

**Park Requirements**  
 Area Required for Park Area: 38,413 Sq. Ft. (10% of Total Lot Area)  
 Area Provided for Park Area: 38,434 Sq. Ft.

# Crescent Beach, LLC

## 4 Lot Yield Plan - Version A

11 Serpentine Drive  
 Shelter Island  
 Town of Shelter Island  
 Suffolk County, New York

Date: February 4, 2025

**Site Data:**  
 SCTM: 700-14-1-11.1  
 Lot Area: 384,125 Sq. Ft. (to mean high water)  
**Zoning:** District AA  
**Overlay District:** Near Shore and Peninsular Overlay District  
**Minimum Lot Frontage:** 160 feet (40% of lot area), 50 feet for Flag Pole  
**Chapter 133, Zoning, Article III, District Regulations, § 133-7, District AA (Residential).**  
 (3) Lot coverage shall not exceed the following:  
 (a) By buildings: 25% of lot area.  
 (b) By all impervious surfaces, including buildings: 40% of lot area.

**Effective Zoning:** District AA

Principal Building	Accessory Buildings & Structures	Accessory Buildings & Structures	Accessory Buildings & Structures *
Front: 50 ft. Side: 30 ft. Rear: 30 ft.	Accessory buildings containing sleeping quarters; accessory buildings of more than one story; Swimming Pools; Tennis Courts or similar structures	Permanently Aligned Mechanical Equipment Other Than Submersible Wells	Other Accessory Buildings
Front: 50 ft. Side: 30 ft. Rear: 30 ft.	Front: 50 ft. Side: 30 ft. Rear: 30 ft.	Front: 50 ft. Side: 30 ft. Rear: 30 ft.	Front: 50 ft. Side: 15 ft. Rear: 15 ft.

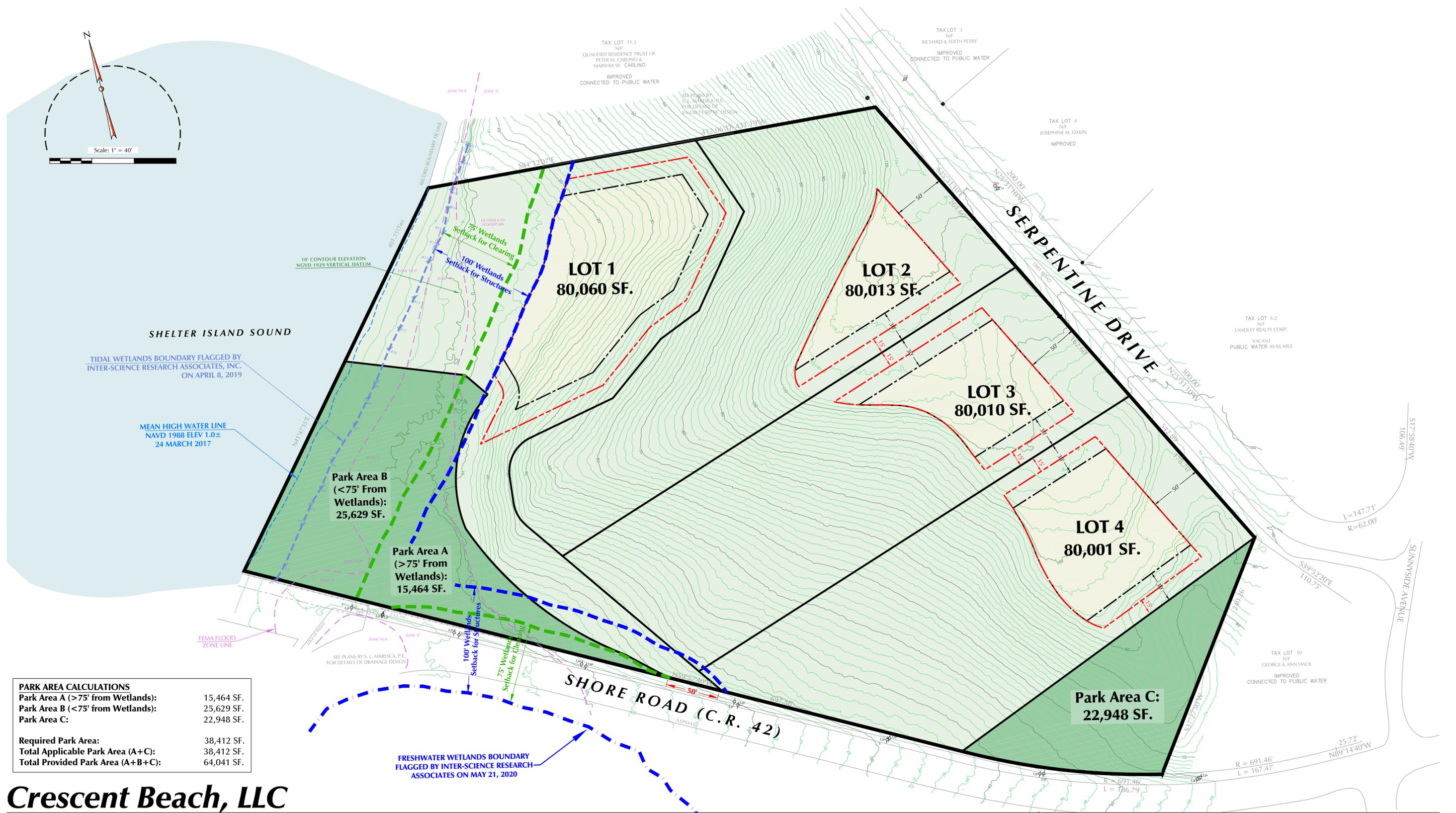
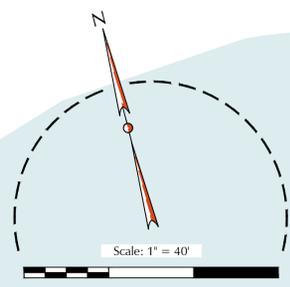
Lot	Total Lot Area	Accessory Envelope*	
		Principal (& Accessory) Envelope	(15' for other Acc. Bldgs.; shown in red)
1	85,061	29,976	38,450
2	94,836	32,796	38,332
3	81,316	19,441	21,122
4	84,478	17,834	21,050

**This is not a survey**  
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**Inter-Science**  
 Research Associates, Inc.  
 36 Nugent Street, P.O. Box 1201  
 Southampton, New York 11969-1201  
 631 283-5958 Fax: 631 283-5974  
 Note: Site information is based on survey prepared by F. Michael Hemmer, L.S., P.C. last dated July 12, 2020.

**This is not a survey**  
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- D R A F T - F O R D I S C U S S I O N P U R P O S E S O N L Y -



PARK AREA CALCULATIONS	
Park Area A (>75' from Wetlands):	15,464 SF.
Park Area B (<75' from Wetlands):	25,629 SF.
Park Area C:	22,948 SF.
<b>Required Park Area:</b>	<b>38,412 SF.</b>
<b>Total Applicable Park Area (A+C):</b>	<b>38,412 SF.</b>
<b>Total Provided Park Area (A+B+C):</b>	<b>64,041 SF.</b>

# Crescent Beach, LLC

4 Lot Yield Plan - Version B

- DRAFT - FOR DISCUSSION PURPOSES ONLY -

Inter-Science

11 Serpentine Drive  
Shelter Island  
Town of Shelter Island  
Suffolk County, New York

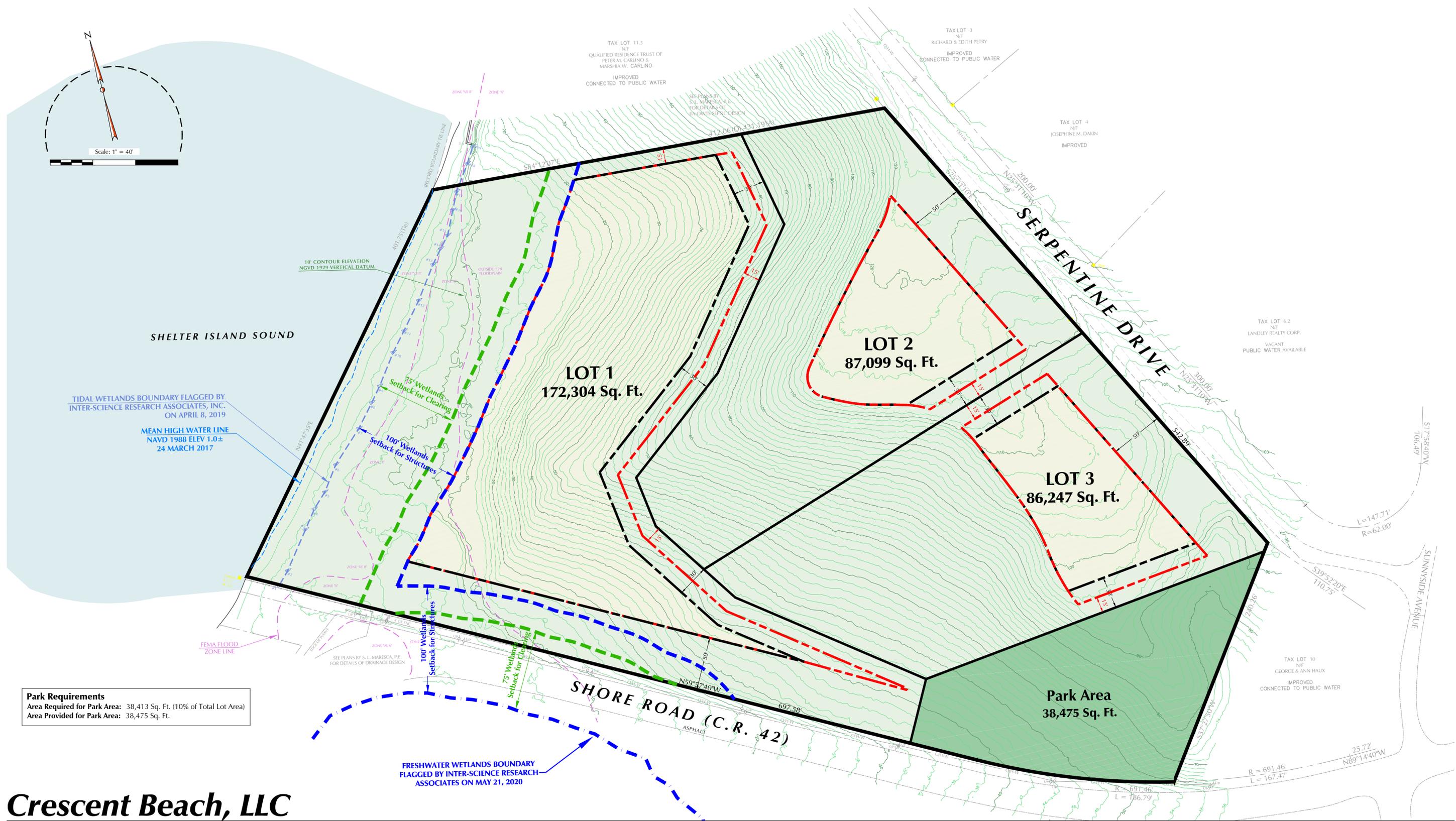
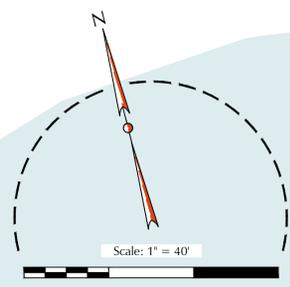
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Lot Areas			
Lot	Total Lot Area	Principal (& Accessory) Envelope	Accessory Envelope* (15' for other Acc. Bldgs.; shown in red)
1	80,060	23,082	31,120
2	80,013	8,760	11,444
3	80,010	11,057	14,940
4	80,001	14,673	18,011

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**Park Requirements**  
 Area Required for Park Area: 38,413 Sq. Ft. (10% of Total Lot Area)  
 Area Provided for Park Area: 38,475 Sq. Ft.

# Crescent Beach, LLC

## 3 Lot Conceptual Yield Plan

- D R A F T - F O R D I S C U S S I O N P U R P O S E S O N L Y -

**Inter-Science**

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 Shelter Island  
 Town of Shelter Island  
 Suffolk County, New York

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Lot Areas			
Lot	Total Lot Area	Principal (& Accessory) Envelope	Accessory Envelope* (15' for other Acc. Bldgs.; shown in red)
1	172,304	72,930	79,965
2	87,099	20,265	21,949
3	86,247	18,974	22,323

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