

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

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  
 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:  
 $50.22' \text{ (WIDTH)} \times 0.4 = 20.09' - \text{TOTAL SIDE YARD SETBACK}$   
 $10' - \text{MIN. SIDE YARD SETBACK}$   
 $10.09' - \text{2nd SIDE YARD SETBACK}$   
 REAR YARD SETBACK = 30'
- THIS PROPERTY IS IN THE HISTORIC DISTRICT  
 ALLOWED LOT COVERAGE 30% (1930 sq. ft.)  
 PROPOSED LOT COVERAGE 30.0% (1,935 sq. ft.)
- ALLOWED REAR YARD COVERAGE 30% (457 sq. ft.)  
 PROPOSED LOT COVERAGE 18.1% (277 sq. ft.)
- 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  
 PHONE (631)727-2090 Fax (631)727-1727  
 OFFICES LOCATED AT MAILING ADDRESS  
 1586 Main Road P.O. Box 16  
 Jamesport, New York 11947 Jamesport, New York 11947  
 E-Mail: NCorwin3@aol.com

PROPOSED COVERAGE DATA

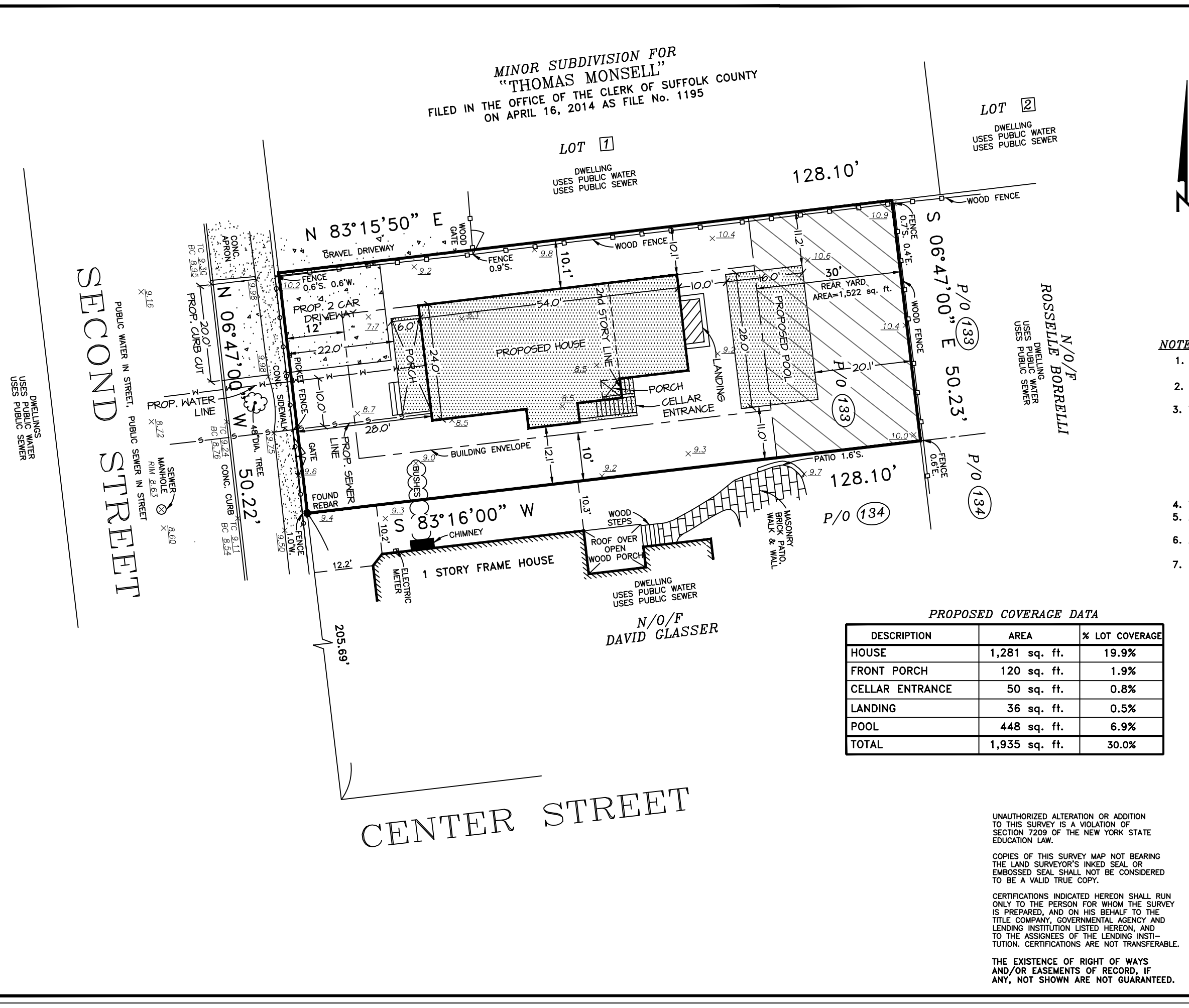
DESCRIPTION	AREA	% LOT COVERAGE
HOUSE	1,281 sq. ft.	19.9%
FRONT PORCH	120 sq. ft.	1.9%
CELLAR ENTRANCE	50 sq. ft.	0.8%
LANDING	36 sq. ft.	0.5%
POOL	448 sq. ft.	6.9%
TOTAL	1,935 sq. ft.	30.0%

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 INSTI-  
 TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

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



CENTER STREET

SECOND STREET