

IMPORTANT NOTES REGARDING SOUTHAMPTON VILLAGE CODE

1) Per §116-11E, with respect to front yards in residence districts on certain lots having frontage on more than one street.

"(1) As used herein, the following terms shall have the indicated meanings to the extent indicated:

"(a) Nonaccess private road. Where a lot fronts on a private road but does not have a legal right of access to such private road, such private road shall be deemed a nonaccess private road in relation to said lot."

"(b) Access private road. Where a lot fronts on a private road and does have a legal right of access to such private road, such private road shall be deemed an access private road in relation to said lot."

"(2) Where a lot in a residence district fronts on a nonaccess private road and another street (an access private road or a public road):

"(a) The applicable front yard regulations shall apply on the frontage on such other street (the access private road or public road)."

"(b) The front yard regulation applicable to the principal building shall also apply on the frontage on the nonaccess private road."

"(c) The front yard regulations applicable to accessory buildings and structures shall not apply on the frontage on the nonaccess private road. For purposes of placement of accessory buildings and structures on such lot, the lot line fronting on the non-access private road shall be deemed to be a rear lot line or a side lot line (rather than a front lot line), but the minimum required setback from the lot line fronting on the nonaccess private road shall be 10 feet more than the minimum distance from side and rear lot lines applicable to accessory buildings and structures."

2) Corner clearance regulations per §116-16:

"On a corner lot in any district, except in districts where there is no minimum lot area requirement, within the triangular area determined as provided in this section, no wall or fence or other structure shall be erected to a height in excess of 30 inches, and no vehicle, object or any other obstruction of a height in excess of 30 inches shall be parked or placed, and no hedge, shrub or other growth shall be maintained at a height in excess of 30 inches, except that trees whose branches are trimmed away to a height of at least 10 feet above the curb level, or pavement level where there is no curb, shall be permitted. Such triangular area shall be determined by two points, one on each intersecting street line, each of which points is 20 feet from the intersection of such street lines."

Please note the following requirements for Swimming Pools, Tennis Courts and Pickleball Courts:

3) SWIMMING POOL REGULATIONS PER §116-9A(10):

"A swimming pool shall be deemed a structure and subject to the provisions of this chapter relating to structures. Such a swimming pool may be installed and maintained on a lot in any district as an accessory use for purposes customarily incidental to the principal use conducted on the lot, provided that:

"(a) Such pool is installed in the rear yard or a side yard of the premises (if the pool is an outdoor swimming pool)."

"(b) Such pool is completely enclosed by a fence or wall not less than four feet in height, which shall be so constructed as not to have openings, holes or gaps larger than four inches in any dimension, except for doors and gates. Such doors or gates shall be equipped with self-closing and self-latching devices for keeping the gates or doors securely closed when not in actual use. A dwelling or accessory building may be used as part of the required enclosure. The door of a dwelling which forms a part of the enclosure need not be equipped with a self-closing and self-latching device."

"(c) Such pool shall not be installed nearer than 20 feet to any lot line."

"(d) The area of the swimming pool shall be included in computing the building area of the lot for the purpose of determining compliance with the maximum building area percentage requirements of this chapter."

"(e) A lot shall not contain more than one swimming pool."

4) TENNIS COURT & PICKLEBALL REGULATIONS PER §116-9A(11):

"A tennis court, pickleball court, padel ball court or other playing court shall be deemed a structure and subject to the provisions of this chapter relating to structures. Such a tennis court, pickleball court, padel ball court or other playing court may be installed and maintained on a lot in any district as an accessory use for purposes customarily incidental to the principal use conducted on the lot, provided that:

"(a) Such tennis court, pickleball court, padel ball court or other playing court is installed in the rear yard or a side yard of the premises (if the tennis court, pickleball court, padel ball court or other playing court is an outdoor tennis court). [Emphasis added]"

"(b) Such a tennis court shall not be installed nearer than 20 feet to any lot line."

"(c) A new pickleball or padel ball court shall not be installed nearer than 30 feet to any lot line and shall be subject to review by the Building Inspector and the Planning Board pursuant to in 116- 9(A)(11)(j)l...]"

"(f) The area of the tennis a playing court shall be included in computing the building area of the lot for the purpose of determining compliance with the maximum building area percentage requirements of this chapter."

"(g) No lights or other illumination of any kind shall be installed, used or maintained in connection with the use or maintenance of an outdoor tennis playing court."

"(h) The fencing or barrier around a tennis court shall not exceed eight feet in height at the ends and for a distance from the ends of 20 feet on the sides toward the center, and, except for such parts of the side, the height along the side shall not exceed four feet. Such height shall be measured from the playing surface."

5) "Accessory off-street parking areas may be located in required front, side or rear yards, provided that they are set back at least five feet from all property lines in required front and side yards and at least 10 feet from all property lines in a required rear yard." [§116-9B(1)(a)]

6) Per §116-11D(1), the following accessory structures may be located in any required front or rear yard:

- (a) An awning or movable canopy not exceeding 10 feet in height.
- (b) An open arbor or trellis.
- (c) A retaining wall, fence or masonry wall pursuant to § 116-18 of this chapter.

7) Per §116-11D(3), "every part of a required yard shall be open to the sky, unobstructed except for retaining walls and for accessory buildings in a rear yard, and except for the ordinary projection of sills, belt courses and ornamental features projecting not to exceed six inches. Cornices and eaves shall not project more than 18 inches."

8) Please note that this lot is non-conforming to lot area for a property in an R-120 Zoning District. As such, per §116-19C, side yard setbacks may be reduced using the 4/10 rule. However, given lot configuration, the provisions of §116-19C does not provide relief that is less than the required setbacks for lots greater than 80,000 sq. ft. outlined in §116-11.1A.

9) Note the following definitions found in §116-2:

LOT LINE, FRONT:

The street right-of-way line at the front of a lot.

LOT LINE, REAR:

The lot line opposite the front lot line. In the case of a corner lot, the "rear lot line" may be elected by the owner.

LOT LINE, SIDE:

Any lot line not a rear lot line nor a front lot line shall be deemed a "side lot line."

LOT, WIDTH OF:

The dimension measured from side lot line to side lot line along a line parallel to the front lot line, which parallel line runs through the point where the wall of the principal structure is or will be nearest the front lot line, which parallel line shall be at not less than the required front yard depth.

10) When a structure is located in a Historic District or designated landmark, BARHP review is required, and a Certificate of Appropriateness may be required. Refer to Chapter 65,"Historic and Landmark Preservation".



LOT COVERAGE	
HOUSE	± 2,775 Sq. Ft.
GARAGE / STUDIO	± 1,999 Sq. Ft.
W/CONC. APRON	
SHED	± 170 Sq. Ft.
PORCH	± 83 Sq. Ft.
TOTAL ± 5,027 Sq. Ft.	
Max. Available Lot Coverage = 13,315 Sq. Ft. (14% lot area + 1,500 Sq. Ft.)	

PLEASE NOTE:

- Lot line designations and setbacks confirmed by Chris Talbot, Senior Building Inspector, on July 23, 2024.
- Area does not appear to be encumbered by any NYSDEC regulated wetlands. A wetlands verification request should be submitted to the Village of Southampton to confirm same.
- FEMA Flood Zones to be confirmed by surveyor.
- This map was prepared based upon a survey prepared by Squires, Holden, Weisenbacher & Smith, last revised 06/20/2007. This survey showed both existing and proposed work. An updated survey that reflects existing conditions should be obtained.
- There may be structures on-site that have not received the requisite approvals. It should be confirmed that all regulated structures have the appropriate approvals and certificates.

50 Gin Lane, Southampton Village

Zoning Analysis Map

50 Gin Lane
Village of Southampton
Town of Southampton
Suffolk County, New York

Prepared for:
Paul Brennan
c/o Douglas Elliman Real Estate

Date: July 23, 2024

Site Data:

Area: 84,395 Sq. Ft. (1.937 Acres)
Zone: R-120 & Historic District
SCTM: 904-28-01-12

Zoning Restrictions:

Min. Lot Size: 120,000 Sq. Ft.
Min. Lot Width: 150' (Actual Width = ±315 Ft.)
Lot coverage maximum: ±13,315 Sq. Ft. (14% lot area + 1,500 Sq. Ft.)
Max. permitted Gross Floor Area (GFA): ±9,939 Sq. Ft. (10% lot area + 1,500 Sq. Ft.)
Max. Height Principal Dwelling: 2 1/2 Stories or 35' (Refer to §116-12 F for more info)
Max. Height Accessory Structure: 16' [See §116-9A(1)(d)]

Effective Setbacks per R-120 Zone for lots greater than 80,000 Sq. Ft.

Principal Setbacks:

Front Yard: 80'
Side Yard (min. for one): 35'
Side Yards (total for both, interior lot): 80'
Rear Yard: 100'

Accessory Setbacks:

Distance from Street: 90'
Side and Rear Yards: 35'

Areas of Building Envelopes:

Principal Building Envelope: 16,638 Sq. Ft.
Accessory Structures Envelope: 27,418 Sq. Ft.

SOURCE:

Survey by Squires, Holden, Weisenbacher, and Smith, file name - 11724.dwg, surveyed June 18, 2008; Last revised June 25, 2008 (proposed addition)

This is not a survey

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This is not a survey

File: M:\CLIENTS\Brennan - 50 Gin Lane - Lichtenstein Property\50 Gin Lane Zoning Analysis Map 2024-07-23.dwg
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