



**BUILDING DEPARTMENT  
TOWN OF EAST HAMPTON**

**300 Pantigo Place - Suite 104  
East Hampton, New York 11937**

**CERTIFICATE OF OCCUPANCY**

**Certificate Number : 33511**

**Fee :**

**(B.P. 64644)**

**Issue Date : 02/01/2018**

**This certifies that the structure located at 148 FAIRVIEW AVE**

**Tax Map : 472489 019.000-0006-026.000 0000**

**Hamlet : Montauk**

**URP :**

**Map : 1019**

**Block : 272b**

**Lot :23,24**

**As show on a survey dated 09/22/2015 prepared by JAMES P. WALSH L.S conforms substantially to all of the requirements of the applicable provisions of the law, at time of construction.**

**The occupancy for which this certificate is issued is:**

**600 SQ. FT. TWO STORY AFFORDABLE APARTMENT DETACHED GARAGE, CONTAINING (1) ONE BEDROOM ONLY AT SINGLE FAMILY RESIDENCE. \*\*THIS CERTIFICATE OF OCCUPANCY SUPERSEDES TEMP. C.O #33256 DATED 11/6/17\*\*.**

**The certificate is issued to :**

**JAMES G STIER**

**owner of the aforesaid structure.**

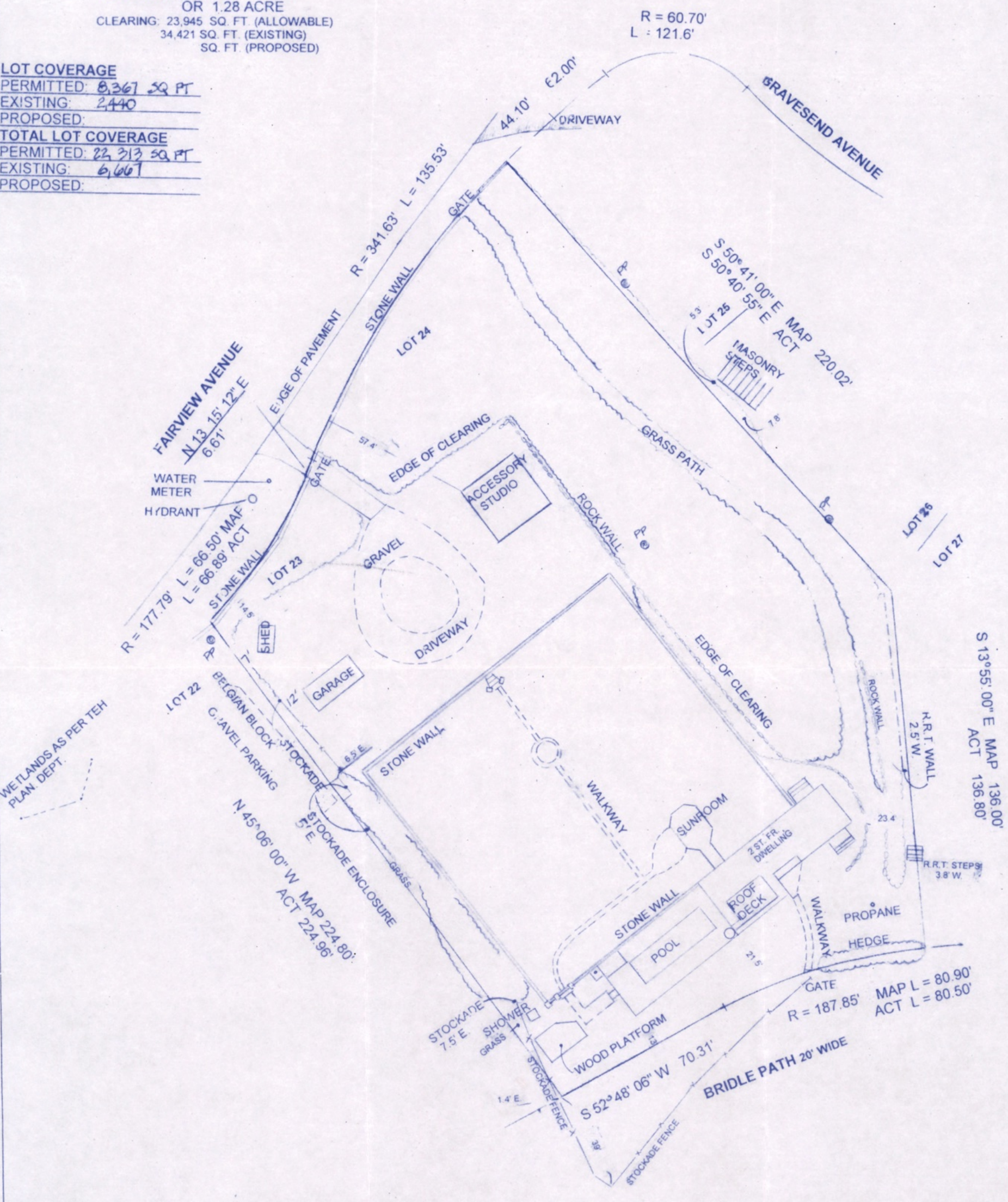
**Ann Glennon,  
Principal Building Inspector**



**MAP OF LOTS 23 & 24**  
**BLOCK 272B**  
**SUBDIVISION NO. 9**  
 MONTAUK BEACH DEVELOPMENT CORP.  
 West Portion North Downs Residential Section  
 Filed May 6, 1927 as Map no. 1019  
**SITUATE**  
 MONTAUK, TOWN OF EAST HAMPTON  
 SUFFOLK COUNTY, N.Y.  
 SCALE: 1" = 40'  
 TAX MAP REF: 0300-19-06-26  
 LOT AREA: 55,781.58 SQ. FT.  
 OR 1.28 ACRE  
 CLEARING: 23,945 SQ. FT. (ALLOWABLE)  
 34,421 SQ. FT. (EXISTING)  
 SQ. FT. (PROPOSED)

CERTIFIED TO:  
 VIRGINIA STIER  
 JAMES STIER

LOT COVERAGE	
PERMITTED:	8,367 SQ FT
EXISTING:	2,440
PROPOSED:	
TOTAL LOT COVERAGE	
PERMITTED:	22,313 SQ FT
EXISTING:	6,667
PROPOSED:	



REVISED SEPTEMBER 22, 2015 GARAGE  
 SURVEYED JANUARY 8, 2015  
 JAMES P. WALSH,  
 LAND SURVEYOR, PC  
 MONTAUK, N.Y.

*James P. Walsh*

GUARANTEES OR CERTIFICATIONS INDICATED ON  
 SHALL RUN ONLY TO THE PERSON OR WHO THE SURVEY  
 IS PREPARED, & ON HIS BEHALF TO THE TITLE  
 COMPANY, GOVERNMENTAL AGENCY & LENDING  
 INSTITUTIONS LISTED HEREON & TO THE ASSIGNEES  
 OF THE LENDING INSTITUTION, GUARANTEES TO  
 ADDITIONS OR SUBSEQUENT OWNERS.

EASEMENTS, RIGHT OF WAYS UNDERGROUND  
 UTILITIES AND / OR SANITARY FACILITIES NOT  
 VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN  
 SHOWN, LOCATED AND / OR GUARANTEED.

300-19-6-26