

BUILDING DEPARTMENT
TOWN OF EAST HAMPTON
300 Pantigo Place - Suite 104
East Hampton, New York 11937
CERTIFICATE OF OCCUPANCY

Certificate Number: CO-40671

Date Issued: May 14, 2025

Permit Number(s): 73175, 73854, 76924, 77483

This certifies the structure located at 95 Washington Dr

Tax Map: 300-46-1-41.1

Hamlet: Montauk

Map: 1312 Lot: 273-280 P/O ROAD

As shown on a survey dated June 13, 2024 prepared by GEORGE WALBRIDGE conforms substantially to all the requirements of the applicable provisions of the law, at time of construction.

The occupancy for which this certificate is issued is:

2763 SQ. FT. FIRST FLOOR, 1334 SQ. FT. SECOND FLOOR, TWO STORY, FRAME, SINGLE FAMILY RESIDENCE HAVING ONE KITCHEN AND A TOTAL OF (6) SIX BEDROOMS ONLY, 2199 SQ. FT. LOWER-LEVEL RECREATION AREA WITH PROPER EGRESS CONTAINING (1) ONE OF THE HOMES (6) SIX BEDROOMS ONLY WITH (0) NO KITCHEN AREAS AND (1) ONE BATHROOM, ROOF MOUNTED SOLAR PANELS, 484 SQ. FT. ATTACHED GARAGE CONTAINING (0) NO LIVING AREAS, 70 SQ. FT. FRONT PORCH, 216 SQ. FT. COVERED PATIO, 94 SQ. FT. COVERED PATIO, 1200 SQ. FT. REAR PATIO, (2) TWO WATER FEATURES AND 800 SQ. FT. GUNITE SWIMMING POOL AND 54 SQ. FT. HOT TUB WITH PROPER FENCING, ALARMS, DRY WELL, 1835 SQ. FT. POOL PATIO AND, 199 SQ. FT. POOL HOUSE CONTAINING (0) NO SLEEPING AREAS.

The certificate is issued to:
owner of aforesaid structure.

RAYMOND T. DORAN

List of Approvals:

Allison McDougall

Allison McDougall
Administrative Assistant, Town of East Hampton

1194-156
1221-154
1238-32

DC2080
AM017

MAP OF PROPERTY

SITUATE
LOTS 273 Thru 280

MONTAUK BEACH HITHER HILLS - SEC. 1

Filed: July 2, 1940 - Map No. 1312

MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=30'

Area : 30,572 S.F. or 0.702 Acres

Flood Zone: X - FIRM NO. 36103C0262H, 9/25/09

Certified To:

Raymond T. Doran
Bridgett N. Doran

COVERAGE

ALLOWED - 5,999 SF.
EXISTING - 4,092 SF.

TOTAL COVERAGE

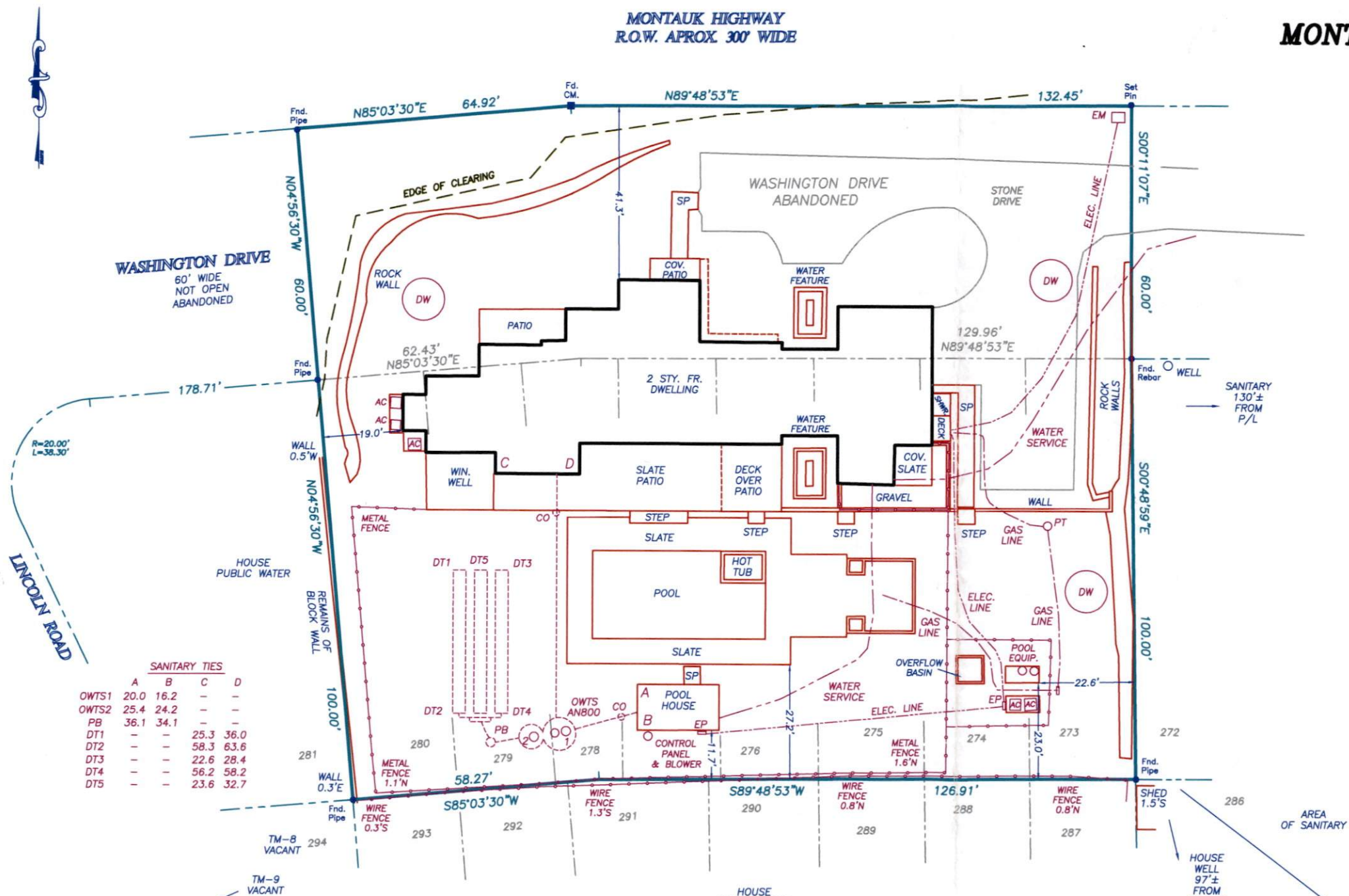
ALLOWED - 15,286 SF.
EXISTING - 13,014 SF.

CLEARING

ALLOWED - 17,643 SF.
EXISTING - 28,955 SF.

KEY

BR	BRICK
CB	CATCH BASIN
CC	CONC. COVER
CM	CONC. MONUMENT
DW	DRY WELL
EB	ELECTRIC BOX
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EOP	EDGE OF CLEARING
EP	ELECTRIC PANEL
EV	ELECTRIC VAULT
GM	GAS METER
GV	GAS VALVE
HYD	HYDRANT
IR	IRRIGATION BOX
LB	LIGHT BOX
LP	LEACHING POOL
LTP	LIGHT POST
MC	METAL COVER
MHW	MEAN HIGH WATER
OH	OVERHANG
PL	PROPERTY LINE
PT	PROpane TANK
S	STEPS
SP	SLATE PAVERS
ST	SEPTIC TANK
TB	TELEPHONE BOX
UB	UTILITY BOX
WM	WATER METER
WV	WATER VALVE
TBR	TO BE REMOVED
TL	TRAFFIC LIGHT
TP	TELEPHONE POLE



NOTE:

- 1). Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 7209 of the New York State Education Law.
- 2). Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
- 3). Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
- 4). The existence of subsurface improvements or encroachments, or wetlands, or easements, covenants, or restrictions of record, if any, not shown are not certified.

DATUM: NAVD 88
S.C.T.M. 0300-046-01-41.1

chk'd DW - 9/25/24

Revised: June 13, 2024 - U/G Utilities
Revised: April 17, 2024 - Update
Revised: Oct. 11, 2022 - Stake Proposed
Revised: March 25, 2022 - Revise Proposed
Revised: Sept. 13, 2021 - Road To West Abandoned
Revised: July 1, 2021 - Proposed & HD Info.
Revised: May 19, 2021 - 2014 NYS Lidar Topography
Surveyed: Jan. 6, 2020

GEORGE WALBRIDGE SURVEYORS, P.C.

Land Surveyors & Land Planners

300 Pantigo Place - Suite 116

East Hampton, Long Island, N.Y. 11937

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E-mail: info@walbridgesurveyors.com

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