



WILLIAM FREDRIC HEINE

ARCHITECT

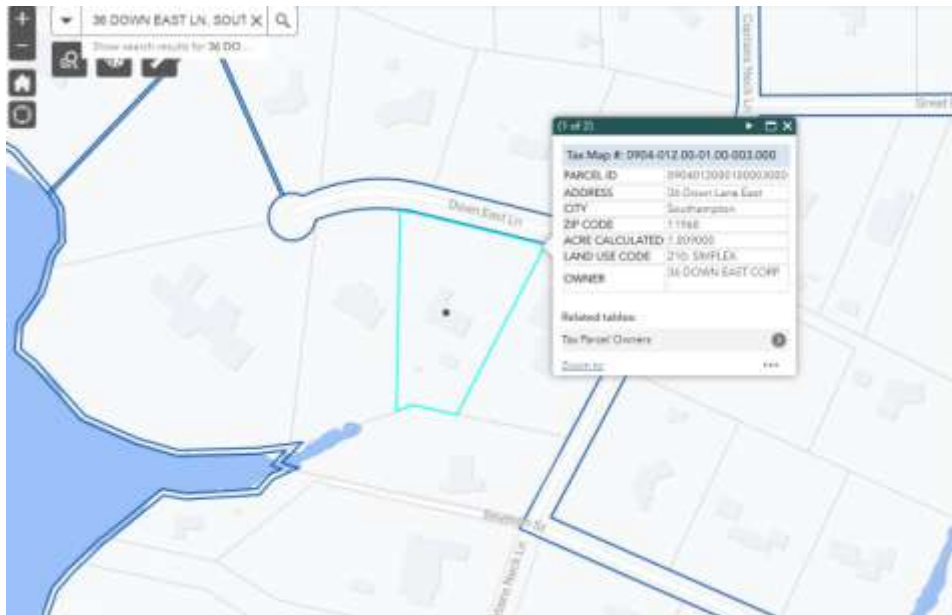
36 DOWN EAST LANE, SOUTHAMPTON, NY 11969

MARCH 30, 2026

36 Down East Corp.

C/O Mary Diane Sanchez - PO Box 926 - Southampton, NY 11969

PROPERTY STUDY:



Suffolk County Tax Map Viewer indicating that the Property is owned by 36 Down East Corp.

The property to the west is owned by 64 Down East LLC.

AYB of House - 1971 / AYB of Pool and Paving - 1980 / AYB of Dock - 2023

The property to the east is owned by 379 Captains Neck Lane LLC.

AYB of House - 2010 / AYB of Pool and Jacuzzi - 2011

If the east side of the Subject Property is considered wetlands - How did 379 Captains Neck Lane get permission in 2010 and 2011 to build within much less than 150' from it? The NYS-DEC was Officially Created in 1970.

MAILING ADDRESS: P.O. BOX 535, EASTPORT, NEW YORK 11941-0535
STREET ADDRESS: 492 MONTAUK HIGHWAY, EASTPORT, NEW YORK 11941
PHONE (631) 325-8300 E-MAIL: WFHEINEARCHT@OPTONLINE.NET



2003 Photograph from the Town of Southampton Mass Appraisal information.

The Actual Year Built (AYB) for this house, the porch, the pool house, and the swimming pool is noted as 1985.



2017 Pictometry Image from the Town of Southampton Mass Appraisal information. It clearly shows the house, the porch, the pool house, and the swimming pool.

MAILING ADDRESS: P.O. BOX 535, EASTPORT, NEW YORK 11941-0535
STREET ADDRESS: 492 MONTAUK HIGHWAY, EASTPORT, NEW YORK 11941
PHONE (631) 325-8300 E-MAIL: WFHEINEARCHT@OPTONLINE.NET



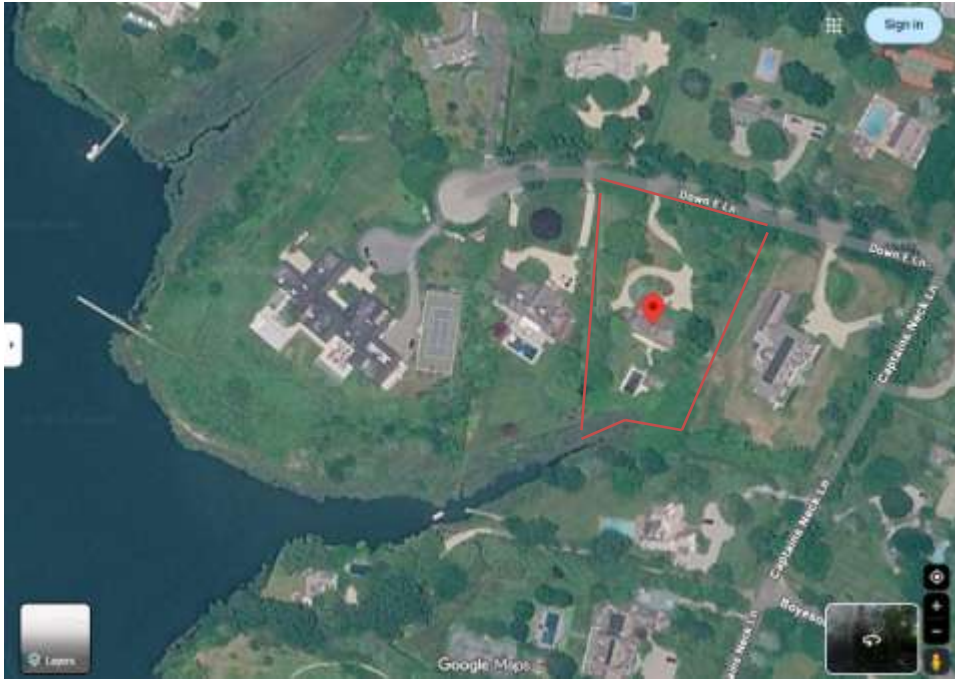
Federal Emergency Management Agency (FEMA) Map:

Indicates that the Property is mostly outside of the FEMA Flood Zones. The house is located entirely in this area, and outside of the FEMA Flood Zones.

A portion of the perimeter of the property is in the FEMA Zone 'X'. There are no requirements or restrictions for the construction on the property in this zone. This is an Insurance Rate Zone. No construction currently exists in this area.

A small portion of the Property is in a FEMA Flood Zone 'AE' (El. 9.0'). This zone is on the southern portion of the Property and the swimming pool and the pool house exist in this area. The pool is not required to meet any requirements in this zone. The pool house is required by FEMA to have its finished floor and any mechanical equipment set at or above Elevation 9.0'. New York State has added 2.0' of Freeboard to the FEMA requirements. Therefore the finished floor and the mechanical equipment must be set at elevation 11.0' or higher.

The map also indicates that the Property is landward of the Limit of Moderate Wave Action (LiMWA) Line. Therefore no additional requirements or restrictions for the construction on the property are required in this zone.

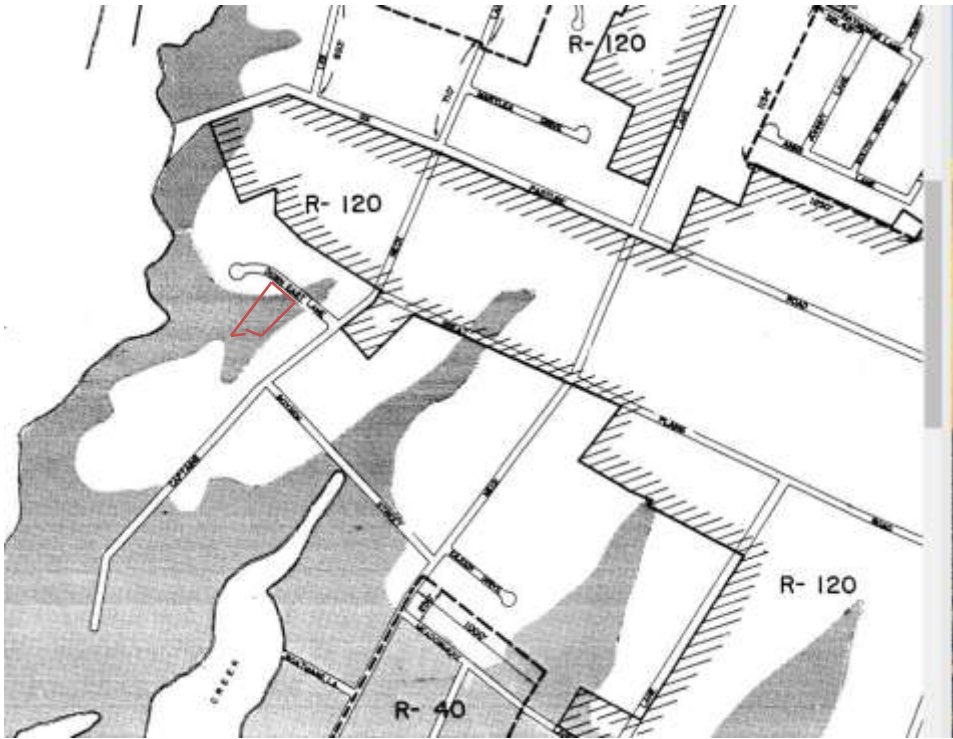


Google Map showing the proximity to the water and the general outline of the Property.



Google Map showing the general outline of the Property.

MAILING ADDRESS: P.O. BOX 535, EASTPORT, NEW YORK 11941-0535
STREET ADDRESS: 492 MONTAUK HIGHWAY, EASTPORT, NEW YORK 11941
PHONE (631) 325-8300 E-MAIL: WFHEINEARCHT@OPTONLINE.NET



Village of Southampton Zoning Map indicating the Property is within the Single Family Residence (120,000 SQ FT) Zone R-120 and outside of the Historic District. It is within the Village of Southampton Tidal Flood Plain Overlay District - Refer to Village of Southampton Flood Insurance Rate Maps. See page 3 for FEMA Flood Zone information.

ZONING
110 Attachment 3
Village of Southampton
RESIDENCE DISTRICTS - TABLE OF DIMENSIONAL REGULATIONS
(Last amended 7-21-2015 by L.L. No. 4-2015)

| | R-120 Residence | R-80 Residence | R-60 Residence | R-40 Residence | R-20 Residence | R-12.5 Residence | R-7.5 Residence | MF-20 Multifamily Residence | MF-15 Multifamily Residence |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|---------------------|--------------------|-----------------------------------|-----------------------------------|
| 1. Lot area ¹ | | | | | | | | | |
| Minimum (square feet) | 120,000 | 80,000 | 60,000 | 40,000 | 20,000 | 12,500 | 7,500 | 30,000 | 25,000 |
| Minimum per dwelling unit (square feet) | 120,000 | 80,000 | 60,000 | 40,000 | 20,000 | 12,500 | 7,500 | 10,890 | 24,650 |
| 2. Lot coverage, maximum coverage by main and accessory buildings and structures ² | | | | | | | | | 20% |
| 3. Lot width, minimum (feet) | 200 | 200 | 150 | 150 | 120 | 100 | 75 | 100 | 100 |
| 4. Height, maximum | | | | | | | | | |
| Stories | 3 1/2 | 3 1/2 | 3 1/2 | 3 1/2 | 3 1/2 | 3 1/2 | 3 1/2 | 3 1/2 | 3 1/2 |
| Feet ³ | | | | | | | | | 35 |
| 5. Yards, principal building, minimum (feet) ⁴ | | | | | | | | | |
| Front | | | | | | | | | 100 |
| Side, minimum for 1 side, total for both on corner lot | | | | | | | | | 60 |
| Side, abutting side street on corner lot | | | | | | | | | 10 |
| Rear | | | | | | | | | 50 |
| 6. Yards, structures and accessory buildings, minimum (feet) ⁵ | | | | | | | | | |
| Distance from street | | | | | | | | | 100 |
| Distance from side and rear lot lines | | | | | | | | | 20 |

Notes:
¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the municipality and the Suffolk County Health Department.
² Lot coverage regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in § 116-11.2.
³ Maximum height in feet regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in § 116-12F.
⁴ Yard regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in § 116-11.1.

The Town of Southampton Residence Districts - Table of Dimensional Regulations
Zone R-120.

Not More Than One - One-Family Detached Dwelling

Principal Building Setbacks:

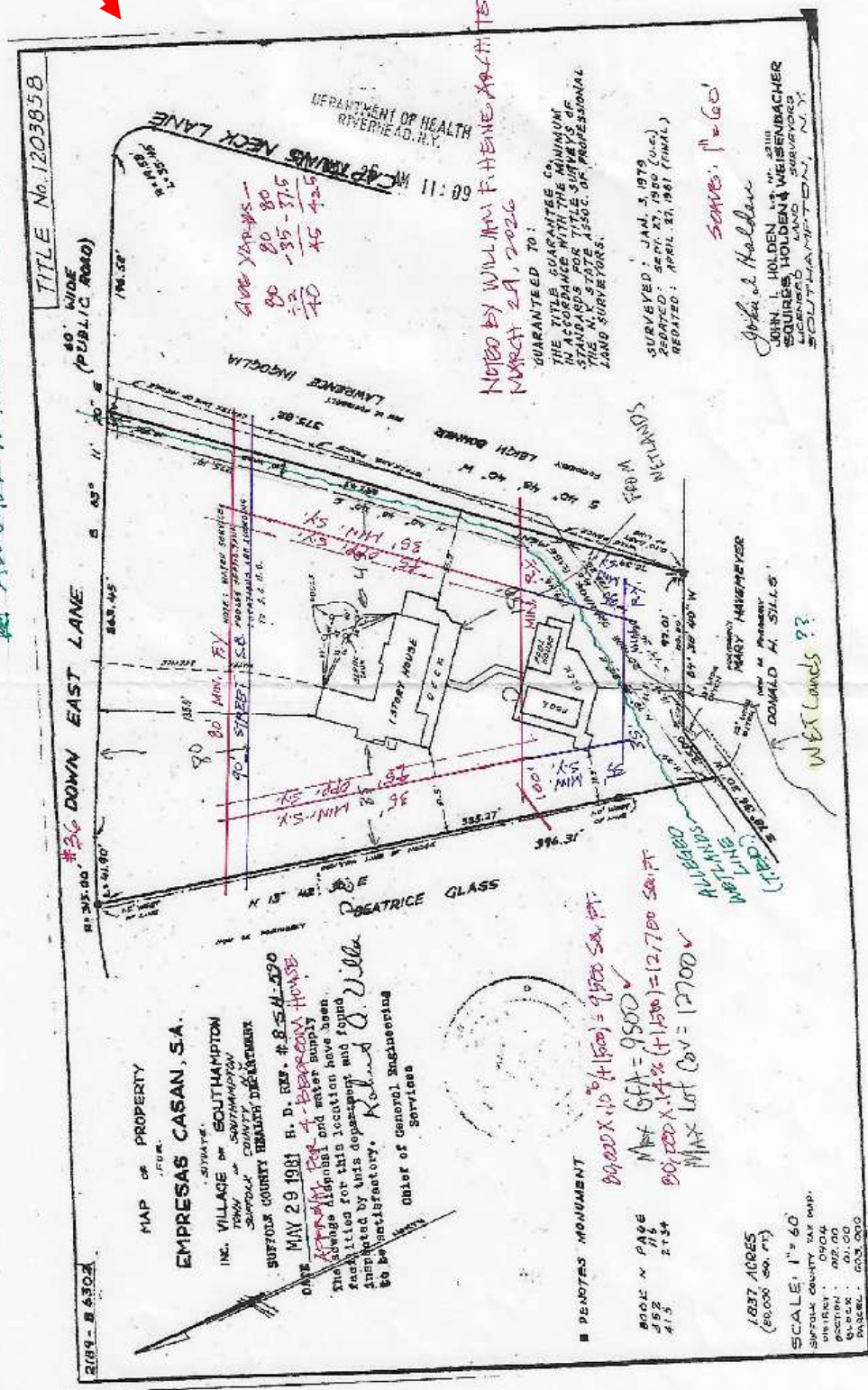
- 80,000 sq ft Minimum Lot Area
- 80' - Minimum Front Yard Setback
- 35' - Minimum Side Yard Setback
- 80' - Minimum Total Side Yard Setback
- 100' - Minimum Rear Yard Setback
- Maximum Lot Coverage - 14% + 1,500 sq ft
- Maximum Gross Floor Area - 10% + 1,500 sq ft (Less Accessory Bldgs)
- 35' - Maximum Height - Sky Plane / Pyramid Conformance

Accessory Building Setbacks:

- Maximum Area - 800 sq ft
- Maximum Height - 16'
- 90' Minimum Front Yard Setback
- 35' - Minimum Side Yard and Rear Yard Setback
- Minimum Greenspace - 65%
- No Heat, No Cellar/Basement, No Cooking, No Sleeping
- Not allowed in Front Yard
- Swimming Pool - Must be in Rear or Side Yard - 20' Minimum Side and Rear Yard Setbacks

Marked Up Land Survey 3-29-26

PRINCIPAL BUILDING SETBACKS
 ACCESSORY BUILDING SETBACKS
 ALLEGED NEIGHBOR LINE (TRAD)



AVE XINGS
 80 80
 80 - 35 = 45
 45
 45

89,000 x .10 = 8,900
 Max GFA = 9,500
 80,000 x .14% = 11,200
 Max lot cov = 12,700

SAVES: 1'-60'
 John of Holland
 JOHN HOLDEN WEISENBACHER
 SQUIRE HOLDEN & WEISENBACHER
 SURVEYORS AND LAND SURVEYORS
 SOUTHAMPTON, N.Y.

MAP OF PROPERTY
 EMPRESAS CASAN, S.A.
 INC. VILLAGE OF SOUTHAMPTON
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY
 SUFFOLK COUNTY HEALTH DEPARTMENT
 MAY 29 1981 R. D. EXP. # 8-5 H-390
 4-BEATRICE GLASS HOUSE
 The sewage disposal and water supply facilities for this location have been inspected by this department and found to be satisfactory. Roland G. Villa
 Chief of General Engineering Services

1.837 ACRES
 (80,000 sq. ft.)
 SCALE: 1" = 60'
 SUFFOLK COUNTY TAX MAP
 DISTRICT: 0604
 SECTION: 02.00
 BLOCK: 01.00
 PARCEL: 003.000



Google Map provided by potential purchaser indicating that the Property has been flagged for the Wetlands Line. It is an estimation and was not officially located by the Land Surveyor. As it impacts the true value of the wetlands, the wetlands line on the opposite side of the east property line should also be located as well. Later Google Maps indicate that some of vegetation in this area appears to have died. This area may be a man made Drainage Easement and not a true wetlands.

Many wetland plants, known as hydrophytes, can grow in non-wetland (upland) areas if sufficient moisture is provided, though their survival depends on their classification. Facultative species thrive in both wet and dry conditions, while obligate wetland plants typically require consistent moisture or saturated soil to thrive. While some wetland plants are intolerant of dry conditions, others can be used in suburban landscapes, such as rain gardens, where water collects.

As an invasive species the Bamboo may be allowed to be removed and the area either left to re-vegetate naturally, or it can be planted with indigenous plant species. These approvals will require New York State Department of Environmental Conservation (NYS-DEC) approvals.

MAILING ADDRESS: P.O. BOX 535, EASTPORT, NEW YORK 11941-0535
 STREET ADDRESS: 492 MONTAUK HIGHWAY, EASTPORT, NEW YORK 11941
 PHONE (631) 325-8300 E-MAIL: WFHEINEARCHT@OPTONLINE.NET



Town of Southampton

Online Information

Property Information

Property Address: **36 Down East Ln** Owner(s): **36 Down East Corp.** Since: **6/2016**
Village of Southampton
 Tax Map Number: 473605 012.000-0001-003.000
 Zoning: **VILLAGE (100%)**
 Property Class: **One Family Year-Round Residence (No Waterfront)**
 Subdivision:
 Minor Subd:
 Filed Map #: Filed Date: PRIMARY MAILING:
 Town Wetland Inventory: **NO** **36 Down East Corp.**
c/o Mary Diane Sanchez
PO Box 926
Southampton NY 11969

Overlays
 Agricultural Overlay: **NO**
 Aquifer Protection Overlay: **NO**
 Central Pine Barrens: **NO**
 Stormwater Management Zone: **NO**
 Groundwater Management Zone: **ZoneIV**

Tax Information

S.C. Item #: 194737.00

Tax Detail For Fiscal Year 2025 [View](#) [Duplicate Tax Bill](#)
 Tax Detail For Fiscal Year 2024 [View](#)
 Tax Detail For Fiscal Year 2023 [View](#)
 Tax Detail For Fiscal Year 2022 [View](#)

Mass Appraisal Information

Information For Fiscal Year 2025 [View](#)
 Information For Fiscal Year 2024 [View](#)
 Information For Fiscal Year 2023 [View](#)
 Information For Fiscal Year 2022 [View](#)

Sales Information

Recent Sales [View](#)

Permits Information

***Permits are always linked with the active parcel at the time a permit is issued. If a month later it ends in a parcel resulting in the parcel being revalued, the permit will remain on the parcel it was issued on. If you see "N/A" this means the permit was originally issued on the revalued parcel and may be associated with the revalued parcel.

Additional Documents/Notes

*For documents such as surveys, COs, CCs, etc, please refer to Permit Information above

Department: Assessor's Office
 Building Picture (Pic)-Assessors [View](#)
 Pictometry Images 2014-Assessors [View](#)

Town of Southampton GIS Cover Page.

Indicates that the Property is within the Village of Southampton.



Town of Southampton

Online Mass Appraisal Information, Fiscal Year 2025

[Back to Property Information](#)

Page 1 of 3

Property Information

| | | |
|-----------------|------------------------------------|--|
| Tax Map Number: | 473605 012.000-0001-003.000 | Active |
| Location: | 36 Down East Ln | Acct#: 6171 |
| Current Owner: | 36 Down East Corp. | Roll Section: Taxable |
| | | Prop Class: 210 - One Family Year-Round Residence (No Waterfro |

Site Characteristics

| | | |
|------------|---|--------------------------------|
| Site No: 1 | Neighborhood: 150400 Southampton Villag | Zoning Code: Village - No Data |
|------------|---|--------------------------------|

Building Information

*If you are expecting a building record that don't see it, it is probably due to it not being 100% complete

| | | |
|---|--|---------------------------|
| ID: 6171.1 | FEMA Flood Zone (Bldg): X BFE: 0 | |
| Bldg Style: R- Single-family Res | Actual Year Built: 1985 | Area in Sq. Ft. |
| Bldg Type: 1 Story | Effective Year Built: 1995 | |
| Bldg Value:\$593,900 | Effective Rate:\$244.03 | Attic 1,539 |
| Number of Kitchens 1 KITCHEN | Number of Full Bathrooms 3 FULL BATHS | Basement Full 2,125 |
| Number of Half Bathroom NONE | Number of Bedrooms 3 BEDROOMS | Basement, Crawl Space 579 |
| R- Quality Good | R- Structure Stud Frame | Garage 287 |
| R- Base Rate (Fyt Wall) Frame, Wood Shingle | R- Heating/Cooling Rate Warmed & Cooled Air | Living Area 2,704 |
| R- Number of Features 11 | R- Number of Fireplaces 01 Fireplace | Porch/Deck 1,430 |
| R- Fireplace Type Single 1-Story Fireplace (#) | R- Basement Base Rate Total Basement Area (SF) | |
| R- Garage Base Rate Attached Garage (SF) | R- Garage Finish Rate Garage Finish, Attached (SF) | |
| R- Porch Base Rate 1 Slab Porch (SF) with Roof | R- Condition Average | |
| % Completed Construction 100% Assessor Final Review | Economic Multiplier Adj Superior Economic+12% | |

Land BreakDown

| | | |
|---|---------------------|------------------------------|
| Land Type: Primary | Acres: | |
| Land Schedule: Primary Residential | Sq Ft: 83,635.20 | |
| Land Value: \$5,645,500 | | |
| Topography Severe | Severe | Improved Lot Size Adjustment |
| Neighborhood Adjustments 150400 Southampton Village | Sub Nhd Adjustments | Superior Sub Nhd +75% |

[Back to Property Information](#)

*The assessment may not reflect the current "fair market value" of your property. Be sure to contact a Real Estate Appraiser or Realtor for an estimate of your properties current market value.

Page 1 of 3

Town of Southampton Online Mass Appraisal Information.

Indicates that the Property is in FEMA Flood Zone 'X'.

Indicates that the Construction on the Property was constructed in 1985.

Indicates the following areas:

| | |
|-----------------------|-------|
| Attic | 1,539 |
| Basement Full | 2,125 |
| Basement, Crawl Space | 579 |
| Garage | 287 |
| Living Area | 2,704 |
| Porch/Deck | 1,430 |



Town of Southampton

Online Tax Information

[Back to Property Information](#)

Page 1 of 2

Property Information

| | |
|---|------------------------------------|
| Property Location 36 Down East Ln | Owner 36 Down East Corp. |
| Tax Map Number: 473605 012.000-0001-003.000 | c/o Mary diane Sanchez |
| Class: 210 One Family Year-Round Residence (N) | PO Box 926 Southampton NY 11969 |

Tax Information - Fiscal Year 2025

| | | | |
|--------------------|-----------|-----------------------|-----------|
| Land Value: | 5,645,500 | Tax Before Exemption: | 19,437.80 |
| Improvement Value: | 647,900 | Exempt: | 0.00 |
| Total Assessment: | 6,293,400 | Tax After Exemptions: | 19,437.80 |

| Exemption Description | Effective From | % Value | Exemption Amount |
|-----------------------|----------------|---------|------------------|
|-----------------------|----------------|---------|------------------|

| Levy Description | Exemption | Taxable Value | Rate/\$1000 | Annual Taxes |
|--|-----------|---------------|-------------|--------------------|
| County (1.81% change from prior year) | | 8,293,400 | 0.1533 | \$964.78 |
| Suffolk Co Comm College | | 8,293,400 | 0.0154 | \$96.92 |
| NYS Real Property Tax | | 8,293,400 | 0.0561 | \$353.06 |
| New York State MTA Tax | | 8,293,400 | 0.0000 | \$0.00 |
| Out of County Tuition | | 8,293,400 | 0.0038 | \$23.91 |
| Southampton Town - General | | 8,293,400 | 0.4744 | \$2,985.59 |
| Southampton Town Trustees | | 8,293,400 | 0.0261 | \$164.26 |
| Southampton School | | 8,293,400 | 2.1511 | \$13,537.73 |
| Southampton Library | | 8,293,400 | 0.1643 | \$1,034.01 |
| Southampton Museums - Youth | | 8,293,400 | 0.0441 | \$277.54 |
| Total Current Fiscal Year Taxes | | | | \$19,437.80 |

[Back to Property Information](#)

Page 1 of 2

cr11v3.2.3

Town of Southampton Online Tax Information.

| | | | | | | | |
|---|---------|--|------------------------|---|-------------------------------|--|--------------------------------|
| OFFICE LOCATION: 116 HAMPTON ROAD SOUTHAMPTON, NY 11969 | | TOWN OF SOUTHAMPTON CONSOLIDATED REAL PROPERTY TAX BILL | | | | OFFICE HOURS & PHONE MON-FRI 8:30 AM TO 4:00 PM | |
| DECEMBER 1, 2, 025.00 - NOVEMBER 30, 2026 - TAXES BECOME A LIEN DECEMBER 1, 2, 025.00 | | | | | | | |
| SUFFOLK COUNTY TAX MAP NUMBER SWIS CODE SD CODE SECTION BLOCK LOT SUFFIX 473605 473606 012000 0001 003000 | | | | IF THE WORD "ARRRARS" IS PRINTED HERE SEE COUNTY TREASURER'S NOTICE ON REVERSE SIDE | | ITEM NUMBER 194737.00 | BILL NUMBER 2025 042469 |
| DEVELOPER IDENTIFICATION Section Block Map Lot 36 Down East Ln 1.920a | | EXEMPTION IDENTIFICATION Non-Exempt | | SALE VALUE 3.0886 | TOTAL SALE VALUE 6,293,400 | TOTAL TAX AMOUNT 19,437.80 | |
| DEVELOPER TYPE 210 | SD 1 | SECTION One Family Res (No Water) | FORM AFD 11,714,223 | APPROX. AFD 2,506,172 | APPROX. VALUE 608 | TAXP. ASSESSMENT 5,645,500 | AVAIL. ASSESSMENT 6,293,400 |
| 36 Down East Corp. c/o Mary diane Sanchez PO Box 926 Southampton NY 11969 | | | | TAX SERVICE CODE | | TAX PAYER CODE | MORTGAGE NUMBER |
| | | | | 36 Down East Corp. | | | |

| 2024-2,025.00 TAX PAYMENT INFORMATION | | | | NOTICE OF ASSESSED VALUE | | | |
|--|------------|-------------------|--|--------------------------|--------------------------------|---|------------------|
| Payment 1 at | \$9,347.59 | 1/7/2025 | 36 Down East Corp. | ASSESSED VALUE | | FULL VALUE | |
| Payment 2 nd | \$9,347.59 | 5/29/2025 | 36 Down East Corp. | 6,293,400 | WHICH IS 69.5% OF ITS: | 9,055,252 | |
| LEVY DESCRIPTION | LEVY % | EXEMPTION CODE | TAXABLE VALUE | TAX RATE PER \$1000 | DATE CHANGE FROM PREVIOUS YEAR | TAX AMOUNT | TOTAL TAX AMOUNT |
| Southampton School | 69.65 | | 6,293,400 | 2.151 | 0.00 | 13,537.73 | |
| Southampton Library | 5.32 | | 6,293,400 | 0.164 | 0.00 | 1,034.01 | |
| Southampton Museums - Youth | 1.43 | | 6,293,400 | 0.044 | 0.00 | 277.54 | |
| TAX LEVIED | | | 76.40 % | FOR SCHOOL | | 14,849.28 | |
| County (1.81% change from prio | 4.96 | | 6,293,400 | 0.153 | 0.00 | 964.78 | |
| Suffolk Co Comm College | 0.50 | | 6,293,400 | 0.015 | 0.00 | 96.92 | |
| TAX LEVIED | | | 5.46 % | FOR COUNTY | | 1,061.70 | |
| Southampton Town - General | 15.36 | | 6,293,400 | 0.474 | 0.01 | 2,985.59 | |
| Southampton Town Trustees | 0.85 | | 6,293,400 | 0.026 | | 164.26 | |
| Out of County Tuition | 0.12 | | 6,293,400 | 0.004 | 0.00 | 23.91 | |
| TAX LEVIED | | | 16.33 % | FOR TOWN | | 3,173.76 | |
| NYS Real Property Tax | 1.82 | | 6,293,400 | 0.056 | 0.03 | 353.06 | |
| New York State MTA Tax | | | 6,293,400 | | 0.00 | 0.00 | |
| TAX LEVIED | | | 1.82 % | FOR OTHER | | 353.06 | |
| FIRST HALF TAX | | \$9,718.90 | SECOND HALF TAX | | \$9,718.90 | TOTAL TAX LEVY | |
| | | | | | | 19,437.80 | |
| DUE DEC.1,2,025.00 PAYABLE WITHOUT PENALTY TO JAN.10,2026. | | | DUE DEC.1,2,025.00 PAYABLE WITHOUT PENALTY TO MAY 31,2026. | | | THIS TAX MAY BE PAID IN ONE OR TWO INSTALLMENTS | |

First Half 9,718.90 PAID
 Receipt No tki 00858233
 01/07/2026 36 Down East Corp.

COPY

[Back to Property Information](#)

Copy of Town of Southampton Tax Bill.
 Indicates property taxes paid for first half of 2026.

Please feel free to contact me if you have any questions.

Sincerely,
William F. Heine

WFH:

William F. Heine, R.A.

MAILING ADDRESS: P.O. BOX 535, EASTPORT, NEW YORK 11941-0535
 STREET ADDRESS: 492 MONTAUK HIGHWAY, EASTPORT, NEW YORK 11941
 PHONE (631) 325-8300 E-MAIL: WFHEINEARCHT@OPTONLINE.NET