

Proposed Basin Location Plan
Scale: 1"=100'-0"

SITE PLAN PER SUBDIVISION MAP PREPARED BY DAVID L. SASKAS, L.S. DATED 10/8/2025

STORMWATER DRAINAGE NOTES:

THE EXISTENCE AND LOCATION OF AERIAL, SURFACE OR SUBSURFACE UTILITIES INDICATED ON THE PLAN ARE NOT GUARANTEED. THE CONTRACTOR SHALL HAVE A UTILITY MARKOUT PERFORMED PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, AND SHALL EXERCISE CAUTION WHILE WORKING NEAR UTILITIES. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE DUG BY HAND. THE CONTRACTOR WILL COORDINATE WITH UTILITY COMPANIES REGARDING SHORING, BRACING AND MODIFICATION OF THEIR UTILITIES AND APPURTENANCES AS REQUIRED TO PROGRESS THE WORK. THE COST OF UTILITY IDENTIFICATION, COORDINATION, PERMITTING AND PROTECTION WILL BE INCLUDED IN THE PRICE OF THE BID.

RETENTION BASIN DESIGNED TO STORE RUNOFF PRODUCED FROM FARM FIELD FROM A 5-1/4" RAINFALL IN 24 HOURS IN ACCORDANCE WITH TOWN OF SOUTHAMPTON ROAD AND DRAINAGE STANDARDS.

RUNOFF COEFFICIENTS:
FARM FIELD (FLAT): 0.20

DRAINAGE CALCULATIONS

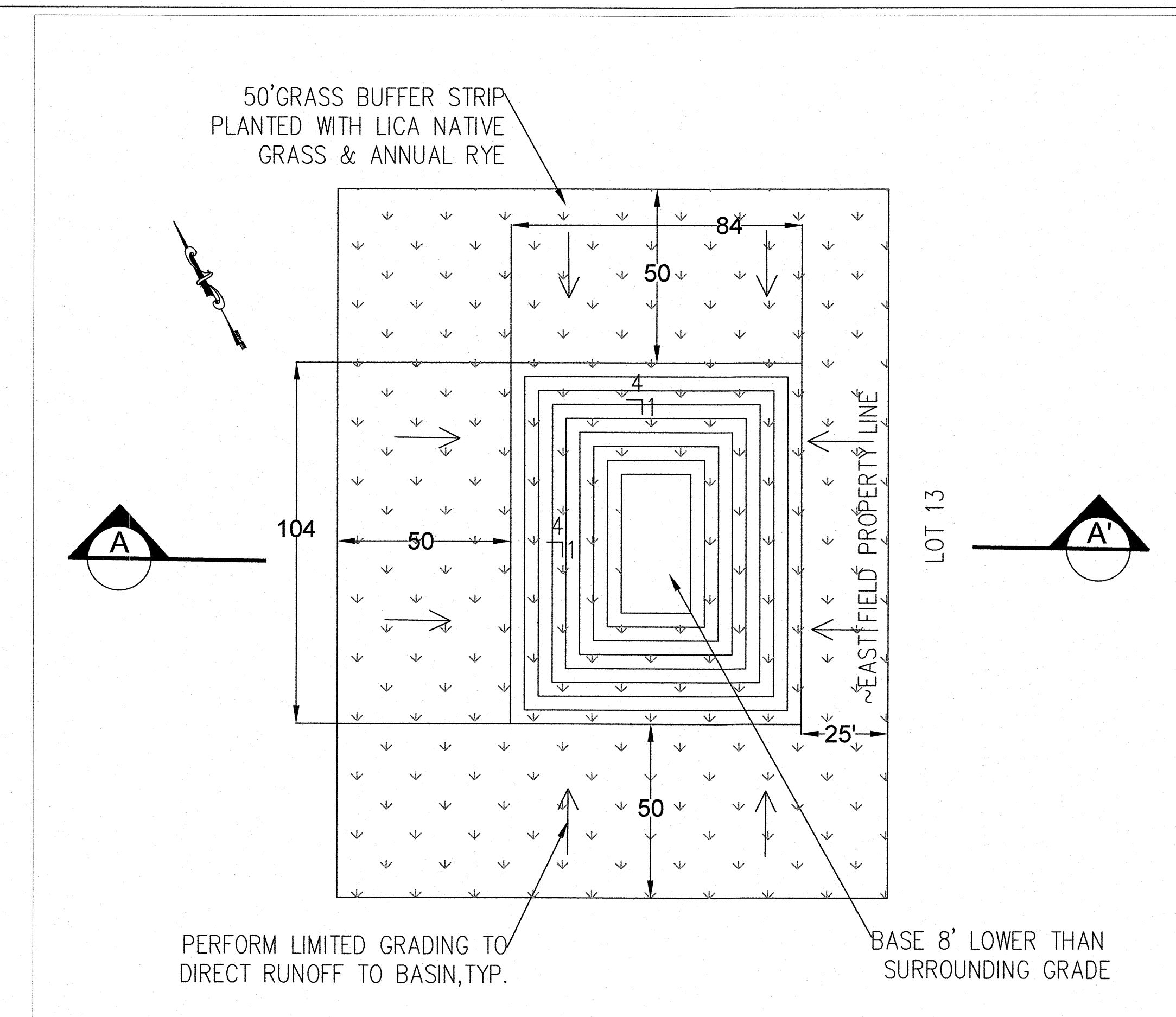
DRAINAGE AREA: FARM FIELD WATERSHED
316,620 SF FARM FIELD WATERSHED X 5.25/12 X 0.2 = 27,705 CF

PROPOSED RETENTION BASIN VOLUME

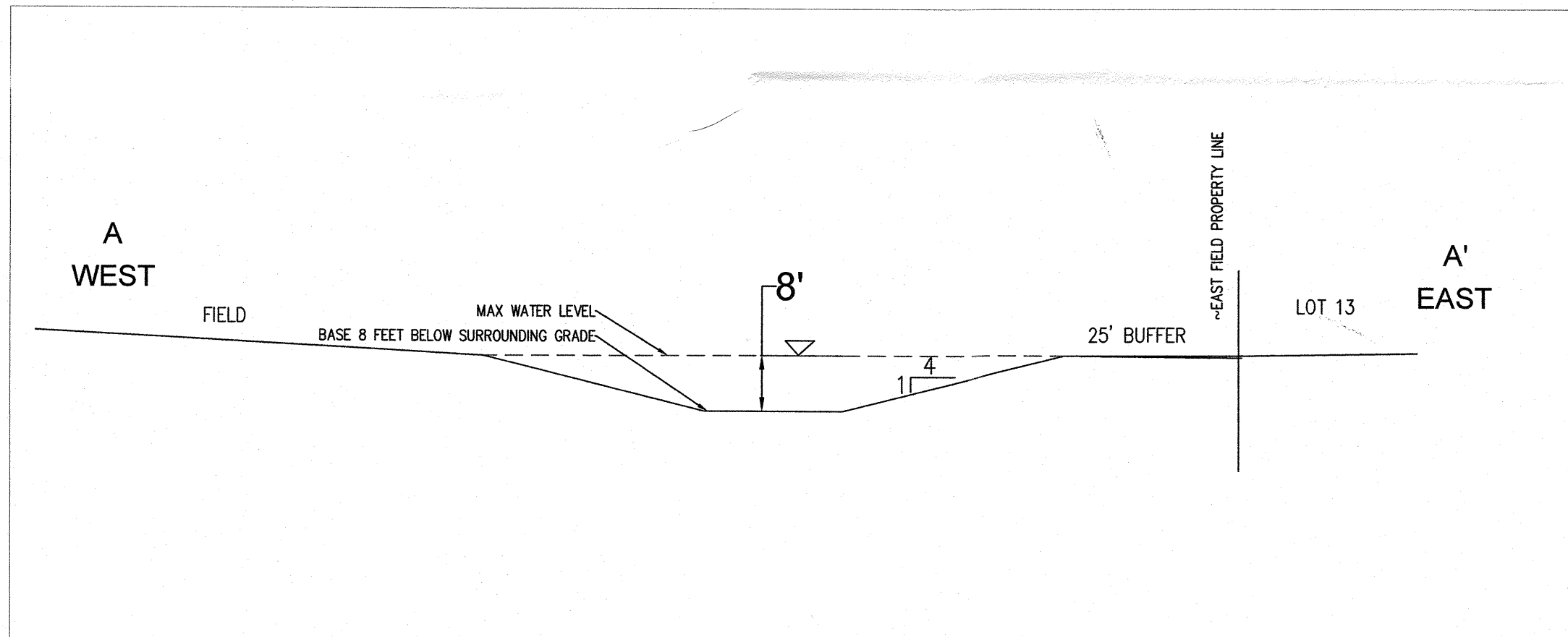
$$V_{\text{basin}} = [(104' \times 20') + (40' \times 84') + 2 \times (40' \times 20' + 104' \times 84')] \times 8' / 6 = 32,683 \text{ CF (OK)}$$

TEST HOLE #1		JParry Enterprises August 2015 NORTH SIDE	
0' - 2'	Topsoil OL		
2' - 6'	Clay CL		
6' - 10'	Fine to medium sand SM		
10' - 15'	Coarse sand SP		

TEST HOLE #2		JParry Enterprises August 2015 SOUTH SIDE	
0' - 2'	Topsoil OL		
2' - 8'	Clay CL		
8' - 10'	Fine to medium sand SM		
10' - 15'	Coarse sand SP		

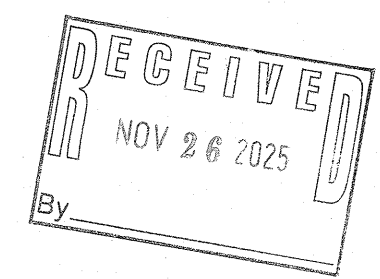


Proposed Basin Construction Plan
Scale: 1"=30'



Proposed Basin Construction Section
Scale: 1"=20'

- DESIGN NOTES:**
- BASIN DESIGN INTENT IS TO CAPTURE AND INFILTRATE FIELD RUNOFF FROM 5.25" OF RAIN FALLING IN A 24-HOUR PERIOD.
 - BUILD AND VEGETATE BASIN DURING GROWING SEASON. ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO BASIN.
 - DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE BASIN, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
 - CALL THE ENGINEER 24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
 - DURING AREA DRAIN INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.
 - PLANT MIX OF LICA NATIVE GRASS SEED MIX + LICA CONTRACTOR GRASS SEED MIX (60% ANNUAL RYE) ON ALL SIDE WALLS OF BASIN.
 - NO EXCAVATION SHOULD OCCUR DURING WET WEATHER OR UNDER WET SOIL CONDITIONS. INSTALL PROJECT LIMITING SILT FENCE AROUND CONSTRUCTION. REMOVE AT COMPLETION OF CONSTRUCTION.



D.B. Bennett, P.E., P.C. | Consulting Engineer
74 Montauk Hwy, Unit #21, P.O. Box 1442
East Hampton, NY 11937
631-907-0023

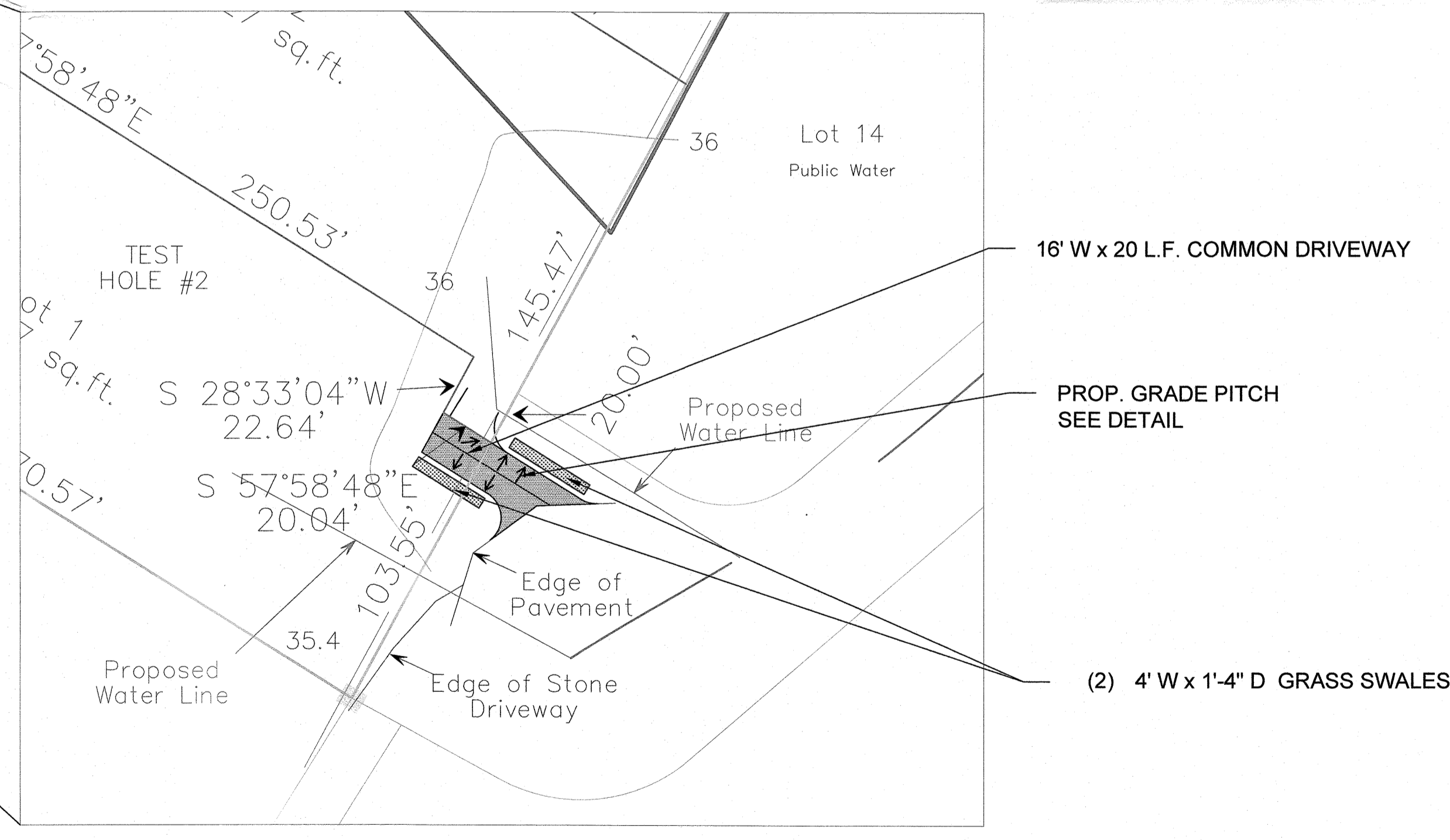
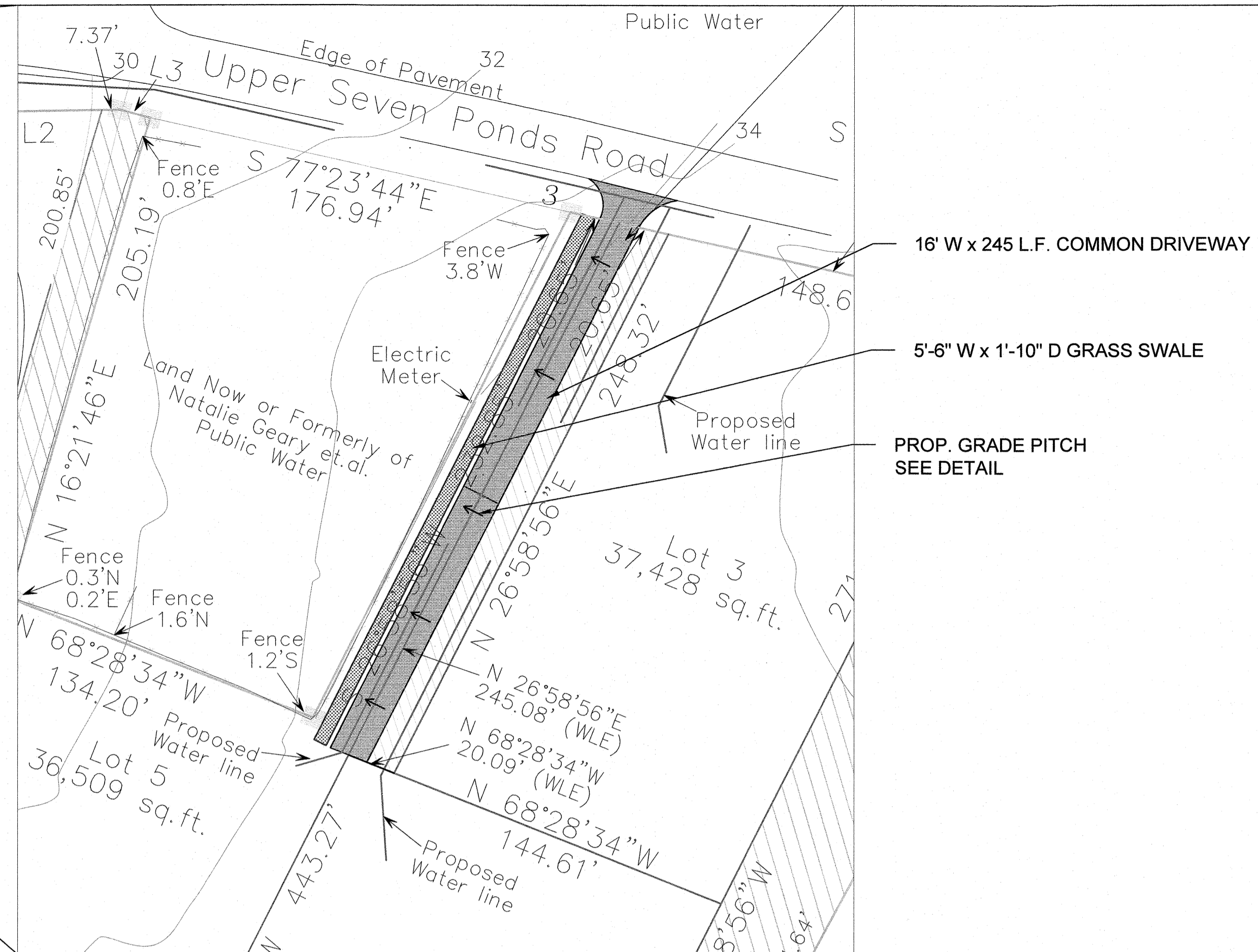
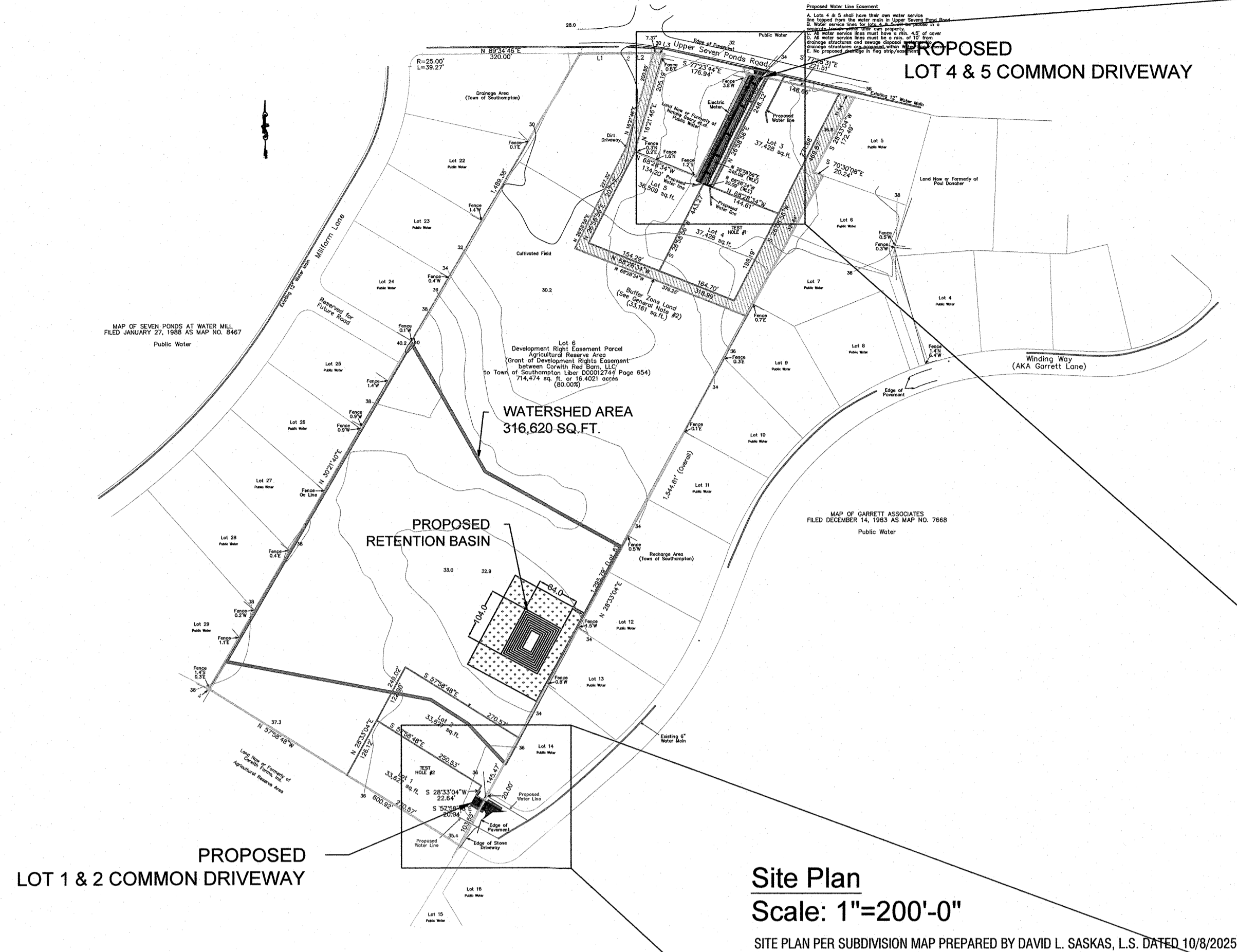
CORWITH RED BARN, LLC
SOUTHAMPTON, NEW YORK
SCTM# 900-113-3-6.1

Drawing
Farm Field Retention Basin

Issue
Rev. 0 11.18.25

Scale
AS NOTED

Sheet
C1



STORMWATER DRAINAGE NOTES:

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RETENTION BASIN DESIGNED TO STORE RUNOFF PRODUCED FROM FARM FIELD FROM A 3" RAINFALL IN 24 HOURS IN ACCORDANCE WITH TOWN OF SOUTHAMPTON ROAD AND DRAINAGE STANDARDS.

RUNOFF COEFFICIENTS:
Asphalt Driveway: 1.0
Grass shoulder: 0.2

DRAINAGE CALCULATIONS

Lot 1 & 2 Common Driveway
16' wide asphalt x 3/12 x 1.0 = 4 cf / lf
10' wide grass shoulder x 3/12 x 0.2 = 0.5 cf / lf

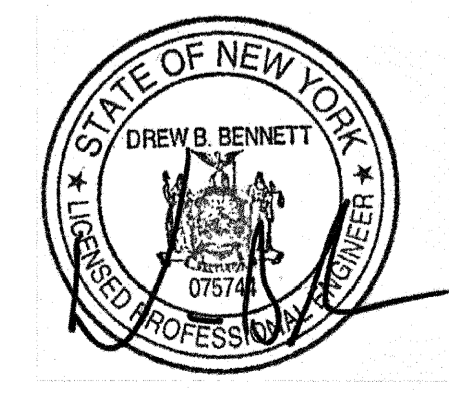
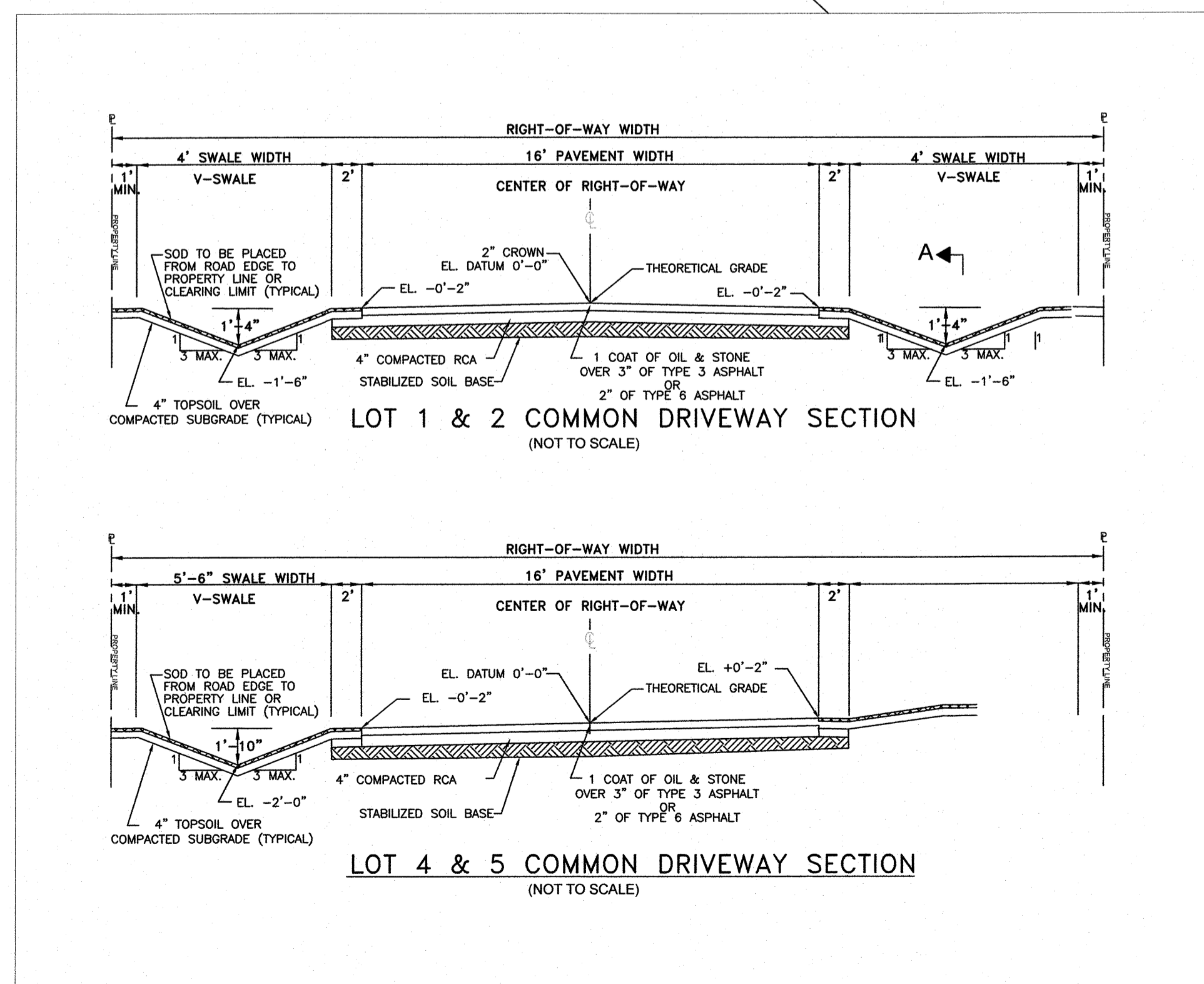
4 + 0.5 = 4.5 cf/lf required

Provide two (2) 4' W x 1.33' D grass swales
4' x 1.33' x 0.5 x 2 swales = 5.32 cf / lf (> 4.5cf/lf, OK)

Lot 4 & 5 Common Driveway
16' wide asphalt x 3/12 x 1.0 = 4 cf / lf
10' wide grass shoulder x 3/12 x 0.2 = 0.5 cf / lf

4 + 0.5 = 4.5 cf/lf required

Provide 5.5' W x 1.83' D grass swale
5.5' x 1.83' x 0.5 = 5.04 cf / lf (> 4.5cf/lf, OK)



D.B. Bennett, P.E., P.C. | Consulting Engineer
74 Montauk Hwy, Unit #21, P.O. Box 1442
East Hampton, NY 11937
631-907-0023

CORWITH RED BARN, LLC
SOUTHAMPTON, NEW YORK
SCTM# 900-113-3-6.1

Drawing
Common Driveways Drainage Plan

Issue
Rev. 0 11.18.25

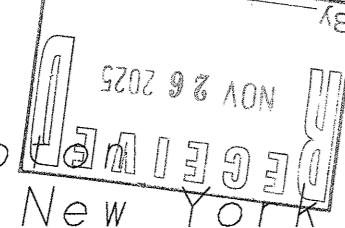
Scale
AS NOTED

Sheet
C2

SUBDIVISION MAP OF CORWITH RED BARN, LLC

PLANNED RESIDENTIAL DEVELOPMENT
CONSERVATION OPPORTUNITY MAP

Situate
WATER MILL
Town Of Southampton
Suffolk County, New York
SCALE: 1" = 100'



Owner and Developer:
Corwith Red Barn, LLC,
c/o Gayle C. Pickering
14 Prospect Ave. Sag Harbor, NY 11963

OVERALL AREA: 893.093 sq.ft. (20.5026 acres)
ZONING DISTRICT: "CR-60" (Agricultural Overlay District)
FLOOD ZONE: "X"
NUMBER OF LOTS: 5 (Plus Agricultural Reserved Area)
POSTAL DISTRICT: Southampton
SCHOOL DISTRICT: Southampton
FIRE DISTRICT: Southampton
UTILITIES: L.I.P.A., Verizon
(All utilities installed underground
in accordance with Public Service
Commission regulations.)
S.C.T.M. No.: 900-113-3-6.1

ZONING MODIFICATIONS:
1. The minimum required lot area for this subdivision shall be the lots areas as shown hereon.
2. The minimum required lot width for this subdivision shall be the lot widths as shown hereon.
3. All other dimensional regulations for this subdivision shall be those prescribed for the R-20 zoning district as of the date of the approval of this plat.

GENERAL NOTES:
1. No driveway drainage to be installed
2. Areas delineated and designated as Buffer Zone Land on Lot 6 cannot be fertilized and no permanent structures erected or sewage disposal and water supply facilities installed in the area for the express purpose of protecting the aquifer and water supply.
3. Elevations shown are based on USC & GS datum (NAVD 1988).

This is to certify that this subdivision plat has been approved by the Planning Board of the Town of Southampton by resolution dated: _____

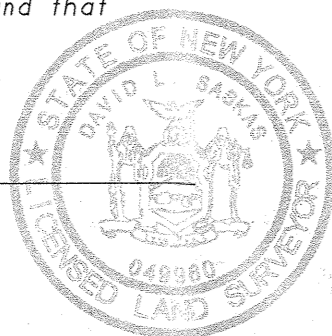
Date of Signing _____
Chairman
Town of Southampton Planning Board

The subdivider has irrevocably offered to cede title to the Town of Southampton of the land areas designated for streets, widening of streets, drainage easements, parks, recharge basins, and any other lands noted on this plat for dedication to the Town. Approval of this plat does not constitute acceptance by the Town of the offer of dedication.

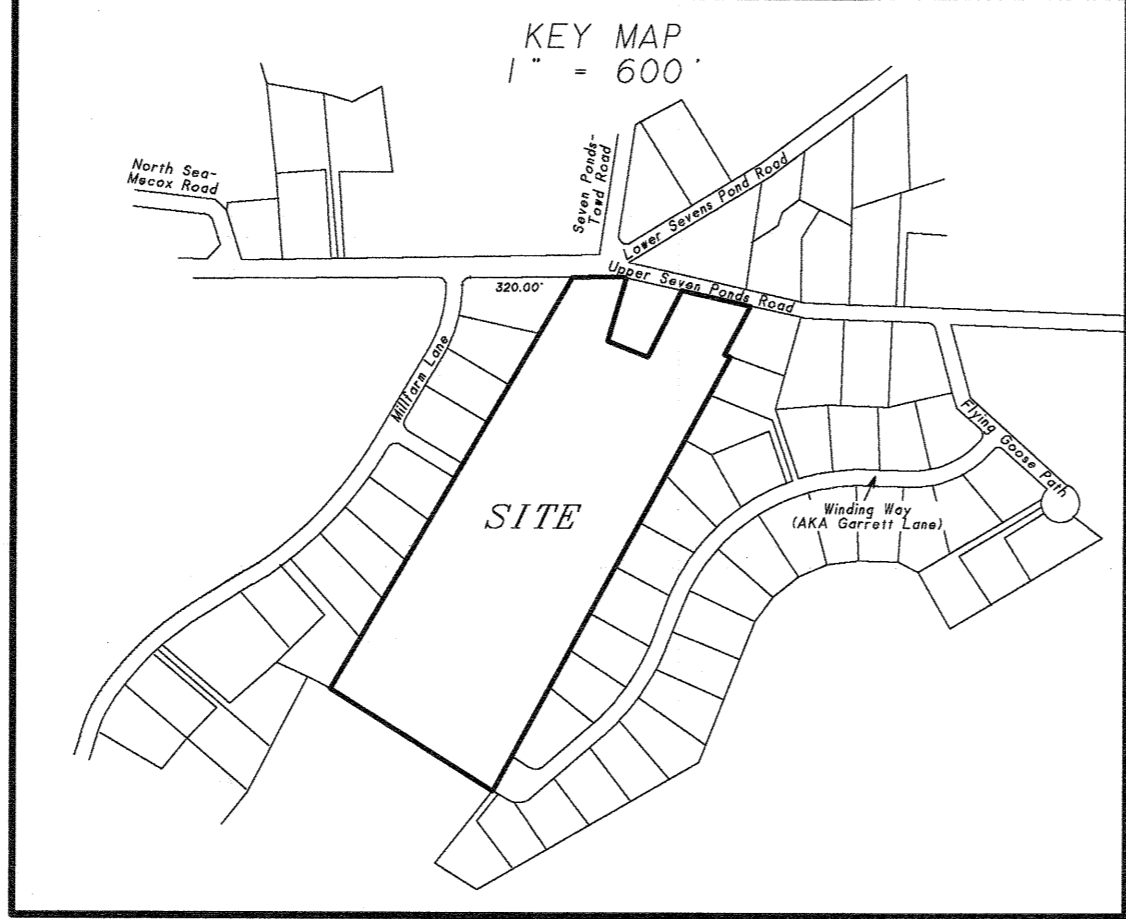
This is to certify that all lots and parcels on this plat comply with the requirements of the Town of Southampton Zoning Law except as modified by the Planning Board pursuant to Section 278 of the Town Law and Chapter 247 of the Town Code. Such modifications of the applicable provisions of the Zoning Law, as noted hereon, have been granted simultaneously with the approval of this plat.

I hereby certify that this map was made by me from actual surveys completed May 7, 2010 and that all concrete monuments shown hereon exist, and that their positions are correctly shown.

NOVEMBER 18, 2025
Date of Signature _____
Signature of Surveyor



Recorded Covenant:
A Declaration of Covenants has been recorded with the Office of The Suffolk County Clerk that affects some or all of the lots shown hereon. These covenants run with the land. See recorded document for details.



Lot Area Calculation (For Health Department Purposes):
Lots 1 thru 5 Total 178,619 sq.ft.
Buffer Area - 33,161 sq.ft.
Lots 1 thru 5 Plus Buffer Area - 211,780 sq.ft.
211,780 sq.ft. / 5 Lots = 42,356 sq.ft. Average Per Lot

MAP OF SEVEN PONDS AT WATER MILL
FILED JANUARY 27, 1988 AS MAP NO. 8467

- 1: Found Conc. Monument 0.24'S - 0.43'W
- 2: Found Conc. Monument 0.56'S - 0.29'W
- 3: Found Conc. Monument 0.16'S - 0.16'W
- 4: Found Iron Pipe 0.35'S - 0.25'W

LINE DATA
L1 N 89°34'46"E 102.55'
L2 N 89°14'16"E 54.40'
L3 S 75°01'23"E 12.96'

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GREAT RIVER, N. Y.

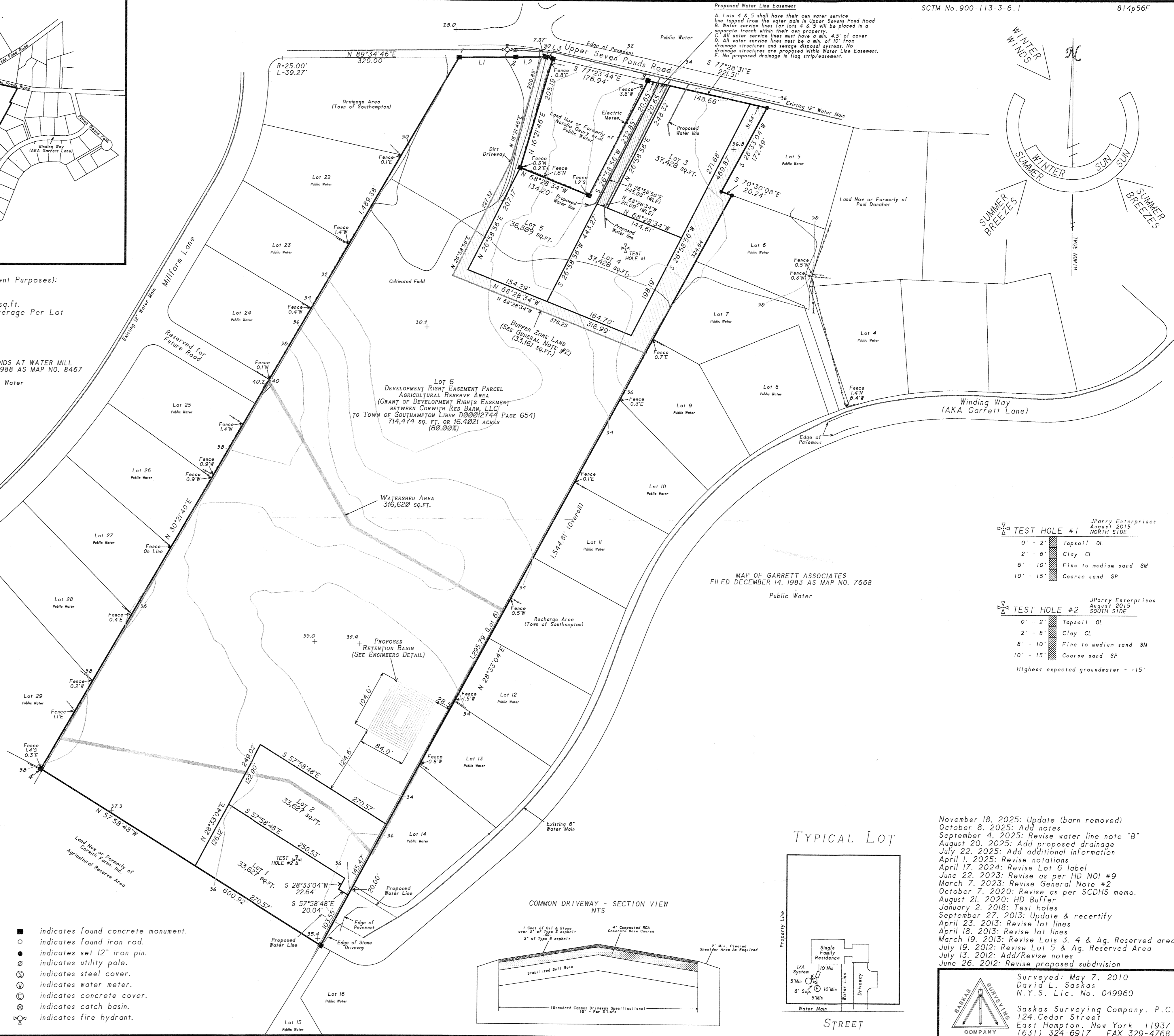
This is to certify that the proposed Realty Subdivision or Development for _____ in the _____ with a total of _____ lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Code.

John Sahagen, P.E.
Director, Division of Environmental Quality

I hereby certify that the water supply(s) and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

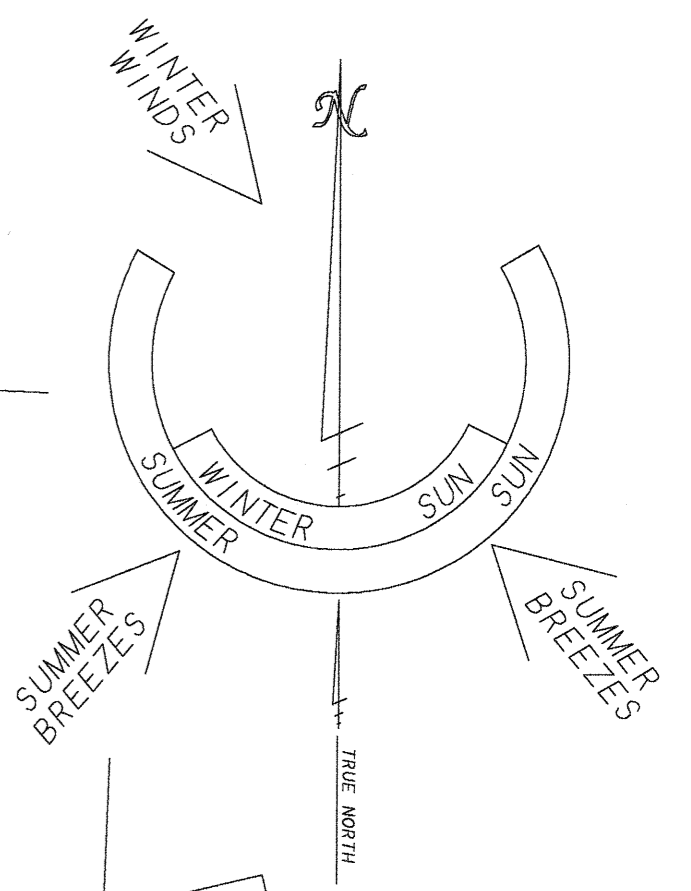
Drew Bennett, P.E. (NYS Lic. No. 075744) Date of Signing _____

- indicates found concrete monument.
- indicates found iron rod.
- indicates set 12" iron pin.
- ⊗ indicates utility pole.
- ⊙ indicates steel cover.
- ⊕ indicates water meter.
- ⊖ indicates concrete cover.
- ⊗ indicates catch basin.
- ⊗ indicates fire hydrant.



Proposed Water Line Easement:
A. Lots 4 & 5 shall have their own water service line tapped from the water main in Upper Seven Ponds Road
B. Water service lines for lots 4 & 5 will be placed in a separate trench within their own property.
C. All water service lines must have a min. 45' of cover.
D. All water service lines must be a min. of 10' from drainage structures and sewage disposal systems. No drainage structures are proposed within Water Line Easement.
E. No proposed drainage in flag strip/easement.

SCTM No. 900-113-3-6.1 814p56F



TEST HOLE #1 JParry Enterprises August 2015 NORTH SIDE

0' - 2'	Topsoil OL
2' - 6'	Clay CL
6' - 10'	Fine to medium sand SM
10' - 15'	Coarse sand SP

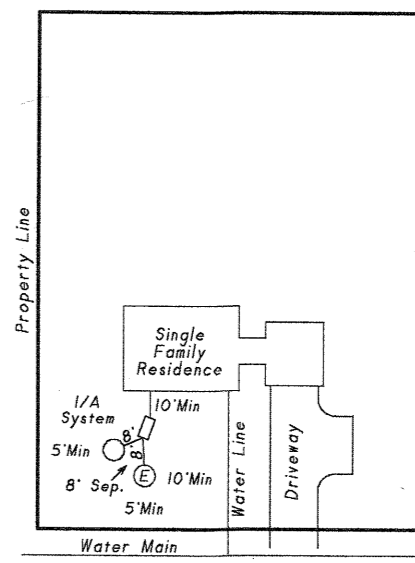
TEST HOLE #2 JParry Enterprises August 2015 SOUTH SIDE

0' - 2'	Topsoil OL
2' - 8'	Clay CL
8' - 10'	Fine to medium sand SM
10' - 15'	Coarse sand SP

Highest expected groundwater - -15'

MAP OF GARRETT ASSOCIATES
FILED DECEMBER 14, 1983 AS MAP NO. 7668

TYPICAL LOT



November 18, 2025: Update (barn removed)
October 8, 2025: Add notes
September 4, 2025: Revise water line note "B"
August 20, 2025: Add proposed drainage
July 22, 2025: Add additional information
April 1, 2025: Revise notations
April 17, 2024: Revise Lot 6 label
June 22, 2023: Revise as per HD NOI #9
March 7, 2023: Revise General Note #2
October 7, 2020: Revise as per SCDHS memo.
August 21, 2020: HD Buffer
January 2, 2018: Test holes
September 27, 2013: Update & recertify
April 23, 2013: Revise lot lines
April 18, 2013: Revise lot lines
March 19, 2013: Revise Lots 3, 4 & Ag. Reserved area
July 19, 2012: Revise Lot 5 & Ag. Reserved Area
July 13, 2012: Add/Revise notes
June 26, 2012: Revise proposed subdivision

Surveyed: May 7, 2010
David L. Saskas
N.Y.S. Lic. No. 049960
Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(631) 324-6917 FAX 329-4768

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

JAY SCHNEIDERMAN
TOWN SUPERVISOR

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

Application For Final Minor Subdivision Approval

Name of Application: Corwith Red Barn LLC

SCTM No.: 900-113-3-6.1

Property Address: 140 Upper Seven Ponds Road, Water Mill

Application is hereby made to the Southampton Town Planning Board for approval of a Final Subdivision described herein.

Further, the following are submitted herewith:

1. Application fee \$ 4750.00
(\$950 for each lot in the proposed subdivision, including all reserved parcels)
2. Paper prints of the survey map showing all contiguous holdings, the arrangements of lots, their metes and bounds, adjacent land owners and such other data required by the Planning Board to make all referrals (see attached lists and check with the office of the Planning Board).
3. Legal instruments (i.e. parkland dedications, scenic or other forms of open space easements, covenants, deed restrictions, etc. (PLEASE STATE))



.....
I. General Information

(a) Applicant's Name: Corwith Red Barn, LLC

Address: Gayle C. Pickering, 14 Prospect Ave., Sag Harbor, NY 11963

Phone No.: 631-725-9277

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

Name: Gayle C. Pickering Title: Member

(c) Landowner's Name: Same as the applicant

Address: _____

- (d) Subdivision Engineer or Land Surveyor (Licensed)

Name: David L. Saskas, L.S. License No. 049960

Address: Saskas Surveying Company, Telephone No. 631-324-6917
124 Cedar Street,
East Hampton, NY 11937

- (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: Lisa Poyer, Twin Forks Permits

Address: 288 E. Montauk Highway, Hampton Bays, NY 11946

Telephone No.: 631-644-5998 lisa@twinforkspermits.com

II. Proposed Site

- (a) The area of the proposed subdivision is 20.5026 acres.
The number of lots is 5 with open space lot

- (b) Deed or deeds are recorded in the County Clerk's Office:

Date: 4/5/1999 Liber: D00011955 Page: 356

- (c) There are no encumbrances or liens against this land other than mortgages.

Easement to the Town of Southampton: D00012755 page 654 dated 12/09/2013
Declaration to the SCDHS: D00013288 page 023 dated 03/18/2025

- (d) All buildings and structures are shown on the survey. Yes

Existing structures not specifically shown and described on the survey will be removed. N/A

Is a variance needed for any nonconforming buildings located on any of the lots? N/A

- (e) All marsh and water areas are shown on the survey. N/A

(f) The subdivision is in the CR-60 zone(s).

(g) The site will be serviced by the following special districts or utility companies:

Fire District: Southampton

Post Office: Southampton

School District: Southampton

Water District or Company: SCWA

Electric Company &/or Gas Company LIPA, Verizon

(h) Is the subdivision on a **County, State or Town** road? (Circle One)

Name of road(s): Town

(i) Is the subdivision in a designated critical environmental area, as per SEQRA? (See Chapter 157-10, Town Code) No

Check One: Type I Type II Unlisted Action

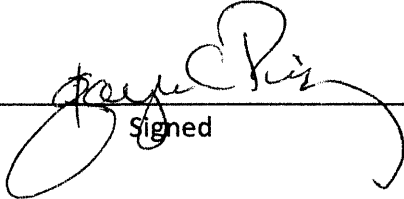
If a Type I Action, an Environmental Assessment Form, Part I must be enclosed with this application.

(j) Does the minor subdivision layout cover the entire holdings of the owner?
Yes

If no, explain:

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.

I also hereby certify that the property being submitted for consideration by the Southampton Town Planning Board as a minor subdivision has not been divided from a larger parcel since May 6, 1975, and that the property in question was held in single and separate ownership by the undersigned, or a predecessor in title, on that date, and further certify that the undersigned is the sole owner of said property.



Signed

Sword before me this
26th day of June, 2025

Kathryn A. Boutcher
Notary Public

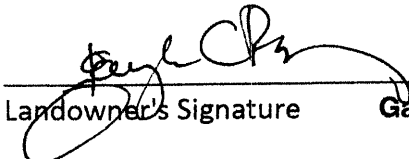
KATHRYN A BOUTCHER
Notary Public, State of New York
No. 01BO5085189
Qualified in Suffolk County
Commission Expires 09/15/2025.

Application for Final Plat Approval (Minor Process)Subdivision Name Corwith Red Barn LLC Date 6.26.25

Application is hereby made to the Southampton Town Planning Board for approval of the subdivision Final Plat designated above. The information on the original application is still correct unless amended by a revised application attached hereto.

Further, the following documents (checked below) are submitted herewith:

- (1) The Final Plat, signed and approved by the Suffolk County Department of Health, plus at least eight (8) paper prints (see Section 60-18 A (2) of Rules And Regulations). One (1) Original, seven (7) copies are acceptable.
- (2) The Final Drainage Plan and Street Profiles, at least five (5) paper prints (see Section 60-18 A (3) of Rules and Regulations).
- (3) Letters directed to the Planning Board and signed by a responsible official of the electric power agency, cable TV agency and water agency which have jurisdiction in the area, assuring provision of necessary services to the proposed subdivision, if applicable.
- (4) Letters or copies of permits in appropriate cases directed to the Planning Board signed by a responsible official of the State Department of Transportation or the Suffolk County Department of Public Works approving proposed construction on state or county rights-of-way.
- (5) Letters or copies of permits in appropriate cases directed to the Planning Board and signed by responsible State or County officials approving the plat as it may relate to planning and development on or to state or county rights-of-way, parks, buildings, airports and tidal waters (i.e. Tidal wetland permit).
- (6) Letter directed to the Planning Board signed by a responsible official of the school district in which the subdivision is to be located acknowledging receipt of the subdivision plan.
- (7) Offers of dedication for all properties, including street rights-of way, scenic easements, drainage easements, drainage structures, etc. to be conveyed to the Town of Southampton.


 Landowner's Signature **Gayle C. Pickering**

 Applicant/Subdivider's Signature