

**SURVEY OF
P/O LOT 133
MAP OF
GREENPORT VILLAGE**

FILE No. 9 FILED AUGUST 10, 1838

SITUATE

THE INCORPORATED VILLAGE OF
GREENPORT

TOWN OF SOUTHOLD
SUFFOLK COUNTY, NEW YORK

S.C. TAX No. 1001-04-02-35.3

SCALE 1"=20'

OCTOBER 11, 2022

FEBRUARY 7, 2023 ADD PROPOSED HOUSE & POOL
JUNE 14, 2023 REVISE PROPOSED POOL
SEPTEMBER 29, 2023 REVISE PROPOSED DRIVEWAY
OCTOBER 6, 2023 REVISE PROPOSED POOL & PARKING
OCTOBER 18, 2023 REVISE PROPOSED DRIVEWAY

AREA = 6,434 sq. ft.
0.148 ac.

NOTES:

- ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM EXISTING ELEVATIONS ARE SHOWN THUS: xxx
- ALL HOUSES WITHIN 150' OF SUBJECT PROPERTY ARE CONNECTED TO PUBLIC WATER AND PUBLIC SEWER.
- THIS PROPERTY IS IN AN UNDERSIZED LOT IN THE R-2 ZONING USE DISTRICT
FRONT YARD SETBACK = 12'
SIDE YARD SETBACK CALCULATION:
50.22' (WIDTH) x 0.4 = 20.09' - TOTAL SIDE YARD SETBACK
10' - MIN. SIDE YARD SETBACK
10.09' - 2nd SIDE YARD SETBACK
REAR YARD SETBACK = 30'
- THIS PROPERTY IS IN THE HISTORIC DISTRICT
- ALLOWED LOT COVERAGE 30% (1930 sq. ft.)
PROPOSED LOT COVERAGE 28.0% (1,803 sq. ft.)
- ALLOWED REAR YARD COVERAGE 30% (457 sq. ft.)
PROPOSED LOT COVERAGE 18.3% (269 sq. ft.)
(INCLUDING PORTION OF POOL & POOL EQUIPMENT)
- MAXIMUM BUILDING HEIGHT IS 35'.

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.I.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

N.Y.S. Lic. No. 50467

**Nathan Taft Corwin III
Land Surveyor**

Successor To: Stanley J. Isaksen, Jr. L.S.
Joseph A. Ingegno L.S.

Title Surveys - Subdivisions - Site Plans - Construction Layout

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PROPOSED COVERAGE DATA

| DESCRIPTION | AREA | % LOT COVERAGE |
|-----------------|---------------|----------------|
| HOUSE | 1,281 sq. ft. | 19.9% |
| FRONT PORCH | 120 sq. ft. | 1.9% |
| CELLAR ENTRANCE | 50 sq. ft. | 0.8% |
| POOL | 336 sq. ft. | 5.2% |
| POOL EQUIPMENT | 16 sq. ft. | 0.2% |
| TOTAL | 1,803 sq. ft. | 28.0% |

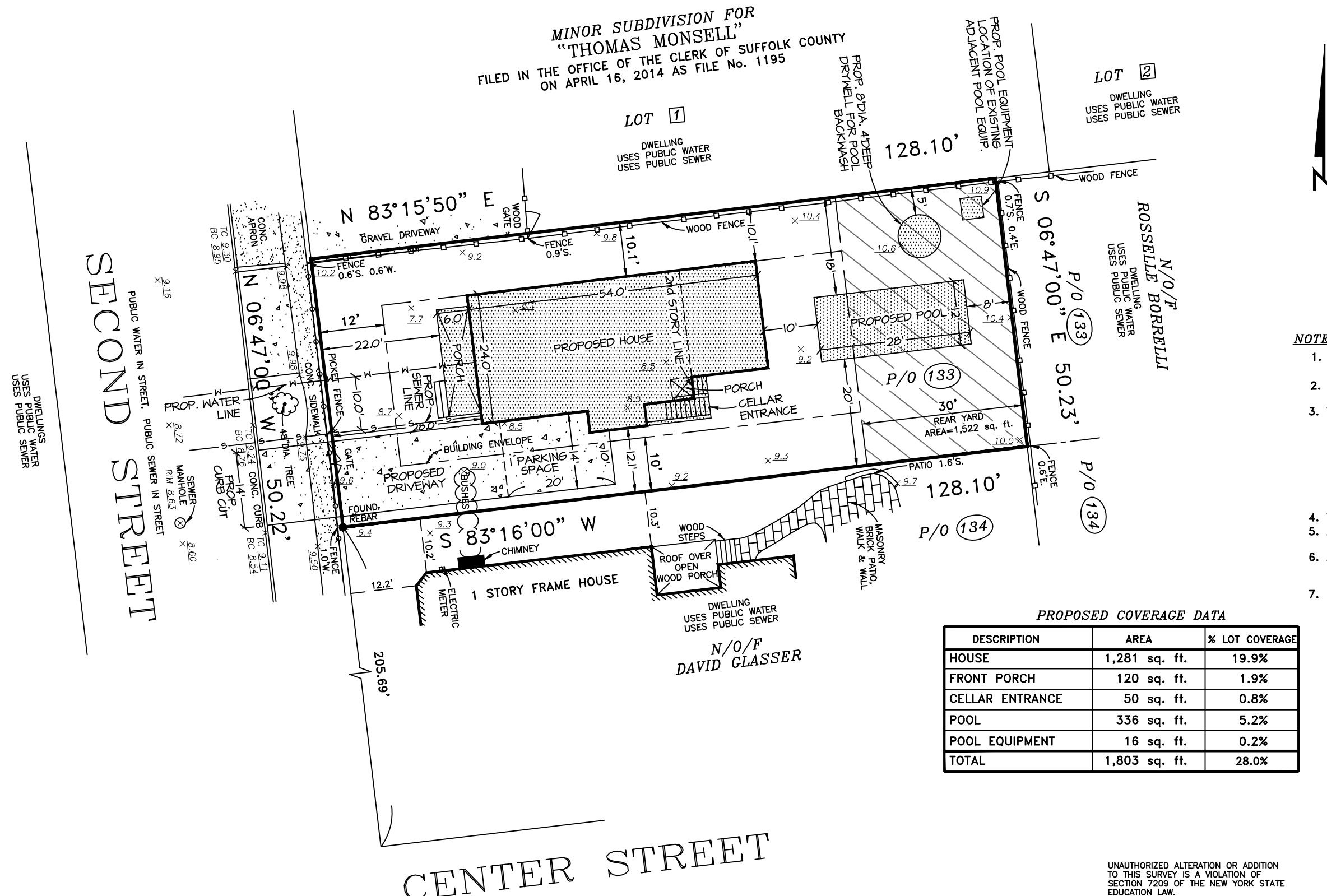
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

**MINOR SUBDIVISION FOR
"THOMAS MONSELL"**
FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY
ON APRIL 16, 2014 AS FILE No. 1195



CENTER STREET

SECOND STREET