Adopted: Thursday, January 5, 2017
East Hampton Town Board
Resolution 2017-4.1
Adopt Local Law - Amend Chapter 255 Definition of Gross Floor Area
Amend Definition of Gross Floor Area of H-NH

Adopted: Thursday, January 5, 2017
East Hampton Town Board
Resolution 2017-4.2
Adopt Local Law - Amend Chapter 255 entitled Floor Area Maximum in Single Family Residence
entitled Floor Area Maximum in Single Family Residence of H-NH

FLOOR AREA, GROSS [Amended 11-15-1994 by L.L. No. 34-1994; 11-15-1996 by L.L. No. 19-1996]

A. For a habitable building, the cumulative total square footage of every story of the building measured to the outside of the exterior walls. The gross floor area of open or uncovered stairwells, atriums and elevated platforms shall be calculated separately in the manner set forth in Subsection B(2) below and shall not be included in the gross floor area of the habitable building.

B. For buildings which are not habitable, the cumulative total square footage of:
1. Every story of the building measured to the outside of the exterior walls.
2. The area of any cellar which is used for a purpose other than one based on [illegible]

C. For all other structures, including porches and roofed areas attached to a habitable building, the horizontal area of the structure in square feet, measured to the outermost extent.

GROSS FLOOR AREA (Sec. 255-1-20 Definition):
Current Law: Definition will be amended to exclude areas with less than a 5 foot floor to ceiling height. Areas with floor to ceiling heights of more than 15 feet will be counted twice.

GROSS FLOOR MAXIMUM (Sec. 255-11-57A(10)):
Current Law: Maximum gross floor area to be calculated as 1650 sq ft + 15% of lot area plus 1 [illegible] whichever is less.

Gross Floor Area Allowed: 1650 sq ft + Lot Area 15,000 sq ft × 15% = 3,900 — 4,394.50 Allowed - GFA

Gross Floor Area Proposed: First Floor 1,928.50 sq ft + Second Floor 2,466.00 sq ft — 4,394.50 sq ft - Proposed GFA - New House

Adopted: Thursday, January 5, 2017
East Hampton Town Board
Resolution 2017-1.6
Adopt Local Law Amending Chapter 255 Definition of Building Coverage
Local Law - Amend the Definition of Building Coverage of H-NH

BUILDING COVERAGE (OR LOT COVERAGE) (Sec. 255-1-20 Definition):
Current Law: Calculate the percentage of lot area by looking at the area covered by roofed structure, measured to the furthest extent of the roofline projected downward to the ground. The amendment will provide an exception for eaves, no less than 24 inches from exterior wall.

Building Coverage: 20% of Lot Area 15,000 sq ft (Whichever is less) — 20% × 15,000 = 3,000.00 — 4,296.00 Allowed - Building Coverage

Building Coverage Proposed: Proposed building footprint — 4,096.00 Sq Ft - New House w/ Porches, Garage & Footprint

NOTE: All Overhang, and Eave, Outside of the Ground Floor Area of the House and Porches are less than 24" from Exterior Walls.

LOT COVERAGE, TOTAL
That percentage of lot area covered by the ground floor area of all buildings located thereon and by all other structures, including parking areas, driveways and all impermeable surfaces. See "building coverage (or lot coverage)", also see structure." [Amended 11-15-1996 by L.L. No. 19-1996]

Total Lot Coverage: 40% of Lot Area of 15,000 sq ft (Whichever is less) — 40% × 15,000 = 6,000.00 — 5,900.00 Allowed - Total Coverage

Total Lot Coverage Proposed: Proposed Lot Coverage: 4,096.00 Sq Ft - New House w/ Porches, Garage & Footprint

Total Lot Coverage Proposed: Proposed Lot Coverage: 1,928.00 Sq Ft - Proposed First Floor & Porches

Total Lot Coverage Proposed: Proposed Lot Coverage: 516.00 Sq Ft - Proposed Driveway

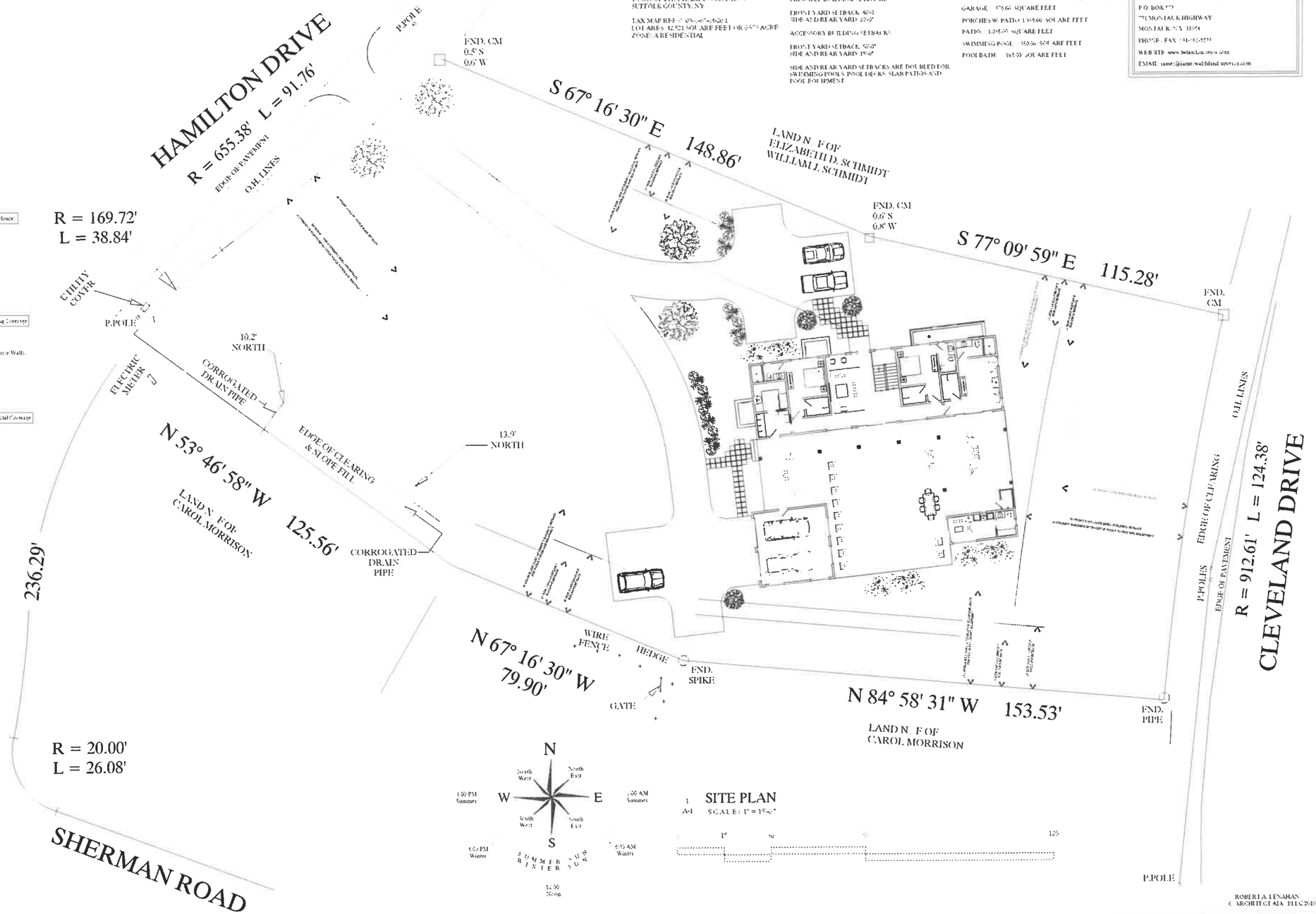
Total Lot Coverage Proposed: Proposed Lot Coverage: 6,540.00 Sq Ft - Proposed Lot Coverage - New

CLEARING CALCULATION
255-6-20 Residential Districts
Maximum Clearing Permitted: Lot Area: From 20,000 to and including 200,000 Sq Ft — 10,000 — Lot Area × 50%

Allowable Permitted Clearing: 10,000 × 50% = 5,000.00 sq ft

Existing Clearing: N/A

Proposed Clearing: XX,XXX.XX sq ft



MAP OF PROPERTY
SITUATE
MONTAUK
TOWN OF EAST HAMPTON, NY 11954
SUFFOLK COUNTY, NY

TAX MAP REF # 0[illegible]-4-20.1
LOT AREA: 12,521 SQUARE FEET OR 0.[illegible] ACRE
ZONE: A RESIDENTIAL

PROPERTY INFORMATION:
GABLED ROOF, MAXIMUM HEIGHT (FEET): 32'-0"

PRINCIPLE BUILDING SETBACKS:

FRONT YARD SETBACK: 40'-0"
SIDE AND REAR YARD: 25'-0"

ACCESSORY BUILDING SETBACKS:

FRONT YARD SETBACK: 50'-0"
SIDE AND REAR YARD: 15'-0"

SIDE AND REAR YARD SETBACKS ARE DOUBLED FOR SWIMMING POOLS, POOL DECKS, SLAB PATIOS AND POOL EQUIPMENT

RESIDENCE INFORMATION:
FIRST FLOOR: 1,928.00 SQUARE FEET (HABITABLE)
SECOND FLOOR: 2,466.00 SQUARE FEET (HABITABLE)
GARAGE: 576.00 SQUARE FEET
PORCHES W/ PATIOS: 1,148.00 SQUARE FEET
PATIO: 1,248.00 SQUARE FEET
SWIMMING POOL: 480.00 SQUARE FEET
POOL BATH: 168.00 SQUARE FEET

Site Information Taken From A Survey
Prepared By:
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ROBERT A. LENAHAN
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REV #	DATE	DESCRIPTION

SCALE: AS NOTED
MARCH '022
RAL

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PROJECT:
19 CLEVELAND DRIVE LLC
19 CLEVELAND DRIVE
SCTM: [illegible]
MONTAUK, NY
TOWN OF EAST HAMPTON
11954

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REGISTERED ARCHITECT
[illegible]
STATE OF NEW YORK
029757
JULY 3, 2020

REV #	DATE	DESCRIPTION
	MAR. 2[illegible], 2022	FOR REVIEW AND COMMENT

PRELIMINARY SITE PLAN

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SHEET NUMBER:
A-1