

SURVEY OF PROPERTIES
CAMPBELL STABLES

SURVEY OF PROPERTY
PROPERTY LOCATED AT HAYGROUND
AG RESERVE 1 & AG RESERVE 2
MAP OF KELLIS POND WEST
FILED: AUGUST 16, 2020; FILE NO. 10490
TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
S.C.T.M. # 900-084-01-32.20 & 30.21
TOTAL AREA = 888,357 SF. = 20.3939 ACRES

AG RESERVE 1
S.C.T.M. # 900-084-01-32.20 & 30.21
AREA = 774,082 SF. = 17.7705 ACRES

AG RESERVE 2
S.C.T.M. # 900-084-01-32.21
AREA = 114,275 SF. = 2.6234 ACRES

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
NETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PROPERTY ZONED: R-48 PER FILED MAP MODIFICATION
AGRICULTURAL PROTECTION OVERLAY DISTRICT

NOTE: WATER SERVICE AND SEPTIC SYSTEM
LOCATION BY OTHERS: B.O.A. REF. NO. C09-18-0014
(S) - SURVEYORS MEASUREMENTS

SEPTIC LOCATION #1

ST.	'X'	'Y'
L.P. 1	44.7	84.5 (S)
L.P. 2	65.8	81.5 (S)
L.P. 3	88	59
L.P. 4	74	86

SEPTIC LOCATION #2

ST.	'X'	'Y'
L.P. 1	32.7	43.9 (S)
L.P. 2	51.1	58.2 (S)
L.P. 3	63.5	59.8 (S)

SEPTIC LOCATION #3

ST.	'X'	'Y'
L.P. 1	39	23 (S)
L.P. 2	28	17

SEPTIC LOCATION #4

ST.	'X'	'Y'
L.P. 1	46	17 (S)
L.P. 2	39	27
L.P. 3	16.4	27.2 (S)

SEPTIC TANK
LEACHING POOL WITH COVER TO GRADE
LEACHING POOL WITH BURIED COVER
FIRE SERVICE (S.F.S.)
WATER SERVICE (W.S.)

AG RESERVE 1
TOTAL AREA = 774,082 SF. = 17.7705 ACRES
BUILDINGS 31,349 SF.
ROOFED WALKS 3,905 SF.
BRICK WALKS 5,442 SF.
MANURE SLAB 300 SF.
ASPHALT PAVE 26,236 SF.
TOTAL = 67,232 SF.

774,082 SF. LESS 67,232 SF. = 706,850 SF.
OR 16,227.0 ACRES OF PERVIOUS AREA
16,227.0 ACRES OF PERVIOUS AREA

15 ACRES = 653,400 SF.
653,400 SF. / 30,000 SF. = 21.78

1,227.0 ACRES = 53,450 SF.
53,450 SF. / 20,000 SF. = 2.67

24.41 + 2.67 = 24.41 OR 24 HORSES ALLOWED

AG RESERVE 2
TOTAL AREA = 114,275 SF. = 2.6234 ACRES
PERVIOUS AREA = 114,275 SF. = 2.6234 ACRES
114,245 SF. / 20,000 SF. = 5.71 OR 5 HORSES ALLOWED

24 + 5 = 29 TOTAL HORSES ALLOWED AS DIRECTED BY THE PLANNING BOARD

BE IT RESOLVED, the Planning Board hereby adopts the Staff Report for the Site Plan Modification and Special Exception Application entitled, Campbell Ranch, as the basis of the special exception approval; and be it further:

BE IT RESOLVED, that the Planning Board hereby approves the Campbell Ranch Special Exception Application for the horse farm for a maximum of twenty-nine (29) horses increase from 24 horses to 29 horses, subject to the following conditions:

- All horses shall be kept within an area which shall be completely enclosed by a fence sufficient in height and strength to prevent their escape.
- No accumulation of manure on any other material or substance which causes any noxious or offensive odors or dust shall be allowed. Any change in the location of the manure storage location shall be subject to review and approval by the Planning Board; and be it.

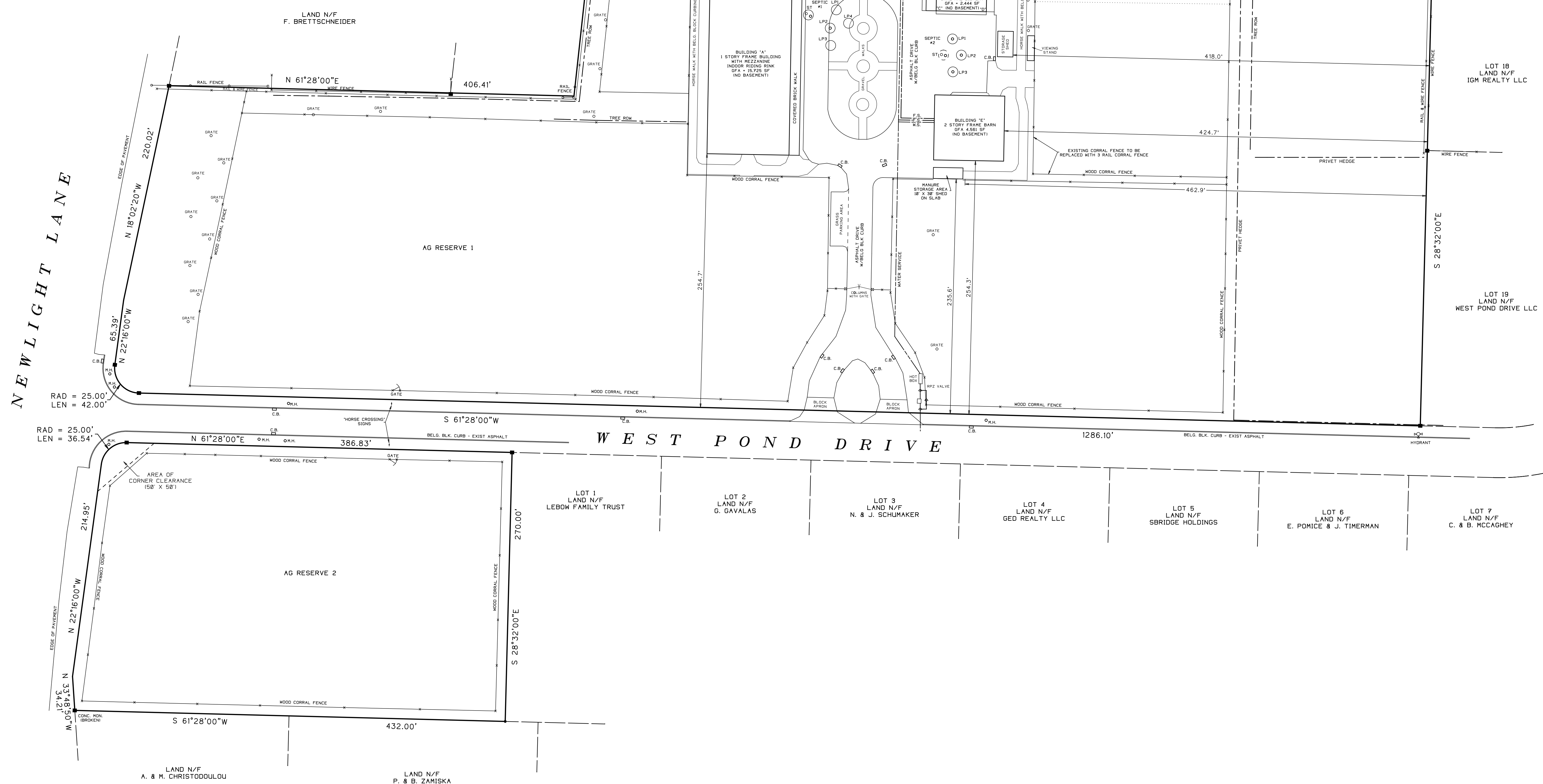
RESOLVED, that the Planning Board hereby approves the Campbell Ranch Special Exception Application for the four (4) additional agricultural labor housing units (total five (5)) to be located in Building D on the second floor; and be it further:

RESOLVED, the Planning Board hereby adopts the Staff Report for the Site Plan Modification and Special Exception Application entitled, Campbell Ranch and the Planning Board hereby approves the Site Plan Modification for a horse farm, for a maximum of twenty-nine (29) horses, four (4) additional agricultural labor housing units (total five (5)) to be located in Building D on the second floor, change in some fencing from corral to 3 rail, and approval of the requested expansion of the exercise ring and change of material for said ring, on the existing horse farm located on the north and south corner of the intersection of Newlight Lane and West Pond Drive, at 5 West Pond Drive, in the hamlet of Bridgehepton (SCTM No. 900-04-1-32.020 & SCTM No. 900-04-1-32.21), as shown on the site plan prepared by Steven F. Barylaski, LS dated August 14, 2020 and last revised January 29, 2022 and the 1st Floor plans for Building E prepared by DH Murray Architecture dated February 4, 2022 and the Floor Plans for Building D prepared by DH Murray Architecture dated February 8, 2022, subject to following conditions:

- Changes to the site plan, prior to signature:
 - Note the existing sanitary on the site serving Building D and note the system to be replaced with an innovative Alternative system
 - Amend the allowed horse number notation on the site plan to reflect 29 horses not 30.
- Changes to the building plans, prior to signature:
 - Note the two (2) isolation boxes in Building D shall be relabeled as 'Veterinarian horse evaluation area and blacksmith work areas' and note that no horses shall be housed on the first floor of Building D, overnight.
- General Conditions of Approval:
 - The manure on the 2.6234 acre Ag Reserve shall be picked up daily.
 - There shall be no hourly leasing of horses to the general public.
 - No vehicular access to the farm via Newlight Lane.
 - No horses shall be housed on the first floor of Building D, overnight.
 - Only one farm identification sign is permitted at the entrance of the horse farm as shown on the Site Plan, and future changes to the sign shall be subject to ARB approval.
 - The installation and/or use of dusk to dawn lighting fixtures, whether located on or off premises and used to illuminate the subject parcel, shall not be permitted.
 - Any proposed lighting shall be shielded and all outdoor lighting shall project downward and light sources shall not be visible to adjacent properties or roadways.
 - No public address sound system shall be used on the exterior of the buildings on-site.
 - Any grain to be stored on-site shall be in enclosed containers and within an enclosed building to prevent the proliferation of rodents.
 - The dirt paddock located on the eastern portion of the horse farm shall be hoed down to prevent dust, as needed to prevent migration of dust.
 - Compliance with ADA, Association of Disabled Americans (handicapped accessible), in accordance with all federal, state and town regulations.
- Items to be completed/ submitted prior to signature of the plans:
 - The current landowner shall file a notarized affidavit indicating compliance with the conditions the site plan approval, as set forth herein, and any deviation shall require review and approval by the Planning Board.
 - As per Section 300-154 K of the Code of the Town of Southampton six (6) complete sets of all plans shall be submitted for Planning Board signature with the conditions of approval affixed to each sheet the standard statement agreeing to complete said work, and signed by the applicant. Said plans must be submitted and the required statement signed within ninety (90) days of the date of the aforementioned resolution, otherwise said resolution shall be deemed null and void.

I accept the provisions of this site plan and all conditions of the Planning Board resolution dated September 22, 2022 and agree that all conditions will be fully complied with and agree that all work will be fully completed, or the outstanding items of work bonded with acceptable surety to the town before any existing building or structure(s) shown on this approved plan is (are) occupied, and agree that a Certificate of Occupancy and/or Certificate of Compliance will be applied for.

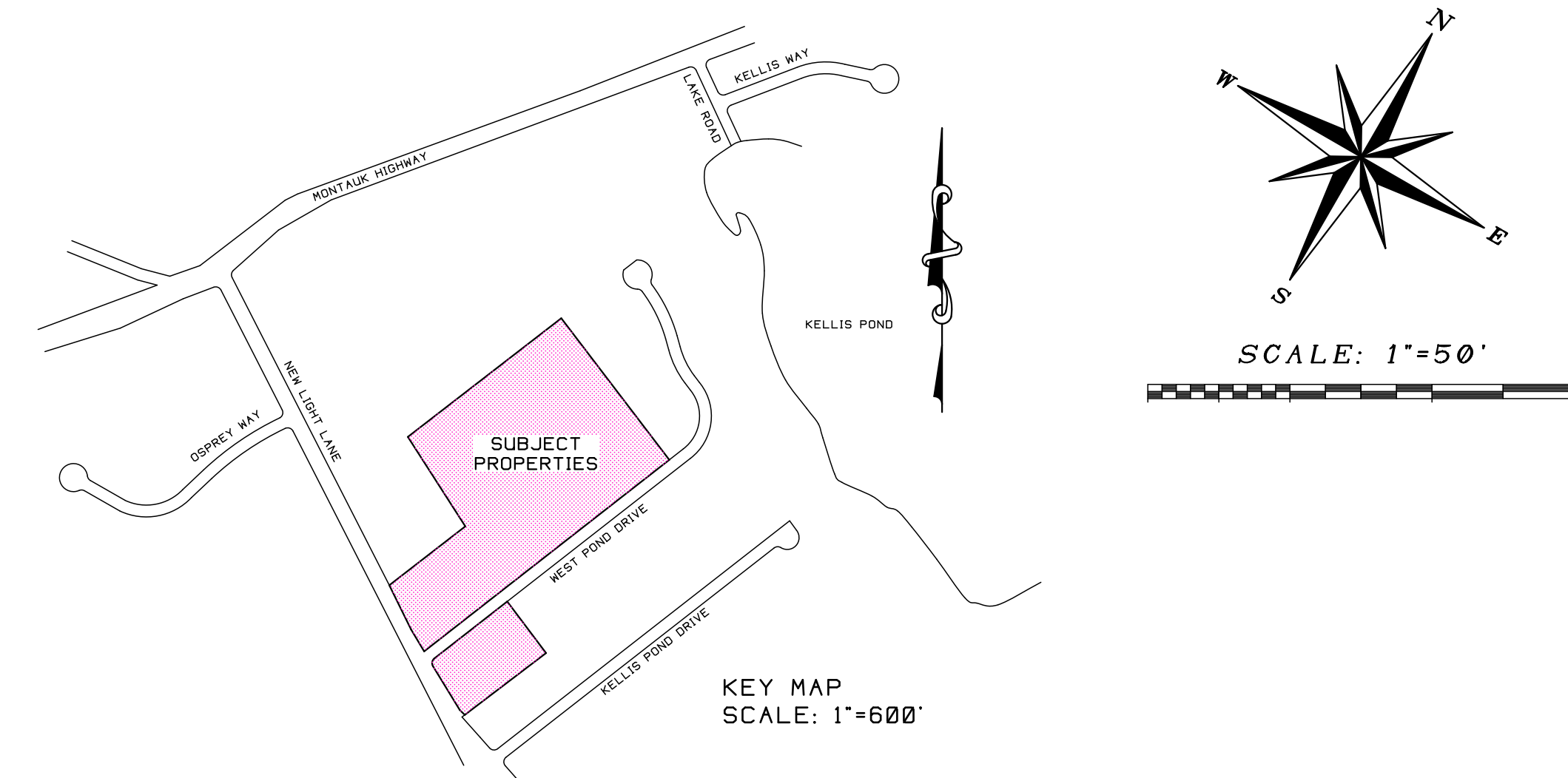
Date _____ Signature: Edward Khalily,
Managing Member, 6 West Pond Drive LLC



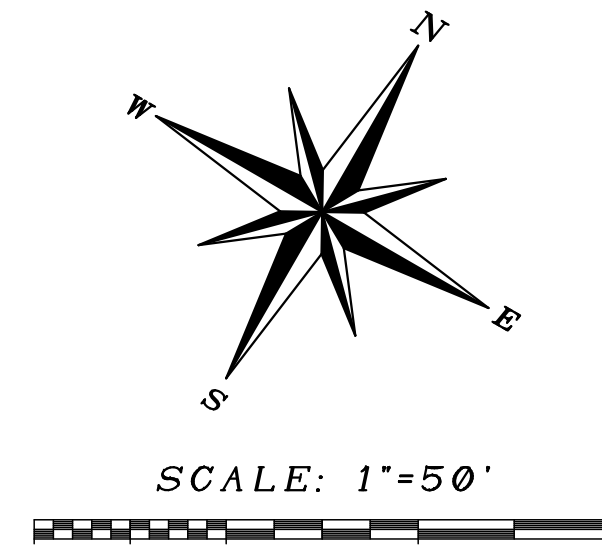
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAY BE A VIOLATION OF THE SURVEYING AND MAPPING ACT AND SUBJECT TO PENALTY. THE SURVEYOR'S RESPONSIBILITY IS TO THE PUBLIC AND NOT TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS TO THE PUBLIC AND NOT TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR.

CONFIRMATION: I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED AND CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW YORK. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SURVEY AND I HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT STATEMENT OF THE SURVEY AND THAT I HAVE NOT MADE ANY CHANGES TO IT WITHOUT THE WRITTEN CONSENT OF THE CLIENT. I HAVE ALSO CERTIFIED THAT I HAVE NOT MADE ANY CHANGES TO IT WITHOUT THE WRITTEN CONSENT OF THE CLIENT.

CONVEYANCE DOCUMENTS OR ENCUMBRANCES, IF ANY, ARE NOT SHOWN HEREON. ALL NATURAL FEATURES SHOWN ON SURVEY, INCLUDING BUT NOT LIMITED TO, SHIP WRECK, CLEARING, REMAINS AND DEPOSITS, SHOULD BE VERIFIED BY THE APPROPRIATE REGULATORY AGENCY.



KEY MAP
SCALE: 1"=50'



SCALE: 1"=50'

OWNER:
6 WEST POND DRIVE LLC
C/O BURKE & SULLIVAN P.C.
41 MEETING HOUSE LANE
SOUTHAMPTON, N.Y. 11968

SURVEYED BY:
STEVEN BARYLSKI
N.Y.S. Lic. No. 050453
P.O. BOX 6085
SOUTHAMPTON, N.Y. 11969
AUGUST 14, 2028; UPDATE SURVEY
1-20-2022; PROP FENCE REVISION
11-20-2022; ADD RESOLUTIONS
PHONE: 631-283-4525 - STEVENB@BLS.PC.COM