

I HEREBY CERTIFY THAT THE WATER SUPPLY(IES) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

JEFFREY T. BUTLER, P.E. (LICENSE #073449)

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
GREAT RIVER, N.Y.

DATE: \_\_\_\_\_  
THIS IS TO CERTIFY THAT THE PROPOSED REVISION OR DEVELOPMENT SH 29 WESTNECK AND MORRIS IN THE TOWN OF SHELTER ISLAND WITH A TOTAL OF 2 LOTS WAS APPROVED ON THE ABOVE DATE. WATER SUPPLIES AND SEWAGE DISPOSAL FACILITIES MUST CONFORM TO CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION AND ARE SUBJECT TO SEPARATE PERMITS PURSUANT TO THOSE STANDARDS. THIS APPROVAL SHALL BE VALID ONLY IF THE REALTY SUBDIVISION/DEVELOPMENT MAP IS DULY FILED WITH THE COUNTY CLERK WITHIN ONE YEAR OF THIS DATE. CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK IN ACCORDANCE WITH PROVISIONS OF THE PUBLIC HEALTH LAW AND THE SUFFOLK COUNTY SANITARY CODE.

WALTER DANYDIK, JR., P.E.  
DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

- NOTES:**
- A. MONUMENTS, ETC.
    - MONUMENT TO BE SET
    - MONUMENT CONC. or STONE
    - ▲ STAKE HOOD or PLASTIC
    - SPIKE, REBAR, IRON PIPE, ETC.

**CERTIFICATION OF SURVEY:**  
I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY F. MICHAEL HEMMER, LAND SURVEYOR ON 05-09-2022 AND THAT THE CONCRETE MONUMENTS SHOWN HEREON EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT ALL LOTS AND PARCELS SHOWN ON THIS PLAN COMPLY WITH THE REQUIREMENTS OF ZONE 'A'.

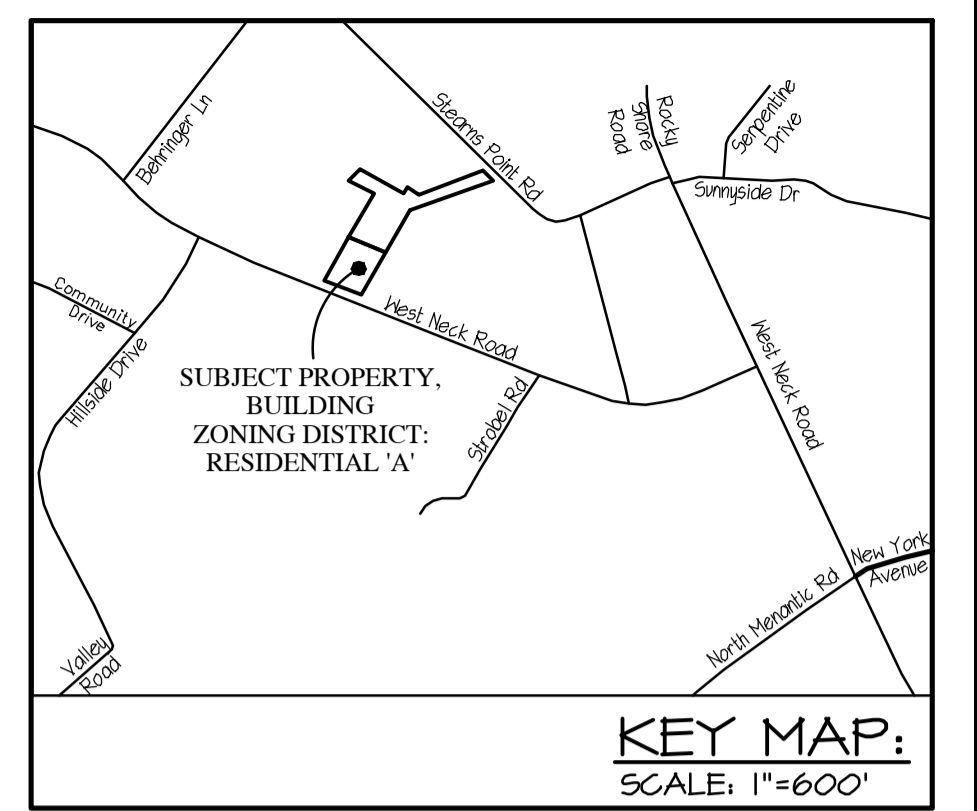
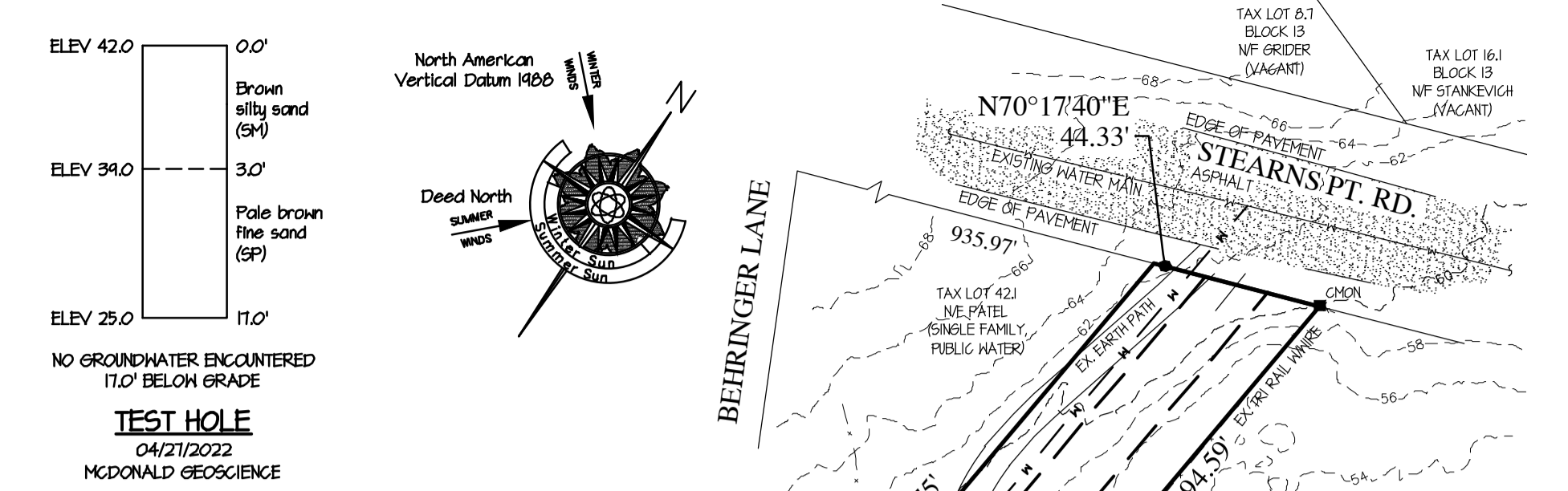
F. MICHAEL HEMMER, L.S. (LICENSE # 046601)  
DATE: 05/19/2022

**SURVEYOR'S NOTES:**

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY IN ZONE 'A' PER TOWN OF SHELTER ISLAND 615, FEBRUARY 11, 2021. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. SEPTIC SYSTEM AND WELL LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
4. LOCATION OF ADJOINING DWELLINGS AND GARAGES BASED ON RECORD INFORMATION. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
5. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION - UNITED STATES GEOLOGICAL SURVEY (NOAA/USGS) APRIL, 2014.
6. ONLY TREES SELECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
7. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC 4 11 ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED OR AS LOCATED BY FIELD MEASUREMENT.

**NOTE:**

1. THERE IS SURFACE WATER WITHIN 300 FEET OF THIS PARCEL.
2. ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM 1985.
3. SURROUNDING PARCELS ARE SERVED BY WEST NECK WATER SUPPLY, WELL WATER SUPPLY OR VACANT.
4. ALL RUN-OFF FROM ROOFS SHALL BE DIRECTED VIA GUTTERS AND LEADERS TO ON-SITE DRY WELLS.
5. MINIMUM 10' (0D TO 0D) INTERVAL BETWEEN LEACHING STRUCTURES AND SANITARY POOLS. MINIMUM 10' INTERVAL (0D TO 0D) BETWEEN RAINWATER LEACHING POOLS.
6. PUBLIC WATER SERVES A PORTION OF THE SUBJECT PROPERTY. NO SERVICE EXTENSIONS ARE POSSIBLE.
7. ALL BUILDING AND SITE IMPROVEMENTS SHOWN ARE EXISTING.



PRELIMINARY PLAT OF:  
SH 29 WESTNECK AND MORRIS  
MINOR SUBDIVISION  
SITUATED AT  
SHELTER ISLAND  
TOWN OF SHELTER ISLAND  
SUFFOLK COUNTY, NEW YORK  
S.C.T.M. No. 700-14-1-42.2 AND 43

**SITE DATA:**

TOTAL AREA/ACREAGE ENTIRE TRACT: 65,328 sq.ft. (1.4941ac)  
NUMBER OF PROPOSED LOTS: 2  
AREA OF LOTS: 65,328 sq.ft. (1.4941 ac)

LOT 42.2 TABLE OF AREAS (60. FT.)	EXISTING LOT SIZE
EXISTING TOTAL BUILDING COVERAGE	51
ALLOWED TOTAL BUILDING COVERAGE	13,048 (52.11 * 0.25)
EXISTING TOTAL LOT COVERAGE	131
ALLOWED TOTAL LOT COVERAGE	20,868 (52.11 * 0.40)

LOT 43 TABLE OF AREAS (60. FT.)	EXISTING LOT SIZE
EXISTING TOTAL BUILDING COVERAGE	2,981
ALLOWED TOTAL BUILDING COVERAGE	3,441 (13.51 * 0.30)
EXISTING TOTAL LOT COVERAGE	3,551
ALLOWED TOTAL LOT COVERAGE	5,263 (13.51 * 0.40)

POSTAL DISTRICT: SHELTER ISLAND  
SCHOOL DISTRICT: SHELTER ISLAND U.F.S.D.  
FIRE DISTRICT: SHELTER ISLAND  
ELECTRICAL SERVICE: LIPA  
WATER SERVICE: WEST NECK WATER DISTRICT  
ZONING DISTRICT (ENTIRE TRACT): ZONE 'A'  
G.M.Z.: IV (600 GPD)  
VERTICAL DATUM: NAVD88

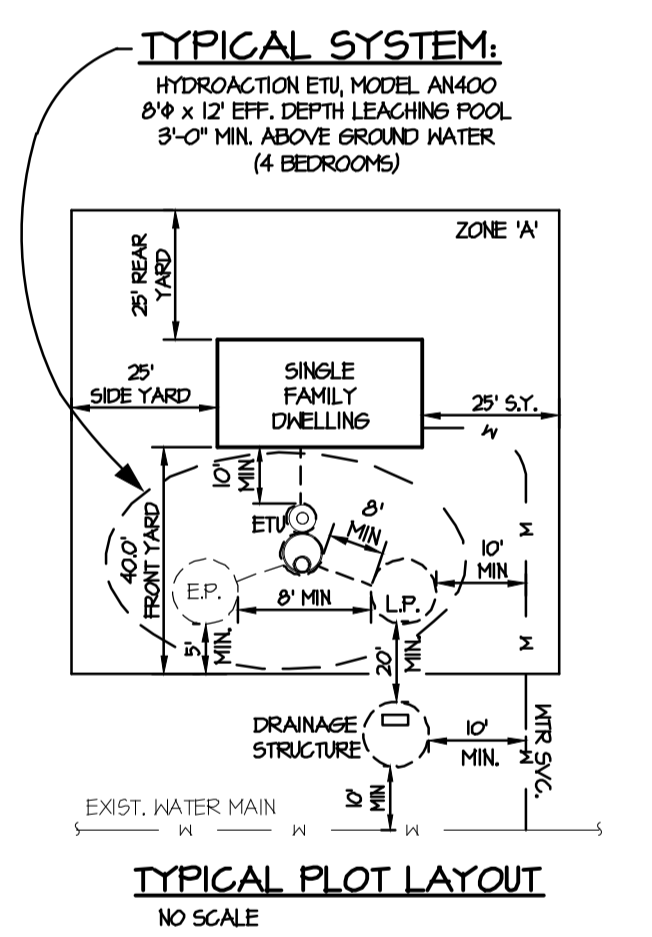
BASED ON ORIGINAL SURVEY BY:  
F. MICHAEL HEMMER, L.S., P.C.  
3530 NOTAC RD, BLDG B1  
P.O. BOX 1328  
SAG HARBOR, NY 11963  
DATED, PRELIMINARY, MAY 04, 2022

OWNER:  
SH 29 WESTNECK LLC  
C/O STEPHEN B. LATHAM, ESQ.  
33 WEST 2ND STREET  
P.O. BOX 4548  
RIVERHEAD, NY 11901

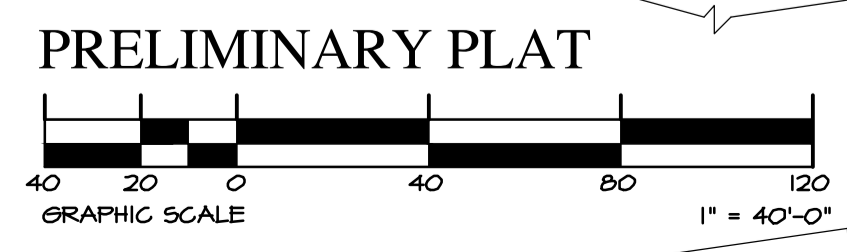
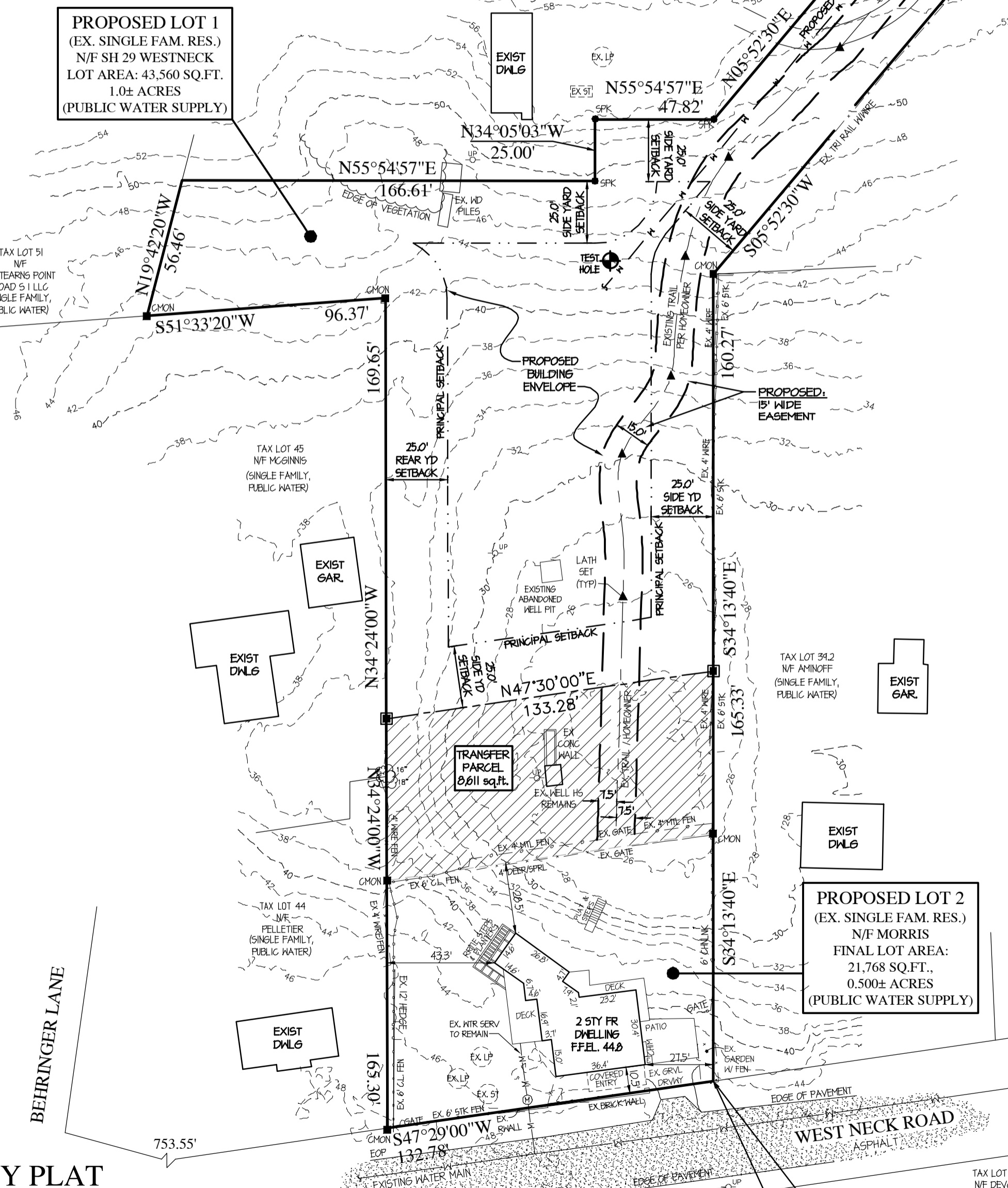
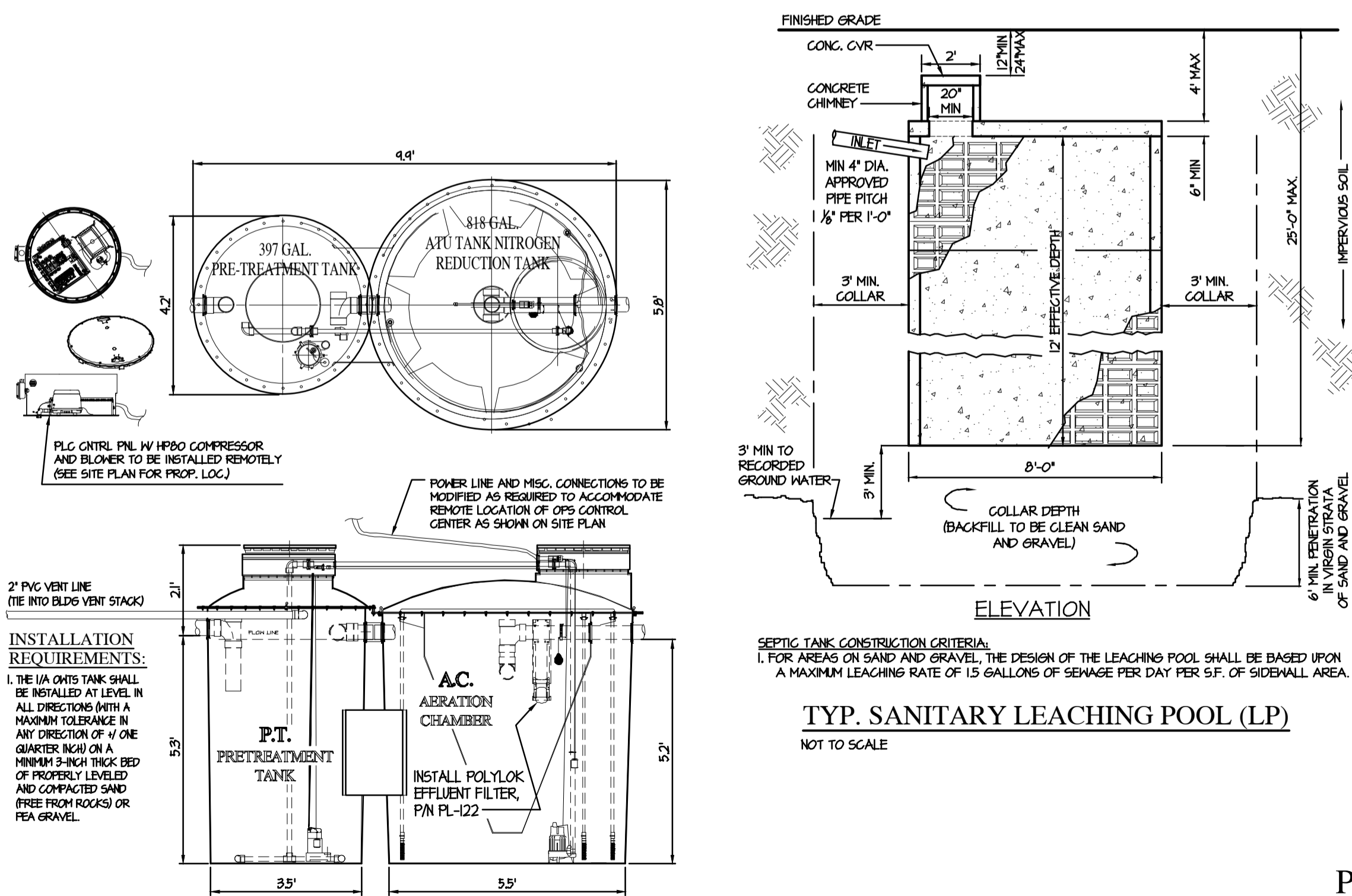
LOIS B. MORRIS  
P.O. BOX 544  
SHELTER ISLAND HTS., NY 11965



**ALLOWABLE CREDIT**  
PER GUIDELINES FOR TRANSFER OF DEVELOPMENT RIGHTS AND FINE BARRENS CREDITS FOR SANITARY DENSITY CREDIT, SUFFOLK COUNTY DEPT. OF HEALTH SERVICES (SCDHS) GUIDANCE MEMORANDUM No.21.  
SCM No. 700-14-1-42.2  
AREA (AFTER LOT LINE MODIFICATION): 43,560 SQ.FT. (43,560 SQ.FT.) / (40,000 SQ.FT./AC) (600 GPD/AC) (0.75) = 490.5 GPD  
ALLOWABLE CREDIT = 490.5 GPD



**SETBACK DIMENSIONS:**  
ZONING DISTRICT: 'A' RESIDENTIAL  
PRINCIPLE STRUCTURES:  
FRONT YARD SETBACK (40' MIN)  
SIDE YARD (25' MIN)  
SIDE YARD CUMULATIVE (50' MIN)  
REAR YARD SETBACK (25' MIN)



REVISIONS		
PRELIMINARY PLAT OF: SH 29 WESTNECK AND MORRIS		
SHELTER ISLAND	SUFFOLK COUNTY	NEW YORK
PREPARED: 05-09-2022	BY: RAC	
JEFFREY T. BUTLER, P.E., P.C.	F. MICHAEL HEMMER, L.S., P.C.	
P.O. BOX 634	P.O. BOX 1328	
SHOREHAM, NY 11786	SAG HARBOR, NY 11963	
SUBMITTED: N.Y.S. LIC. NO. 073449	APPROVED: TOWN ENGINEER	
DESIGNED:	SCALE: AS NOTED	SHEET No. 1 of 1
CHECKED: JTB	FMH FILE No.: 21-019	JTB FILE No.: 210006