



ZONING BOARD OF APPEALS APPLICATION

TAX MAP NUMBER

700-22-01-141

ADDRESS OF THE SUBJECT PROPERTY

8 EAST BRONDER PARKWAY

1. APPLICANT- Applicant must be a party of interest

Applicant is: Owner Attorney Architect
 Builder Contractor
 Other (please specify) _____

NAME MAYINE N. LIAO

COMPANY NAME (if applicable) MAYINE N. LIAO, ARCHITECT

ADDRESS _____

PHONE _____

EMAIL _____

2. OWNER(S) -All owners on the current deed (if different from the applicant)

NAME MICHELLE D'ARCANGELO

ADDRESS 20 EXCHANGE PLACE, DPT. 3605, NY, NY 10005

PHONE _____

EMAIL _____

⊗ AMENDED TO INDICATE PREVIOUS HEARING DATE, SEE #6
MMJ 3.15.23

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

3. Are there any Violation of Notices of Violation outstanding on this property?
YES NO Violation number _____ (If yes, attach copies)

4. Is the property within one mile of an airport or within 500 feet of:

- a. The boundary of any existing or proposed county, state or federal park or other recreation area,
- b. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway,
- c. Existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county, state or federally-owned land or
- d. The boundary line of any village or town

YES NO

5. Located in Zone District designated as: DISTRICT A

6. Previous appeals (please check one): HEARING DATE:
 A previous appeal has been made dated 8.24.22 ZBA #(s) _____
 A previous appeal has not been made with respect to this denial of the Building Inspector or with respect to this property.

7. Indicate value of project requiring variance/special permit:

\$ 50,000.



TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970
Shelter Island, New York 11964
(631) 749-0772

Reed Karen: Senior Building Inspector
Brett Poleshuk: Building Inspector

NOTICE OF DISAPPROVAL

Date: 03/14/2023

ZBA Special Permit & Area Variance

Owner: Michelle D'Arcambal
1 River Pl. Apt. 2608
New York, NY 10036

Name of Applicant: Maxine Liao
12 Jesse Halsey Lane
Sag Harbor, NY 11963
Email: maxine@maineliao.com

Location of Property: 8 E Brander Pkwy County Tax Map No. 22.-1-141 Zone: A

Please take notice that your application dated 03/09/2023

Requesting a permit to: Construct a new wood deck with stairs attached to one and a half story existing dwelling

Is returned herewith and disapproved on the following grounds:

The proposed deck attached to the primary dwelling is not permitted pursuant to section 133-6 B. (5) (a) which states that front yard setbacks shall be not less than 40 feet.

- 1.) The Site Plan shows the proposed deck to be 29.5' from the Beach Rd Front Yard Property Line where 40' is required. This will require a 10.5' ZBA Area Variance.
- 2.) The Site Plan shows the proposed deck to be 23.6' from the East Brander Parkway Front Yard Property Line where 40' is required. This will require a 16.4' ZBA Area Variance.

> You will need therefore need two (2) ZBA Area Variances to expand the deck further into the two FY Setbacks. Further, Town Code § 133-23 Non-conforming buildings sub-section A. states: "Alteration and Expansion. A legal nonconforming building or structure may be altered or expanded without a Special Permit from the Zoning Board of Appeals so long as such action does not create any new nonconformity or increase the degree or extent of nonconformity with regard to the bulk or use regulations of the zoning district in which it is located."

> Since you are increasing the degree and extent of nonconformity, you will need two (2) ZBA Special Permits.

You must apply to the Zoning Board of Appeals Clerk to obtain the required approvals.

Authorized Signature: _____

Note to Applicant: Any change or deviation to the above referenced application may require further review by the Shelter Island Building Department. **This denial letter is valid for one year from the date of issuance.**



ZONING BOARD OF APPEALS

Area Variance Answer Sheet

New York State Town Law §267-1(a) states: "Area variance' shall mean the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations."

New York State Town Law §267-b (3) b states: "The Zoning Board must answer the following questions in order to give you your variance. Help convince them by answering the following questions if you are seeking an AREA VARIANCE:

- 1) Will granting you a variance cause an undesirable change in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance? Why not?

NO DETRIMENT WILL BE CREATED. THE HOUSE'S OLD DECK & STEPS WILL BE REMOVED AND REPLACED BY A NEW DECK, ENHANCING THE APPEARANCE OF THE HOUSE.

- 2) Can the benefit you seek from this variance be achieved by some other method? What other methods have you considered, and why won't they work? NO OTHER METHOD WOULD HAVE THE SAME RESULT. A PATIO WOULD NOT FEEL LIKE PART OF THE HOUSE IN THE SAME WAY AS A DECK AT THE 1ST FL. LEVEL, AND WOULD NOT BE AS EASY TO USE.

- * 3) How substantial is the variance you request from what the law allows?

THE PROPOSED DECK IS PARTIALLY IN THE FRONT YARD SETBACK AND THE DIMENSION TO THE PROPERTY LINE VARIES; AT THE CLOSEST ITS 23.6'. SEE LEGAL NOTICE.

- 4) Will the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district? Why or why not?

NO ADVERSE EFFECT WILL BE CREATED. A DECK IS IN KEEPING WITH THE TRADITIONAL ELEMENTS OF THE NEIGHBORHOOD HOUSES + WILL LOOK APPROPRIATE TO THE NEIGHBORHOOD.

- 5) How did you get yourself into a situation where you need a variance? Was it a self-created problem? (This consideration is relevant to the decision of the board of appeals, but does not necessarily preclude the granting of the variance). THE HOUSE DATES TO THE 1920S, PRIOR TO EXISTING ZONING, AND WAS SITED TO PROVIDE THE OMENTY OF WATER VIEWS FROM THE FRONT YARDS, WHICH TOTAL TWO-THIRDS OF THE YARD AREA.

It would be beneficial to your case to secure a letter in support from neighbors of adjoining properties.

If the variance request is substantial or unusual, please be prepared to present examples of similar situations in your neighborhood in the form of photos and/or prior ZBA decisions.

- * REVISED DIMENSION FROM THE ORIGINAL APPLICATION.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

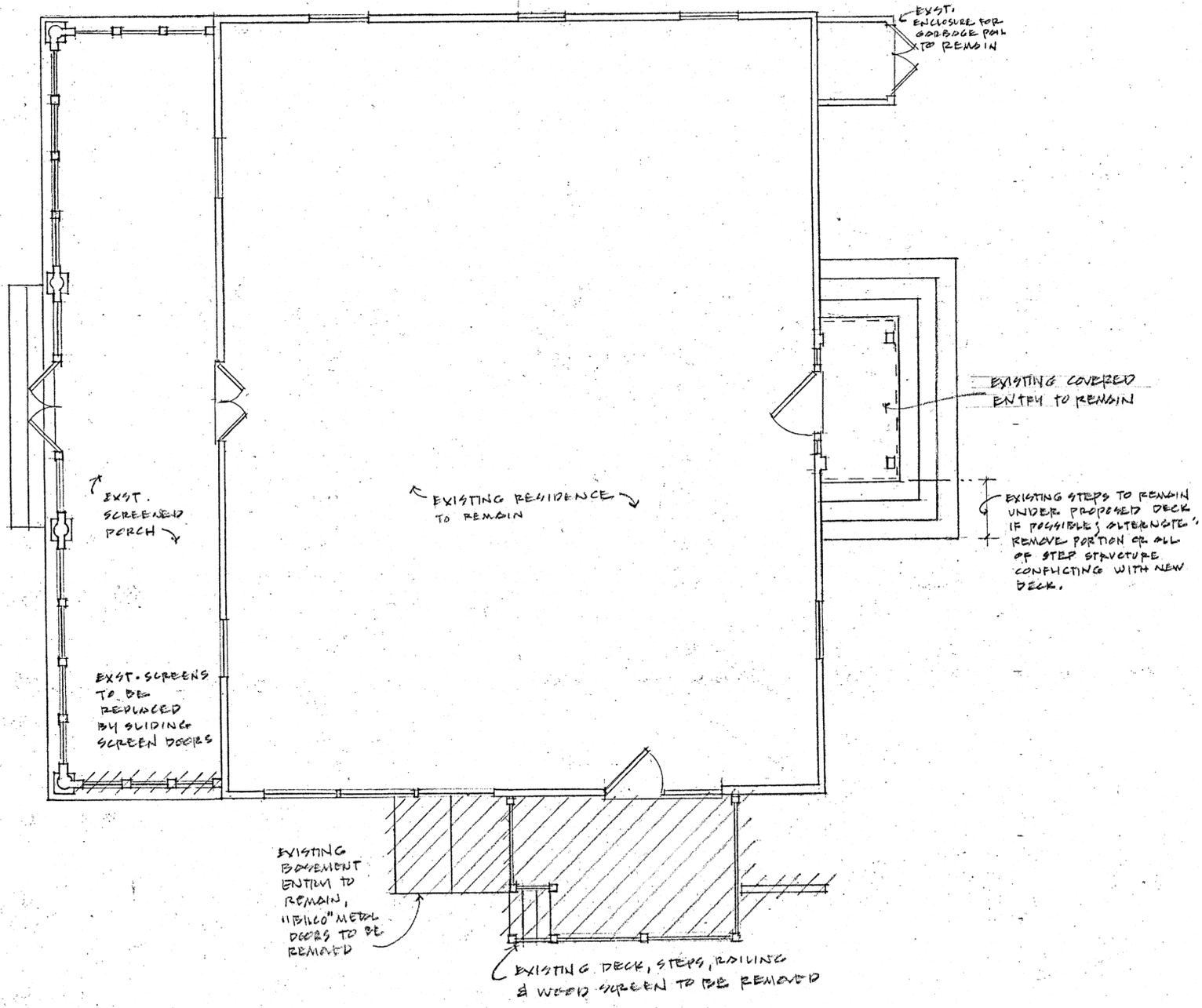
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

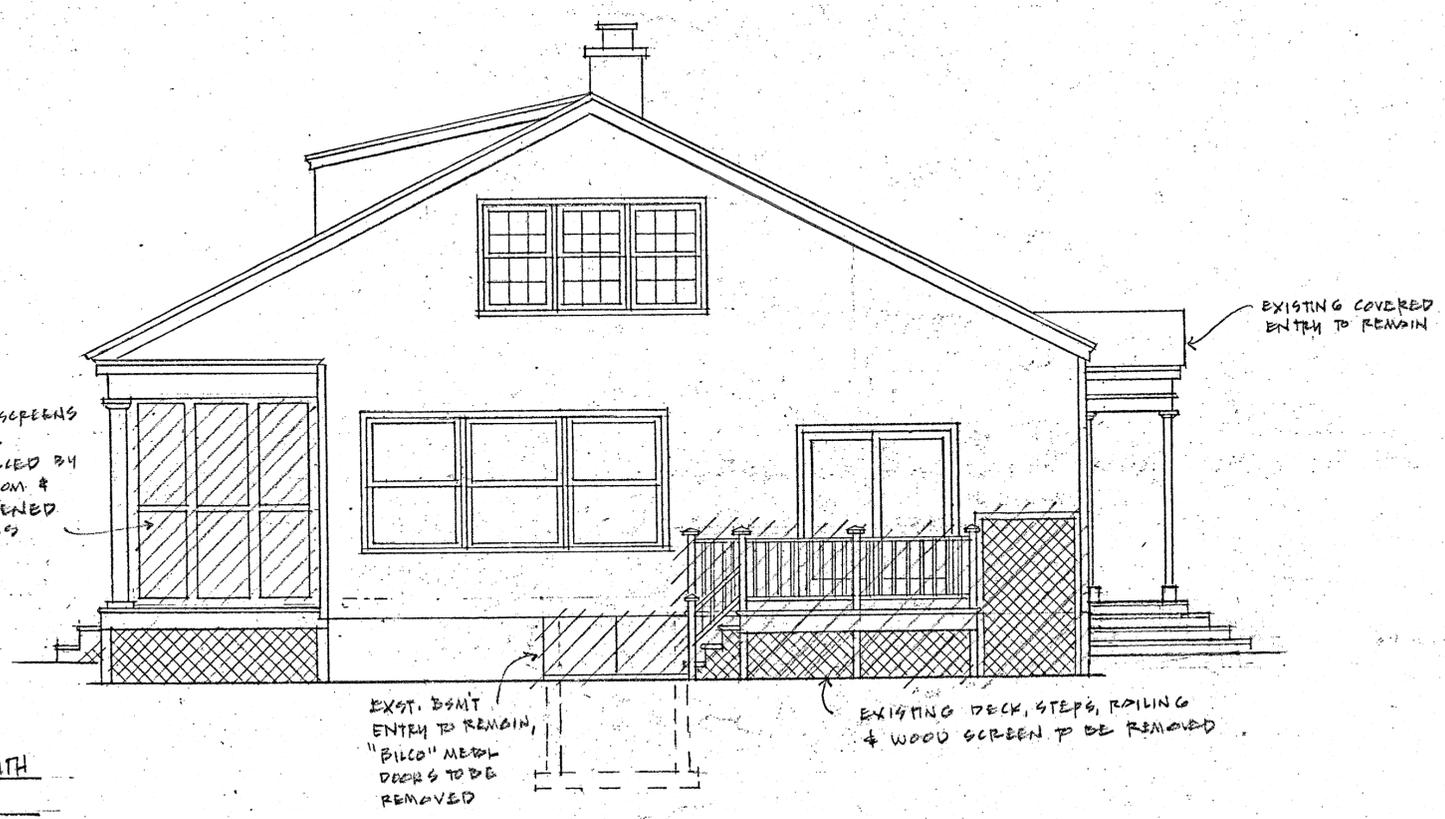
Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;">MICHELLE D'ARCAMBOL RESIDENCE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">8 EAST BRANDER PARKWAY</p>			
Brief Description of Proposed Action: <ul style="list-style-type: none">• REBUILD EXST. DECK & COVER OVER BASEMENT STEPS AT THE MAIN HOUSE• PROPOSED WOOD DECK & STEPS AT THE MAIN HOUSE			
Name of Applicant or Sponsor: <p style="text-align: center;">MAXINE LIAO</p>	Tele	<div style="background-color: black; width: 100%; height: 20px;"></div>	
	E-M	<div style="background-color: black; width: 100%; height: 20px;"></div>	
Address: <p style="text-align: center;">12 JESSE HOLSEY LANE</p>			
City/PO: <p style="text-align: center;">SAG HARBOR</p>	State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">11963</p>	
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. <u>Total acreage of the site of the proposed action?</u>	. 373	acres	
b. <u>Total acreage to be physically disturbed?</u>	. 016	acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>	. 373	acres	
4. <u>Check all land uses that occur on, adjoining and near the proposed action:</u>			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100 year flood plain?</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES				
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MAXINE LIAO</u>		Date: <u>1/3/23</u>
Signature: <u><i>Maxine Liao</i></u>		



1 EXISTING 1ST FL. PLAN



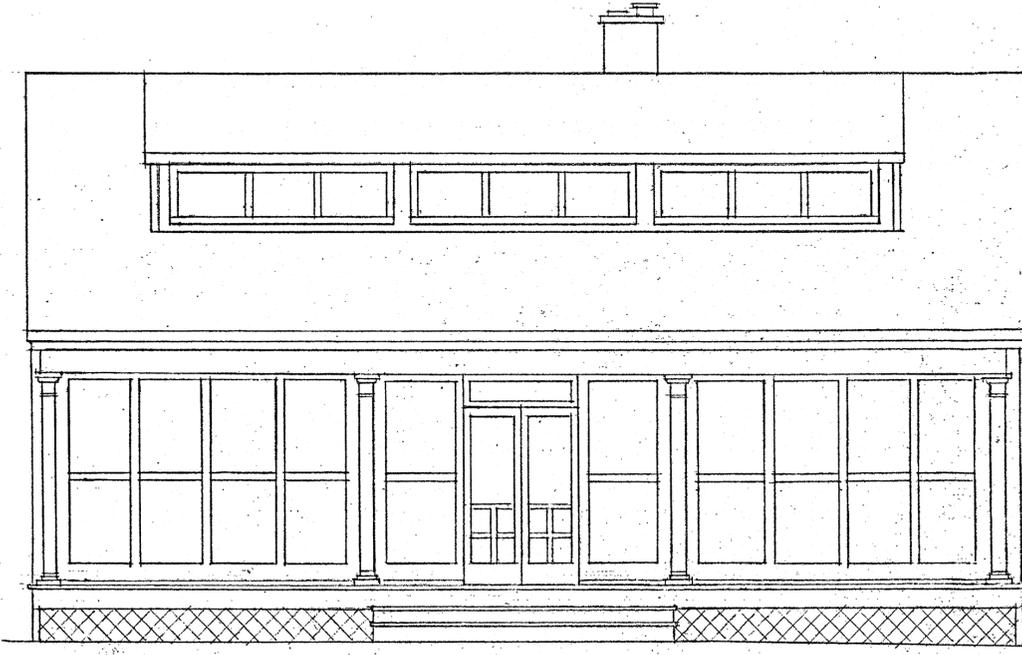
2 EXISTING SOUTH ELEVATION



MAXINE LIDO, ARCHITECT
 540 HARBOUR, NY
 031-725-9921

EXISTING 1ST FLOOR & EXST. EAST ELEVATION w/DEMOLITION NOTES
 SCALE: 1/4" = 1'-0"
 DATE: 10.21.21, 10.29.21, 3.2.22, 1.7.23

DIPLOMAT RESIDENCE
 8 EAST BRANDER PLAWY,
 SHELTER ISLAND



① EXISTING EAST ELEVATION

EXISTING WOOD DECK, STEPS & RAILING TO BE REMOVED

2ND FL

1ST FL

EXIST. "BILCO" METAL DOORS TO BE REMOVED AT EXST. BSMT. ENTRY



EXISTING WOOD DECK, STEPS, RAILING & SCREEN TO BE REMOVED

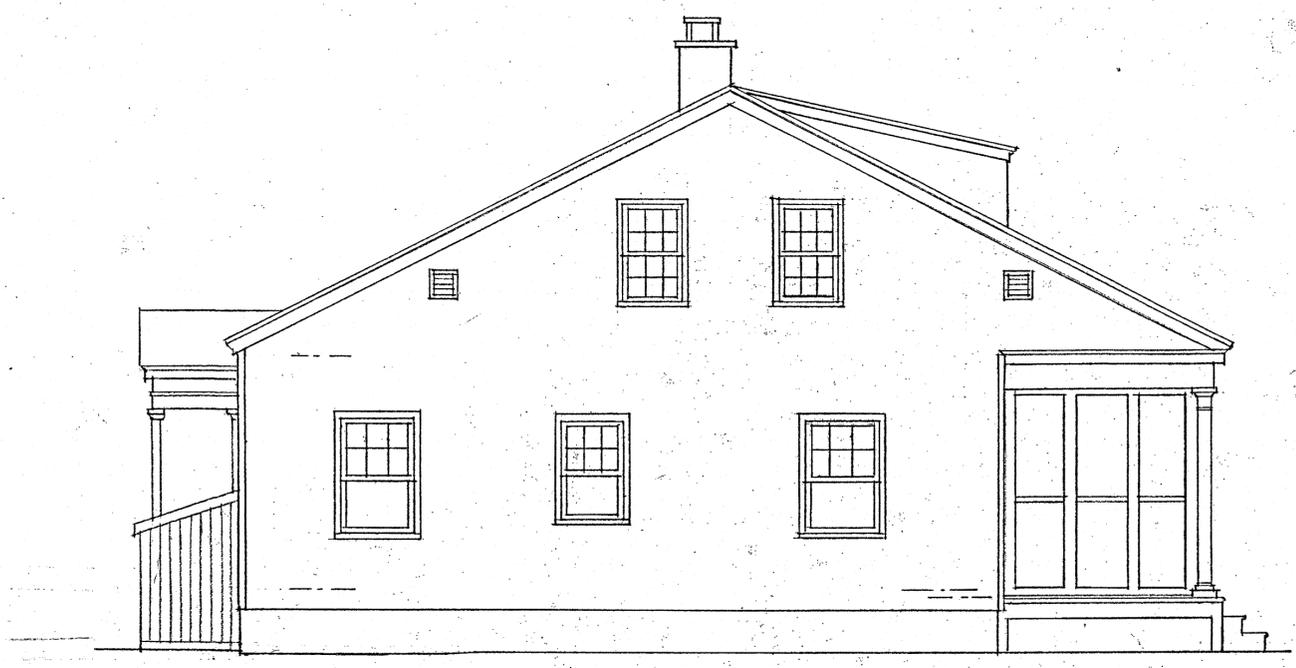
② EXISTING WEST ELEVATION



MAXINE LIAO, ARCHITECT
SAB HARBOUR, NY
631-725-9321

EXISTING SOUTH & NORTH ELEVATIONS WITH DEMOLITION NOTES
SCALE: 1/4" = 1'-0"
DATES 10.21.21, 10.29.21, 5.2.22, 1.3.23

DIACOMBO RESIDENCE
8 EAST BRANDER PLAWY,
SHEPHERD ISLAND



① EXISTING NORTH
ELEVATION

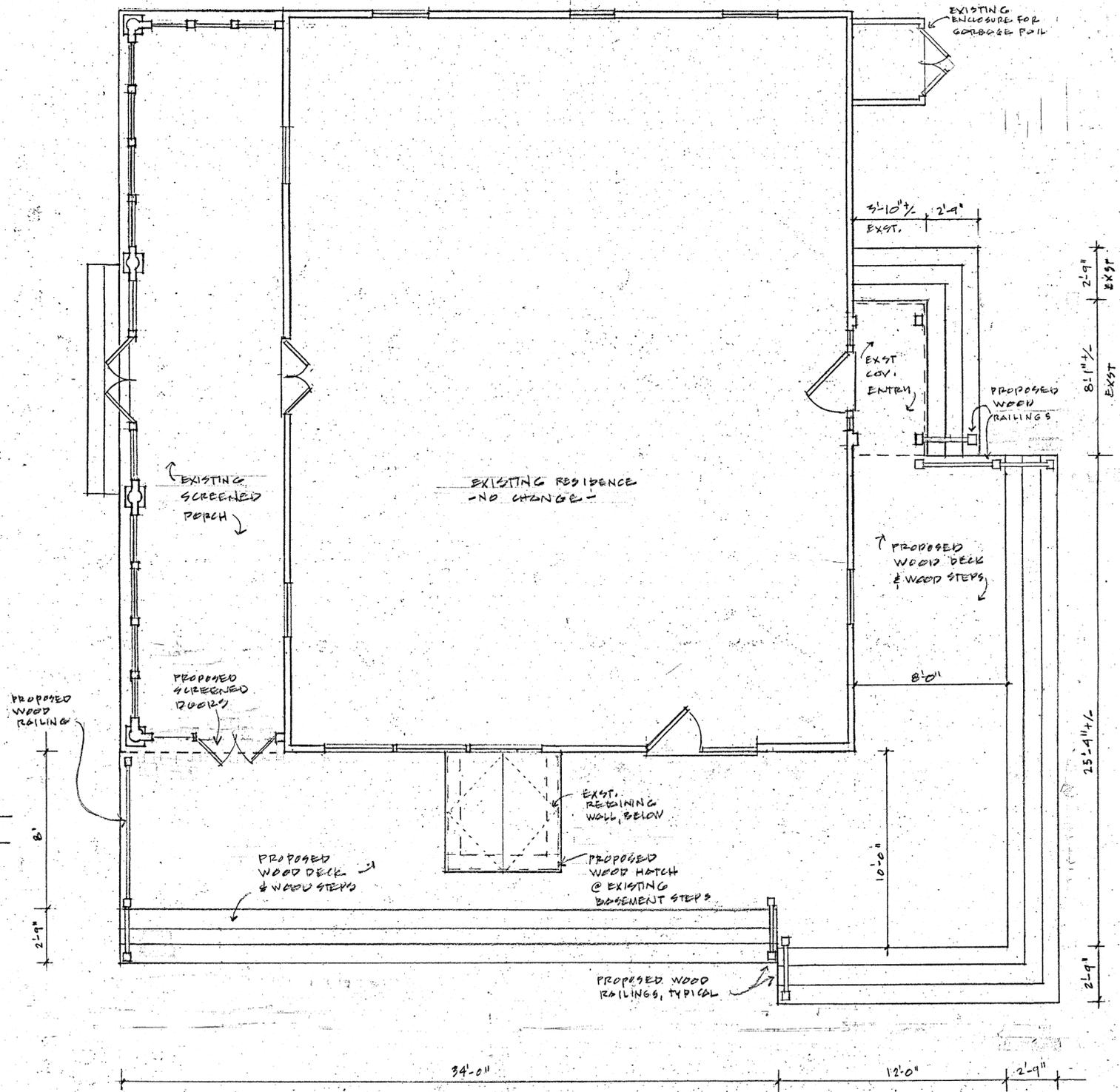
MEXINE LIAO, ARCHITECT
SAG HARBOR, NY
631-725-9321

EXISTING NORTH ELEVATION WITH DEMOLITION NOTES
SCALE: 1/4" = 1'-0"
DATE: 10.21.21, 10.29.21, 3.2.22, 1.3.23

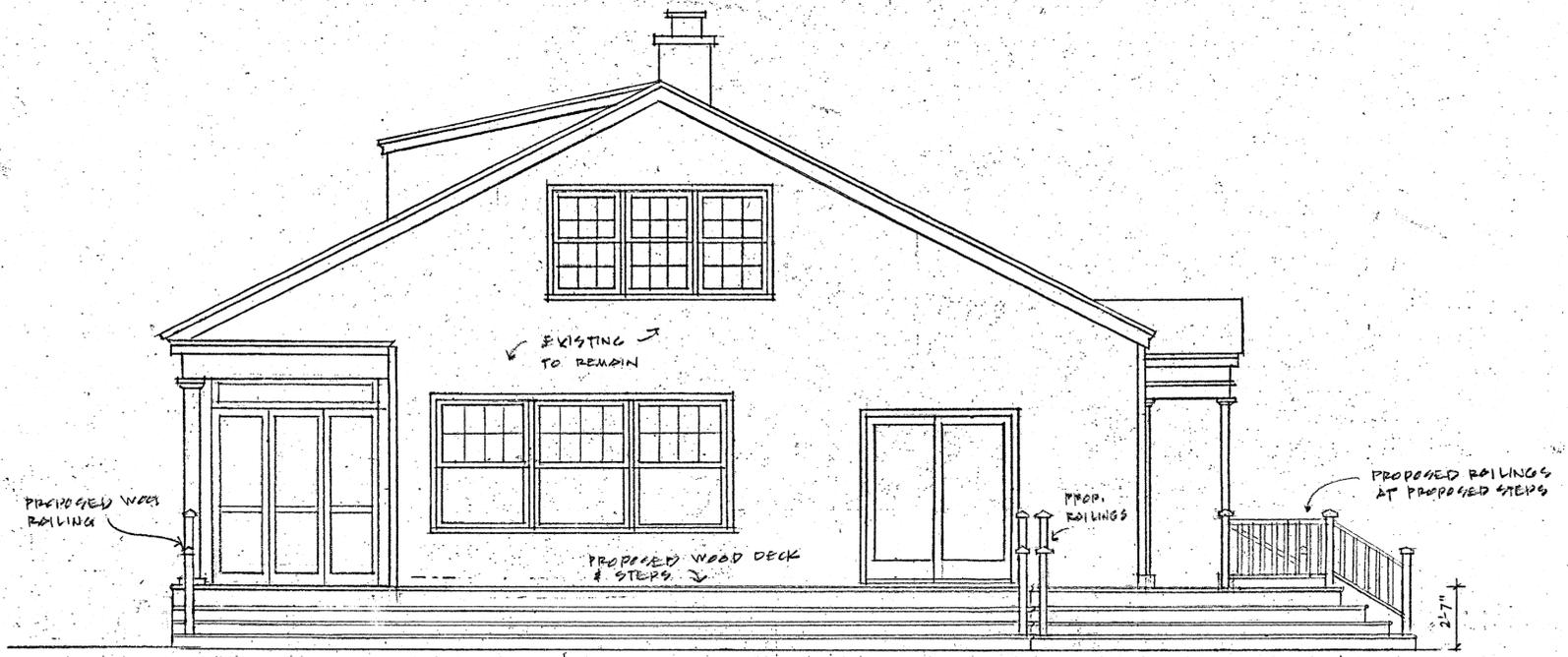
D'ARCONBOUL RESIDENCE
8 EAST BRONDER PKWY.
SHEPHERD ISLAND



1 PROPOSED 1st FL. PLAN



2 PROPOSED SOUTH ELEVATION



MAXINE LISSO, ARCHITECT
 500 HARBOUR, NY
 631-725-9321

PROPOSED 1st FLOOR & PROP. EAST ELEVATION
 SCALE: 1/4"=1'-0"
 DATE: 10.21.21, 10.29.21, 3.2.22, 11.3.23

D'ARCONI RESIDENCE
 8 EAST BRANDER PLAWY,
 SHELTER ISLAND



1 PROPOSED EAST ELEVATION



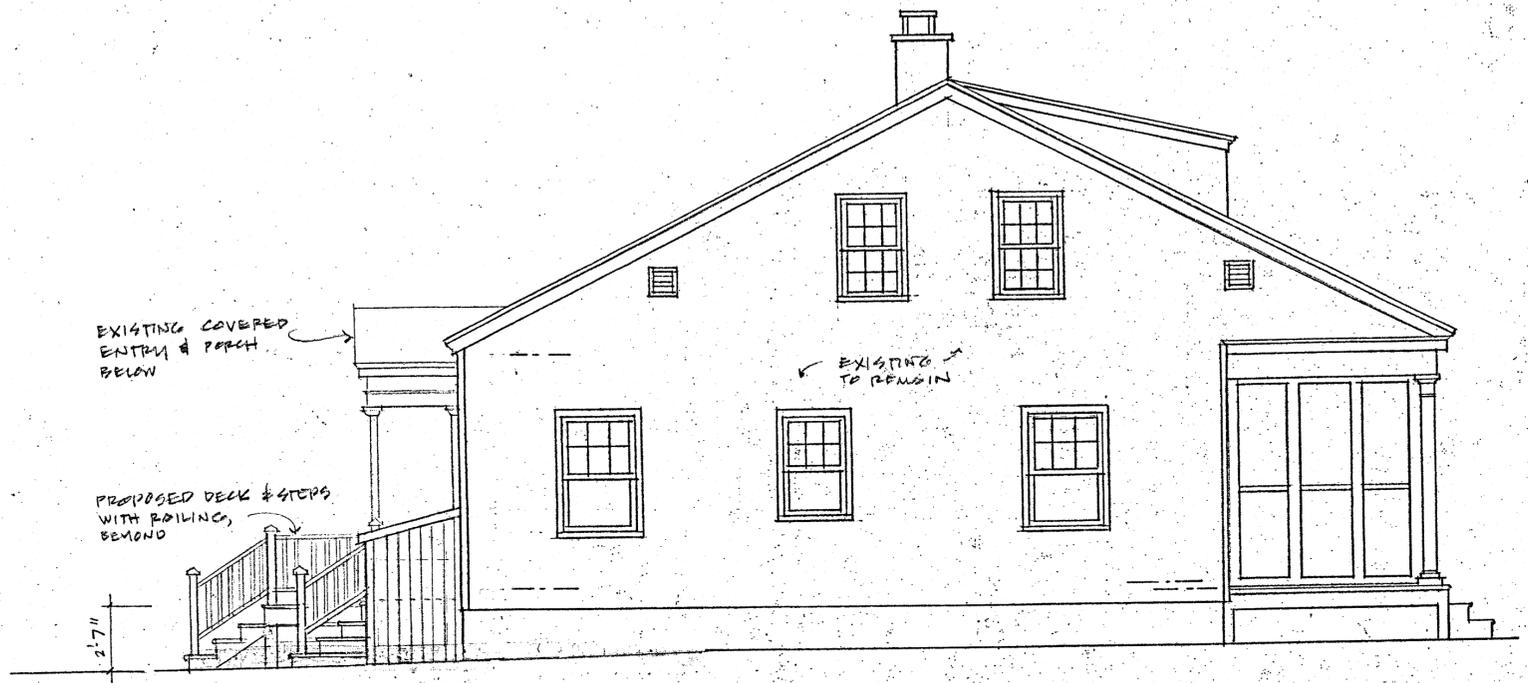
2 PROPOSED WEST ELEVATION

MAXINE LIAO, ARCHITECT
SAG HARBOR, NY
631-725-9321

PROPOSED SOUTH & NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: 10.21.21, 10.29.21, 3.2.22, 1.13.23

DIACOMBI RESIDENCE
8 EAST BRANDER PLWY.
SHENKEL ISLAND





① PROPOSED NORTH
ELEVATION

MAXINE LIAO, ARCHITECT
SAG HARBOR, NY
631-725-9321

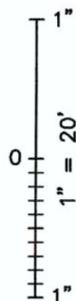
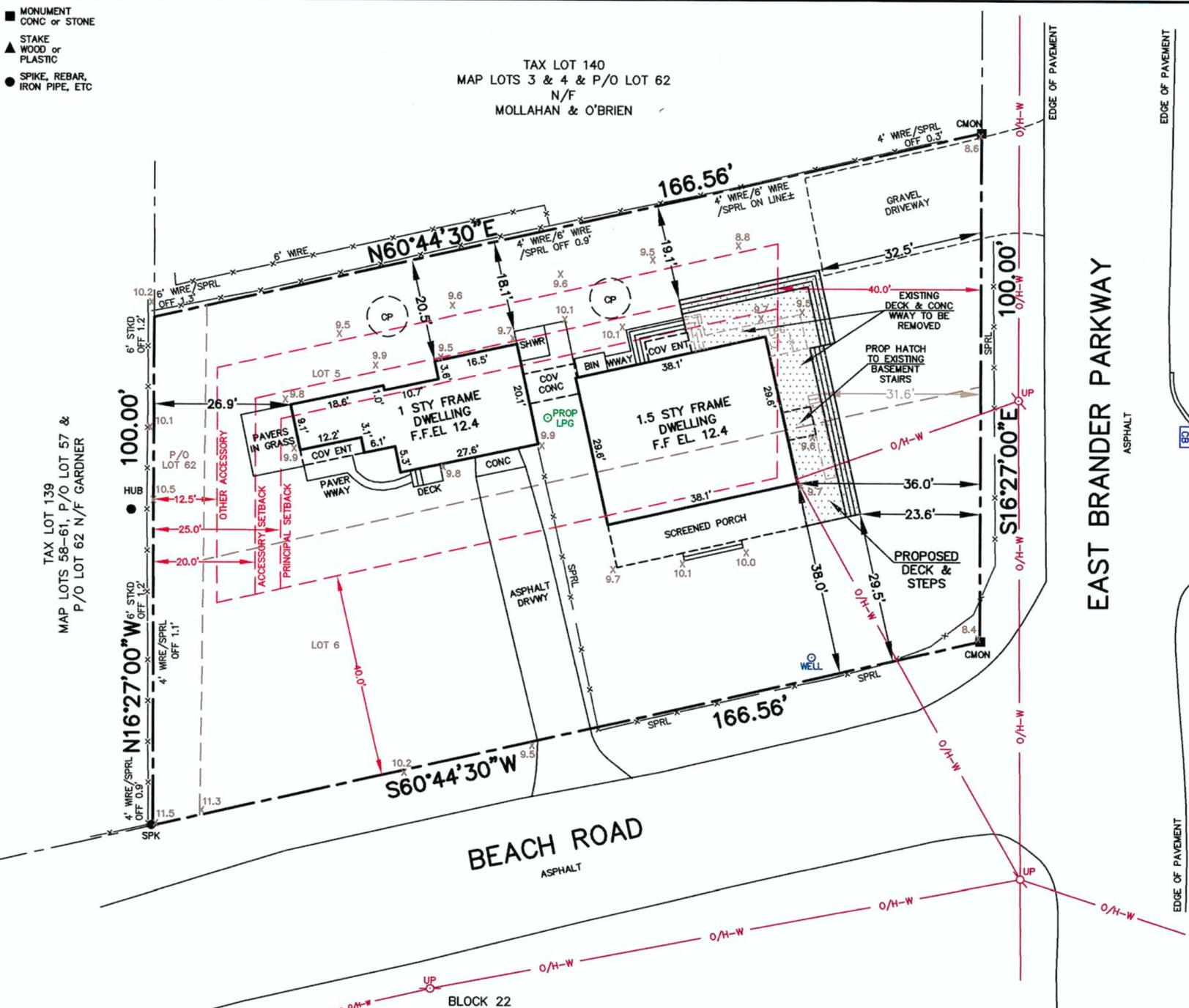
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"
DATE: 10.21.21 10.29.21 3.2.22, 1.9.23

D. BRIGHAM RESIDENCE
B. EAST BRANCH PKWY.
GREATER ISLANDS



- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC

TAX LOT 140
MAP LOTS 3 & 4 & P/O LOT 62
N/F
MOLLAHAN & O'BRIEN

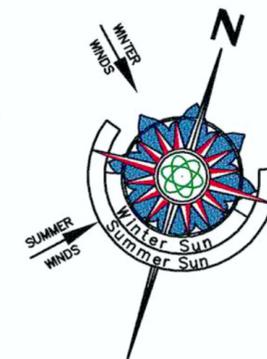


CERTIFICATION & ALTERATION NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

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North American Vertical Datum 1988

File Map North
TOTAL LOT AREA
16,242± SQ.FT.
0.373± ACRES.



EAST BRANDER PARKWAY

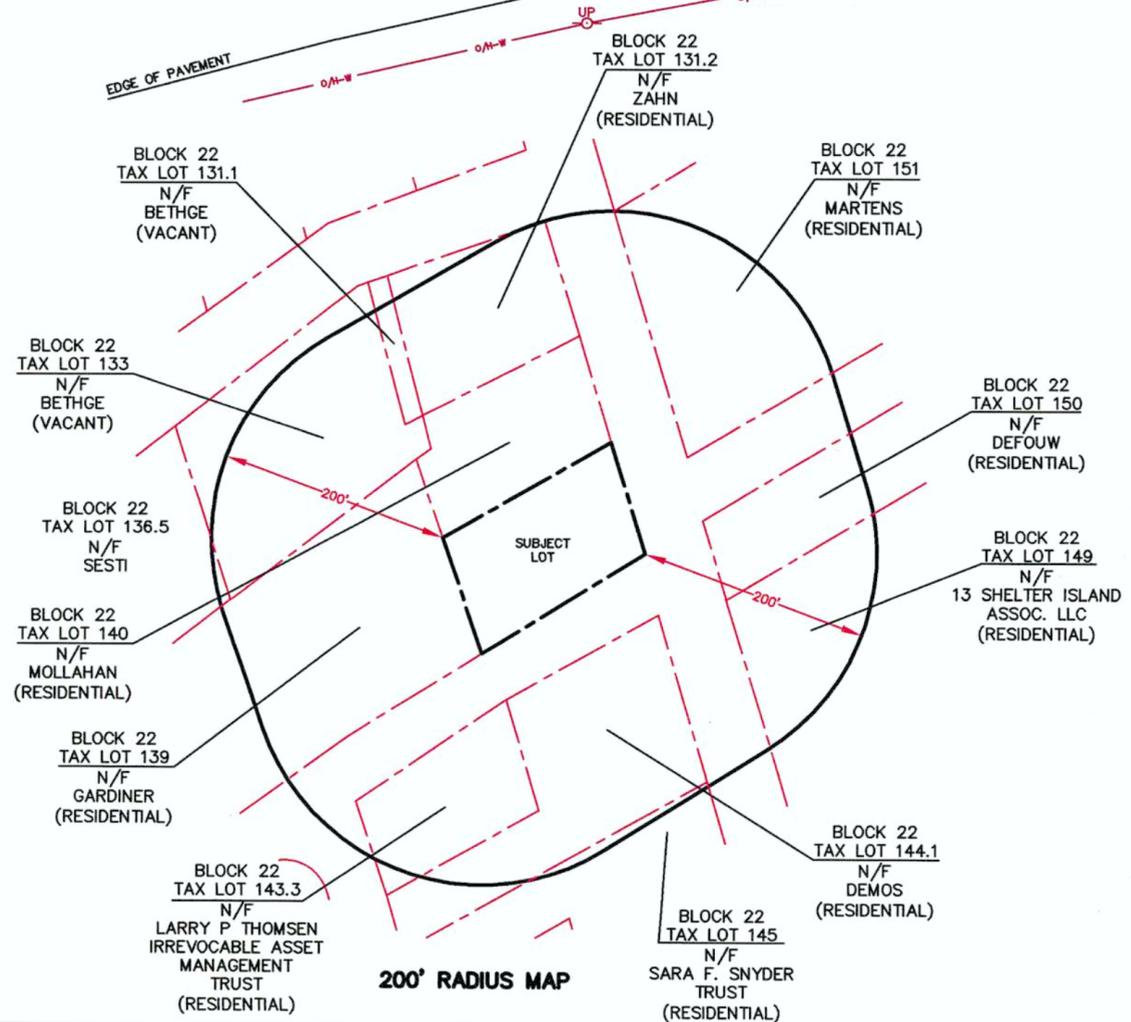
BEACH ROAD
ASPHALT

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY SHOWN AS LOTS 5 & 6 AND P/O LOT 62 ON "MAP OF SECTION ONE; SILVER BEACH; SITUATE; SHELTER ISLAND; SUFFOLK COUNTY, N.Y." BY WALLACE H. HALSEY C.E., SOUTHAMPTON, NY, FILED JUL 27, 1929 AS FILE MAP No. 191.
3. SUBJECT PROPERTY IN ZONE "A" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND GIS, APRIL 11, 2022. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
5. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X" OUTSIDE 0.2% FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0186H, LAST REVISED SEPTEMBER 25, 2009.
6. SPOT GRADES SHOWN HEREON ARE GROUND OBSERVATIONS AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.
7. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.
8. LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

TABLE OF AREAS	(SQ. FT.)
LOT SIZE	16,242
EXISTING TOTAL BUILDING COVERAGE	2,156
PROPOSED TOTAL BUILDING COVERAGE	2,156
ALLOWED TOTAL BUILDING COVERAGE	4,061
(16,242 * 0.25)	
EXISTING TOTAL LOT COVERAGE	3,536
PROPOSED TOTAL LOT COVERAGE	3,992
ALLOWED TOTAL LOT COVERAGE	6,497
(16,242 * 0.40)	

CERTIFIED TO:
MICHELLE D'ARCAMBAL



200' RADIUS MAP

Field Work: JLA NFB	Project No: 22-024
Drawn By: FMH JER RCH	Drawing Name: 22-024 PROJ
Checked By: FMH	Scales: 1" = 20'
Reviewed By:	Date: 17 MAR 2022
Revisions: 18APR22 PSP TRANS 26APR22 200' RADIUS 27APR22 SITE UPDATE 29AUG22 PROP DECK 10NOV22 REV PROP DECK 03JAN23 REV PSP TRANS	

D'ARCAMBAL

PROPERTY SITUATE AT
8 EAST BRANDER PARKWAY
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 22, BLOCK 1, LOT 141

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO Box 1328, Sag Harbor, New York 11963
(631) 725-7199 INFO@FMHLS.COM

Sheet Title:
PROPOSED SITE PLAN

Sheet
1 OF 1