

**TOWN OF SOUTHAMPTON  
ENVIRONMENT DIVISION  
NOTICE OF ADMINISTRATIVE WETLANDS PERMIT**

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**Permit No.: WAR160056**

**Date of Receipt of Application: 10/24/2016**

**Project Title: Three Waters, LLC.**

**Project Location:**

**SCTM No.:**

**Description of Permitted Activity:** Modifications to Wetland Permit No. 11-23 were approved by the Conservation Board in order to allow the landowner to construct a 240 square foot elevated utility platform and staircase, located 10 feet from wetlands; to install a generator and air conditioning equipment, on the elevated utility platform, located, at their closest point, 20 feet from wetlands; to legalize the construction of walkways; to construct a front entry porch for the existing residential dwelling; to legalize the installation of an underground propane tank; to install a walkway; to reconfigure the pervious driveway; to remove existing lawn and landscaping; and to re-vegetate the disturbed portions of the property, **in accordance with the "422 Dune Road, Bridgehampton Landscape Plan" as prepared by Landplans, dated April 24, 2015, last revised June 11, 2015, and in accordance with the survey prepared by David L. Saskas dated May 15, 2015, last revised July 6, 2015.**

**ACTIVITIES AUTHORIZED BY WETLANDS PERMIT NO. 11-23:** Renewal of Wetlands Permit No. 11-23, which was issued on March 22, 2013, to allow for complete renovations and additions to both an existing two-story single-family dwelling, and attached garage, which currently has a footprint of 1,450 square feet and is located, at its closest point, 13.1 feet from wetlands, as well as associated accessory decks, swimming pool, drainage and septic system; including renovations to the existing first floor; augmentation of the existing house and elevated deck pilings, where deemed necessary, to support the renovations and expansions, conversion and/or replacement of the existing first floor to an open ground floor, inclusive of a garage and an entrance stairway leading up to a new higher elevated first floor, consistent with FEMA requirements, and with new ground floor taking in 500 square feet; conversion of the existing second floor living space to an elevated and partially cantilevered first floor over the proposed ground floor, with the southern roadside portion of the first floor to be expanded, by construction of 89 square feet of living space addition; construction of a new second floor above the new first floor, with an expanded coverage of 1,309 square feet; renovation of exterior walls, resulting in a reduction of the pre-existing non-conforming setback of the northeastern portion of the dwelling by 2.1 feet, resulting in a wetland setback of 9.1 feet for the dwelling, at its closest point; retention or increase of the remaining wetland structural setbacks; reconfiguration and expansion of the existing open elevated attached deck at the newly proposed ground floor level of the residence, with demolition and removal of the northwestern corner of the existing deck footprint, thereby eliminating the deck area, which is currently situated closest to wetlands, the result of which will be that the deck area coverage will be reduced and the wetland building setbacks will be increased; demolition and removal of 384 square feet of existing elevated swimming pool located 31 feet from the wetland boundary; construction of 423 square feet of new elevated non-chlorinated swimming pool located greater than 2 feet above the water table, located at an increased setback of 41 feet from the wetlands boundary; installation of a pool drywell on the roadside of the residence; abandonment of the existing non-conforming septic system, by pumping the system clean and backfilling the system with clean sand and/or by removing the system, in conformance with Suffolk County Department of Health Services (SCDHS) requirements, located approximately 57 feet from wetlands; installation of a new septic system, including one (1) septic tank and six (6) leaching pools, with room for 50% expansion, in conformance with SCDHS requirements, located at an increased setback of 66.3 feet from wetlands; installation of drywells, in order to provide for approximately 614 cubic feet of runoff, through a network of 10 ft. diam. x 2 ft. deep drywells landward of wetlands; elevation of the air conditioner units 10.3 feet from wetlands; construction of a pervious driveway and front entry ramp on the roadside of the dwelling; installation of temporary erosion and siltation control barriers around the perimeter of the work site and landward of proposed a wetland buffer, in order to prevent adverse wetlands impacts; and establishment of a covenanted wetland preservation area, covering all on-site wetlands, as well as covenanted naturally vegetated wetland non-disturbance/non-fertilization buffers, taking in all lands extending from the wetland boundaries to within generally five feet of the northerly, westerly, and easterly sides of the structures, in accordance with the survey, prepared by David L. Saskas, dated February 22, 2011, last revised October 3, 2012, and the "Three Waters LLC Ground Floor Framing Plan," prepared

by Optimus Consulting Engineers and Renee Gonzalez, Architect, received October 9, 2012, and the “*Three Waters LLC Storm Drainage Plans*,” prepared by Condon Engineering, PC, dated August 27, 2012.

Conservation Board Wetlands Permit No. 11-23 (HCB15004) was renewed until October 24, 2016 by Administrative Wetlands Renewal Permit No. WAR150053.

***Permit Approved***

**Date of Issuance:** 11/04/2016  
**Expiration Date:** 10/24/2017  
**Contact Person:** Martin Shea  
**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968  
**Phone Number:** 631-287-5710

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