

Zoning Analysis

For

Estate of Robert M. Danziger

32 Old Canoe Place Road
Tax Map No.: 0900-230.00-02.00-020.001

Shinnecock Hills

Town of Southampton

Suffolk County, New York

October 30, 2025

Owner:

Estate of Robert M. Danziger
Robert Fairman
411 Maryland Avenue
Havertown, PA 19083

Prepared By:

The Raynor Group, P.E. & L.S. PLLC
860 Montauk Highway
P.O. Box 720
Water Mill, NY 11976
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Zoning Analysis For 32 Old Canoe Place Road

The subject property is on the southerly side of Old Canoe Place Road, approximately 227 feet west of Oceanview Road in the hamlet of Shinnecock Hills.

The parcel appears as Lot No. 4, Block 116, Amended Map "A", Westerly Part of Shinnecock Hills, File No. 213, Filed October 22, 1925.

A survey, prepared by Squires, Holden, Weisenbacher and Smith, dated October 20, 1987 indicates that the parcel has an area of 3.439 acres (149,802 s.f.) . The property is in the R-40 zoning district. The minimum lot size is 40,000 s.f.

The R-40 zoning district has the follow setbacks:

Principal Structures:

Front Yard:	60'
Side Yard for 1 (min.):	20'
Side Yard Total:	60'
Rear Yard:	70'

Accessory Structures:

Front Yard:	70'
Side & Rear Yards:	20'

The parcel is improved with a two story single-family residence and a detached garage. An updated Certificate of Occupancy was issued by the Building Department of the Town of Southampton on September 24, 1991. See attached.

Prior to the issuance of the Certificate of Occupancy, the sewage disposal and water supply facilities for the single-family residence were inspected and approved. See attached.

The site is located within the Hampton Bay Water District. There is a water main within the Old Canoe Place right-of-way. The existing single-family residence is connected to public water.

According to the elevation information found on the Suffolk County GIS, elevations on the site are highest in roughly the center of the site, where the existing single-family residence is located, where elevation are greater than 90 feet. From that area, the site slopes to the north to less than 80 feet along Old Canoe Place Road and slopes to the south to around 70 feet near the southerly property line. In general slopes range from 5% to 15% across the site and should not present an obstacle for future development. See attached.

As previously mentioned, the northerly side of the subject parcel fronts on Old Canoe Place Road. In addition, the easterly side of the property fronts on Lane "N" and the Southerly side of the property frontage on Lane "P". Both Lane "N" and Lane "P" are shown on the Amended Map "A", Westerly Part of Shinnecock Hills. Both are unopened and unimproved.

According to the 2021 Suffolk County Tax Map, the portion of Lane "P" that abuts the subject parcel has been abandoned and incorporated into the adjacent lots. Lane "P" was twenty (20) feet wide. The portion of the abutting road to the centerline was incorporated into the adjacent lots. Therefore, the portion of Lane "P" added to the subject parcel is approximately 3,830 s.f. The additional area increases the subject parcel to 153,632 s.f.

As part of that abandonment process, the right-of-way for Victoria Road, an improved Town Road, was extended to the subject property, thereby providing an additional point of ingress and egress. See attached.

Lane "N" abuts the easterly side of the property. It may be possible to apply to the Town to abandon that right-of-way in order to add the area to the centerline of that twenty (20) foot wide the subject parcel.

The abandonment process may be difficult. Approvals would be needed from both Town of Southampton Planning Board and Assessor's Office abandonment process.

If successful, the parcel would be increased by approximately 4,730 s.f. could be added the area of the subject parcel could be increased by another 4,730 s.f. which would bring the total area of the parcel up to about 158,362 s.f. still short of the minimum 160,000 s.f. needed for a four lot subdivision as a matter of right.

Therefore, in addition to increasing the area of the parcel by the approval of the abandonment of Lane "N" a variance the Zoning Board of Appeals from the minimum lot size requirement in the R-40 zoning district of 40,000 s.f. would be needed in order to subdivide the parcel into four lots.

In it's existing configuration, the subject parcel may only yield three lots.



Town of Southampton

BUILDING DEPARTMENT

Certificate of Occupancy

BUILDING CONSTRUCTION ORDINANCE CHAPTER 123 Article II 123-18.B.

No C14254

Date 09/24 19 91

Permit No 893328

ROBERT M. DANZIGER

P.O. BOX 718

HAMPTON BAYS NY 11946

This is to certify that the

New ()	Altered ()	Addition ()	Pre-Existing ()	Building
Located	South west corner #32 Canoe Place Road and Lane N,			
	Shinnecock Hills			
	Town of Southampton, New York			

has been COMPLETED substantially according to the approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the OCCUPANCY of building for the following purposes:

This certificate supersedes all previously issued certificates.

U S E

TWO (2) STORY ONE FAMILY FRAME DWELLING WITH ATTACHED DECKS AND

ONE (1) FRAME DETACHED ONE CAR GARAGE.

THIS IS AN UPDATED CERTIFICATE OF OCCUPANCY.

No of Buildings 02

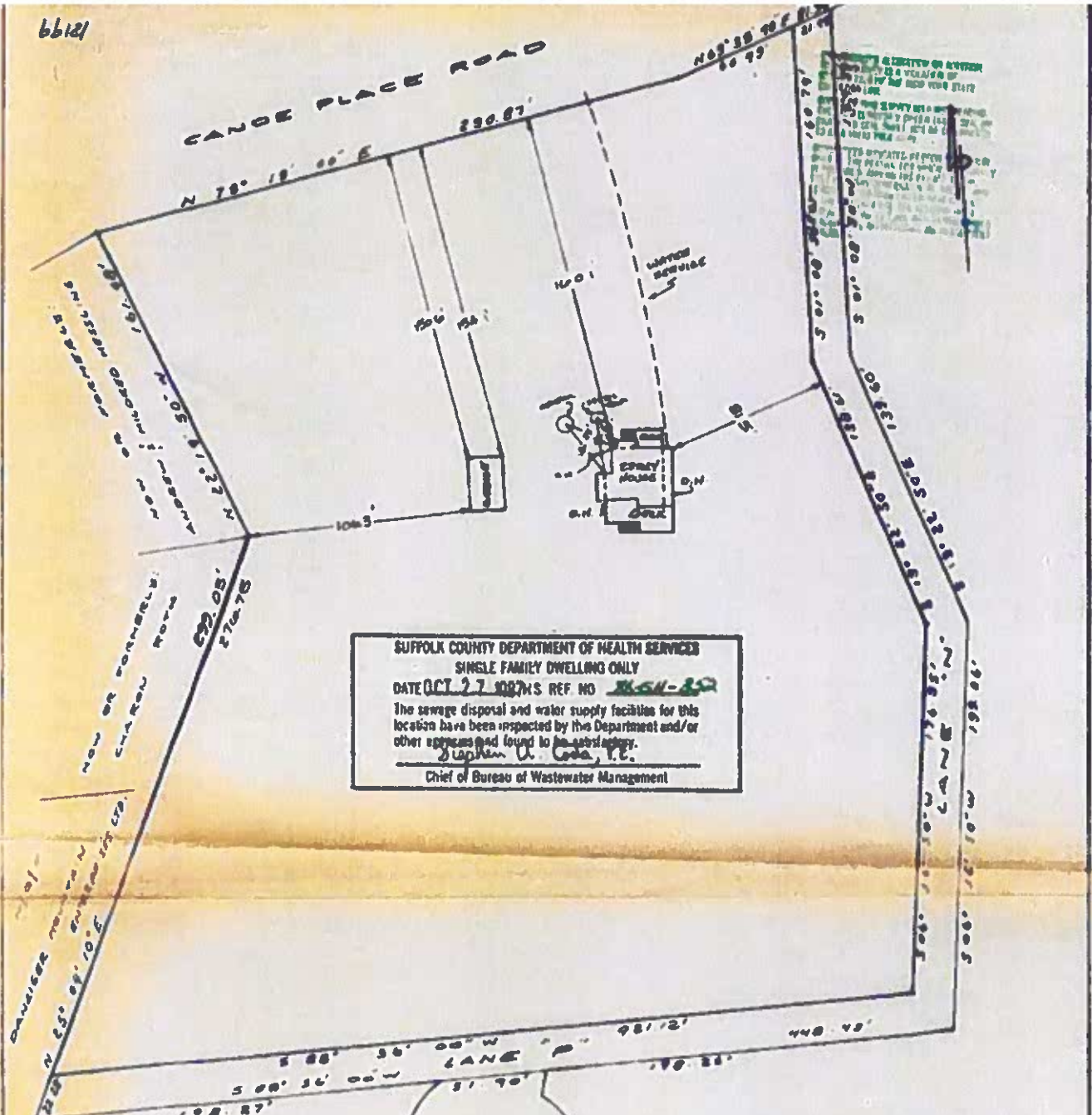
Work Completed 09/91

ARTHUR B. SIEGMANN

CHIEF BUILDING INSPECTOR

Building Department Copy

66121



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 SINGLE FAMILY DWELLING ONLY
 DATE OCT 27 1987 MS REF NO MS-82
 The sewage disposal and water supply facilities for this location have been inspected by the Department and/or other agencies and found to be satisfactory.
Stephen D. Code, P.E.
 Chief of Bureau of Wastewater Management

C-11304

- CERTIFIED TO
- NORTH YORK BANK & TRUST
- AQUEDOCQUE ABSTRACT CORP.
- ROBERT M. DANZIGER

RECEIVED

OCT 23 1987

MAP OF PROPERTY
 FOR
ROBERT M. DANZIGER

SITUATE
 SHINNECOCK HILLS
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY N.Y.

SCALE 1" = 50'
 AREA 2.428 ACRES

NOTE: PARCEL ALSO APPEARS AS LOT 4 BLOCK 116
 AMENDED MAP "A" WESTERLY PART OF
 SHINNECOCK HILLS,
 FILE NO 212 FILED OCT 22 1928

SUFFOLK COUNTY TAX MAP
 DISTRICT 0900
 SECTION 430 00
 BLOCK 08 00
 PARCEL 020 000

NOTE: CESSPOOL & SEPTIC TANK
 LOCATIONS AS PER
 S.W.D., WATER SERVICE
 LOCATION AS PER OWNER

SURVEYED DEC 2, 1986 (I.C.)
 REVISED OCT 20, 1987 (FINAL)

CADDET A SMITH L.S. NO 43239

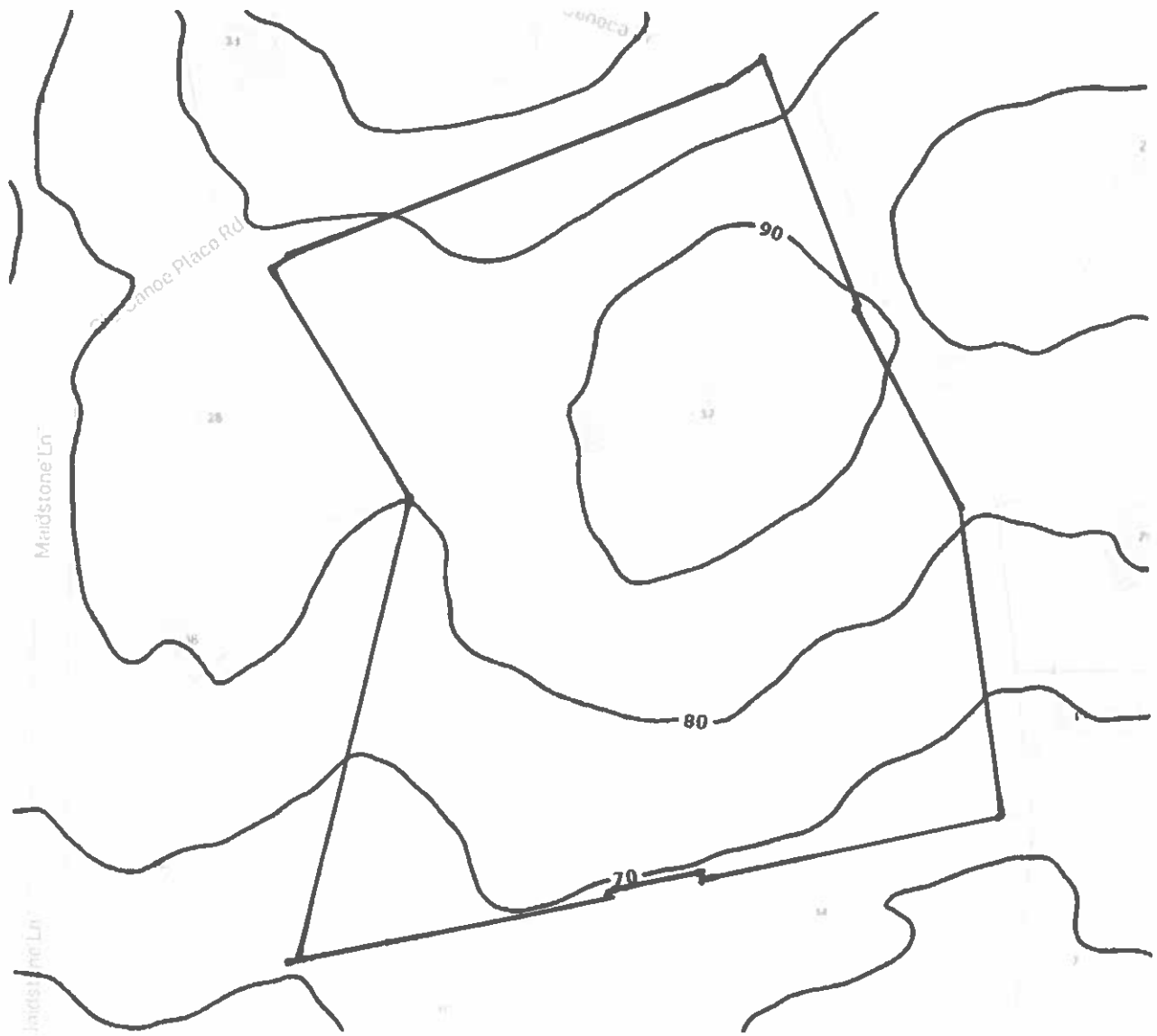
WEISENSACHER SMITH
 LAND SURVEYORS - ENGINEERS
 SOUTHAMPTON - NEW YORK



BOOK 322 486 493
 PAGE 105 183 196

Final Survey
Oct. 20, 1987

Suffolk County GIS
Topographic Information
Contour Interval 10'



2021 SUFFOLK COUNTY TAX MAP

