
Appendix C

This Is Not A Building Permit
TOWN OF SOUTHAMPTON
BOARD OF APPEALS DECISION

Nº 9667

Date ... **June 08**, 19 **95**...

Expires 19.....

Variance is hereby granted to:

New Horizon Camp, Inc.

Majors Path

Southampton, N.Y. 11968

To erect **granted w/conditions-two new tennis courts enabling applicant to expand pre-existing non-conforming use. Granted maintenance of existing cabin club house and deck and cabin and patio. Subject to adequate screening on Majors Path side of courts.**

Located

W/S Majors Path

S/S Little Fresh Pond, Southampton

pursuant to application, and survey and conditions as approved by the Board of Appeals.

Map

SUBJECT TO ALL N.Y. STATE &
FEDERAL GOV'T LAWS & REGULATIONS

Block **3**

Lot **17.1**

Zone **R-20**

School Dist. **473606**

Fee **\$300.00**

Per

Per **Town of Southampton**
Chairman

NOTE: The holder of this variance is requested to familiarize himself with the ordinance under which said variance is granted. Any violation of the provisions of said ordinance shall render the offender liable for the penalties provided therein, and in addition thereto, may result in the immediate revocation of the building permit.

This notice must be kept on the premises until full completion of the work authorized.

SCTM# **900-97-3-17.1**



Town of Southampton

116 HAMPTON ROAD
SOUTHAMPTON, NEW YORK 11968
Telephone (516) 287-5735

TOWN PLANNING BOARD

October 30, 1995

Richard E. Warren, AICP
Inter-Science Research Associates, Inc.
P. O. Box 1201
Southampton, New York 11969

Re: Site Plan - NortSea Tennis Club

Dear Mr. Warren:

Please be advised that the Southampton Town Planning Board at a Regular Meeting held on October 26, 1995, adopted the following resolution:

WHEREAS, the Planning Board is in receipt of a site plan application entitled 'NortSea Tennis Club,' and

WHEREAS, said application is for the construction of two tennis courts as part of an existing tennis camp, pursuant to ZBA decision #9667, and

WHEREAS, said application is a TYPE II Action under the requirements of SEQOR, and

WHEREAS, the Planning Board has carefully reviewed said application and accompanying advisory reports,

NOW, THEREFORE, BE IT RESOLVED, that the site plan application of NORTSEA TENNIS CLUB, with site plan prepared by Karl Weisenbacher, L.S., and last revised April 19, 1995, be and hereby is approved,
WITH THE FOLLOWING CONDITIONS:

1. That, prior to the issuance of a Building Permit, the applicant comply with the requirements of the advisory report received by the Planning Board from Tom Talmage, Town Engineer, and dated Oct. 26, 1995.

Richard E. Warren, AICP

Page 2

Re: Site Plan - NortSea Tennis Club

2. That the tennis courts be screened in accordance with the plan submitted by InterScience showing 6 foot cedars planted 4-5 ft. on center.
3. That the applicant submit a maintenance bond for the upkeep of the required screening, prior to the issuance of a CC for the proposed improvements, with said bond to run for a two year period.
4. That any proposed site lighting be subject to review and approval by the Planning Board.

This letter is to inform you that pursuant to Section 274-a (7), Town Law, this decision was filed in the Office of the Town Clerk on October 30, 1995.

Please note that no approved plans may be released, nor may a Building Permit be issued unless and until the four (4) aforementioned conditions of approval and the statement required under Section 330-184K of the Zoning Code are duly affixed to the site plans and seven (7) complete sets of all plans are submitted for Planning Board signature. Said plans must be submitted and the required statement signed within forty-five (45) days of the date of the aforementioned resolution, otherwise said resolution shall be deemed null and void.

Please check with the Planning Department staff if you have any questions regarding the placement of the required statement or the conditions of approval on the plans. Should you have any other questions please do not hesitate to contact our office.

Very truly yours,


Steven T. Kenny
Chairman, Planning Board

STK:lgf

cc: Town Clerk



Town of Southampton

Department of Land Management

Building and Zoning Division

CERTIFICATE OF OCCUPANCY

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

December 2, 1998

NO: C018937

PERMIT NO:

OWNER: New Horizon Camp Inc

ADDRESS: 665 Majors Path
Southampton, NY 11968

This is to certify that the

New () Altered () Addition () Pre-Existing (x) Updated () Building

Located

West side #665 Majors Path, Southampton

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

This certificate supercedes all previously issued certificates.
U S E

A tennis camp with the following structures: twelve cottages, one, two story house, a basketball court, two decks between cottages 9 and 10, pump house and a shed/shop building and one caretakers office. Other structures approved by the following certificates: A017306 - Kitchen and dining hall, A017604 - Garden shed, A017602 - Ten tennis courts and A017601 - Cabin with patio and clubhouse with deck.

No of Buildings: 16
Work Completed: December 1998
ZBA Decision(s): 009667

Paul Houlihan, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF COMPLIANCE

ZONING ORDINANCE CHAPTER 330 article XX 330-177.E.

December 2, 1998

NO: A017604
PERMIT NO: P040465
OWNER: New Horizon Camp Inc
ADDRESS: 665 Majors Path
Southampton, NY 11968

This is to certify that the structure

New (X)

Altered ()

Addition ()

Located

West side #665 Majors Path, Southampton

has been COMPLETED substantially according to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the USE of building(s) or structure(s) for the following purposes :

U S E

Garden shed.

No of Buildings: 01
Work Completed: December 1998
ZBA Decision(s): 009667

Paul Houlihan, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF COMPLIANCE

ZONING ORDINANCE CHAPTER 330 article XX 330-177.E.

December 1, 1998

NO: A017602
PERMIT NO: 034223
OWNER: New Horizon Camp Inc
ADDRESS: 665 Majors Path
Southampton, NY 11968

This is to certify that the structure

New (X)

Altered ()

Addition ()

Located

West side #665 Majors Path, Southampton

has been COMPLETED substantially according to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the USE of building(s) or structure(s) for the following purposes :

U S E

Ten (10) tennis courts per BZA decision 9667

No of Buildings: 00
Work Completed: December 1998
ZBA Decision(s): 009667

Paul Houlihan, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF COMPLIANCE

ZONING ORDINANCE CHAPTER 330 article XX 330-177.E.

December 1, 1998

NO: A017601
PERMIT NO: 034196
OWNER: New Horizon Camp Inc
ADDRESS: 665 Majors Path
Southampton, NY 11968

This is to certify that the structure

New (X)

Altered ()

Addition ()

Located

West side #665 Majors Path, Southampton

has been COMPLETED substantially according to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the USE of building(s) or structure(s) for the following purposes :

U S E

Cabin with patio and new clubhouse with deck

No of Buildings: 02
Work Completed: December 1998
ZBA Decision(s): 009667

Paul Houlihan, Chief Building Inspector



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF COMPLIANCE

ZONING ORDINANCE CHAPTER 330 article XX 330-177.E.

December 1, 1998

NO: A017603
PERMIT NO: 006787
OWNER: New Horizon Camp Inc
ADDRESS: 665 Majors Path
Southampton, NY 11968

This is to certify that the structure

New (X)

Altered ()

Addition ()

Located

West side #665 Majors Path, Southampton

has been COMPLETED substantially according to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the USE of building(s) or structure(s) for the following purposes :

U S E

Kitchen and dining hall.

No of Buildings: 00
Work Completed: December 1998
ZBA Decision(s): 009667

Paul Houlihan, Chief Building Inspector

TOWN OF SOUTHAMPTON
BUILDING DEPARTMENT

Certificate of Occupancy

BUILDING ZONE ORDINANCE—ARTICLE XXIV, SECTION 1

No 5121

Date April 27, 1967

pre-existing

Permit No. none

~~Dr. Robert Kronmeyer-building constructed~~

~~prior to effective date of the Southampton~~

~~Town Zoning Ordinance 10/14/57~~

This is to certify that the **pre-existing**
New Altered Building

Located westerly side of Major's Path

~~North Sea, Town of Southampton, N.Y.~~

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 supercedes all previously issued certificates.

USE

1 1/2 story house

No. of Buildings one (1)

Work Completed Prior 10/14/57.

G. Harold Williams, Building Administrator

Earl M. Pike, Zoning Inspector

TOWN OF SOUTHAMPTON

Department of Land Management
Current Planning Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968



KYLE P. COLLINS, AICP
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

DAVID A. WILCOX JR.
TOWN PLANNING DIRECTOR

Phone: (631) 287-5735
Fax: (631) 287-5706

ANNA THRONE-HOLST
TOWN SUPERVISOR

February 12, 2013

Wayne Bruyn, Esq
O'Shea, Marcincuk & Bruyn, LLP
250 North Sea Road
Southampton, NY 11968

Re: Southampton Country Day Camp Sports Court-Site Plan (Administrative Review)
665 Majors Path, Hamlet of North Sea
SCTM#(s) 900-97-3-17.1

Dear Mr. Bruyn:

Please be advised that pursuant to §330-183.3 F, your request for Southampton Country Day Camp Sports Court Administrative Site Plan Review for the replacement of an existing tennis court with a swimming pool and sports court for the above referenced tennis club and camp on the site which has received site plan approval, as shown on the site plan prepared by Marshall-Paetzel, Landscape Architecture, PC dated June 5, 2012 and last revised January 11, 2013, has been conditionally approved, subject to the following conditions:

1. Compliance with the Fire Marshal comments including the signage requirements associated with the storage shed.
2. 3 Sets of original plans submitted for signature.
3. Decision shall be signed and notarized by the property owner or bona fide agent agreeing to comply with all administrative site plan conditions prior to the release of signed plans.

Please note that the approval conditions above are in addition to any other conditions imposed by the Planning Board in connection with the full site plan review; all such prior conditions remain in full force and effect.


This approval is for the modification of the sports courts as described above only—any other work other than described herein is subject to additional review and approval.

To finalize and close-out the administrative site plan process the applicant shall obtain a Certificate of Occupancy or Certificate of Compliance from the Building Division, as appropriate for the specific project.

Please be advised that pursuant to §330-183.3G, in the event that the administrative site plan affidavit is not signed by the owner or his agent within 90 days of the date of this written determination approving the administrative site plan, said conditional approval shall be deemed null and void.

Kyle P. Collins, AICP
Town Planning and Development Administrator

I accept the provisions of this site plan and all conditions by this letter and agree that all conditions will be fully complied with and that all work will be fully completed, before any existing building(s) or structure(s) shown on this approved plan is (are) occupied, and agree that a Certificate of Occupancy and/or Certificate of Compliance will be applied for.

Sign:  Print: DAVID BLOCK – owner/agent

Affix appropriate acknowledgement

Sworn to before me this 13th day of FEBRUARY, 2013

Michele Orestis
Notary Public

Michele Orestis
Notary Public, State of New York
Suffolk County No. 01OR6183297
Commission Expires March 10, 2016

cc: Town Clerk
Building Division (w/plan)



Town of Southampton
Department of Land Management
Building and Zoning Division

Permit No:

P068872

BUILDING PERMIT

Expires March 25, 2014

This Permit is issued for work to be done on these premises as specified in the Application on file in the Office of the Building Inspector, subject to any Special Conditions of the Building Permit. Such work is to be done in accordance with the terms of the Building Code and the Building and Zone Ordinance of the Town of Southampton.

OWNER: Southampton Day Camp Realty, LLC
LOCATION: West side #665 Majors Path, Southampton
TO ERECT: Heated gunite pool

THIS BUILDING CANNOT BE OCCUPIED OR USED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THIS PERMIT MUST BE KEPT POSTED IN A CONSPICUOUS PLACE ON THE PREMISES FOR WHICH IT IS ISSUED.

WARNING

This Building Permit with plans and specifications shall be kept at the Building Site open to inspection by the Building Inspector at all times as per Chapter 123-10D of the Town Code. Failure to comply with 123-10D can result in denial of inspections.

INSPECTION AREA

AREA 3

THE FOLLOWING INSPECTIONS ARE MANDATORY

1. Footings/Foundations
2. Strapping
3. Framing/Plumbing
4. Insulation
5. Final

To Schedule an inspection, call the Building Department at (631) 702-1840.

Michael J. Benincasa, Chief Building Inspector



Town of Southampton

Department of Land Management

Building and Zoning Division

BUILDER'S PERMIT UNDER BUILDING ZONE ORDINANCE

PERMIT NO: P068872

ISSUE DATE: March 25, 2013

Permission is hereby granted to:

OWNER: Southampton Day Camp Realty, LLC

85 Crescent Beach Rd
Glen Cove NY 11542

LOCATION: West side #665 Majors Path, Southampton

TO ERECT: Heated gunite pool

Pursuant to application, and plans approved by the Building Division. Subject to all NY State and Federal Laws and Regulations.

Zone: R20

Fee: \$604.00

School District: 473606

Flood Zone:

THE FOLLOWING INSPECTIONS ARE MANDATORY

1. Footings/Foundations
2. Strapping
3. Framing/Plumbing
4. Insulation
5. Final

Per Michael J. Benincasa, Chief Building Inspector

To Schedule an inspection, call the Building Department at (631) 702-1840

INSPECTION AREA

AREA3

Curb cuts, aprons, and/or drywells may be necessary. Contact the Building Division for information concerning your situation.

A Certificate of Occupancy will be issued upon satisfactory passage of a final inspection and receipt of supporting signoffs and approvals, i.e. Health Department, Electrical Certificate of Occupancy, Wetlands, Final Surveys, etc.

The holder of this permit is requested to familiarize himself with the ordinances under which said permit is granted. Any violation of the provisions of said ordinances shall render the offender liable for the penalties provided therein, and in addition thereto may result in immediate revocation of the permit.

This Building permit with plans and specifications shall be kept at the Building Site open to inspection by the Building Inspector at all times as per Chapter 123-10D of the Town Code. Failure to comply with 123-10D can result in denial of inspections.

Renewal fees shall apply if a Certificate of Occupancy is not issued within the statutory time frame of this Building Permit.

EXISTING SITE SANITARY FLOW:

THE EXISTING SANITARY FLOW AS CALCULATED USING THE SCDSHS METHOD FOR GRANDFATHERED FLOWS (EXHIBIT MEMORANDUM NO. 20) AND BY EVALUATING THE OCCUPANCY MEMBERS OF EACH EXISTING LEGAL STRUCTURE IS AT 3,000 GALLONS PER DAY. SEE TABLE BELOW.

BUILDING	GRAND FLOOR AREA	OCCUPANCY 1 PERSON / 50 S.F.	COTTAGE HOUSING RATE TO GPD / PERSON
COTTAGE 1	671 S.F.	13	475 GPD
COTTAGE 2	441 S.F.	8	300 GPD
COTTAGE 3	511 S.F.	10	350 GPD
COTTAGE 4	394 S.F.	7	275 GPD
COTTAGE 5	394 S.F.	7	275 GPD
COTTAGE 6	511 S.F.	10	350 GPD
COTTAGE 7	417 S.F.	8	300 GPD
COTTAGE 8	440 S.F.	8	300 GPD
COTTAGE 9	405 S.F.	8	275 GPD
COTTAGE 10	480 S.F.	9	315 GPD
COTTAGE 11	571 S.F.	11	375 GPD
COTTAGE 12	596 S.F.	11	375 GPD
SUBTOTAL EXISTING SANITARY FLOW FROM COTTAGE HOUSING			4,500 GPD
EXISTING RESIDENCE:			
DWELLING			300 GPD
TOTAL EXISTING SITE SANITARY FLOW			4,800 GPD

INFORMATION OBTAINED FROM BUILDING CODE OF NEW YORK STATE, TABLE 0604.2 AND FROM TABLE 1 - PROJECT DENSITY LOOKING RATES - SCDSHS 21-04

SANITARY YIELD CALC.:

GROUNDWATER MANAGEMENT ZONE: V
 ZONE VI, MAX. VOL. = 300 GAL/DAY/ACRE
 SITE AREA = 17.28 AC.
 17.28 AC. X 300 GAL/DAY = 5,184 GAL/DAY
 VOLUME ALLOWED YIELD = 5,184 GAL/DAY

PROPOSED FLOW:

COTTAGE:
 40 PERSONS X 75 GPD/PERSON = 3,000 GPD
 428 CAMPERS X 5 GPD/PERSON = 2,140 GPD
 RESIDENCE:
 DWELLING = 300 GPD

PROPOSED TOTAL FLOW = 5,440 GPD

NOTE:

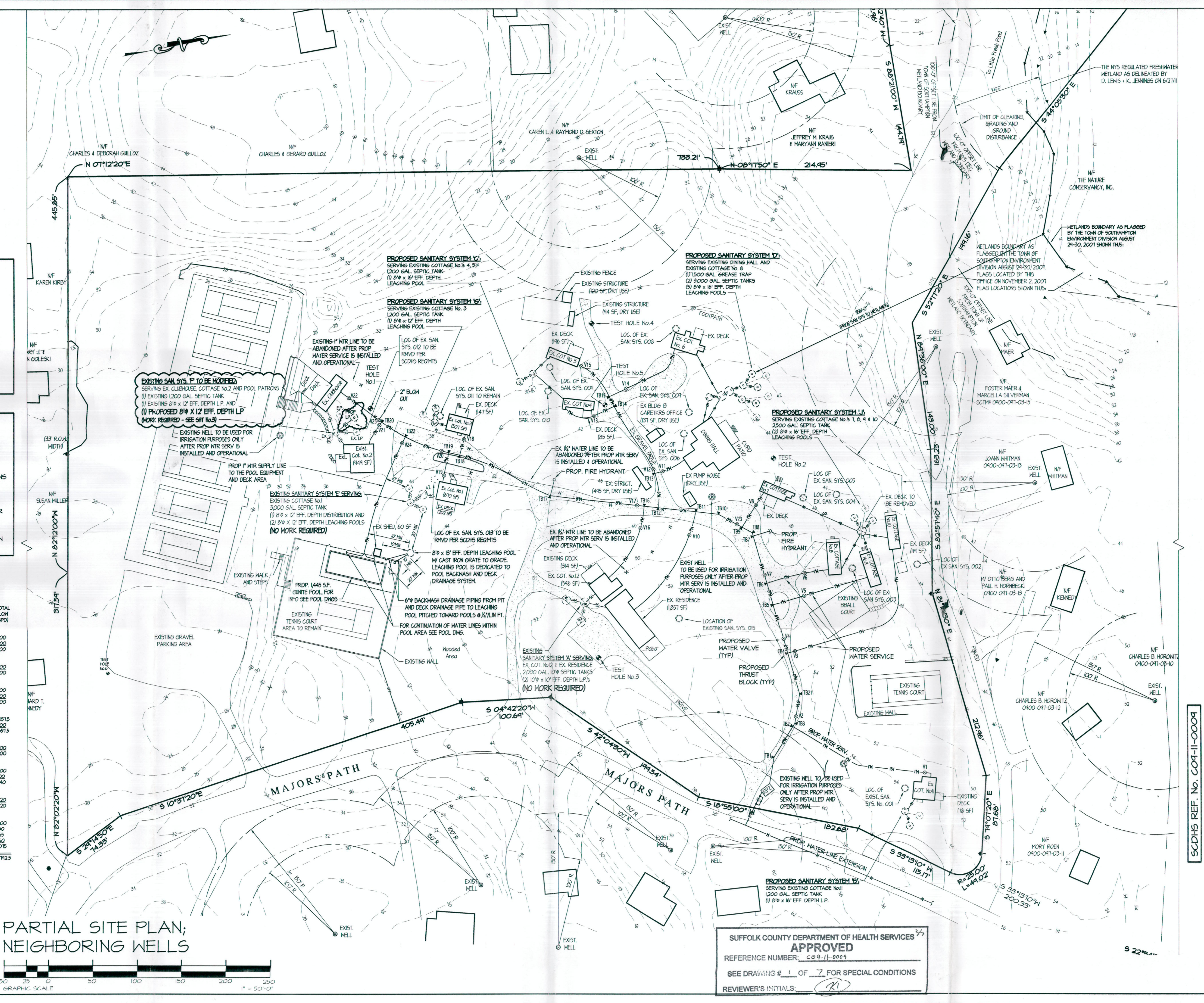
EXISTING SITE SANITARY FLOW = 9,450 GPD
 (CALCULATED PER SCDSHS METHOD FOR GRANDFATHERED FLOWS) (GUIDANCE MEMORANDUM 320)

EXISTING SANITARY FLOW (OVERNIGHT STAY)
 THE EXISTING CERTIFICATES OF OCCUPANCY ALLOWS FOR THE OVERNIGHT STAY WITHIN THE EXISTING 12 COTTAGES. THE OCCUPANT LOAD FOR THOSE STRUCTURES AS DEFINED BY THE NEW YORK STATE BUILDING CODE IS CURRENTLY AT 124 OCCUPANTS. THIS NUMBER DOES NOT INCLUDE THE EXISTING FOUR BEDROOM DWELLINGS.

THE PROPOSED SANITARY FLOW FOR THE SITE = 5,440 GPD, THIS REPRESENTS A REDUCTION IN FLOW OF 4,010 GPD FOR THE SITE.

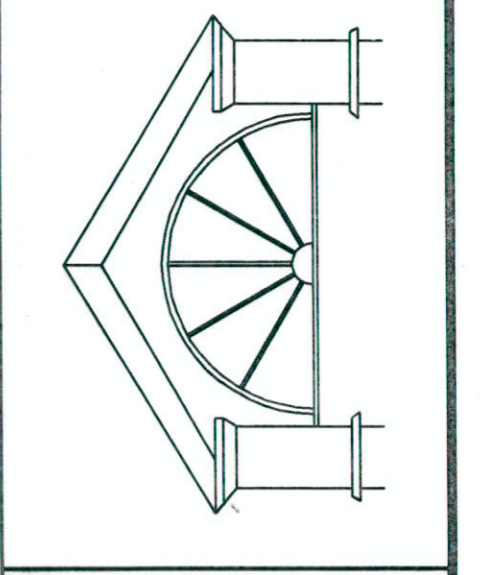
SANITARY SYS. SUMMARY:

SYSTEM	HOUSING OCCUP.	COMFORT STATION OCCUP.	KITCHEN FLOW (GPD)	SANITARY FLOW (GPD)	TOTAL FLOW (GPD)
SYSTEM A					
EXISTING DWELLING	0	0	0	300	300
EXISTING COTTAGE 12	0	40	0	200	200
TOTAL FLOW SYSTEM A				500	500
SYSTEM B					
EXISTING COTTAGE 11	8	0	0	600	600
TOTAL FLOW SYSTEM B				600	600
SYSTEM C					
EXISTING COTTAGE 4	4	0	0	300	300
EXISTING COTTAGE 5	4	0	0	300	300
TOTAL FLOW SYSTEM C				600	600
SYSTEM D					
EXISTING DINING HALL	0	141	3525	705	10575
EXISTING COTTAGE 6	8	0	0	600	600
TOTAL FLOW SYSTEM D				1305	10575
SYSTEM E					
EXISTING COTTAGE 1	8	0	0	600	600
TOTAL FLOW SYSTEM E				600	600
SYSTEM F					
EXISTING COTTAGE 2	0	80	0	400	400
EXISTING COTTAGE 3	0	28	0	140	140
TOTAL FLOW SYSTEM F				540	540
SYSTEM G					
EXISTING COTTAGE 3	0	44	0	220	220
TOTAL FLOW SYSTEM G				220	220
SYSTEM H					
EXISTING COTTAGE 7	8	0	0	600	600
EXISTING COTTAGE 8	0	30	0	150	150
EXISTING COTTAGE 9	0	33	0	165	165
EXISTING COTTAGE 10	0	32	0	160	160
TOTAL FLOW SYSTEM H				1075	1075
TOTALS	40	428	3925	5440	57425



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
APPROVED
 REFERENCE NUMBER: C09-11-0009
 SEE DRAWING # 1 OF 7 FOR SPECIAL CONDITIONS
 REVIEWER'S INITIALS: *RI*

REVISIONS:
 1-28-13 REVISED BASED ON COMMENTS FROM SCDSHS LETTER DATED 1-28-13
 02-07-13 REV / NOTED CHANGES ON SCDSHS APPROV DMS SET DATED 02-06-2013
 3-07-13 ADDED PROP. POOL, BACKWASH L.P. AND PROVIDED 1" MTR SERV
 3-14-13 REVISED PER LETTER FROM SCDSHS, DATED 3-14-13



JEFFREY T. BUTLER, P.E., P.C.
 P.O. BOX 634
 SHOREHAM, NEW YORK
 TEL.: 631.202.8850 FAX: 631.271.8033

ENGINEER:

 JEFFREY T. BUTLER, P.E.

NEIGHBORING WELL SITE PLAN FOR:
 SOUTHAMPTON RACQUET CLUB AND CAMP
 SOUTHAMPTON, N.Y.
 SCTM# 900-47-3-17.001

COUNTY OF SUFFOLK
 TOWN OF SOUTHAMPTON
 JOB No.: 100078
 DATE: MAY 7, 2012

DRAWN BY: RAC
 APPROVED BY: JTB



Town of Southampton
Department of Land Management
Building and Zoning Division

CERTIFICATE OF COMPLIANCE

ZONING ORDINANCE CHAPTER 330 article XX 330-177.E.

February 4, 2016

NO: A160152
PERMIT NO: P073207
OWNER: Southampton Day Camp Realty, LLC
ADDRESS: 85 Crescent Beach Rd
Glen Cove NY 11542

This is to certify that the structure

New ()

Altered (X)

Addition ()

Located

665 Majors Path, North Sea

has been COMPLETED substantially according to approved plans, and the requirements of the above ordinances have been met and permission is hereby granted for the USE of building(s) or structure(s) for the following purposes:

U S E

Proposed conversion of laundry room to 2 bathroom

Total No. of Bedrooms: N/A

No. of Bedrooms in Basement: N/A

No of Buildings:

ZBA Decision(s): 4130

D013123

9667

Michael J. Benincasa, Chief Building Inspector