



# TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
116 Hampton Road  
Southampton, NY 11968



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Phone: (631) 287-5735  
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## Application For Final Minor Subdivision Approval

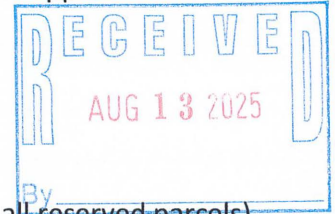
Name of Application: 173 Norris, LLC

SCTM No.: 900-71-2-17

Property Address: 173 Norris Lane, Bridgehampton

Application is hereby made to the Southampton Town Planning Board for approval of a Final Subdivision described herein.

Further, the following are submitted herewith:



1. Application fee \$ 1,900.00  
(\$950 for each lot in the proposed subdivision, including all reserved parcels)
2. Paper prints of the survey map showing all contiguous holdings, the arrangements of lots, their metes and bounds, adjacent land owners and such other data required by the Planning Board to make all referrals (see attached lists and check with the office of the Planning Board).
3. Legal instruments (i.e. parkland dedications, scenic or other forms of open space easements, covenants, deed restrictions, etc. (PLEASE STATE))

.....  
I. General Information

(a) Applicant's Name: Carl Benincasa, Esq  
 Address: 860 Montauk Highway, Suite 1-B Water Mill  
 Phone No.: 631-500-9595

(b) If the applicant is a corporation, give the name and title of the responsible officer:  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

(c) Landowner's Name: 173 Norris, LLC  
 Address: C/O Carl Benincasa, Esq. 860 Montauk Hwy, Suite 1-B

(d) Subdivision Engineer or Land Surveyor (Licensed)

Name: Jeffrey W. Haderer License No. 050538

Address: 188 W. Montauk Hwy, Unit E3, HB Telephone No. 631-369-8312

(e) If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land.

(f) All communications with regard to this subdivision shall be addressed to the following person until further notice:

Name: Carl Benincasa, Esq.

Address: 860 Montauk Highway, Suite 1-B Water Mill

Telephone No.: 631-500-9595

II. Proposed Site

(a) The area of the proposed subdivision is 2.806 acres.  
The number of lots is 2.

(b) Deed or deeds are recorded in the County Clerk's Office:

Date: 4/19/24 Liber: D00013245 Page: 209

(c) There are no encumbrances or liens against this land other than mortgages.

(d) All buildings and structures are shown on the survey.

Existing structures not specifically shown and described on the survey will be removed.

Is a variance needed for any nonconforming buildings located on any of the lots? No

(e) All marsh and water areas are shown on the survey.

(f) The subdivision is in the R20 zone(s).

(g) The site will be serviced by the following special districts or utility companies:

Fire District: Bridgehampton

Post Office: Bridgehampton

School District: Bridgehampton

Water District or Company: SCWA

Electric Company &/or Gas Company PSEG . Nat Grid

(h) Is the subdivision on a **County, State** or **Town** road? (Circle One)

Name of road(s): \_\_\_\_\_

(i) Is the subdivision in a designated critical environmental area, as per SEQRA? (See Chapter 157-10, Town Code) \_\_\_\_\_

Check One: Type I  Type II  Unlisted Action

If a Type I Action, an Environmental Assessment Form, Part I must be enclosed with this application.

(j) Does the minor subdivision layout cover the entire holdings of the owner?

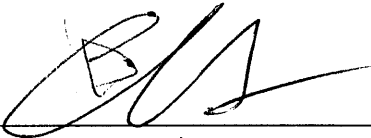
Yes \_\_\_\_\_

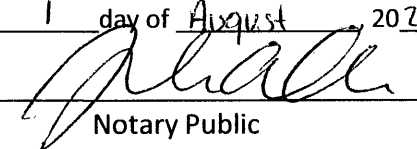
If no, explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby depose and say that all the above statements of information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

I also hereby certify that the property being submitted for consideration by the Southampton Town Planning Board as a minor subdivision has not been divided from a larger parcel since May 6, 1975, and that the property in question was held in single and separate ownership by the undersigned, or a predecessor in title, on that date, and further certify that the undersigned is the sole owner of said property.

  
\_\_\_\_\_  
Signed

Sword before me this  
1 day of August, 2025  
  
\_\_\_\_\_  
Notary Public

**JACQUELINE ALLEN**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 01AL0012357  
Qualified in Suffolk County  
Commission Expires August 21, 2027

**AGRICULTURAL DATA STATEMENT**

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: 173 Norris, LLC 2-Lot Subdivision

2. Name of Applicant 173 Norris, LLC C/O Carl Benincasa, Esq.

3. Address of Applicant 860 Montauk Highway, Suite 1-B  
Water Mill, NY 11976

4. SCTM # of Project 71-2-17

5. Project Location 173 Norris Lane, Bridgehampton

6. Description of Project 2-Lot subdivision

7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application.

- 8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.
- 9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards for each mailing. The return address on the return receipt card must read "SOUTHAMPTON TOWN PLANNING BOARD, 116 HAMPTON ROAD, SOUTHAMPTON, NY 11968"

If you do not believe that you are subject to this requirement, please complete the following and sign below:

I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:

**The property is not located within an agricultural district  
nor is it within 500' of an operating farm**

  
\_\_\_\_\_  
Applicant's/ Applicant Agent's Signature