BUILDING DEPARTMENT

TOWN OF EAST HAMPTON

300 Pantigo Place - Suite 104
East Hampton, New York 11937

CERTIFICATE OF OCCUPANCY

Certificate Number : 39768 **Fee :**

(B.P. 36628, 38097, 74480, 76027) **Issue Date :** 07/03/2024

This certifies that the structure located at 9 N FLEMING CT

Tax Map : 472489 016.000-0002-026.002 0000

Hamlet : Montauk **URP :**

Map : 1019 **Block :** 239 **Lot :** P/o Resv

As show on a survey dated 10/04/2023 prepared by GARY BENZ, L.S conforms substantially to all of the requirements of the applicable provisions of the law, at time of construction.

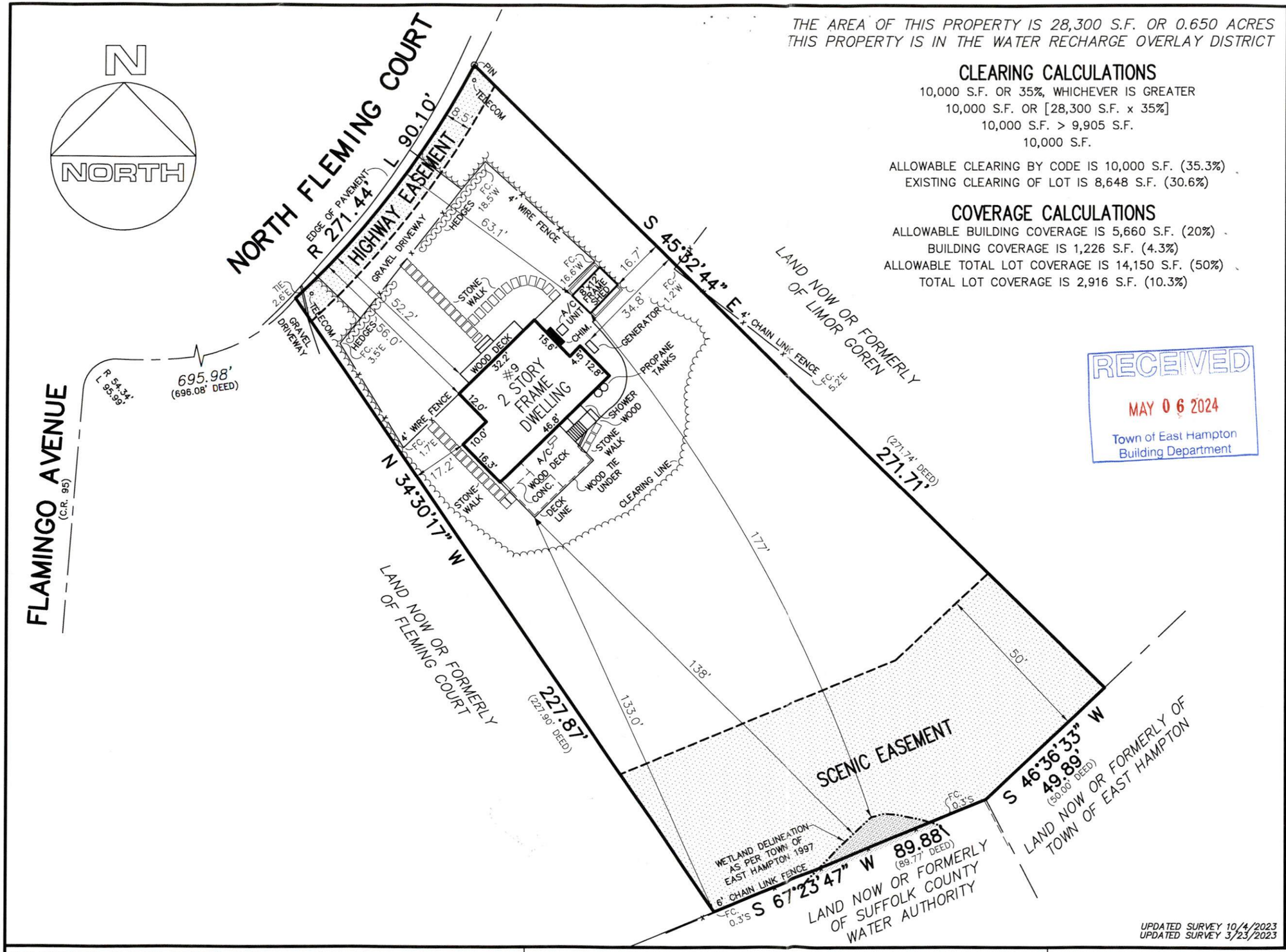
The occupancy for which this certificate is issued is:

1096 SQ. FT. FIRST FLOOR, 512 SQ. FT. SECOND FLOOR, FRAME, SINGLE FAMLY RESIDENCE CONTAINING A TOTAL OF THREE (3) BEDROOMS AND ONE KITCHEN ONLY, 814 SQ. FT. LOWER LEVEL RECREATION ROOM WITH PROPER EGRESS CONTAINING NO (0) SLEEPING AREAS; 465 SQ. FT. WOOD DECK, 92 SQ. FT. FRONT DECK, 96 SQ. FT. SHED, AND 10 KW GENERATOR. **THIS CERTIFICATE OF OCCUPANCY SUPERSEDES CO#39498 DATED 5/3/24.**

The certificate is issued to : DAVID LANE KELLY
CARYN BALL KELLY

owner of the aforesaid structure.

Joseph Palermo,
Chief Building Inspector



THE AREA OF THIS PROPERTY IS 28,300 S.F. OR 0.650 ACRES
THIS PROPERTY IS IN THE WATER RECHARGE OVERLAY DISTRICT

CLEARING CALCULATIONS

10,000 S.F. OR 35%, WHICHEVER IS GREATER
10,000 S.F. OR [28,300 S.F. x 35%]
10,000 S.F. > 9,905 S.F.
10,000 S.F.

ALLOWABLE CLEARING BY CODE IS 10,000 S.F. (35.3%)
EXISTING CLEARING OF LOT IS 8,648 S.F. (30.6%)

COVERAGE CALCULATIONS

ALLOWABLE BUILDING COVERAGE IS 5,660 S.F. (20%)
BUILDING COVERAGE IS 1,226 S.F. (4.3%)
ALLOWABLE TOTAL LOT COVERAGE IS 14,150 S.F. (50%)
TOTAL LOT COVERAGE IS 2,916 S.F. (10.3%)

RECEIVED
MAY 06 2024
Town of East Hampton
Building Department

S.C.T.M. NO.
300 – 16 – 2 – 26.2

SURVEY OF: PART OF BLOCK 239
MONTAUK BEACH DEVELOPMENT CORP.,
SUBDIVISION 9, WEST PORTION,
NORTH DOWNS RESIDENTIAL SECTION
FILED MAY 6, 1927 – AS No. 1019

SITUATED IN: MONTAUK
TOWN OF: EAST HAMPTON
SUFFOLK COUNTY, NEW YORK
DATE: 4/23/2022
JOB NO. G22–8195
SCALE: 1" = 30'

10/4/23

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

CERTIFIED TO:
David Lane Kelly
Caryn Ball Kelly
Boundary Title Services
Old Republic National Title Ins. Co.

GARY BENZ, L.S.
Surveying and Land Planning
527–B Hawkins Avenue
Ronkonkoma, N.Y. 11779
GaryBenzLS@Yahoo.com
(631) 648–9348

UPDATED SURVEY 10/4/2023
UPDATED SURVEY 3/23/2023

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

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.