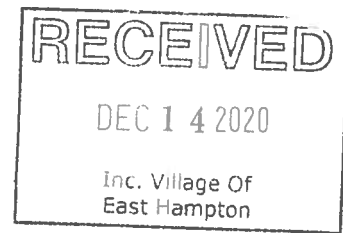


Richard and Kim Slater



P.O Box 474, Amagansett NY. 11930 | 516-383-2508 | Rslater61@gmail.com

December 14, 2020

Chairman Kenneth Wessberg and Board Members
East Hampton Village Board
86 Main Street
East Hampton, NY. 11937

**RE: Amendment of the Board's resolution for 29 & 31 Cooper Lane dated 3/9/2000
SCTM #s 301-1-40.1 & 2**

Dear Chairman Kenneth Wessberg and Board Members:

We are the owners of #29 and #31 Cooper Lane East Hampton. As we are diligently planning future upgrades to both properties our goal is to build to the character of the street while maximizing the use of both properties. The existing common access/utility easement is 15' wide and crosses over the rear yard of #31. This was done for convenience to entrance of #29. The location of utilities, parking and a safe egress from Cooper lane is paramount. In doing so we are requesting the Board's consideration of reducing the 15' access to 12' and redirect in a straight direction to rear property. This modification will not negatively alter any conditions to neighboring properties. This allows us to adhere to today's building standards whereas the former residence did not. We look forward to enhancing this beautiful Village street and thank you for your time as your consider this request. Attached is survey from Saskas Surveying with proposed access & utility easement.

Sincerely,

A handwritten signature in black ink, appearing to be "Richard Slater".

Richard & Kim Slater

SURVEY OF PROPERTY

Situate
 INCORPORATED VILLAGE OF EAST HAMPTON
 Town Of East Hampton
 Suffolk County, New York

SCALE: 1" = 30'

OVERALL LOT AREA: 9.590 sq.ft.
 or 0.2202 acres

SCTM No. 301-001-2-40.1

105p72A2



LAND NOW OR FORMERLY OF
 ROBERT P. LAWLER &
 TERESA LAWLER

LAND NOW OR FORMERLY OF
 SUSAN D'ANGELO

LAND NOW OR FORMERLY OF
 THOMAS E. MCGUIRE, JR.

LAND NOW OR FORMERLY OF
 KIM B. SLATER

LAND NOW OR FORMERLY OF
 JAMES P. & SARAH S. AMADEN

Certified only to:

31 Cooper Lane, LLC
 Old Republic National Title Insurance Co.

COVERAGE CALCULATIONS

Permitted: 2,418 sq.ft. (20% of Lot Area + 500 sq.ft.)
 Existing: 1,629 sq.ft.
 Proposed: 2,372 sq.ft.

ACCESSORY BUILDING AREAS:

Permitted: 391 sq.ft. (2% of Lot Area + 200 sq.ft.)
 Existing: 500 sq.ft.
 Proposed: 499 sq.ft.

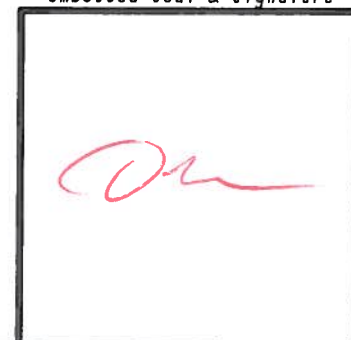
Indicates proposed drywell

- indicates found concrete monument.
- indicates found marble monument.
- indicates set 12" iron pin.
- indicates concrete cover.

NOTES:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the Title company, governmental agency and Lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
6. All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.

Not a valid copy unless marked
 with original land surveyor's
 embossed seal & signature



TEST HOLE	East End Excavating DATE: 9/25/2020
0' - 1'	Top soil
1' - 7'	Heavy clay
7' - 17'	Bank run Sand

December 3, 2020: Revise easement to 12' wide
 November 20, 2020: Plot proposed site plan
 October 4, 2020: Revise easement & show
 structures to be removed
 July 30, 2020: Correct Lot Area calcs
 July 2, 2020: Revise certification
 June 5, 2020: Revise certification
 May 27, 2020: Update
 September 26, 2002: Recertify
 August 13, 1999: Show floor areas

Surveyed: July 12, 1999
 David L. Saskas
 N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
 124 Cedar Street
 East Hampton, New York 11937
 (631) 324-6917 FAX 329-4768

RECEIVED
 12/14/20

*Planning Board
Resolution*

Application of Richard T. Peele, Harriet Peele, and Thomas Peele
Tax Map #301-1-2-40.1 and 40.2

Adopted: March 9, 2000

Application of Richard T. Peele, Harriet Peele, and Thomas Peele for a waiver of subdivision to re-divide the subject parcel into two parcels as depicted on a survey prepared by David L. Saskas, Saskas Surveying Company, P.C., dated July 12, 1999. The subject premises is located in the R-20 zoning district, on Cooper Lane.

WHEREAS, the subject premises is comprised of two lots containing two residences which was divided pursuant to a Zoning Board of Appeals approval in 1973; and

WHEREAS, the two lots were inadvertently merged in July 1998 as a result of estate planning; and

WHEREAS, the applicants thereafter submitted the application for a waiver of subdivision on July 27, 1999, to permit the redivision of the premises consistent with the 1973 approval; and

WHEREAS, a negative declaration was adopted in accordance with SEQRA by the Zoning Board of Appeals of the Village of East Hampton on October 8, 1999; and

WHEREAS, the Zoning Board of Appeals of the Village of East Hampton rendered a determination on October 8, 1999, granting variances to permit the re-division of the subject premises into two lots, both of which lack the minimum required area of 20,000 square feet, as well as a variance to permit the continued maintenance of a pre-existing shed in a required rear yard setback; and

WHEREAS, the Zoning Board of Appeals thereafter rendered a second determination on January 28, 2000, granting relief from the provisions of §57-1 A. (definition of "Frontage") to permit access to the rear lot over a 15-foot-wide right of way as depicted on a survey prepared by David L. Saskas, Saskas Surveying Company, P.C., dated July 12, 1999; and

WHEREAS, Charles H. Weidner, of Dunn Engineering Associates, the Village Engineer, reviewed the application and submitted a memorandum dated

November 5, 1999, to the effect that he had no objection to the proposed waiver of subdivision, given the previous approvals; and

WHEREAS, the Planning Board finds that the lots have functioned as separate lots for many years, thereby demonstrating that proper vehicular access for the owner and/or emergency vehicles, adequate and proper drainage and utilities are duly available; and

WHEREAS, the Planning Board finds that full subdivision review in this instance would not serve any practicable purpose, given the existing use of the property for two separate residential dwellings and the inadvertence of the merger of the lots; be it, therefore

RESOLVED, that the Planning Board of the Incorporated Village of East Hampton hereby grants the application of Richard T. Peele, Harriet Peele, and Thomas Peele for a waiver of subdivision to re-divide the subject parcel into two parcels as depicted on a survey prepared by David L. Saskas, Saskas Surveying Company, P.C., dated July 12, 1999.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE March 10, 2000
TIME noon

A handwritten signature in black ink, appearing to be 'R. Peele', is written over the 'TIME' line of the filing stamp.

ZBA determination

Application of Richard T. Peele, Harriet Peele, and Thomas Peele
Tax Map #301-1-2-40.1 and 40.2

Adopted: January 28, 2000

Application of Richard T. Peele, Harriet Peele, and Thomas Peele for an area variance from the provisions of §57-1.A. of the Code of the Village of East Hampton (definition of "Frontage") to permit access to a rear lot in a previously approved subdivision over a 15-foot-wide right of way as depicted on a survey prepared by David L. Saskas, Saskas Surveying Company, P.C., dated July 12, 1999. The subject premises is located in the R-20 zoning district, on Cooper Lane.

WHEREAS, the subject premises is comprised of two lots containing two residences which was divided pursuant to a Zoning Board of Appeals approval in 1973; and

WHEREAS, the two lots were inadvertently merged in July 1998 as a result of estate planning; and

WHEREAS, the owners thereafter submitted an application to the Village of East Hampton Planning Board to redivide the subject premises and to the Zoning Board of Appeals for relief from the lot area requirements and the applicable setback requirements in order to permit the redivision of the lots; and

WHEREAS, a negative declaration was adopted in accordance with SEQRA by the Zoning Board of Appeals of the Village of East Hampton on October 8, 1999; and

WHEREAS, the Zoning Board of Appeals of the Village of East Hampton rendered a determination on October 8, 1999, granting variances to permit the re-division of the subject premises into two lots, both of which lack the minimum required area of 20,000 square feet, as well as a variance to permit the continued maintenance of a pre-existing shed in a required rear yard setback; and

WHEREAS, it was thereafter noted that the right of way to the rear parcel does not meet the requirements of §57-1 of the Code for road frontage in that the right of way is only fifteen feet in width, as opposed to

the required twenty feet in width; and

WHEREAS, the applicant thereupon made application to the Zoning Board of Appeals from the road frontage requirements; and

WHEREAS, the Zoning Board of Appeals after due notice held a public hearing on January 28, 2000, at 11:00 a.m. to consider the application; and

WHEREAS, Daniel G. Voorhees appeared before the Board; and

WHEREAS, all testimony and all evidence have been considered, the Board hereby finds as follows:

1. The evidence shows that the existing right of way, which has served as the only access to the pre-existing residence on the rear parcel for some five decades, has proved adequate for the ingress and egress of vehicles, including emergency vehicles.
2. Although the width of the right of way could be widened to the requirement of twenty feet, such a widening would result in the edge of the right of way coming within 1.8 feet of the dwelling on the front parcel. Such a narrow setback between the dwelling and the right of way would serve no practical purpose in terms of facilitating the access for vehicles and it would unduly crowd the front parcel, which is already nonconforming in lot area.
3. No undesirable change will be created in the character of the neighborhood by the granting of this variance. The neighborhood is established, and the structures, including the two dwellings, and the right of way are all pre-existing.
4. The benefit sought by the applicant, the continued maintenance of the premises as two separate lots, cannot be achieved without variance relief.

5. The requested relief is minimal.
6. There will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
7. The applicants' difficulty may be self-imposed to the extent that they precipitated the merger of the previously subdivided lots thereby extinguishing the pre-existing nonconforming status of the pre-existing right of way, but such merger was effectuated upon the advice of counsel, and there is no basis for denying the requested relief under these circumstances.
8. The benefit to the applicant clearly outweighs the potential for any detriment to the health, safety and welfare of the neighborhood. The requested variance is the minimum variance necessary to achieve the intent of the applicant in maintaining the status quo of the existing improvements on the property, and the character of the neighborhood is preserved notwithstanding the grant of the variance.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Incorporated Village of East Hampton that the application of Richard T. Peele, Thomas Peele, and Harriet Peele for an area variance from the provisions of §57-1.A. of the Code of the Village of East Hampton (definition of "Frontage") to permit access to a rear lot in a previously approved subdivision over a 15-foot-wide right of way as depicted on a survey prepared by David L. Saskas, Saskas Surveying Company, P.C., dated July 12, 1999, is hereby GRANTED.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE February 1, 2000
TIME 2:00 p.m.

A handwritten signature in black ink, appearing to be 'W. C. ...', is written over the bottom portion of the filing stamp.

SURVEY OF PROPERTY

SCTM No. 301-001-2-40.1 & 40.2

105p72

Situate
INCORPORATED VILLAGE OF EAST HAMPTON
Town Of East Hampton
Suffolk County, New York

SCALE: 1" = 30'

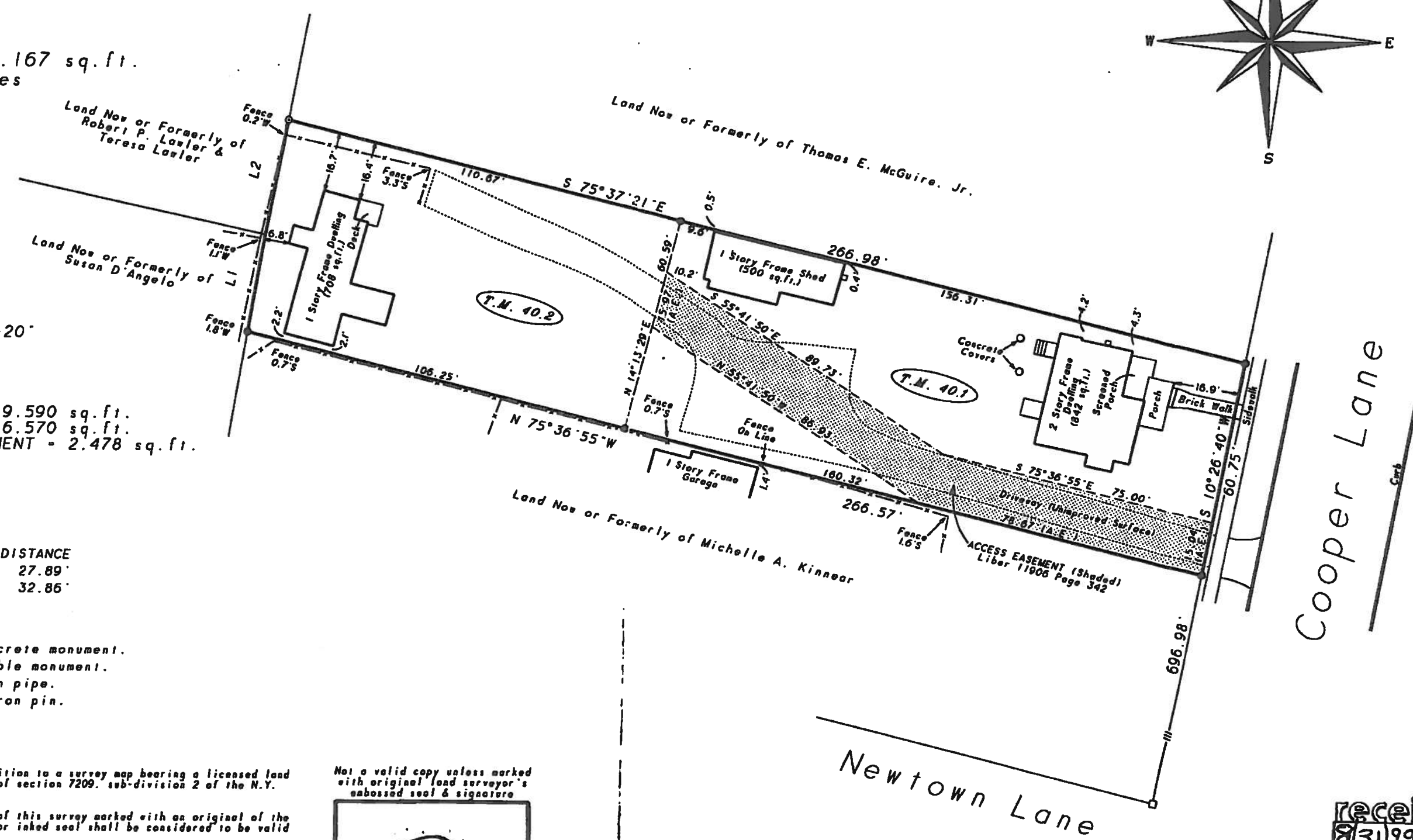
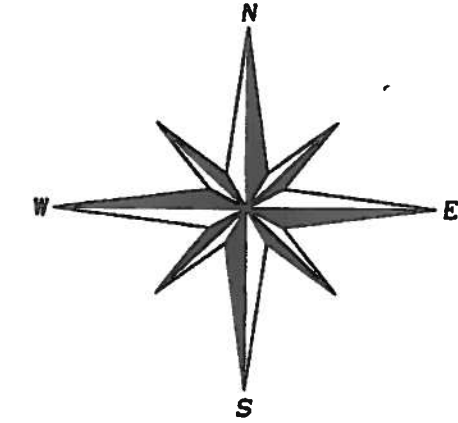
OVERALL AREA: 16.167 sq. ft.
or 0.3711 acres

Certified only to:

Thomas Peele

ZONING DISTRICT: "R-20"

AREA OF T.M. 40.1 - 9.590 sq. ft.
AREA OF T.M. 40.2 - 6.570 sq. ft.
AREA OF ACCESS EASEMENT - 2.478 sq. ft.



LINE	BEARING	DISTANCE
L 1	N 09° 26' 00" E	27.89'
L 2	N 10° 35' 08" E	32.86'

- indicates found concrete monument.
- indicates found marble monument.
- ⊙ indicates found iron pipe.
- indicates set 12" iron pin.

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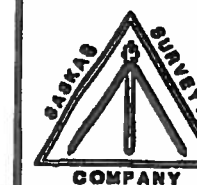
Not a valid copy unless marked with original land surveyor's embossed seal & signature

Newtown Lane

Cooper Lane

received
8/31/99 RB

August 13, 1999: Show floor areas



Surveyed: July 12, 1999
David L. Saskas
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.
124 Cedar Street
East Hampton, New York 11937
(516) 324-6917 FAX 329-4768