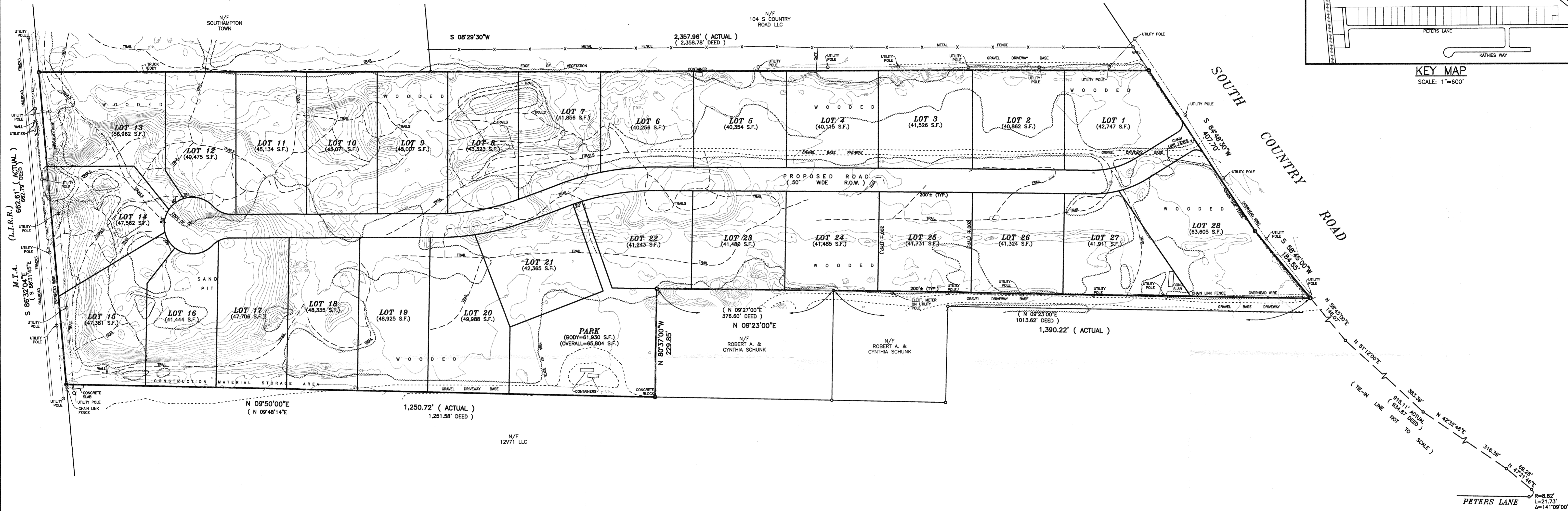


**KEY MAP**  
SCALE: 1"=600'



**OWNER/APPLICANT:**  
THE HANGAR, CHARLIE, LLC  
547 OYSTER ROAD  
P.O. BOX 14215  
NORTH PALM BEACH, FL 33408

- NOTES:**
- THE SITE FEATURES SUCH AS THE TRAILS, EDGE OF VEGETATION, GRAVEL BASE DRIVEWAYS AND TOPOGRAPHY ARE THE RESULTS OF PHOTOGRAMMETRY PROVIDED BY GDB GEOSPATIAL UTILIZING PHOTOGRAPHY TIED TO GROUND CONTROL. THE GROUND CONTROL WAS MEASURED BY THE RAYNOR GROUP, P.E. & L.S. PLLC USING TYPICAL LAND SURVEYING METHODS.
  - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS AT TWO FOOT INTERVALS ARE PROVIDED.
  - UTILITIES (SCWA, PSE&G, TELCO AND CATV) AREA AVAILABLE ALONG SOUTH COUNTRY ROAD.
  - INDIVIDUAL WATER SUPPLIES AND SANITARY SYSTEMS ARE SUBJECT TO HEALTH DEPARTMENT APPROVAL.
  - ALL LOT AREAS AND DIMENSIONS ARE APPROXIMATE. TYPICAL DIMENSIONS ARE SHOWN ON LOT 25.
  - STORMWATER DRAINAGE TO BE PROVIDED WITH CATCH BASINS PIPED TO LEACHING POOLS.
  - ANY EXISTING STRUCTURES ON PROPOSED LOTS SHALL BE REMOVED.
  - ANY EXISTING DISTURBED AREAS THAT ARE LOCATED WITHIN THE 60 FOOT OR 100 FOOT BUFFER AREAS WILL BE REVEGETATED.

**SUBDIVISION DATA:**

|                       |                     |
|-----------------------|---------------------|
| TOTAL AREA:           | 32.6 ACRES          |
| NUMBER OF LOTS:       | 28                  |
| SUM OF LOT AREAS:     | 28.6 ACRES          |
| AVERAGE LOT SIZE:     | 44,813 S.F.         |
| AVERAGE RES. DENSITY: | 1 D.U. / 1.02 ACRES |
| PARK AREA:            | 1.4 ACRES           |
| RIGHT-OF-WAY LENGTH:  | 2,320 L.F.          |
| RIGHT-OF-WAY AREA:    | 2.6 ACRES           |
| POSTAL DISTRICT:      | WESTHAMPTON BEACH   |
| SCHOOL DISTRICT:      | WESTHAMPTON BEACH   |
| FIRE DISTRICT:        | WESTHAMPTON BEACH   |
| ZONING DISTRICT:      | RTPDD & CR-40       |

**CR-40 BUILDING ZONE:**

**PRINCIPAL STRUCTURE SETBACK**

|                    |     |
|--------------------|-----|
| FRONT:             | 60' |
| SIDE (MIN. FOR 1): | 20' |
| SIDE (TOTAL):      | 60' |
| REAR:              | 70' |

**ACCESSORY STRUCTURE SETBACK**

|              |     |
|--------------|-----|
| FROM STREET: | 70' |
| SIDE & REAR: | 20' |

**PARK CALCULATIONS:**

REQUIRED PARK AREA = 0.05 ACRES FOR EACH RESIDENTIAL LOT

|                                  |             |
|----------------------------------|-------------|
| 0.05 ACRES X 28 RESIDENTIAL LOTS | = 1.4 ACRES |
| PARK AREA PROVIDED               | = 1.4 ACRES |

PREPARED: FEBRUARY 24, 2025

**THE RAYNOR GROUP, P.E. & L.S. PLLC**

|   |                                |               |
|---|--------------------------------|---------------|
| SURVEYORS                                 | CIVIL ENGINEERS                | SITE PLANNERS |
| DEERFIELD GREEN<br>WATER HILL, N.Y. 11976 | P.O. BOX 780<br>(631) 726-7600 |               |



STREET ADDRESS FROM TOWN OF SOUTHAMPTON G.I.S.:  
72, 82 & 86 SOUTH COUNTRY ROAD

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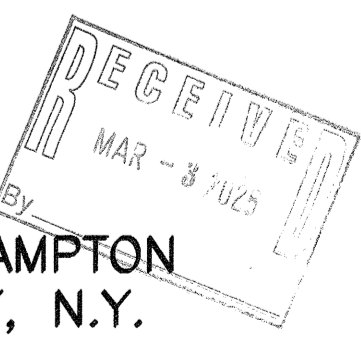
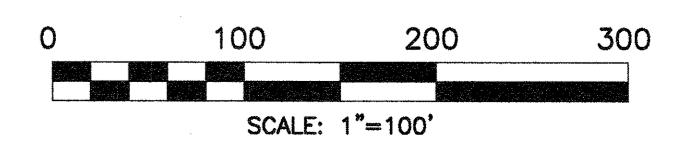
**YIELD MAP**  
FOR  
**THE HANGAR**

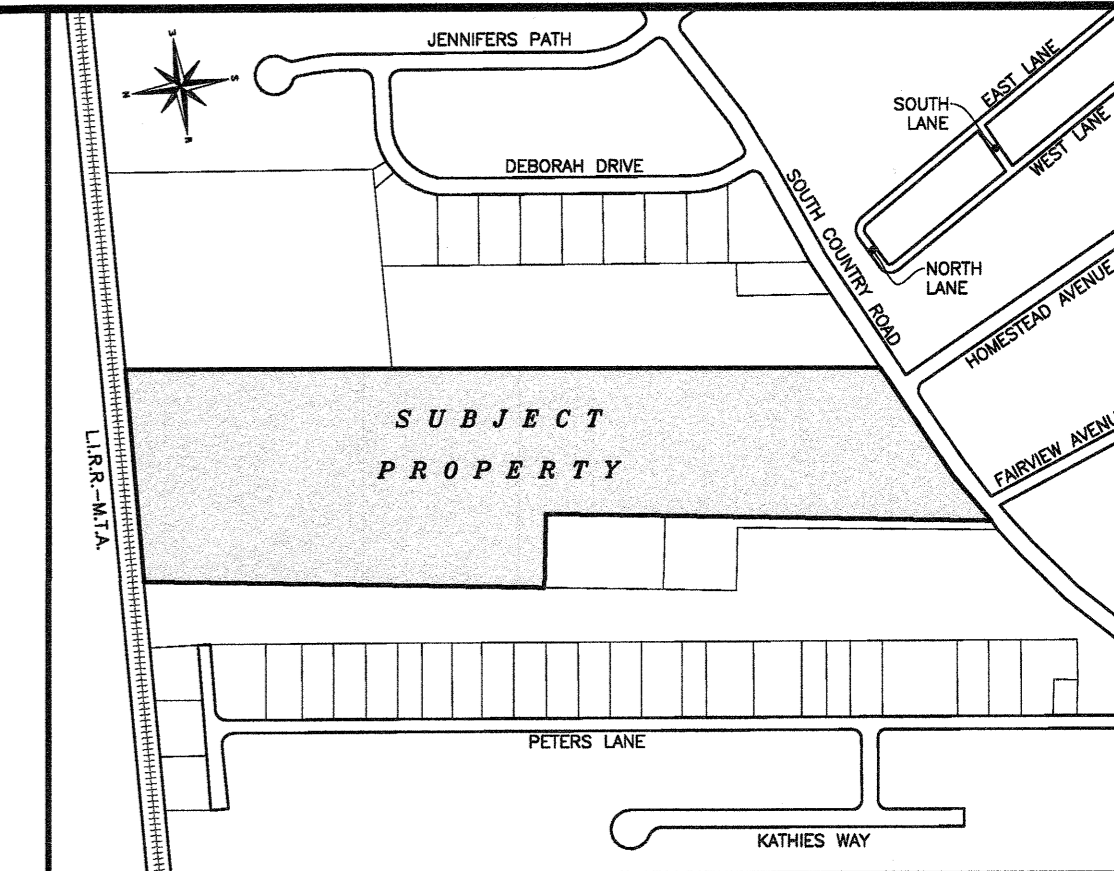
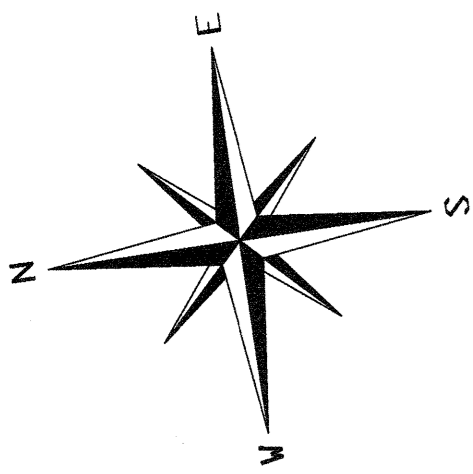
SITUATE  
**QUIOGUE**

TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, N.Y.

SCALE: 1" = 100'  
AREA = 32.6 ACRES

TAX MAP NO.: 0900-359.00-03.00-030.001,  
039.00 & 040.000





KEY MAP  
SCALE: 1"=600'



NOTE:  
LOTS 1 & 10 WILL BE  
COMMUNITY BENEFIT UNITS

**OWNER/APPLICANT:**  
THE HANGAR, CHARLIE, LLC  
547 OYSTER ROAD  
P.O. BOX 14215  
NORTH PALM BEACH, FL 33408

- NOTES:**
- THE SITE FEATURES SUCH AS THE TRAILS, EDGE OF VEGETATION, GRAVEL BASE DRIVEWAYS AND TOPOGRAPHY ARE THE RESULTS OF PHOTOGRAMMETRY PROVIDED BY GDB GEOSPATIAL UTILIZING PHOTOGRAPHY TIED TO GROUND CONTROL. THE GROUND CONTROL WAS MEASURED BY THE RAYNOR GROUP, P.E. & L.S. PLLC USING TYPICAL LAND SURVEYING METHODS.
  - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS AT TWO FOOT INTERVALS ARE PROVIDED.
  - UTILITIES (SOWA, PSE&G, TELCO AND CATV) AREA AVAILABLE ALONG SOUTH COUNTRY ROAD.
  - INDIVIDUAL WATER SUPPLIES AND SANITARY SYSTEMS ARE SUBJECT TO HEALTH DEPARTMENT APPROVAL.
  - ALL LOT AREAS AND DIMENSIONS ARE APPROXIMATE. TYPICAL DIMENSIONS ARE SHOWN ON LOT 25.
  - STORMWATER DRAINAGE TO BE PROVIDED WITH CATCH BASINS PIPED TO LEACHING POOLS.
  - ANY EXISTING STRUCTURES ON PROPOSED LOTS SHALL BE REMOVED.
  - ANY EXISTING DISTURBED AREAS THAT ARE LOCATED WITHIN THE 60 FOOT OR 100 FOOT BUFFER AREAS WILL BE REVEGETATED.

**SUBDIVISION DATA:**

TOTAL AREA: 32.6 ACRES  
 NUMBER OF LOTS: 11  
 SUM OF LOT AREAS: 28.7 ACRES  
 AVERAGE LOT SIZE: 113,844 S.F.  
 AVERAGE RES. DENSITY: 1 D.U. / 2.60 ACRES  
 PARK AREA: 2.3 ACRES  
 RIGHT-OF-WAY LENGTH: 1,321 L.F.  
 RIGHT-OF-WAY AREA: 1.8 ACRES  
 POSTAL DISTRICT: WESTHAMPTON BEACH  
 SCHOOL DISTRICT: WESTHAMPTON BEACH  
 FIRE DISTRICT: WESTHAMPTON BEACH  
 ZONING DISTRICT: RTPDD & CR-40

**CR-40 BUILDING ZONE:**

**PRINCIPAL STRUCTURE SETBACK**  
 FRONT: 60'  
 SIDE (MIN. FOR 1): 20'  
 SIDE (TOTAL): 60'  
 REAR: 70'

**ACCESSORY STRUCTURE SETBACK**  
 FROM STREET: 70'  
 SIDE & REAR: 20'

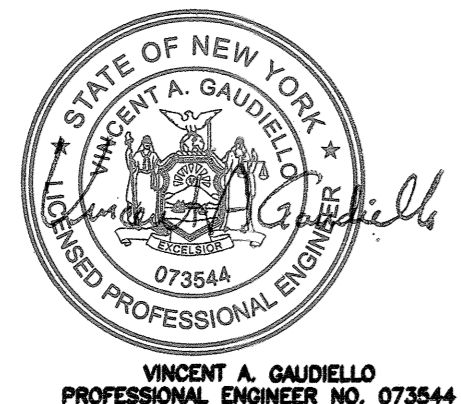
**PARK CALCULATIONS:**

REQUIRED PARK AREA = 0.05 ACRES FOR EACH RESIDENTIAL LOT  
 0.05 ACRES X 10 RESIDENTIAL LOTS = 0.5 ACRES  
 PARK AREA PROVIDED = 2.3 ACRES

**LOT 11 DATA:**

LOT AREA: 17.77 ACRES  
 TOTAL NUMBER OF BUILDINGS: 4 BUILDINGS  
 TOTAL AREA OF BUILDINGS: 123,472 S.F.  
 TOTAL NUMBER OF WAREHOUSE/GARAGE UNITS: 70 UNITS  
 PROPOSED LOT COVERAGE: 16.0%

PREPARED: FEBRUARY 24, 2025



**THE RAYNOR GROUP, P. E. & L. S. PLLC**  
 SURVEYORS CIVIL ENGINEERS SITE PLANNERS  
 DEERFIELD GREEN P.O. BOX 780 WATER HILL, N.Y. 11976 (631) 726-7600

STREET ADDRESS FROM TOWN OF SOUTHAMPTON G.I.S.:  
 72, 82 & 86 SOUTH COUNTRY ROAD

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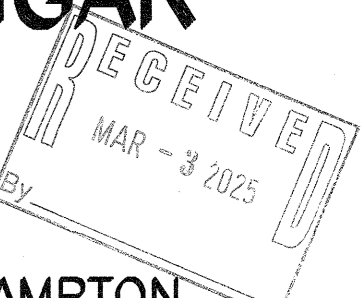
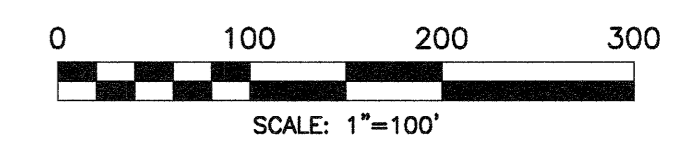
# PLANNED DENSITY (PDD) PLAN

## FOR THE HANGAR SITUATE QUIOGUE

TOWN OF SOUTHAMPTON SUFFOLK COUNTY, N.Y.

SCALE: 1" = 100'  
AREA = 32.6 ACRES

TAX MAP NO.: 0900-359.00-03.00-030.001, 039.00 & 040.000



# TOWN OF SOUTHAMPTON

**CHAIR**  
JACQUI LOFARO

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

**VICE CHAIRPERSON**  
DENNIS FINNERTY



**SECRETARY**  
GLORIAN BERK

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

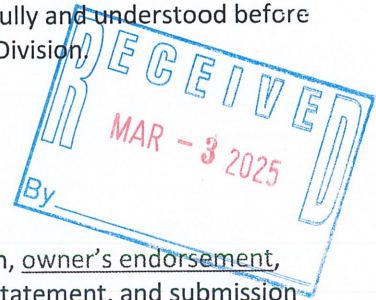
**BOARD MEMBERS**  
KATE FULLAM  
DAVID GLAZER  
THACKOOR (GEORGE) MOOTOO  
THOMAS NEELY

**MARIA Z. MOORE**  
TOWN SUPERVISOR

## 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): **\$1,100 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.



Application Name: The Hangar Charlie, LLC

SCTM No.: 0900-359.00-03.00-030.001, 039.000 & 040.000

Property Address: 72, 82 & 86 South Country Road, Quogue

**I. General Information:**

a) Applicant's Name: The Hangar Charlie, LLC  
Address: c/o P.O. Box 14215, North Palm Beach, Florida 33408  
Phone No.: \_\_\_\_\_

b) If the applicant is a corporation, give the name and title of the responsible officer:  
Name: Richard Daly  
Title: Member/Manager

c) Landowner's Name: The Hangar Charlie, LLC  
Address: c/o P.O. Box 14215, North Palm Beach, Florida 33408

d) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor  
Name: The Raynor Group License No. \_\_\_\_\_  
Address: Deerfield Green, P.O. Box 720, Water Mill, N.Y. 11976  
Telephone No. 631-726-7600

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: Wayne D. Bruyn, Esq. O'Shea, Marcincuk & Bruyn, LLP  
Address: 250 North Sea Road, Southampton, N.Y. 11968  
Phone No: 631-283-7007

**II. Proposed Site**

a) General location of Property

(north/west/south/east)  
of South Country Road, approx 920'  
(street of road) (feet) (north/east/south/west)  
of Peters Lane, in Quiogue  
(nearest interesting street) (hamlet)

b) Zoning District(s): CR-40, QWRTPDD

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

If yes, please explain:

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

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

\*\*Notice: Applicants shall complete mailing requirements at time of hearing to the Office of Tribal Trustees of Shinnecock pursuant to the section 292-9 A. of Town Code.

**III. Project Type**

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

## TOWN OF SOUTHAMPTON SUBDIVISION PRE-APPLICATION FORM PROJECT INFORMATION

| TOTAL ACREAGE OF SITE  | Standard   | PRD (cluster) | Other:                |
|--|------------|---------------|-----------------------|
| Note: All applications shall include both standard and cluster plans pursuant to Chapter 247 and § 292-8 following the requirements of § 292-10. Waivers of the PRD requirement are at the discretion of the Planning Board. |            |               |                       |
| NUMBER OF LOTS (PROPOSED)  | 28         | 28            | 11                    |
| NUMBER OF LOTS (AFFORDABLE)  | 0          | 0             | 2                     |
| OPEN SPACE (ACREAGE)   | 0          | 8.32          | 1.52                  |
| OPEN SPACE (% PRESERVED)   | 0          | 25.52%        | 4.66%                 |
| CLASS I & II AGRICULTURAL SOIL (ACREAGE)   | 0          | 0             | 0                     |
| CLASS I & II AGRICULTURAL SOIL (% PRESERVED)   | 0          | 0             | 0                     |
| PARK AREA PROVIDED (0.05 AC/LOT)   | 1.51       | 8.32          | 1.52/2.04             |
| WETLAND AND SURFACE WATER AREA (ACRES OR SQ.FT.)*  | 0          | 0             | 0                     |
| LINEAR FEET OF ROADWAYS  | 2,080      | 1,650         | 1,220                 |
| DRAINAGE (STRUCTURES, FUND, OR NONE)   | structures | structures    | natural recharge area |
| AVERAGE LOT SIZE (SQ.FT.)  | 44,613     | 34,409        | 10@41,000 1@17.7 ac   |
| EXISTING EASEMENTS/COVENANTS (YES/NO)*   | none       | none          | none                  |
| PROPOSED EASEMENTS/COVENANTS (YES/NO)*   | none       | none          | yes - buffers         |
| EXISTING TRAILS (YES/NO)*  | none       | none          | none                  |
| PROPOSED TRAILS (YES/NO)*  | no         | yes           | yes                   |
| WATER SUPPLY (PRIVATE WELL OR PUBLIC MAIN)   | public     | public        | public                |

\*If yes, show on survey

**PLEASE SUBMIT 15 COPIES OF PLANS**

## 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.

The proposed project is to subdivide the 32.6 acre premises into 11 lots with 10 to be a min. 40,000 sq.ft. residential building lots and the eleventh lot to be 17.7 acres to be developed with a recreational car club condominium in accordance with the standards of the QWRTPDD. A 1.52 acre open space/park/trail connection if offered along the northerly portion of the property.  
An 88,841 sq.ft. parcel is proposed in the southwest corner of the property to be improved as a dog park and dedicated to the Town. Lots 1 and 10 will be offered as Community Benefit Units (affordable) under the provisions of Chapter 216. The proposed PDD subdiviison map depicts the conceptual recreational car club that was reviewed by the Planning Board with recommendations set forth in a report dated September 26, 2024. This subdivision PreApplication seeks the Planning Board's input before the project is fully engineered.

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2. An explanation of the design concept

The design places the proposed recreation car club on the northerly third of the property adjacent to the existing sand pit which will be used as a ntaural drainage area. residential lots are located along both sides of the accessway leading to the recreational car club. As per the QWRTPDD, the project will maintain a 100' natural buffer along South Country Road and 60' along the east, north and west property lines. The buffers will provide separation from the adjoining nonresidential uses. The PDD subdivision plan represents a reduction in the allowable residential yield from 28 lots to 10. The recreational car club lot and the 10 residential lots will all conform with respect to lot coverage and sewage flow requirements.

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3. The reason for the particular design

The primary purpose of the design is to establish a recreation car club condominium with a small amount of residential lots for like-minded people to reside. The dog park will complement and provide the community with a recreational opportunity not available on the western portion of the Town.

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4. The objective of the developer or project sponsor.

To subdivide the property into 11 lots with the recreational car club condominium on one 17.7 acre parcel, 10 residential lots (2 of which are CBUs), a 1.52 acre open space parcel and 88,841 sq.ft. dog park.

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

The project conforms to the objectives of QWRTPDD which fulfils the Master Plan recommendations of eliminating nonconforming uses and clean-up and reuse of environmentally degraded sites. The recreational car club condominium and 10 residential lots with natural buffers will be compatible with the adjoining non-residential uses and provides an appropriate transition to nearby residential communities.

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

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).

No zoning relief is necessary. The proposed uses and dimensions conform to the QWRTPDD standards.

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

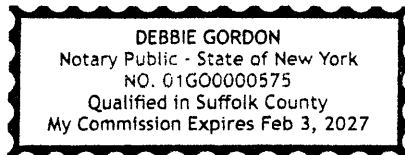
I hereby depose and say that all the above statements of information and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

The Hangar Charlie, LLC  
Applicant's Name

*Wayne Bucyn Atty.*  
Applicant's Signature - Attorney for owner/applicant

Sworn before me this  
27 day of February, 2025

Notary Public *Debbie Gordon*



## 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: The Hangar Charlie
  
2. Name of Applicant: The Hangar Charlie
  
3. Address of Applicant: \_\_\_\_\_
  
4. SCTM # of Project: 0900-359.00-03.00-030.001, 039.000 & 040.000
  
5. Project Location: n/s of South Country Road, Quogue  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Description of Project: 11-lot subdivision  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
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:

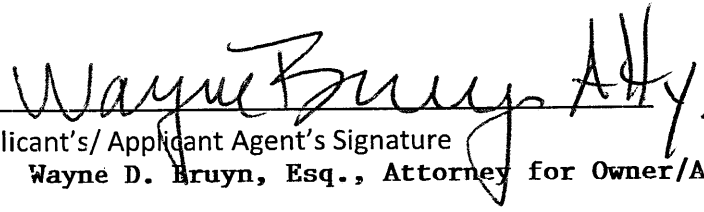
I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:  
the premises are not in or within 500' of an Agricultural District and/or a farm operation

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Applicant's/ Applicant Agent's Signature  
Wayne D. Bruyn, Esq., Attorney for Owner/Applicant

## SUBMISSION REQUIREMENTS CHECKLIST

TO BE FILLED OUT BY APPLICANT

Application Name The Hangar Charlie, LLC  
 Contact Person Wayne Bruyn, Esq. O'Shea, Mrcincuk & Bruyn, LLP  
 SCTM# 0900-359.00-03.00-30.001, 039.000 & 040.000  
 Project Location n/s Old Country Rd., approx. 920' e/o Peters Lane, Quiogue  
 Number of Lots 11  
 Date: February 27, 2025

| PLEASE CHECK  | YES                                 | NO                       |
|---|-------------------------------------|--------------------------|
| Pre-Application Form.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Subdivision Plat (using the standards set forth in Chapter <u>292</u> of the Town Code) meeting the mapping requirements outlined below. (6 copies) ..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Cluster Plan.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Yield Map.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| APPLICATION FEE: \$800/Per Lot.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Scale 1" = 200' or greater .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Name and Address of Owner of Record and Subdivider .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Date .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| North Arrow .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Scale.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Property Description with distance to the nearest existing street intersection .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Location, Names, Ownership of adjacent streets and curblines .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Adjoining lands and owners as disclosed by the most recent town tax records.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Public easements, setbacks, or dedicated area on site or adjoining land.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Outline of existing easements, deed restrictions or covenants on site .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing Zoning District .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Suffolk County Tax Number (SCTM).....   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

# TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

PHONE: (631) 702-1800  
[WWW.SOUTHAMPTONTOWN.NY.GOV](http://WWW.SOUTHAMPTONTOWN.NY.GOV)



MARIA Z. MOORE  
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

Zoning Board of Appeals  Planning Board  Conservation Board  all other Land Management

I, Richard Daly, hereby affirm:

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 P. O. Box 14215  
Mailing Address  
North Palm Beach, FL 33408  
Hamlet/Post Office/Village State Zip Code

I have authorized O'Shea, Marcincuk & Bruyn, LLP to make the foregoing application  
Application Type and/or #: Subdivision - The Hangar Charlie LLC

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. **The Hangar Charlie LLC**

By: *Richard J Daly*  
Signature

RICHARD J DALY, Member  
PRINT NAME

(If owner is a corporation, please indicate name of corporation and the title of the corporate officer whose signature appears above)

# TOWN OF SOUTHAMPTON

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



MARIA Z. MOORE  
TOWN SUPERVISOR

JANICE SCHERER  
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)

Richard Daly, 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: The Hangar Charlie LLC
- I reside at P. O. Box 14215, North Palm Beach, FL 33408
- The officers of the applicant corporation/owner corporation are as follows:  
 Pres. N/A Sec. \_\_\_\_\_  
 Vice Pres. \_\_\_\_\_ Treas. \_\_\_\_\_
- Do any of the following individuals have an interest in the owner or applicant?  
 (as defined on page ii, Section "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 type="checkbox"/> | <input checked="" 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.

| <u>Name</u> | <u>Residence</u> | <u>Nature of Interest</u> |
|-------------|------------------|---------------------------|
|             |                  |                           |
|             |                  |                           |
|             |                  |                           |

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 type="checkbox"/>            |
| 4. Attorney                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Other                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If the answer 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> |
|-----------------------|--------------------|-----------------------------------|
| See addendum attached | _____              | _____                             |
| _____                 | _____              | _____                             |
| _____                 | _____              | _____                             |

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 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 type="checkbox"/>            |
| 4. Attorney                     | <input type="checkbox"/> | <input 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><br>(Owner, Agent, Attorney, Other) | <u>Corporation</u> |
|-------------|--|--------------------|
| _____       | _____  | _____              |
| _____       | _____  | _____              |
| _____       | _____  | _____              |

**READ AND CHECK BOX**

False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

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 American Stock Exchange (AMEX), New York Stock Exchange (NYSE), or the National Association of Securities Dealers (NASDAQ) shall not constitute an interest for the purposes of this disclosure.

The Hangar Charlie LLC

Submitted by (please print): By: RICHARD J DALY  
Richard J. Daly, Member

Addendum  
to  
Town of Southampton Open Government Disclosure Form

5. O'Shea, Marcincuk & Bruyn, LLP campaign contributions during the preceding 24 months:

|          |          |                                  |
|----------|----------|----------------------------------|
| 6/23/23  | \$150.00 | Friends of Brian Lester          |
| 8/29/23  | \$100.00 | Friends of Scott Horowitz        |
| 9/29/23  | \$100.00 | Committee to re-elect Gary Weber |
| 10/09/23 | \$150.00 | Grossman for Justice             |

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MARIA Z. MOORE  
TOWN SUPERVISOR

JANICE SCHERER  
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)

Wayne D. Bruyn, 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: The Hangar Charlie LLC
- I reside at 250 North Sea Road, Southampton, NY 11968
- The officers of the applicant corporation/owner corporation are as follows:  
Pres. N/A Sec. \_\_\_\_\_  
Vice Pres. \_\_\_\_\_ Treas. \_\_\_\_\_
- Do any of the following individuals have an interest in the owner or applicant?  
(as defined on page ii, Section "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 type="checkbox"/> | <input checked="" 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.

| <u>Name</u> | <u>Residence</u> | <u>Nature of Interest</u> |
|-------------|------------------|---------------------------|
| _____       | _____            | _____                     |
| _____       | _____            | _____                     |
| _____       | _____            | _____                     |

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 type="checkbox"/> |
| 2. Applicant                    | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4. Attorney                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Other                        | <input type="checkbox"/>            | <input type="checkbox"/> |

If the answer 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> |
|-----------------------|--------------------|-----------------------------------|
| See Addendum attached |                    |                                   |
| _____                 | _____              | _____                             |
| _____                 | _____              | _____                             |
| _____                 | _____              | _____                             |

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 type="checkbox"/> | <input type="checkbox"/>            |
| 2. Applicant                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input type="checkbox"/>            |
| 4. Attorney                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Other                        | <input type="checkbox"/> | <input 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><br>(Owner, Agent, Attorney, Other) | <u>Corporation</u> |
|-------------|--|--------------------|
| _____       | _____  | _____              |
| _____       | _____  | _____              |
| _____       | _____  | _____              |

**READ AND CHECK BOX**

False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

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 American Stock Exchange (AMEX), New York Stock Exchange (NYSE), or the National Association of Securities Dealers (NASDAQ) shall not constitute an interest for the purposes of this disclosure.

O'Shea, Marcincuk & Bruyn, LLP

Submitted by (please print):

By:

Wayne D. Bruyn



Addendum  
to  
Town of Southampton Open Government Disclosure Form

5. O'Shea, Marcincuk & Bruyn, LLP campaign contributions during the preceding 24 months:

|          |          |                                  |
|----------|----------|----------------------------------|
| 6/23/23  | \$150.00 | Friends of Brian Lester          |
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