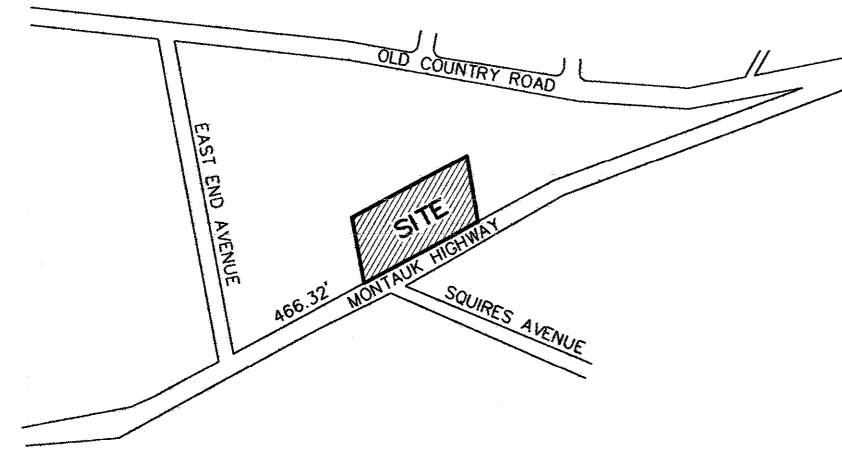
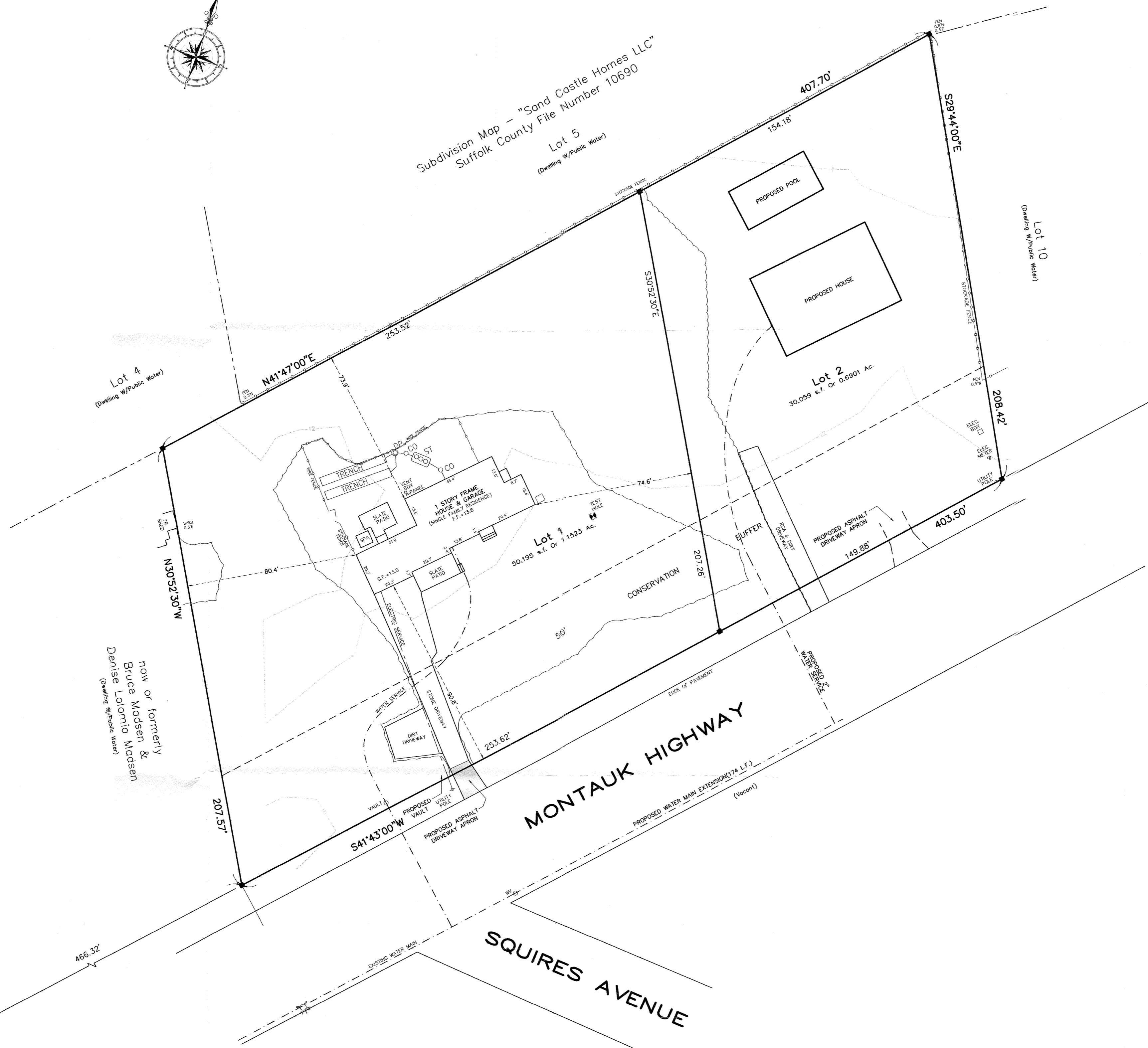


LOCATION MAP

SCALE: 1"=600'



Subdivision Map - "Sond Costle Homes LLC"
Suffolk County File Number 10690
Lot 5
(Dwelling w/Public Water)



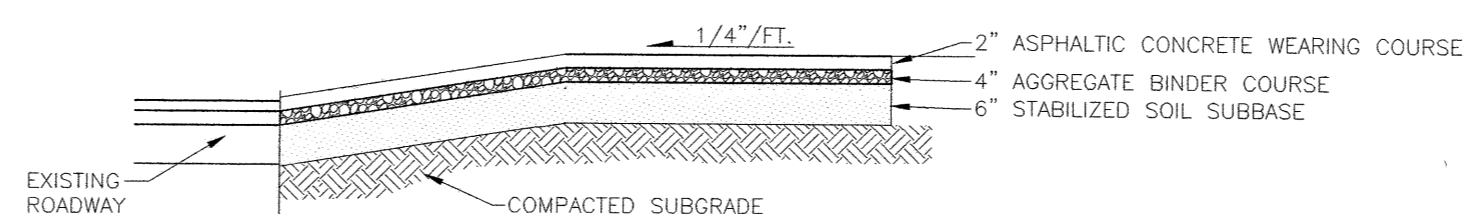
now or formerly
Bruce Madsen &
Denise Lalonia Madsen
(Dwelling w/Public Water)

EAST END AVENUE

MONTAUK HIGHWAY

SQUIRES AVENUE

ASPHALT APRON



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

DATE _____

THIS IS TO CERTIFY THAT THE PROPOSED REALTY SUBDIVISION OR DEVELOPMENT FOR _____ IN THE _____ WITH A TOTAL OF _____ 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 DAWYDIAK, P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL QUALITY

"I HEREBY CERTIFY THAT THIS MAP WAS MADE BY ACTUAL SURVEYS COMPLETED JUNE 29, 2018 AND THAT ALL CONCRETE MONUMENTS SHOWN THUS: (D) ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT. THE DIMENSIONAL REQUIREMENTS FOR ALL LOTS SHALL CONFORM TO THE "R-20" ZONING USE DISTRICT.



DAVID H. FOX
N.Y.S.L.S. # 50234

"I HEREBY CERTIFY THAT THE WATER SUPPLIES AND/OR SEWAGE DISPOSAL SYSTEMS FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION, BASED ON 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."

MICHAEL D. MAPES
N.Y.S.P.E. #70501

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY ARTICLE 16 OF THE TOWN LAW.

CHAIRMAN _____ DATE OF APPROVAL _____ DATE OF CERTIFICATION _____

OWNER

ASHLEY L. MADSEN & NICOLE R. MADSEN
59 EISENHOWER DRIVE
EAST QUOGUE, N.Y. 11942

SITE DATA

TOTAL AREA	80,254 S.F. OR 1.8424 AC.
AVERAGE LOT SIZE	40,127 S.F.
ZONING USE DISTRICT	R-20
SCHOOL DISTRICT	EAST QUOGUE
FIRE DISTRICT	EAST QUOGUE
UTILITIES	VRIZON, PSEG, S.C.W.A.
GWM ZONE	IV

NOTE

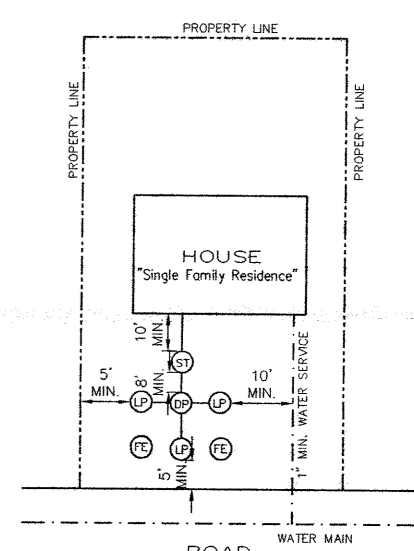
1. REFERENCE DEED L. 11815 CP. 20
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO N.A.V. DATUM 1988.
3. PROPOSED SANITARY SYSTEM PER OTHERS.

TEST HOLE DATA

MC DONALD GEOSCIENCE
SEPT. 24, 2018

EL=11.9	0.0	BROWN LOAM	CL
	0.5	BROWN SILTY SAND	SM
	2.5	PALE BROWN FINE SAND	SP
HIGHEST EXPECTED G.W. EL=3.6	8.3	WATER IN PALE BROWN FINE SAND	SP
	17.0		

PLOT PLAN:

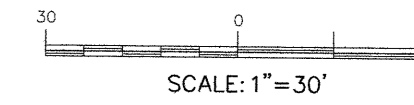


REVISION:	PLAN PREPARED:
SEPT. 19, 2018	PLAN PREPARED
SEPT. 20, 2019	TOWN AMENDMENTS
OCT. 08, 2019	AMENDED LABEL
FEB. 20, 2020	S.C.D.H.S. AMENDMENTS
JUNE 15, 2020	TOWN AMENDMENTS
SEPT. 04, 2020	TOWN AMENDMENTS
APR. 14, 2021	AMENDED WATER SERVICE
DEC. 13, 2021	AMENDED WATER SERVICE
SEPT. 11, 2024	UPDATE SURVEY
NOV. 08, 2024	AMENDED LABEL
MAY 06, 2025	S.C.R.A. AMENDMENTS

Subdivision Map of
"ASHLEY L. MADSEN & NICOLE R. MADSEN
At
East Quogue
Town of
Southampton
Suffolk County, New York

Suffolk County Tax Map:
Dist. 0900 Sect. 316.00 Block 01.00 Lot 002.001

FOX LAND SURVEYING
64 SUNSET AVENUE
WESTHAMPTON BEACH, N.Y. 11978
(631) 288-0022



SCALE: 1"=30'

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

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

TOWN OF SOUTHAMPTON



MARIA Z. MOORE
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
GLORIAN BERK

BOARD MEMBERS
KATE FULLAM
DAVID GLAZER
THACKOOR (GEORGE) MOOTOO
THOMAS NEELY

SUBDIVISION PRE-APPLICATION FORM

This application form is required as part of any request to process the action listed below. In addition, Chapter [§292](#) The Town of Southampton Code requires specific material to be submitted in conjunction with this form. Other required items are indicated on the attached application checklist. It is the applicant's responsibility to insure that application package is complete and accurate. Incomplete applications will not be processed.

1. All applications must be completed in full and comply with [§330](#) and [§292](#) of the Town Code. Incomplete application packages will not be accepted.
2. These instructions and the application form shall be read carefully and understood before completing. Any questions should be referred to the Planning Division.
3. The application package consists of the following:
 - The [Subdivision Pre-Application Form](#) checklist.
 - 15 Copies of Application, including: project description, [owner's endorsement](#), [Open Government Disclosure Form](#), agricultural data statement, and submission review form.
 - 15 Copies of Subdivision Plat (standard plan) and supporting Materials
 - 15 Copies of Subdivision Plat (cluster plan)
 - Pre-Application Fee: **\$800 per lot** (excluding reserved parcels)
 - Lot Line Modification Fee (Transfer if Property): **\$1,100 per lot** (if applicable)
4. The mapping requirements for the subdivision plat, per [§292-4A](#), [§292-10](#) of the Southampton Town Code are included in the Subdivision Pre-Application Submission Review Form on Pages 5-6 of this submission package. Please complete this form to ensure that the maps comply with the code requirements.
5. The subdivision pre-application review process is outlined on page 4
6. A Fee Schedule is included in this package.

II. Proposed Site

a) General location of Property

~~(north)~~ of Montauk Highway, approx 466.32 feet east
(street of road) (feet) (north/east/south/west)
of East End Avenue, in East Quogue.
(nearest interesting street) (hamlet)

b) Zoning District(s): R-20

c) Is a Variance Necessary? YES: _____ NO: _____

If yes, please explain:

Not applicable

d) Zoning Overlay(s) (Please check all that apply)

- Agricultural*
- Aquifer Protection **NOT APPLICABLE**
- Tidal Flood Plain
- Tidal Wetland & Ocean Beach
- Old Filed Map
- Archaeological (*) (**) (NYS Circles and Squares map)

e) Include a survey showing the location of Class I and II prime agricultural soils

**Notice: Applicants shall complete mailing requirements at time of hearing to the Office of Tribal Trustees of Shinnecock pursuant to the section [292-9 A](#), of Town Code.

III. Project Type

- Subdivision: two (2) lots
- Re-Subdivision: _____
- Lot Line Modification (Transfer of Property): _____

PRE-APPLICATION SUBMISSION FORM

PROJECT DESCRIPTION

In the space provided below, and on additional sheets if necessary, please provide the following:

1. A description of the project.

The proposed project will divide one (1) existing oversized developed parcel into two (2) oversized parcels, within the current R-20 zoning district. The property currently contains a single-family residence on the southwestern side of the parcel fronting Montauk Highway. Central to the parcel is a large swath of dense vegetation. The southwestern lot will contain the existing residence, associated driveway, and sanitary system. The proposed northeastern lot will front Montauk Highway and will be oversized for the current R-20 zoning district at 30,059 sq. feet. Access to the proposed lot additional will be central within the road frontage of 149.88 feet on Montauk Highway.

2. An explanation of the design concept

The concept behind the proposed subdivision is to create one (1) additional building lot in addition to the existing residence, that would comply with current zoning (R-20). The property is comprised of a total of 80,254 square feet, and would yield two (2) oversized lots.

3. The reason for the particular design

The property fronts on Montauk Highway. The property contains a total of 403.40 feet of road frontage and 208.42 feet of depth to the northwest. The most logical way to divide the existing parcel is to place the western lot line for the proposed new second parcel through the existing wooded vegetation. This proposed subdivision will yield two lots that are both oversized for the current zoning of R-20.

4. The objective of the developer or project sponsor.

The objective of the developers is to achieve an additional building lot on this property for the Madsens to construct another residence for the family to develop in the future.

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: Madsen Subdivision project
2. Name of Applicant: Daphne Vaughan - Surfside Environmental Planning Inc.
3. Address of Applicant: 4 Happy Acres Drive Shirley, New York 11967
4. SCTM # of Project: 900-316-1-2.1
5. Project Location: 416 Montauk Highway, East Quogue, Town of Southampton, New York
North side of Montauk Highway, 466.72 feet east of East End Avenue.
6. Description of Project: Two (2) lot subdivision from an existing oversized parcel in an R-20
zoning district. The existing residence will remain with the proposed
additional lot placed east of the developed part of the parcel.
The proposed parcel will take access east of the existing parcel
on Montauk Highway.
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 owner's 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 owner's 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.

SUBMISSION REQUIREMENTS CHECKLIST

TO BE FILLED OUT BY APPLICANT

Application Name Ashley L. Madsen & Nicole R. Madsen Subdivision
 Contact Person Daphne Vaughan - Surfside Environmental Planning Inc.
 SCTM# 900-316-1-2.1
 Project Location 416 Montauk Highway, East Quogue
 Number of Lots Two (2) proposed
 Date: October 16, 2025

PLEASE CHECK	YES	NO
Pre-Application Form.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subdivision Plat (using the standards set forth in Chapter 292 of the Town Code) meeting the mapping requirements outlined below. (6 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cluster Plan.....	<input type="checkbox"/>	<input type="checkbox"/>
Yield Map.....	<input type="checkbox"/>	<input type="checkbox"/>
APPLICATION FEE: \$800/Per Lot.....	<input type="checkbox"/>	<input type="checkbox"/>
Scale 1" = 200' or greater	<input type="checkbox"/>	<input type="checkbox"/>
Name and Address of Owner of Record and Subdivider	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date	<input type="checkbox"/>	<input type="checkbox"/>
North Arrow	<input type="checkbox"/>	<input type="checkbox"/>
Scale.....	<input type="checkbox"/>	<input type="checkbox"/>
Property Description with distance to the nearest existing street intersection	<input type="checkbox"/>	<input type="checkbox"/>
Location, Names, Ownership of adjacent streets and curblines.....	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining lands and owners as disclosed by the most recent town tax records.....	<input type="checkbox"/>	<input type="checkbox"/>
Public easements, setbacks, or dedicated area on site or adjoining land.....	<input type="checkbox"/>	<input type="checkbox"/>
Outline of existing easements, deed restrictions or covenants on site	<input type="checkbox"/>	<input type="checkbox"/>
Existing Zoning District	<input type="checkbox"/>	<input type="checkbox"/>
Suffolk County Tax Number (SCTM)	<input type="checkbox"/>	<input type="checkbox"/>

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

PHONE: (631) 702-1800
WWW.SOUTHAMPTONTOWNNY.GOV



MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

PLEASE NOTE: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

I, Ashley Madsen, hereby affirm:

I am: (check one)

- 1) the sole owner in fee
- 2) a part owner in fee
- 3) an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
- 4) designated party authorized to act pursuant to a trust or other legal document.
- 5) member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (i.e.: Corporate Resolution; Surrogate Letter; Executor of the Will; Certified Letter of Testamentary; Letter of Administration; Attorney-Opinion Letter; Letter of Probate; Power of Attorney, etc.)

I reside at 59 Eisenhower Drive
Mailing Address
East Quogue, New York 11942
Hamlet/Post Office/Village State Zip Code

I have authorized Daphne Vaughan - Surfside Environmental Planning Inc.
to make the foregoing application (name and/or #) to Southampton Town for approval as described herein.

READ AND CHECK BOX

I understand that false statements made herein are punishable as a Class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.


Signature
Ashley Madsen
PRINT NAME

(If owner is a corporation, please indicate name of corporation and the title of the corporate officer whose signature appears above)

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

PHONE: (631) 702-1800

WWW.SOUTHAMPTONTOWN.NY.GOV



MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

PLEASE NOTE: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

I, Nicole Madsen, hereby affirm:

I am: (check one)

- 1) the sole owner in fee
- 2) a part owner in fee
- 3) an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
- 4) designated party authorized to act pursuant to a trust or other legal document.
- 5) member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (i.e.: Corporate Resolution; Surrogate Letter; Executor of the Will; Certified Letter of Testamentary; Letter of Administration; Attorney-Opinion Letter; Letter of Probate; Power of Attorney, etc.)

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Nicole Madsen
Signature
Nicole Madsen
PRINT NAME

(If owner is a corporation, please indicate name of corporation
and the title of the corporate officer whose signature appears above)

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 Hampton Road
Southampton, NY 11968
631-283-6000
www.southamptontownny.gov



MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)
ss:
COUNTY OF SUFFOLK)

Ashley Madsen

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
 Zoning Board of Appeals, Planning Board, Conservation Board all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code [Chapter 23](#) and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code [§23-14](#) should I knowingly or intentionally fail to make all disclosures herein.

- The application name is: Madsen subdivision project
- I reside at 59 Eisenhower Drive East Quogue, New York 11942
- The officers of the applicant corporation/owner corporation are as follows:
 Pres. _____ Sec. _____
 Vice Pres. _____ Treas. _____
- Do any of the following individuals have an interest in the owner or applicant?
 (as defined on page ii, Section "A")

	<u>Yes</u>	<u>No</u>
A. Any official of New York State	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Any elected or appointed official or employee of Southampton Town or Suffolk County	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code [Chapter 23](#) require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

<u>Name</u>	<u>Residence</u>	<u>Nature of Interest</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

- | | <u>Yes</u> | <u>No</u> |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Attorney | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Other | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

- | | <u>Yes</u> | <u>No</u> |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Attorney | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Other | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer to Question 6 is yes, Town Code [Chapter 23](#) requires that the information be provided below:

<u>Name</u>	<u>Position</u> (Owner, Agent, Attorney, Other)	<u>Corporation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

READ AND CHECK BOX

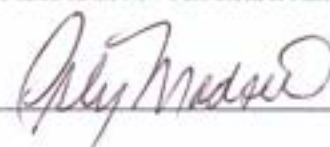
False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- a. the owner or applicant; or
- b. an officer, director, partner, or employee of the applicant or owner; or
- c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner; or
- d. Is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York Stock or American Stock Exchange shall not constitute an interest for the purposes of this disclosure.

Submitted by (please print): Ashley Madsen

Sign:



Date:

9/26/25

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 Hampton Road
Southampton, NY 11968
631-283-6000
www.southamptontownny.gov



JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

MARIA Z. MOORE
TOWN SUPERVISOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

Nicole Madsen

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
 Zoning Board of Appeals, Planning Board, Conservation Board all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code [Chapter 23](#) and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code [§23-14](#) should I knowingly or intentionally fail to make all disclosures herein.

- The application name is: Madsen subdivision project
- I reside at 59 Eisenhower Drive East Quogue, New York 11942

3. The officers of the applicant corporation/owner corporation are as follows:

Pres. _____ Sec. _____
 Vice Pres. _____ Treas. _____

4. Do any of the following individuals have an interest in the owner or applicant?
(as defined on page ii, Section "A")

- | | <u>Yes</u> | <u>No</u> |
|--|--------------------------|-------------------------------------|
| A. Any official of New York State | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Any elected or appointed official or employee of Southampton Town or Suffolk County | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code [Chapter 23](#) require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

<u>Name</u>	<u>Residence</u>	<u>Nature of Interest</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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- | | <u>Yes</u> | <u>No</u> |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Attorney | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Other | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

- | | <u>Yes</u> | <u>No</u> |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Attorney | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Other | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name</u>	<u>Position</u> (Owner, Agent, Attorney, Other)	<u>Corporation</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

READ AND CHECK BOX

False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- a. the owner or applicant; or
- b. an officer, director, partner, or employee of the applicant or owner; or
- c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner; or
- d. Is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York Stock or American Stock Exchange shall not constitute an interest for the purposes of this disclosure.

Submitted by (please print): Nicole Madsen

Sign: *Nicole Madsen* Date: 9/13/25

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 Hampton Road
Southampton, NY 11968
631-283-6000
www.southamptontownny.gov



MARIA Z. MOORE
TOWN SUPERVISOR

JANICE SCHERER
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

Daphne Vaughan

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
 Zoning Board of Appeals, Planning Board, Conservation Board all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code [Chapter 23](#) and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code [§23-14](#) should I knowingly or intentionally fail to make all disclosures herein.

- The application name is: Madsen subdivision project
- I reside at 59 Eisenhower Drive East Quogue, New York 11942
- The officers of the applicant corporation/owner corporation are as follows:
 Pres. _____ Sec. _____
 Vice Pres. _____ Treas. _____
- Do any of the following individuals have an interest in the owner or applicant?
 (as defined on page ii, Section "A")

	<u>Yes</u>	<u>No</u>
A. Any official of New York State	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Any elected or appointed official or employee of Southampton Town or Suffolk County	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code [Chapter 23](#) require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

<u>Name</u>	<u>Residence</u>	<u>Nature of Interest</u>
_____	<u>N/A</u>	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

- | | <u>Yes</u> | <u>No</u> |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Attorney | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Other | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
_____	N/A	_____
_____	_____	_____
_____	_____	_____

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

- | | <u>Yes</u> | <u>No</u> |
|---------------------------------|--------------------------|-------------------------------------|
| 1. Owner | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Applicant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Agent for owner or applicant | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Attorney | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Other | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

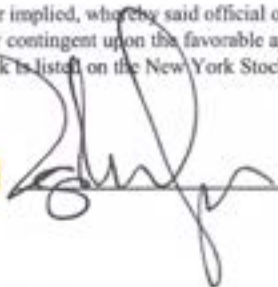
<u>Name</u>	<u>Position</u> (Owner, Agent, Attorney, Other)	<u>Corporation</u>
<small>being drafted. The existing ordinance will remain with the proposed</small> _____	N/A	_____
<small>additional to about east of the proposed part of the parcel</small> _____	_____	_____
<small>The proposed parcel will take across east of the existing parcel</small> _____	_____	_____

READ AND CHECK BOX

False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- a. the owner or applicant; or
- b. an officer, director, partner, or employee of the applicant or owner; or
- c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner; or
- d. is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York Stock or American Stock Exchange shall not constitute an interest for the purposes of this disclosure.

Submitted by (please print): Daphne Vaughan Sign:  Date: 10/14/25



Town of Southampton

116 Hampton Road
Southampton, NY 11968

PLANNING BOARD

Telephone 631 287-5735
Fax 631 287-5706

CHAIR
DENNIS FINNERTY

VICE CHAIRPERSON
JOHN J. BLANEY

SECRETARY
PHILIP A. KEITH

BOARD MEMBERS
JOHN ZUCCARELLI
JACQUI LOFARO
ROBIN LONG
GLORIAN BERK

ADOPTED PRE-APPLICATION REPORT

DATE OF REVIEW: April 25, 2019

PROJECT NAME: Ashley and Nicole Madsen

PROJECT TYPE: 2 Lot Standard Plan

LOCATION: 416 Montauk Highway, East Quogue

SCTM: 900-316-4-2.1

ZONING DISTRICT: R-20

OVERLAY DISTRICT: None

TOTAL PROJECT AREA: 80,254 s.f. or 1.84 acres

SITE DESCRIPTION & REQUESTED ACTION

The proposed Subdivision Application of Ashley and Nicole Madsen is for a two-lot subdivision of an 80,254 square foot property currently improved single-family residence and accessory structures, situated in the R-20 Zoning District and, located at 416 Montauk Highway in East Quogue. The surrounding properties are within the R-20 and R-40 Zoning Districts and improved largely with single-family dwelling and accessory structures.

Standard Plan

The pre-application consists of a Standard Plan with two (2) lots with a total project area of 80,254 square feet where Lot 1 is 50,195 square feet and contains the existing residence, and Lot 2 is 30,059 and is vacant.

Planned Residential Development Plan (Cluster)

A Planned Residential Development Plan (Cluster) is not warranted in this case given the site is located within a developed residential neighborhood and is not adjacent to existing open space.

2. *The proposed application involves subdividing the parcel into two (2) lots. Lot 1 would contain the existing single family residence and front Montauk Highway. Lot 2 would also front Montauk Highway. The proposed lot areas would be as follows:*

<i>Proposed Lot Number</i>	<i>Total Lot Area</i>
<i>1</i>	<i>50,195 Sq. Ft.</i>
<i>2</i>	<i>30,059 Sq. Ft.</i>

3. *I recommend a covenant requiring 2" drainage for all future impervious surfaces, including roofs, driveways and tennis courts.*

At this time, no objection is taken to the proposed subdivision layout and the mapping has been prepared in a manner that substantially conforms to the requirements of Section 292-10.A. of the Zoning Code.

Based upon this information, I do recommend Engineering approval at this time. Should you have any questions regarding this matter, please do not hesitate to contact my office.

Southampton Town Office of Fire Prevention

In a memorandum dated February 13, 2019, the Southampton Office of Fire Prevention provided the following comments:

Listed below are the requirements and recommendations for proposed construction in the Town of Southampton according to the Southampton Town Code, the 2015 International Codes and the National Fire Protection Association (N.F.P.A.) standards for new and existing construction in the Town of Southampton.

Plan submitted is for the proposed division of an existing 80, 253 sq ft parcel into two individual lots.

Both parcels front onto the improved roadway (Montauk Hwy).

The street addresses for the parcels shall be determined by the Town Assessor's office and shall be posted as required in section R319 of the IRC.

The area is served by public service water mains and fire hydrants.

Suffolk County Department of Health Services

In a letter dated February 27, 2019, the SCDHS indicated that an application has not yet been received.

Southampton Town Trails Advisory Board

In a memorandum dated March 5, 2019, the Southampton Town Trails Advisory Board stated there are no trail implications.

5. The final application must include Suffolk County Department of Health Services approval.

Pursuant to §292-9 (D), nothing shall preclude the Planning Board from issuing or changing its recommendations if new information or a change in circumstances arises at or prior to the next formal application stage. The report of the Planning Board shall be valid for a period of one year from the date of issuance. No further Planning Board action will be taken after such expiration unless a request for a request for an extension is received.