



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 Sketch Plan - Proposed Improvements

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

Date: July 24, 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).
 (1) 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 Affiliated Mechanical Equipment Other than Submersible Wells	Other Accessory Buildings Front: 50 ft. Side: 15 ft. Rear: 15 ft.
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.	

Lot	Total Lot Area	Wetlands Area	Lot Area Excl. Wetlands	LOT AREAS		Principal & Accessory Envelope (shown in black)	Accessory Envelope* (15' for other Acc. Bldgs.; shown in red)
				75' Buffer Area	15' Buffer Area		
1	172,304 SF	12,823 SF	159,481 SF	35,184 SF	0 SF	72,930 SF	79,965 SF
2	87,099 SF	0 SF	0 SF	0 SF	0 SF	20,265 SF	21,949 SF
3	86,247 SF	0 SF	0 SF	0 SF	0 SF	18,974 SF	22,323 SF

Source: Proposed Site Improvements taken from plan prepared by Hollander Design Landscape Architects, Labeled Set P, Sheet L-0.02, Date 12-12-2022

This is not a survey
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 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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 Last Print Date: 7/24/2025