



**BUILDING DEPARTMENT
TOWN OF EAST HAMPTON**

300 Pantigo Place - Suite 104
East Hampton, New York 11937

CERTIFICATE OF OCCUPANCY

Certificate Number : 36724

Fee :

(B.P. 22790, 64237, 64795, 68348)

Issue Date : 04/20/2021

This certifies that the structure located at 49 DORSET RD

Tax Map : 472489 039.000-0004-053.000 0000

Hamlet : Springs

URP :

Map : 3123

Block :

Lot :943

As show on a survey dated 01/05/2021 prepared by GARY BENZ, L.S. conforms substantially to all of the requirements of the applicable provisions of the law, at time of construction.

The occupancy for which this certificate is issued is:

742 SQ. FT. FIRST FLOOR, 756 SQ. FT. SECOND FLOOR, FRAME, TWO STORY, SINGLE FAMILY RESIDENCE HAVING ONE KITCHEN AND A TOTAL OF (4) FOUR BEDROOMS ONLY WITH 550 SQ. FT. LOWER LEVEL RECREATION ROOM WITH PROPER EGRESS CONTAINING (1) ONE OF THE HOMES (4) FOUR BEDROOMS AND ONE BATHROOM, 378 SQ. FT. ATTACHED GARAGE, 234 SQ. FT. WOOD DECK AND; 800 SQ. FT. VINYL SWIMMING POOL WITH PROPER FENCING, DRY WELL, 544 SQ. FT. PATIO, 414 SQ. FT. PATIO WITH 164 SQ. FT. PERGOLA AND 64 SQ. FT. SHED. **THIS CERTIFICATE OF OCCUPANCY SUPERSEDES C.O. 8431 DATED 5/18/88; C.O. 33005 DATED 8/10/17 AND C.O. 35708 DATED 3/16/20**

The certificate is issued to :

49 DORSET EH LLC

owner of the aforesaid structure.



**Ann Glennon,
Principal Building Inspector**

THE AREA OF THIS PROPERTY IS 25,424 S.F. OR 0.583 ACRES

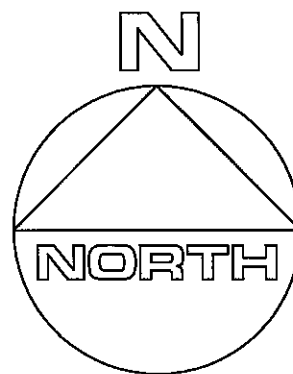
CLEARING CALCULATIONS

10,000 S.F. + [LOT AREA x 25%]
10,000 S.F. + [25,424 S.F. x 25%]
10,000 S.F. + 6,356 S.F.
16,356 S.F.

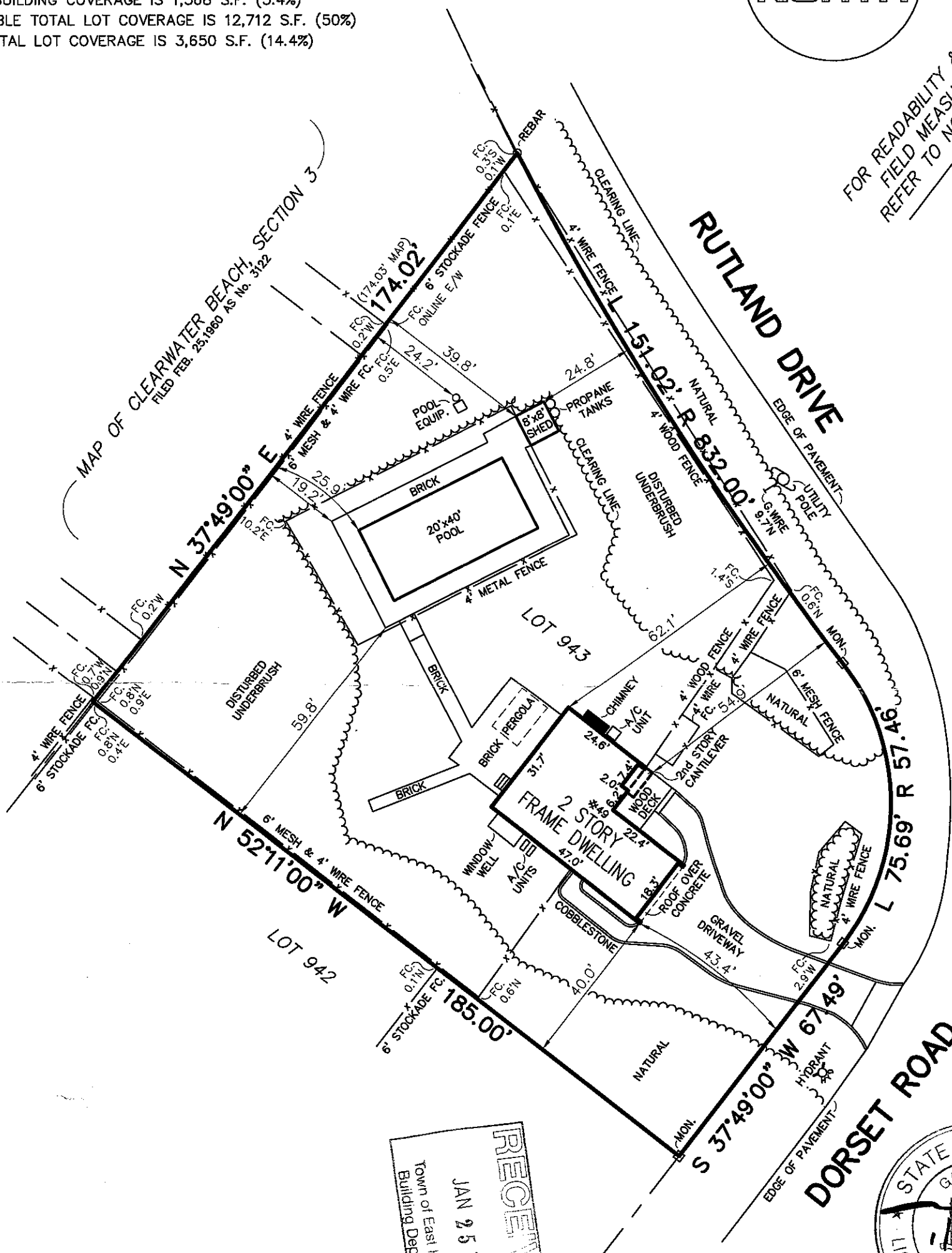
ALLOWABLE CLEARING BY CODE IS 16,356 S.F. (64.3%)
EXISTING CLEARING OF LOT IS 12,740 S.F. (50.1%)

COVERAGE CALCULATIONS

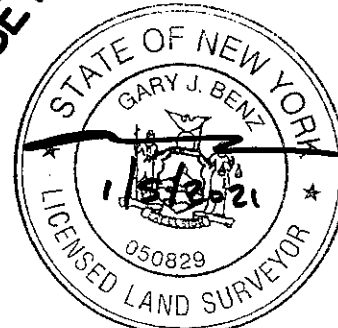
ALLOWABLE BUILDING COVERAGE IS 5,085 S.F. (20%)
BUILDING COVERAGE IS 1,368 S.F. (5.4%)
ALLOWABLE TOTAL LOT COVERAGE IS 12,712 S.F. (50%)
TOTAL LOT COVERAGE IS 3,650 S.F. (14.4%)



FOR READABILITY & CLARITY
FIELD MEASUREMENTS
REFER TO NORTH AS THIS:



RECEIVED
JAN 25 2021
Town of East Hampton
Building Department



CERTIFIED TO:

Abby A. Friedman & Michael Friedman
Loan Depot, ISAOA.
First International Title Agency
Stewart Title Insurance Company

GUARANTEES INDICATED SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND/OR AGENCY, AND ARE NOT TRANSFERABLE.

S.C.T.M. NO. 300 - 39 - 4 - 53

SURVEY OF: **LOT No. 943**
MAP OF CLEARWATER BEACH, SECTION 4
FILED FEB. 25, 1960 - AS No. 3123

SITUATED IN: **FIREPLACE** TOWN OF: **EAST HAMPTON**

SUFFOLK COUNTY, NEW YORK

DATE: **1/5/2021** JOB NO. **G20-6553** SCALE: **1" = 30'**

GARY BENZ, L.S.

Surveying and Land Planning
527-B Hawkins Avenue
Ronkonkoma, N.Y. 11779

GaryBenzLS@yahoo.com / (631) 648-9348

THE EXISTENCE OF RIGHT OF WAYS, WETLANDS, UNDER
GROUND UTILITIES AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS SURVEY IS A VIOLATION OF SECTION 7209
OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND
SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL
NOT BE CONSIDERED TO BE A VALID TRUE COPY.