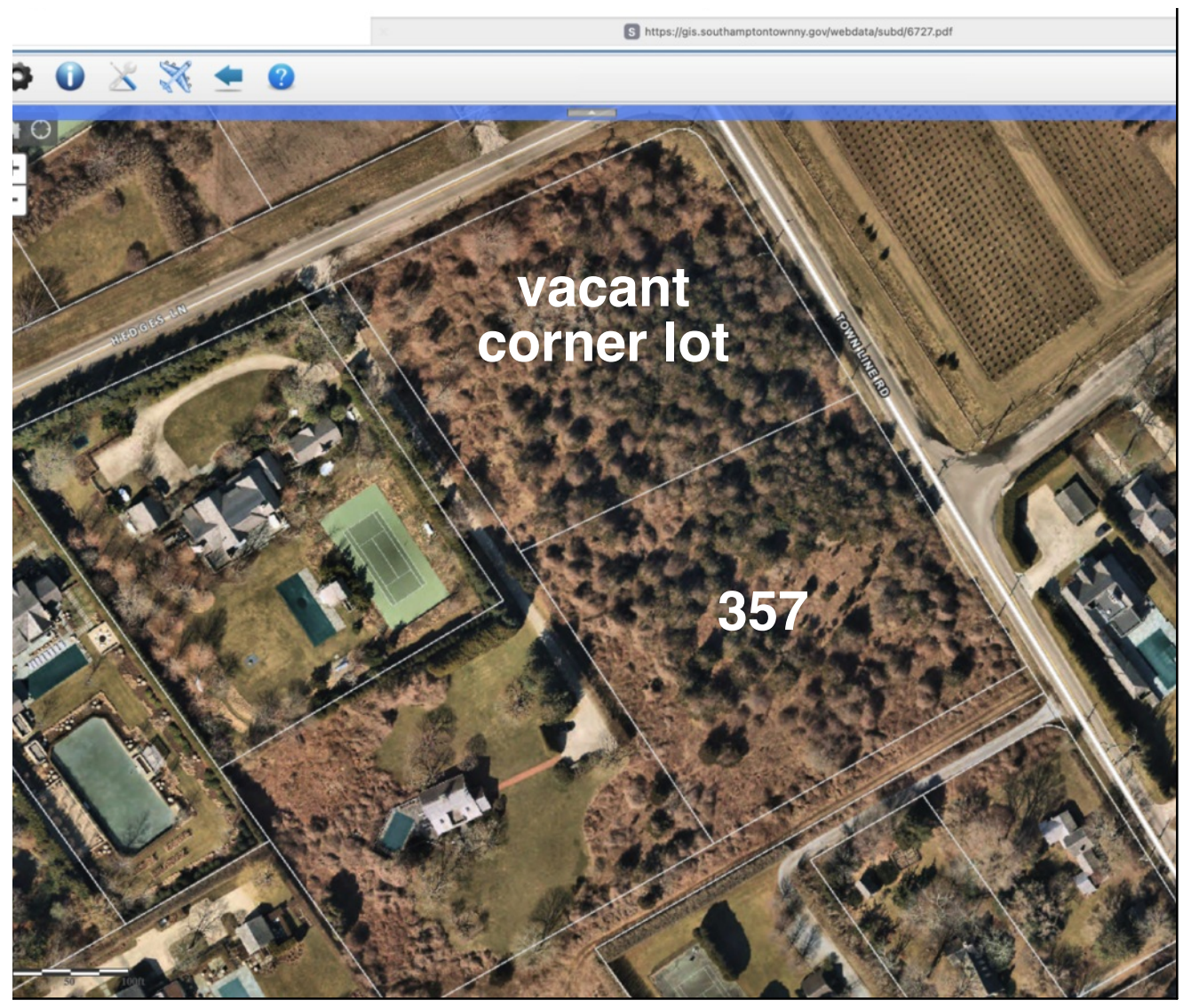
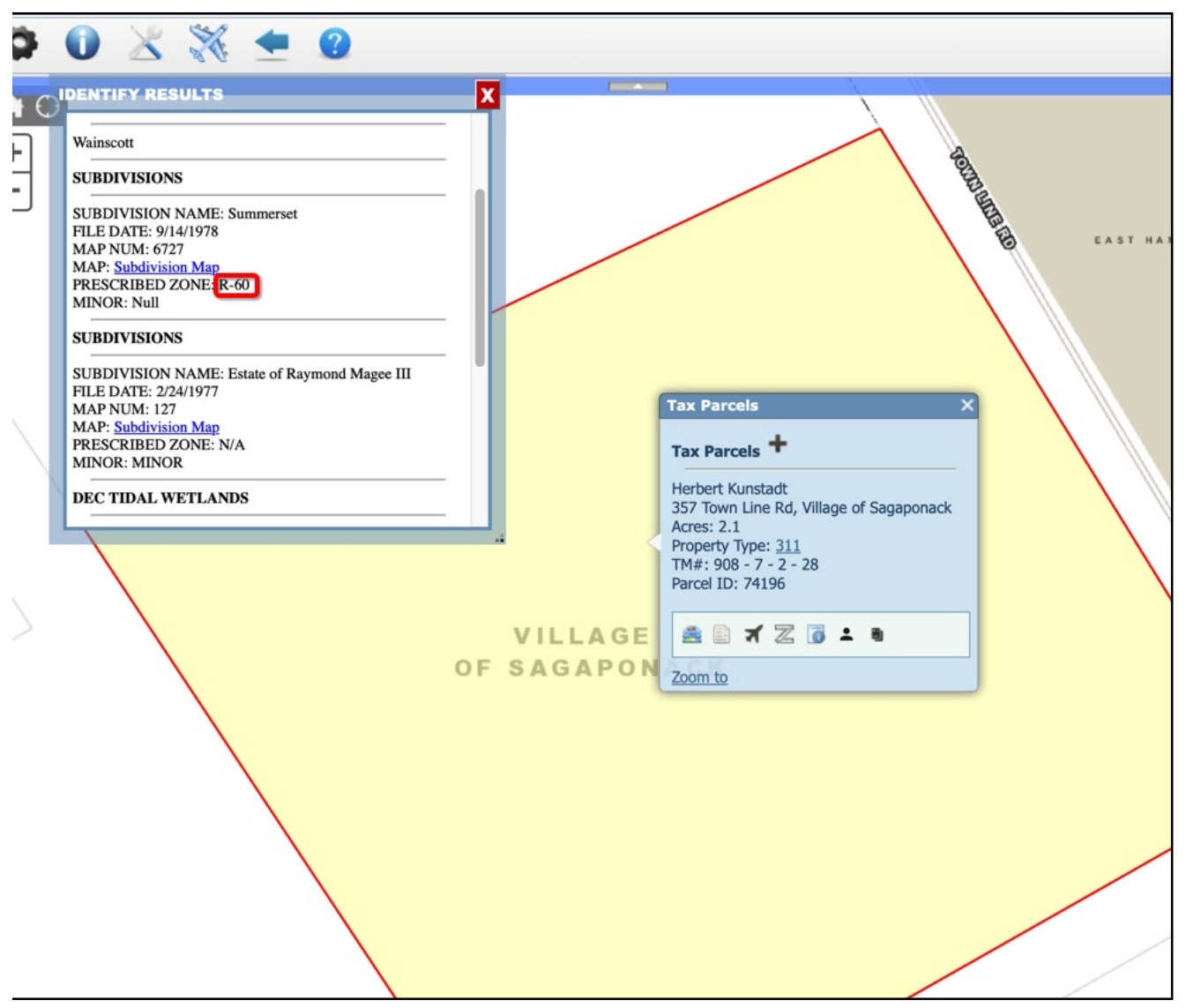


SUB-DIVISION



-60 ZONING - CONFIRMED WITH VILLAGE

DEC TIDAL WETLANDS PROPERTY DATA

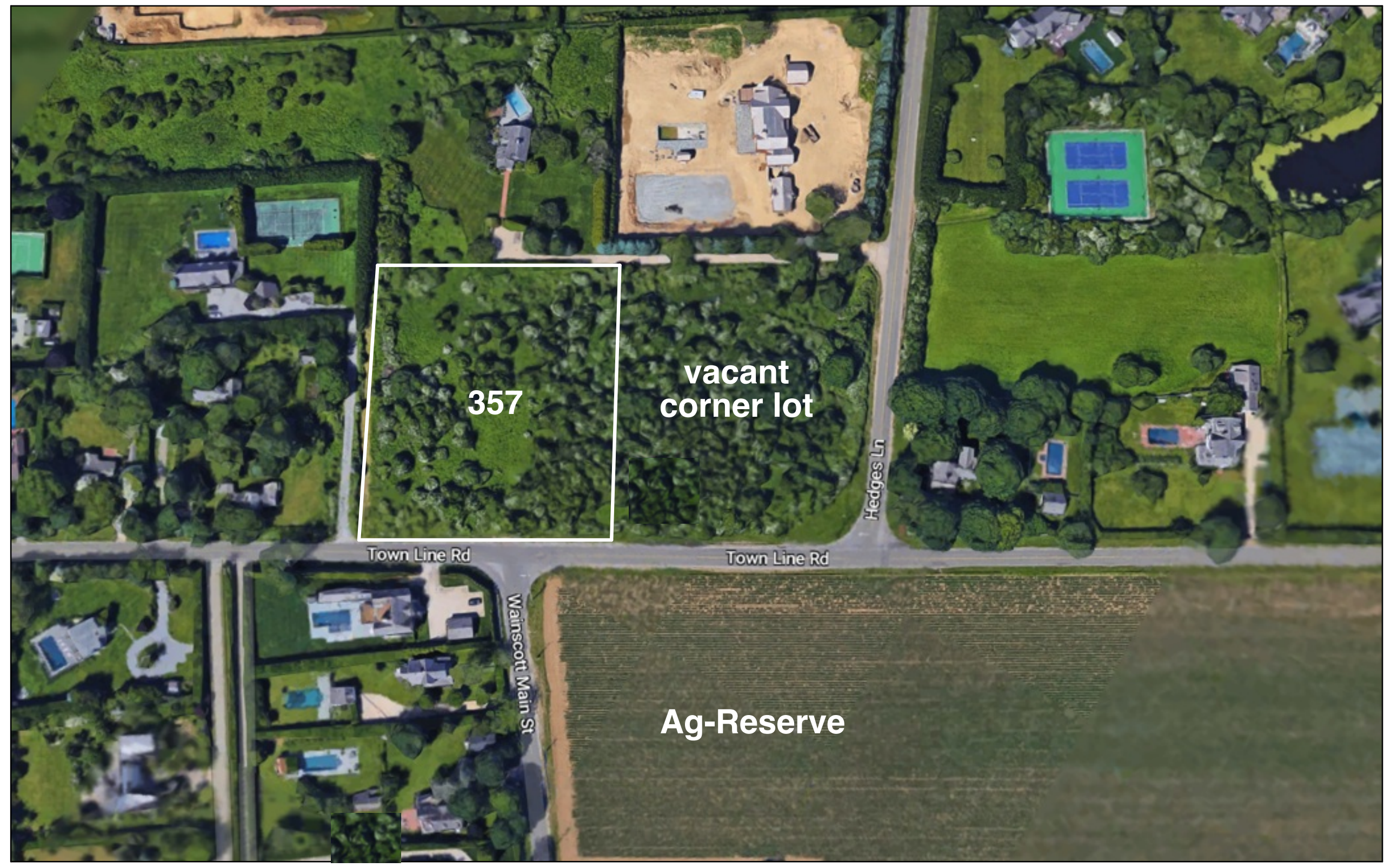
TW CAT: HL
CATEGORY: Hole Area includes areas that do not contain
idal wetlands or adjacent area

FEMA FIRM

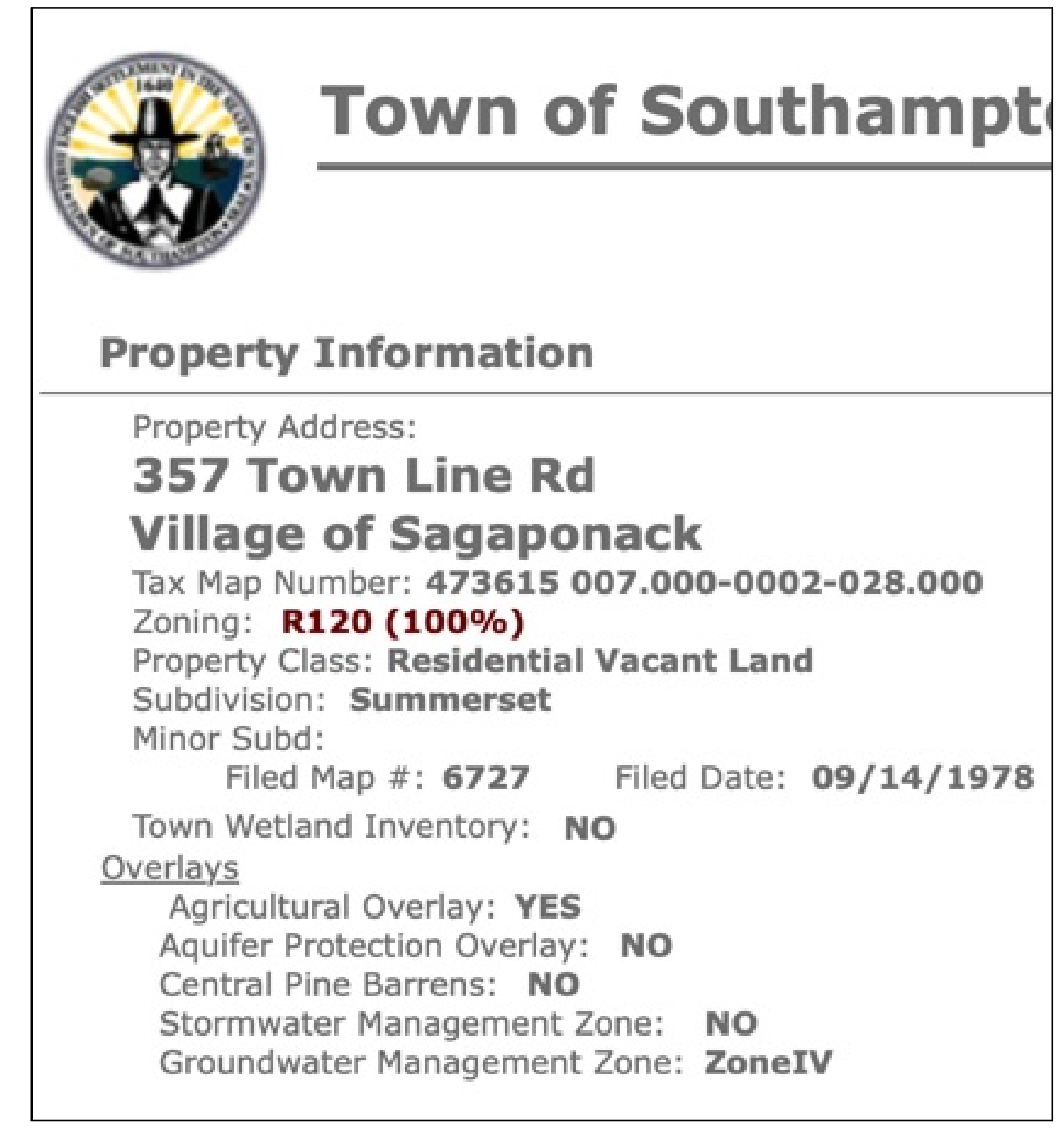
FLOOD ZONE: X
STATIC BFE: -9999
FIRM PANEL:36103C0542H
EFF DATE: 9/25/2009

SOILS

MUSYM: BgA
SOIL NAME: Bridgehampton silt loam, 0 to 2 percent slopes
CLASS: 1
STATUS: Prime farmland
DRAINAGE CLASS: Well Drained
SEPTIC ABSORBTION RATING: Somewhat Limited



MAP VIEW - NOT TO SCALE

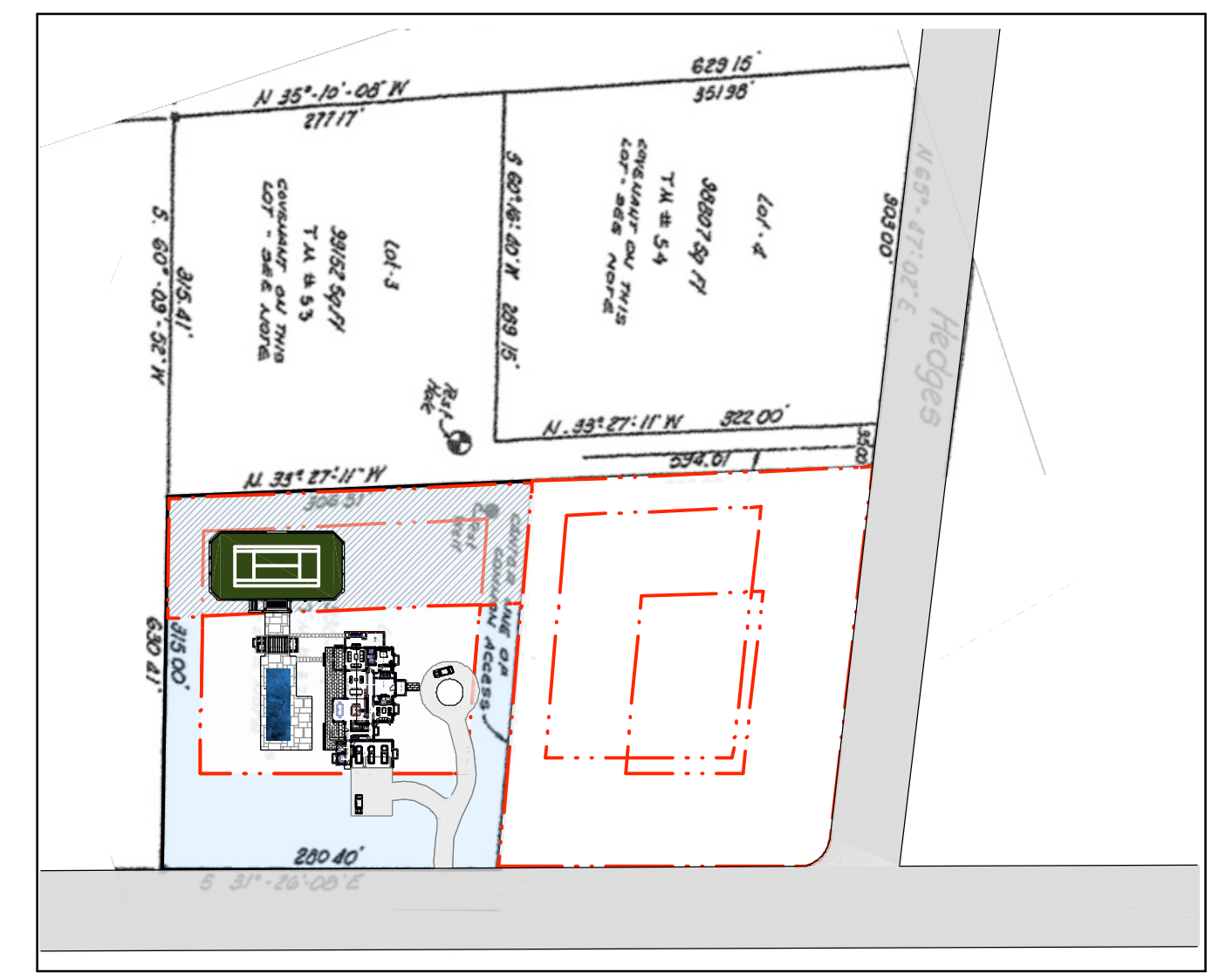


Town of Southampt

Property Information

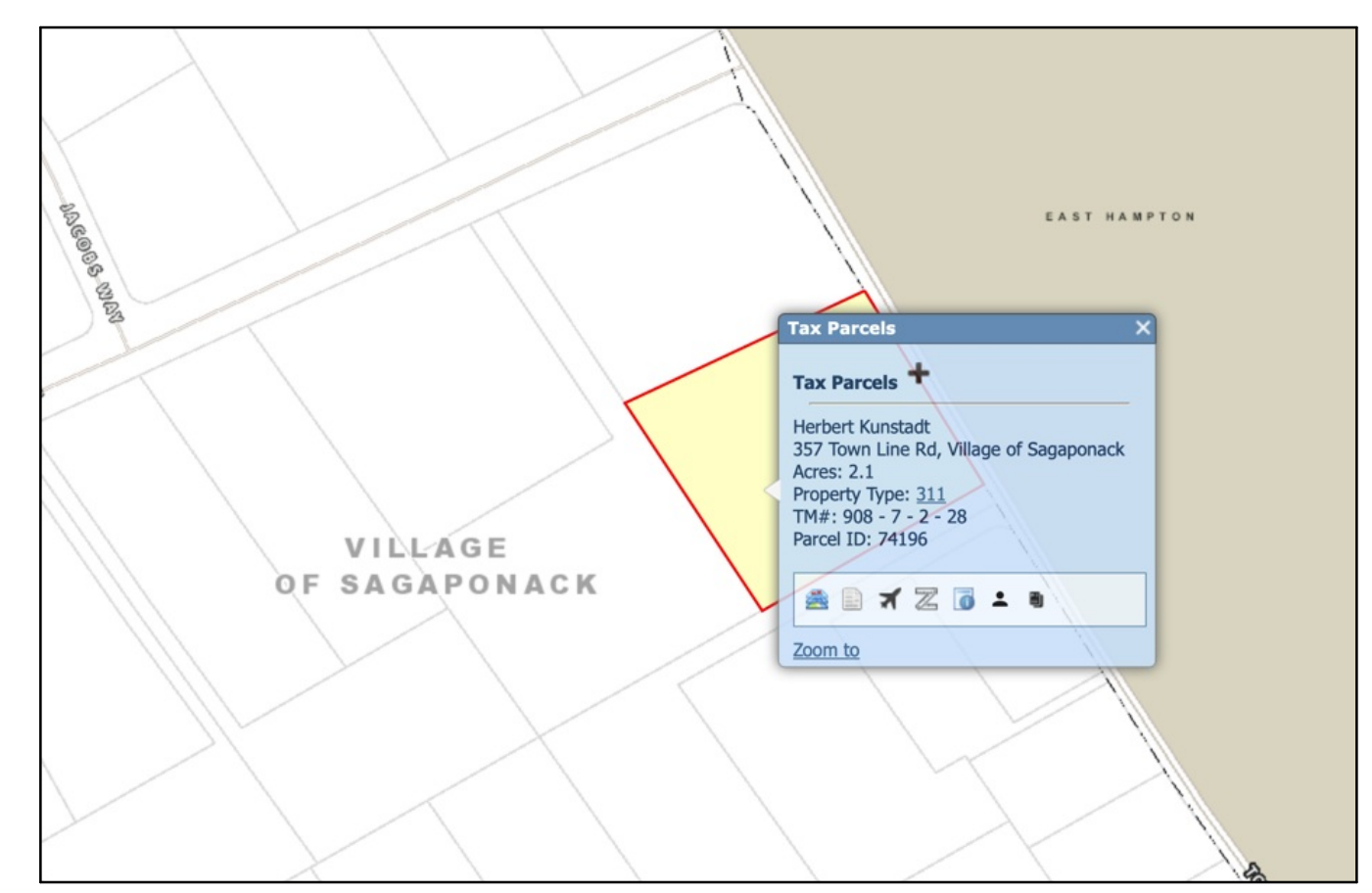
Property Address:
357 Town Line Rd
Village of Sagaponack
Tax Map Number: **473615 007.000-0002-028.000**
Zoning: **R120 (100%)**
Property Class: **Residential Vacant Land**
Subdivision: **Summerset**
Minor Subd:
Filed Map #: **6727** Filed Date: **09/14/1978**
Town Wetland Inventory: **NO**
Overlays
Agricultural Overlay: **YES**
Aquifer Protection Overlay: **NO**
Central Pine Barrens: **NO**
Stormwater Management Zone: **NO**
Groundwater Management Zone: **ZoneIV**

TAX MAP - R-60 APPLIES





SUBJECT PARCEL ON SOUTH SIDE OF SUB-DIVISON WITH TOWN LINE ROAD ENTRY



Site Locator - no scale

DESIGN DRAWINGS PROVIDED BY:
Val Florio Architect PLLC
PO BOX 2853 Sag Harbor, NY 11963
(631) 725-2541 :: vfarchitect@gmail.com

Preliminary Architectural Site Study

Revised November 7, 2026
For Discussion Purposes Only - 11/7/26

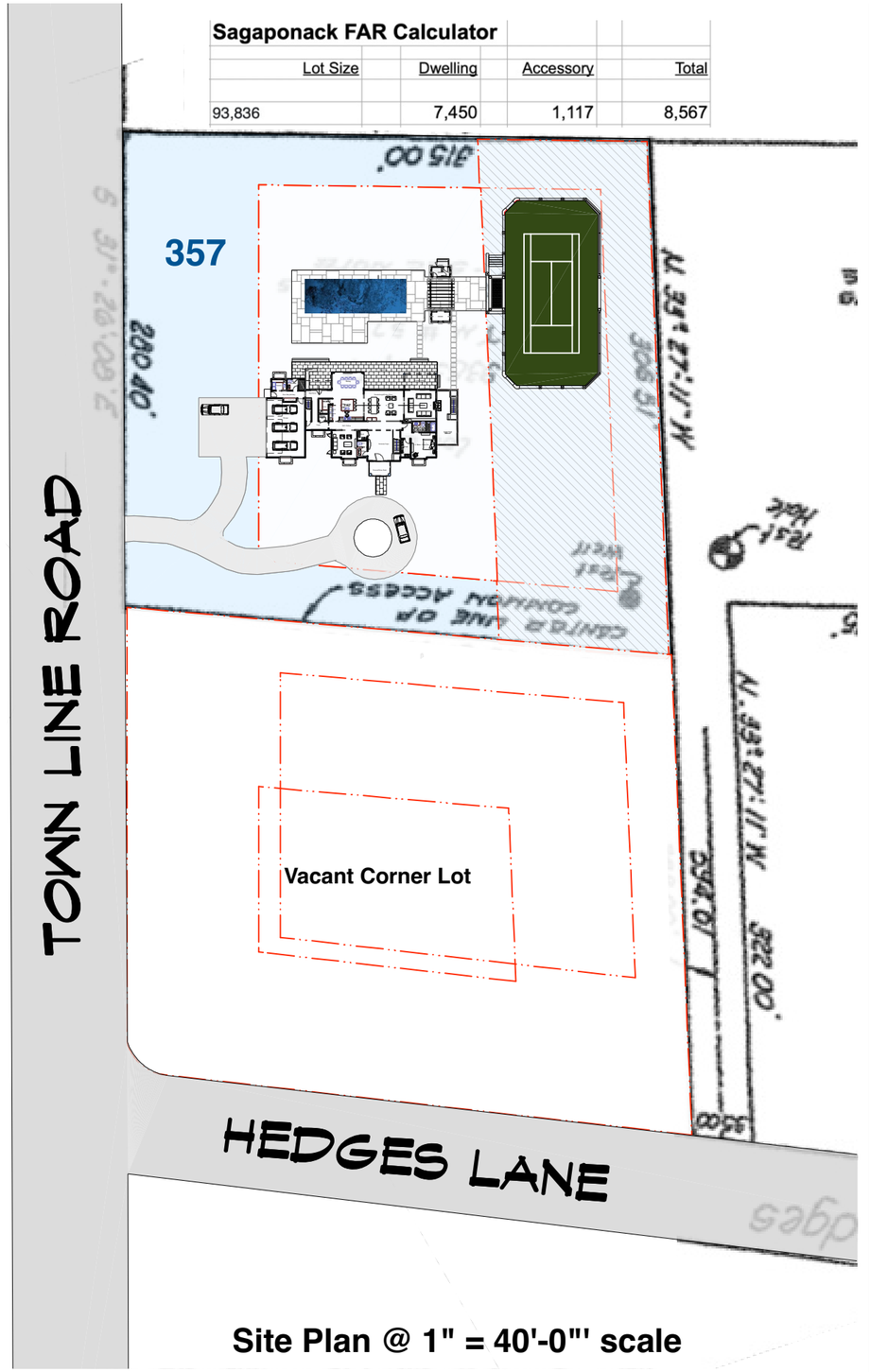
Proposed New Two Story Dwelling & Attached Garage For:
357 TOWN LINE ROAD
Town Line Road
Incorporated Village Of Sagaponack, NY 11962

11/7/26

SCALE:
1/4" = 1'-0"
unless otherwise



Sagaponack FAR Calculator			
Lot Size	Dwelling	Accessory	Total
93,836	7,450	1,117	8,567



DESIGN DRAWINGS PROVIDED BY:

Val Florio Architect PLLC
PO BOX 2853 Sag Harbor, NY 11963
(631) 725-2541 :: vfarchitect@gmail.com

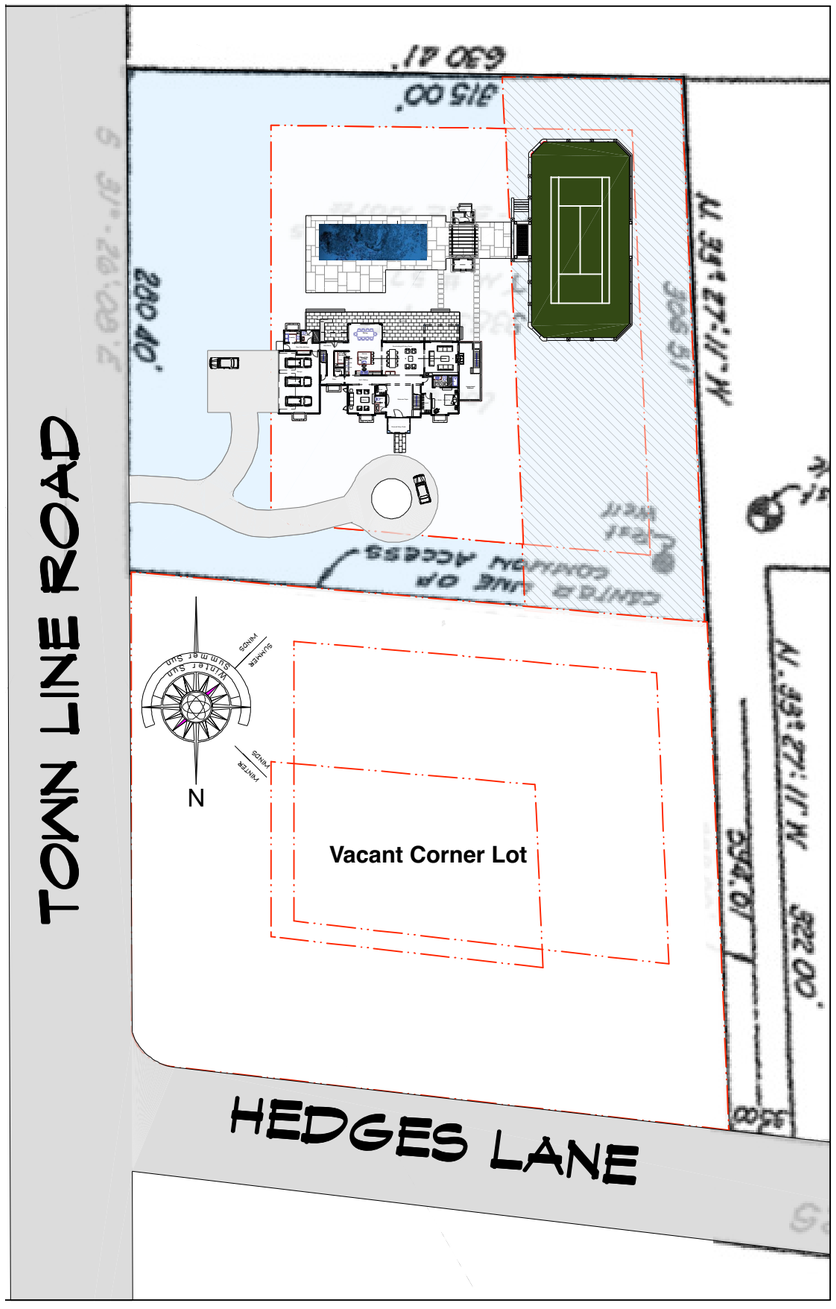
Preliminary Architectural Site Study

Revised November 7, 2026
For Discussion Purposes Only - 11/7/26

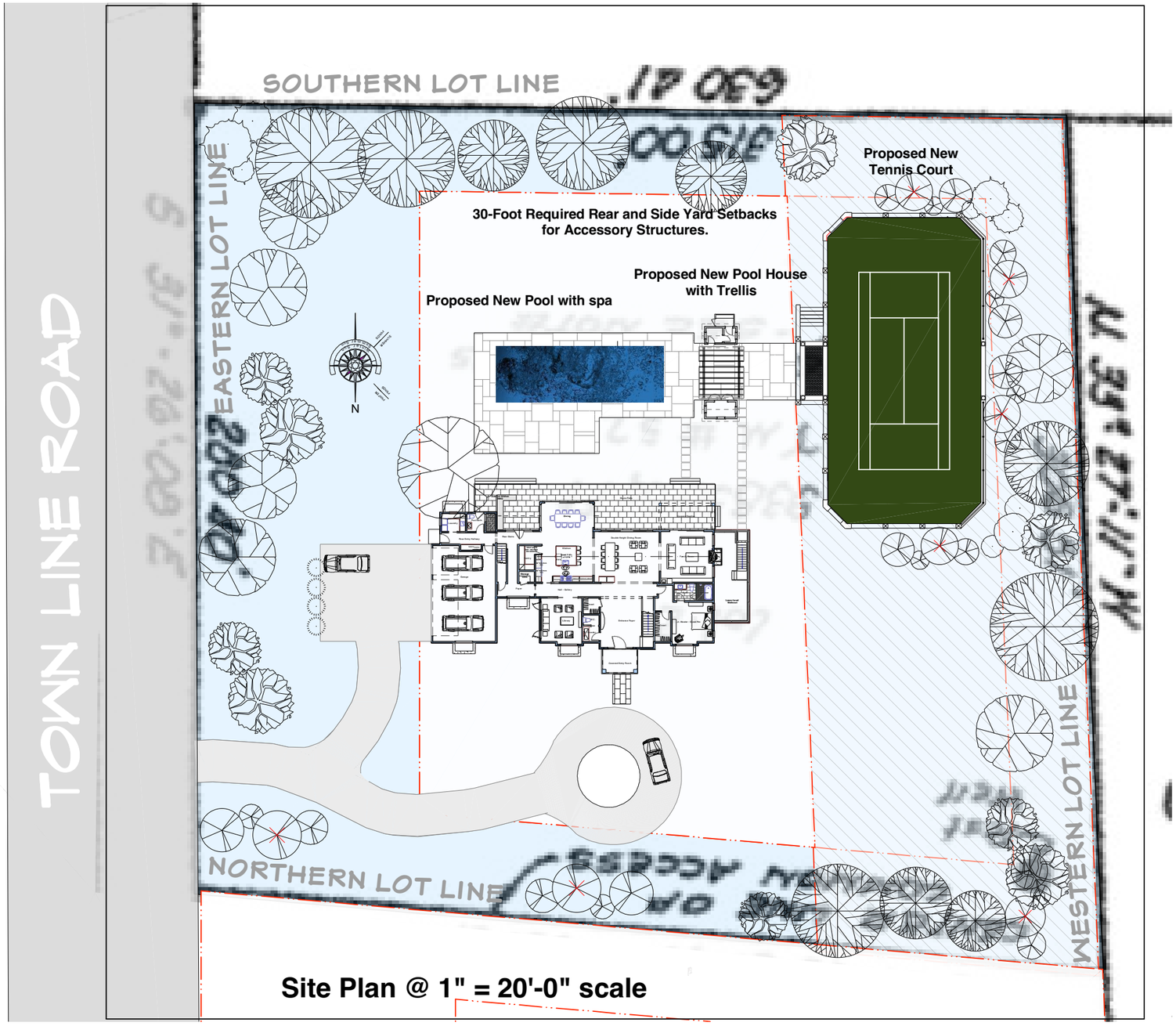
Proposed New Two Story Dwelling & Attached Garage For:
357 TOWN LINE ROAD
Town Line Road
Incorporated Village Of Sagaponack, NY 11962

11/7/26

SCALE:
1/4" = 1'-0"
unless otherwise



Site Plan @ 1" = 40'-0"' scale



Site Plan @ 1" = 20'-0" scale

This architectural site study has been prepared for preliminary discussion purposes only and is not a boundary survey. Building placement, setbacks, lot coverage, sanitary systems, and proposed improvements are subject to verification against the current survey and applicable Village regulations. Final site development will require coordination with the appropriate engineering and landscape consultants.

Sagaponack FAR Calculator

Lot Size	Dwelling	Accessory	Total
93,836	7,450	1,117	8,567

DESIGN DRAWINGS PROVIDED BY:

Val Florio Architect PLLC

PO BOX 2853 Sag Harbor, NY 11963

(631) 725-2541 :: vfarchitect@gmail.com

Preliminary Architectural Site Study

Revised November 7, 2026

For Discussion Purposes Only - 11/7/26

Proposed New Two Story Dwelling & Attached Garage For:

357 TOWN LINE ROAD

Town Line Road

Incorporated Village Of Sagaponack, NY 11962

11/7/26

SCALE: 1/4" = 1'-0" unless otherwise

Zoning - Dimensional Regulations

DIMENSION	CR200	CR120	CR80	CR60	CR40	R120	R80	R60	R40	R20	R15
LOT AREA											
Minimum (square feet)	200,000	120,000	80,000	60,000	40,000	120,000	80,000	60,000	40,000	20,000	15,000
Minimum per dwelling unit (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum number of dwelling units on any 1 parcel, except as provided in § 330-8											
LOT COVERAGE											
Maximum lot coverage by main and accessory buildings (percent)	5	10	10	15	20	10	10	15	20	20	20
Lot width, minimum (feet)	200	200	175	150	150	200	175	150	150	120	100
Height, maximum											
Stories	2	2	2	2	2	2	2	2	2	2	2
Feet	32	32	32	32	32	32	32	32	32	32	32
YARDS, PRINCIPAL BUILDING, MINIMUM (FEET)											
Front	100	80	80	80	60	80	80	80	60	40	40
Side, minimum for	50	30	30	25	20	30	30	25	20	20	15
Side, total for both on interior lot	125	75	75	65	60	75	75	65	60	45	35
Side, abutting side street on corner lot	100	80	80	80	60	80	80	80	60	40	40
Rear	100	100	100	100	70	100	100	100	70	60	50
YARDS, ACCESSORY BUILDINGS AND STRUCTURES, EXCEPT FENCES AND RETAINING WALLS, MINIMUM (FEET)											
Distance from street	110	90	90	90	70	90	90	90	70	50	50
Distance from side and rear lot lines	50	30	30	30	20	30	30	30	20	10	10

Clearing On A Lot Greater Than One Acre

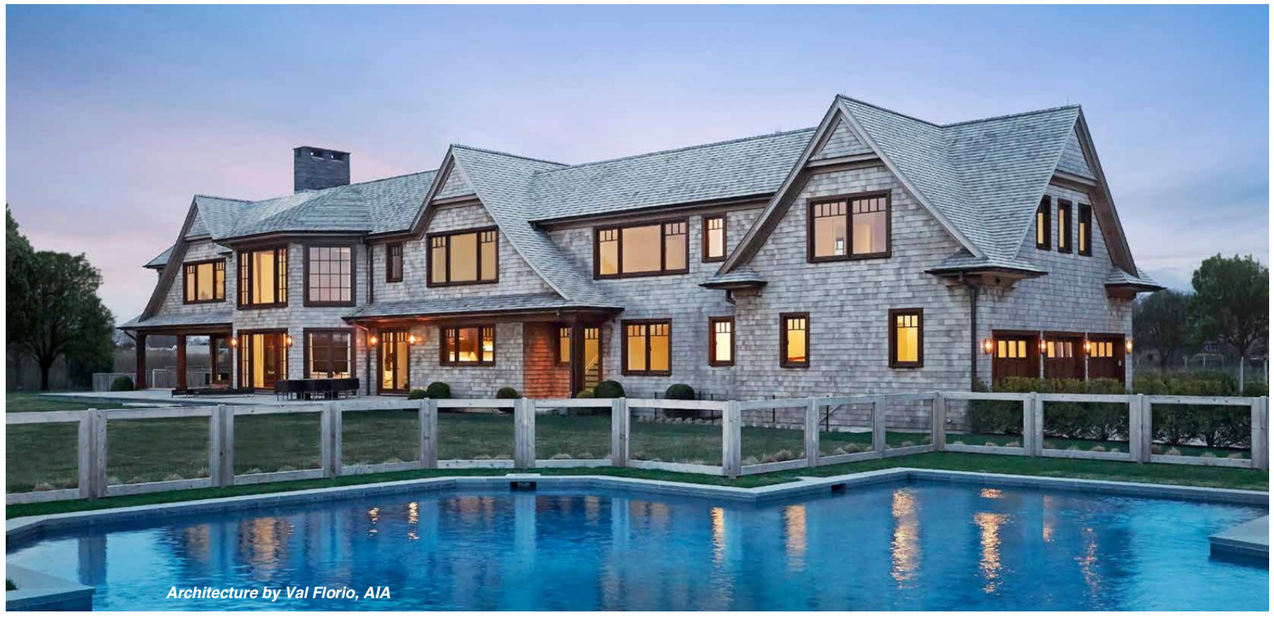
Stormwater Management and Erosion Control

Depending upon the extent of proposed land disturbance, a Stormwater Pollution Prevention Plan (SWPPP) may be required under New York State and applicable local regulations.

The project engineer will evaluate the proposed improvements and determine the necessary stormwater management and erosion control measures. These may include temporary construction fencing, silt barriers, stabilized construction entrances, and other measures intended to protect adjacent properties and surrounding natural resources.
All required stormwater management and erosion control measures will be coordinated with the project consultants and incorporated into the construction documents as appropriate.



Architecture By Val Florio AIA



DESIGN DRAWINGS PROVIDED BY:
Val Florio Architect PLLC
PO BOX 2853 Sag Harbor, NY 11963
(631) 725-2541 :: vfarchitect@gmail.com

Preliminary Architectural Site Study

Revised November 7, 2026
For Discussion Purposes Only - 11/7/26

Proposed New Two Story Dwelling & Attached Garage For:
357 TOWN LINE ROAD
Town Line Road
Incorporated Village Of Sagaponack, NY 11962

11/7/26

SCALE:
1/4" = 1'-0"
unless otherwise