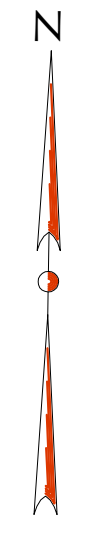
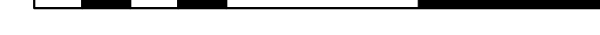


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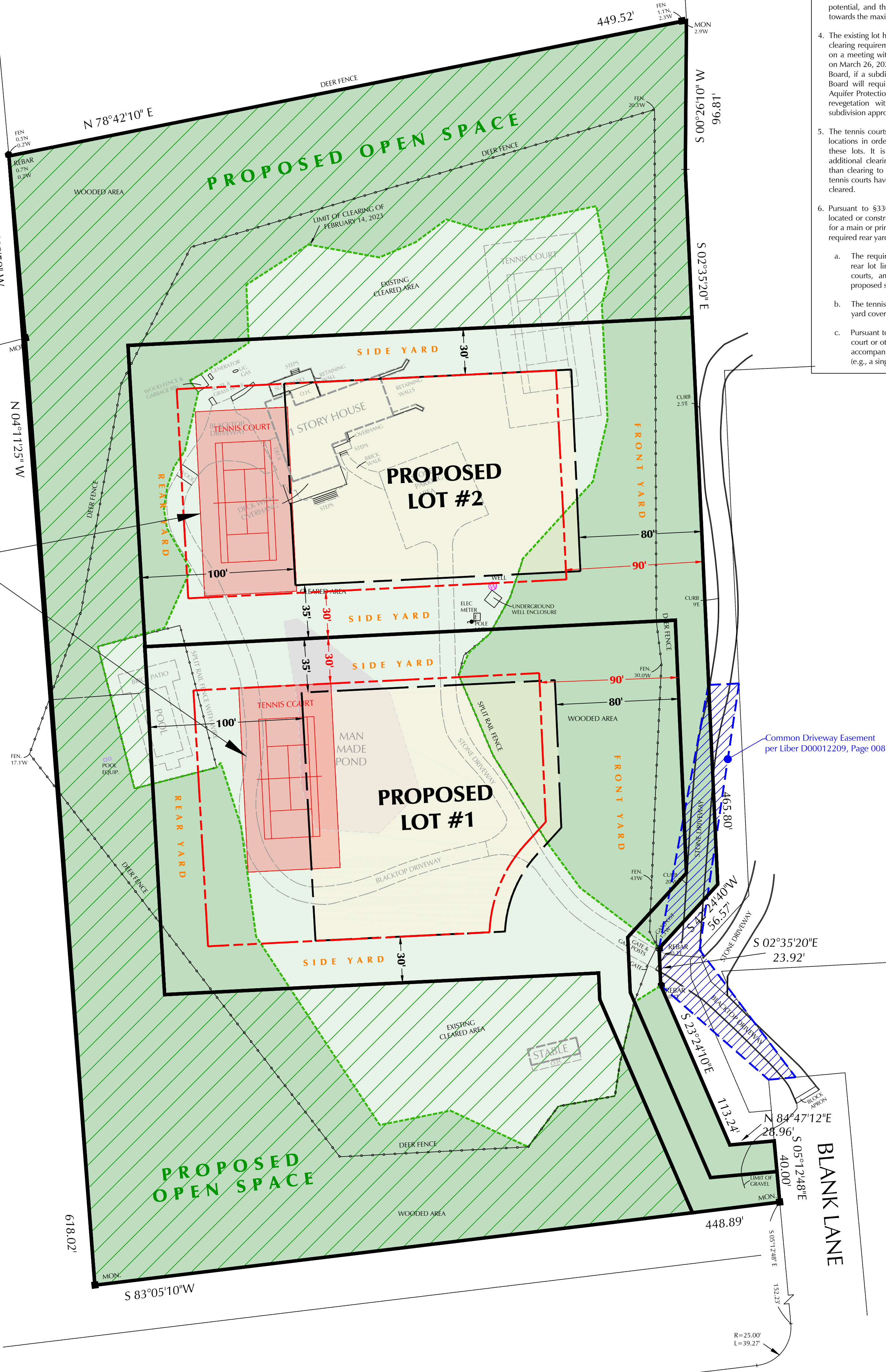


Scale: 1" = 40'



- Note:**
- This map assumes that all existing buildings and structures will be demolished, including (but not limited to) the existing house, pool, tennis court, driveway and man-made pond. They are shown hereon with gray lines for reference.
 - In accordance with Town Code §247-6A, when the Planning Board approves a subdivision, they also have the authority to "modify the applicable provisions of the Zoning Law to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks and landscaping, as provided in this section." Since the residential lots shown on this map are less than 80,000 sq. ft. (excluding the flagpole access strips), R60 Zoning District dimensional regulations could be requested from the Planning Board as part of their review of this subdivision. While the use of §247-6A is at the discretion of the Planning Board, Clare Shea, AICP, Assistant Town Planning Director indicated on April 2, 2024 that R60 Zoning would be a reasonable request given these proposed conditions.
 - Per §330-67A(4), because the proposed lots are located in the Aquifer Protection Overlay District, and the proposed lot area of Lots 1 and 2 (without the flagpole sections of the lots) are both between 60,001 and 90,000 sq. ft., the maximum clearing permitted on those properties is 35%. Thus, the areas shown under "Max. Allowable Clearing" is 35% of the "Lot Area (w/o Flagpoles)" column of the table. No clearing is permitted in the Open Space. The area of the flagpoles on flag lots is not included in the lot area when calculating maximum clearing potential, and the area of clearing within the flagpole does not count towards the maximum clearing permitted on each lot.
 - The existing lot has a grandfathered area of clearing, which exceeds the clearing requirements of the Aquifer Protection Overlay District. Based on a meeting with Clare Shea, AICP, Assistant Town Planning Director on March 26, 2024, it is expected that the Southampton Town Planning Board, if a subdivision application is proposed, it is expected that the Board will require the lots to be brought into compliance with the Aquifer Protection Overlay District clearing standards. As a result, some revegetation with native plants may be required as part of the subdivision approval.
 - The tennis courts on Proposed Lots 1 and 2 are shown in conceptual locations in order to identify that it is possible to fit tennis courts on these lots. It is expected that the Planning Board will not allow additional clearing of natural vegetation on the proposed lots (other than clearing to provide access via the new flagpole sections), so the tennis courts have been shown to be proposed in areas that are already cleared.
 - Pursuant to §330-77D, "Accessory buildings and/or structures to be located or constructed in any residential zone in the required rear yard for a main or principal building shall not occupy more than 50% of such required rear yard." Please note the following:
 - The required rear yard extends west to east from the proposed rear lot line to the rear yard principal building setback line to proposed side lot line.
 - The tennis courts do not occupy all of the available required rear yard coverage of the Required Rear Yard of the proposed lots.
 - Pursuant to Town Code §330-76C, the construction of any tennis court or other accessory structure on these proposed lots must be accompanied by the proposal/construction of a principal building (e.g., a single family residence).

POTENTIAL TENNIS COURT
(See Notes 5 & 6)



Common Driveway Easement per Liber D00012209, Page 008

IMPORTANT NOTE:
This map was prepared for Douglas Elliman Real Estate as a conceptual exercise to determine whether subdivision of the subject property was possible. This map may not be submitted to any regulatory agency or distributed to another person or entity without the express written permission of Inter-Science Research Associates, Inc.

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Note: Total Existing Clearing: 131,165 Sq. Ft.
Revegetation may be required for existing clearing on this map.

Area Allowable for Tennis Courts (Sq. Ft.) (Approx.)		
Lot	Required Rear Yard	50% Coverage
1	19,727	9,863
2	22,747	11,373

Note: Tennis Courts are in a conceptual location. There can be no additional clearing created by installation of new tennis courts. Required Rear Yard coverage is 50%. (See Notes 5 & 6)

Lot Dimensions (sq. ft.) (All areas are approximate.)									
Lot	Lot Area (incl. Flagpoles)	Lot Area (w/o Flagpoles)	Existing Clearing	Max. Allowable Clearing (see Note 3)	Expected Revegetation Area (see Note 4)	Max. Lot Coverage by Buildings (see Note 7)	Principal Envelope	Accessory Envelope	
1	80,537	76,373	48,217	26,730	21,487	12,080	24,838	35,563	
2	80,166	71,975	49,585	25,191	22,390	12,024	24,479	33,629	
Open Space (50%)	160,370	n/a	30,546	0	30,546				

536 Blank Lane

Conceptual Cluster Map

536 Blank Lane
Hayground
Town of Southampton
Suffolk County, New York

Prepared for:
c/o Paul Brennan
Licensed Associate Real Estate Broker
2488 Main Street, P.O. Box 1251
Bridgehampton, NY 11932

Date: April 4, 2024
Site Data:
Area: 7.356 Acres
Zone: CR-80
(Agricultural Overlay District, Aquifer Protection Overlay District)
SCTM: 0900-65-2-5.3 (per Town GIS)
Zoning Restrictions:
Min. Lot Size: 80,000 Sq. Ft.
Min. Lot Width: 175'
Lot coverage - Maximum lot coverage by main and accessory buildings: 10%

Prevailing Zoning (CR-80)
Principal Setbacks:
Front Yard: 80'
Side Yard (min. for one): 30'
Side Yards (total for both, interior lot): 75'
Side Abutting Street (corner lot): 80'
Rear Yard: 100'
Accessory Setbacks:
Distance from Street: 90'
Side Yard: 30'
Rear Yard: 30'
Lot Coverage: 10%

Recommended Zoning (R-60) (See Note 2)
Principal Setbacks:
Front Yard: 80'
Side Yard (min. for one): 25'
Side Yards (total for both, interior lot): 65'
Side Abutting Street (corner lot): 80'
Rear Yard: 100'
Accessory Setbacks:
Distance from Street: 90'
Side Yard: 30'
Rear Yard: 30'
Lot Coverage: 15%

This is not a survey
The information contained herein is based upon the information and/or data provided to or obtained by Inter-Science Research Associates, Inc. during the course of work being undertaken for the client. While efforts have been made to ensure the accuracy of this drawing/information, Inter-Science acknowledges that any final analysis MUST be made on a survey prepared by a surveyor licensed in the State of New York using up-to-date and site-specific information for the property being analyzed. Accordingly, it is cautioned that the information contained herein should be used for preliminary analysis purposes only, and be used with caution. These plans are for permitting only, and should not be used for construction. Inter-Science Research Associates, Inc. assumes no responsibility/liability for errors contained on this drawing.

Inter-Science
Research Associates, Inc.
36 Nugent Street, P.O. Box 1201
Southampton, New York 11969-1201
631 283-5958 Fax: 631 283-5974
Note: Site information is based on Squires, Holden, Weisenbacher & Smith Survey dated August 8, 2002
This is not a survey
File: M:\CLIENTS\Brennan\536 Blank Lane\536 Blank Lane - Cluster
04-02-2024.dwg
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Last Print Date: 4.4.2024