

**BUILDING DEPARTMENT  
TOWN OF EAST HAMPTON**

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



**CERTIFICATE OF OCCUPANCY**

Certificate Number : 39994

Fee :

(B.P. 1143, 2287, 18365, 68358)

Issue Date : 09/19/2024

This certifies that the structure located at 154 SHORE DR EAST

Tax Map : 472489 107.000-001-009.001 0000

Hamlet : Amagansett

URP :

Map :

Block :

Lot :

As show on a survey dated 05/18/2024 prepared by EAST END LAND SURVEYING, P.C 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:

921 SQ. FT. FRST FLOOR, 341 SQ. FT. SECOND FLOOR, FRAME, SINGLE FAMILY RESIDENCE CONTAINING A TOTAL OF THREE (3) BEDROOMS AND ONE KITCHEN ONLY, 288 SQ. FT. BUILT-IN GARAGE, CONCRETE RAMP, AND PLATFORM.

The certificate is issued to :

owner of the aforesaid structure.

Z.B.A: EUGENE M. CEBULSKI ET ALS- 4/30/59;

8/17/83.

DAVID M. CEBULSKI  
RICHARD J. CEBULSKI  
DANIEL P. CEBULSKI

Joseph Palermo,  
Chief Building Inspector

# MAP OF PROPERTY SITUATE NAPEAGUE

Town of East Hampton, Suffolk Co., N.Y.  
 Coastal Erosion Overlay Zone 3  
 Harbor Protection Overlay Dist.  
 Area: 6,689 S.F. or 0.154 Acres  
 (To centerline of bulkhead)

SCTM# 300-107-1-9.1

Scale: 1"=20'

Certified To:

Richard J. Cebulski  
 David M. Cebulski  
 Daniel P. Cebulski

### General Notes:

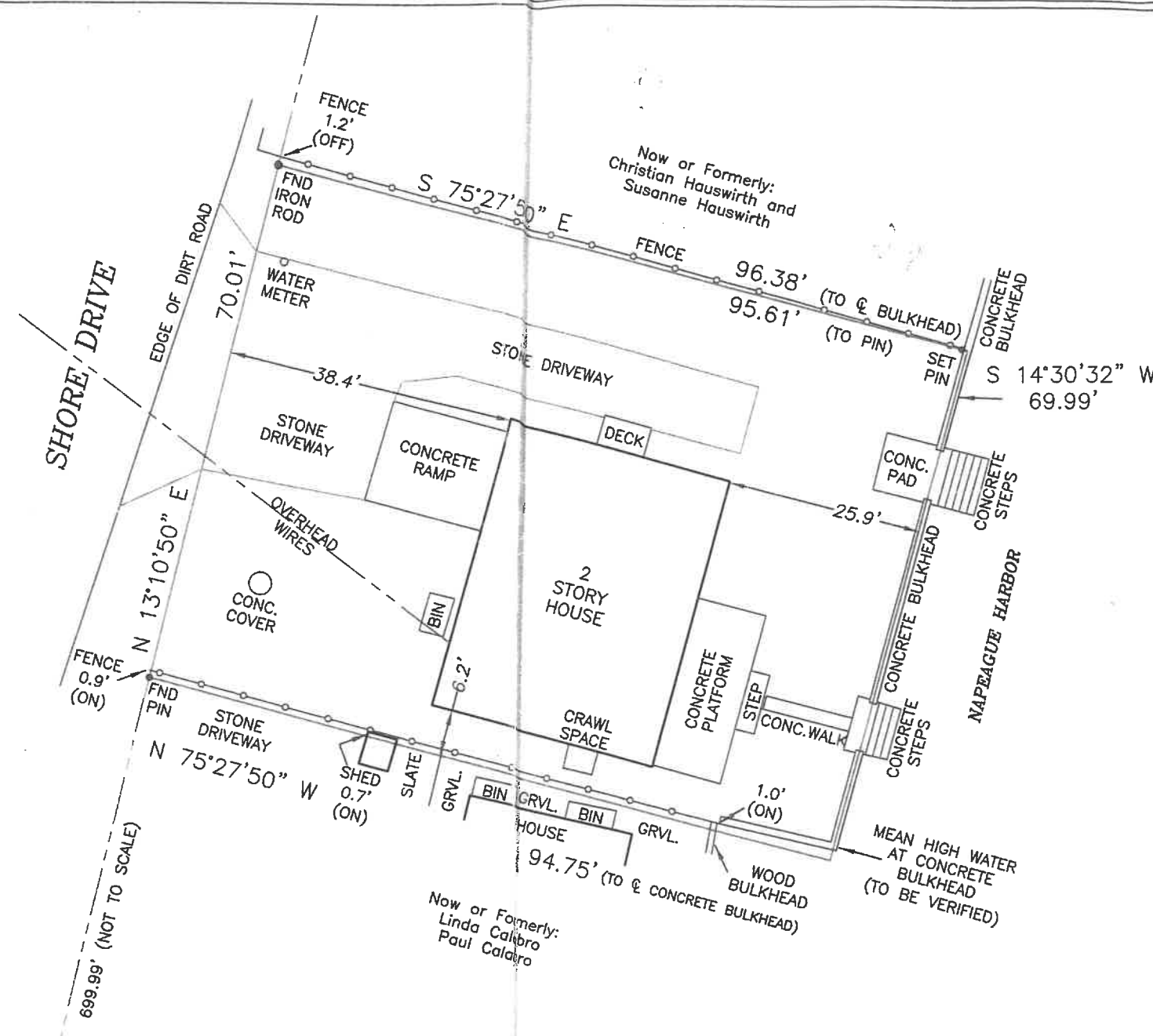
- 1.) Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2, of the New York State Education Law.
- 2.) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certification indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors.
- 3.) The certifications for this survey is only for the lands depicted hereon and is not a certification of title, zoning or freedom of encumbrances. Certifications run only to the last field survey date.
- 4.) The existence of, but not limited to: any subsurface improvements or encroachments, wetlands, easements, covenants or restrictions, recorded or unrecorded, are not guaranteed or certified unless physically evident at the time the field survey was completed and shown on the survey map.
- 5.) The offsets (or dimensions) shown hereon from the structures to the property lines are for a specific purpose and use and therefore are not intended for the construction of fences, retaining walls, pools, patios, additions to buildings or any other structures.
- 6.) This survey was performed without an Abstract of Title and/or Title Report and is subject to any statement of fact revealed by a current Abstract of Title and/or Title Report.

Not a valid copy without surveyor's original signature and embossed seal.

Update : May 18, 2024  
 Update : Nov. 27, 2020  
 Surveyed : Oct. 2, 2019

*Timothy C. Taylor*

**Timothy C. Taylor**  
 NYS Lic.# 050799  
**East End Land Surveying, P.C.**  
 PO Box 2672  
 Amagansett, N.Y. 11930  
 Office: 631-527-7050  
 Fax: 631-527-7049



### Clearing Note:

Clearing Allowed: 10,000 sq. ft. or (Lot Area x 35%) whichever is greater  
 10,000 sq. ft. or (6,689 sq. ft. x .35)  
 10,000 sq. ft. > 2,341 sq. ft.  
 Clearing Allowed: 10,000 sq. ft. or 100%  
 Clearing Existing: 100% sq. ft.

Clearing limits are based on an interpretation of the Town of East Hampton's definition of clearing by East End Land Surveying, P.C. and refer to the square footage only. Plantings and shrubs / vegetation used for clearing calculations are to be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction. Survey does not certify that the vegetation, if any used for areas of re-vegetation meets East Hampton Town code of approval. Clearing calculations refer to square footage only. Plants and shrubs used for re-vegetation, if any, are to be approved by East Hampton Town Planning Department or the proper agency having jurisdiction before use or construction. Covenants and Restrictions of record, if any, not shown that are more restrictive than Town Code may apply and is to be determined by the Town of East Hampton. Clearing may be subject to pre-existing non-conforming conditions. Clearing limits are to be verified by the Town of East Hampton or the proper agency having jurisdiction before use or construction. Clearing limits are not certified to be correct unless verified.

EE364(Bk203-Pg142)Update\_5-18-2024.dwg

### Building Coverage:

Maximum Coverage = 20% or 5,999 sq. ft.  
 (whichever is less)

6,689 sq. ft. x .20 = 1,338 sq. ft.  
 1,338 sq. ft. < 5,999 sq. ft.

Existing Building Coverage: 1,241 sq. ft.

Includes areas covered by roofed structures and cornices, eaves, chimneys, fireplaces projecting greater than 2ft

### Total Coverage:

Maximum Coverage = 50% or 15,999 sq. ft.  
 (whichever is less)

6,689 sq. ft. x .50 = 3,345 sq. ft.  
 3,345 sq. ft. < 15,999 sq. ft.

Existing Total Coverage : 3,107 sq. ft.

- Including but not limited to: All structures and uses, driveway, walks, patio, walls 1ft in width and greater, decking, bulkhead, steps and utilities as shown on map.
- Items and formulas used for building coverage and total coverage calculations are an interpretation of the East Hampton Town Code by East End Land Surveying, P.C. and are to be verified by the Town of East Hampton or proper agency of jurisdiction before use or construction. Covenants and Restrictions of record, if any, not shown on map that are more restrictive than Town Code may apply. Calculations shown hereon are not certified unless verified by proper agency having jurisdiction. Allowable coverages may be subject to grandfather clause and/or pre existing non-conforming clause.

### Legend:

- = Found Iron Rod
- = Set or Found Iron Pin
- GRVL = Gravel
- (ON)(OFF) = Located On or Off Subject Property

### Zoning Note:

This survey is not making any certification or representation pertaining to zoning unless specifically stated hereon. For complete zoning information contact the proper municipality and/or agency of jurisdiction.

### Wetland Note:

This map is not making any certification or representation pertaining to the existence, or lack thereof, of wetlands. For complete wetland information contact the proper municipality and/or agency of jurisdiction.

CRASSEN BLVD.  
 (OPEN-PAVED)