11969  
 Phone No: 917-757-3594

**II. Proposed Site**

a) General location of Property corner of Montauk Highway  
 of, and CR 39, approx. 97,183 square feet  
(street or road) (feet) (north/east/south/west)  
 of, Flying Point Road, m. Southampton  
(nearest interesting street) (hamlet)

b) Total area under consideration: 2,165.45 sq. ft. or \_\_\_\_\_ acres.

c) Zoning District(s): Highway Business

d) Description of Project:

In the space below, please provide a description of the project, the proposed use and operation thereof, including a detailed explanation of the design concept, the objective of the project sponsor and how the project is or is not in compliance with the Town Code. Additional sheets may be added if necessary

The applicant is requesting to enclose the roofed overhang carport to create a small showroom. This roofed overhang carport already exists, the request is to enclose for additional auto/showroom area. Since this commercial space is over 15,000 square feet it requires approval by planning board.

TOWN OF SOUTHAMPTON

Department of Land Management
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

Phone: (631) 287-5710
WWW.SOUTHAMPTONTOWN.NY.GOV



JAY SCHNEIDERMAN
TOWN SUPERVISOR

JANICE SCHERER
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)

Jonathan Sobel, 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 legatee (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 4604 Lakeside Drive
Mailing Address
Dallas, Texas 75205
Hamlet/Post Office/Village State Zip Code

I have authorized JAY DECKER to make the foregoing application to Southampton Town for approval as described herein.

READ AND CHECK BOX

I understand that false statements made herein are punishable as a Class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

Signature [Handwritten Signature]

[Handwritten Signature]

TAYANEE SYKES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SY6170586
SUFFOLK COUNTY
Commission Expires JULY 9 2023