

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

Permit No.: WAR160064

Date of Receipt of Application: 11/04/2016

Project Title: Ram Island 6, 7, 8, LLC.

Project Location: 48 Ram Island Drive, Tuckahoe

SCTM No.: 0900-109-01-7.1

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. 12-28, which was issued on October 19, 2012, in order to grant approval to allow demolish an existing 1 ½ story dwelling, brick patio, and screened porch located approximately 140 feet from tidal wetlands; to demolish an existing driveway located greater than 100 feet from wetlands; to abandon an existing septic system by pumping the system clean and by backfilling the system, and/or by removing the system, in conformance with Suffolk County Department of Health Services (SCDHS) requirements, located greater than 200 feet from tidal wetlands; to construct a new two story dwelling, with a second story deck, with an overall square footage of 10,850 square feet, located 118.2 feet from wetlands; to construct a 1,850 square feet of terrace and sun deck, located 118.2 feet from wetlands; to construct a new 550 square foot swimming pool, located 118.2 feet from wetlands; to construct 3.533 square feet of new/renovated driveway, located 137.3 feet from wetlands; to install drywells, for catchment and recharge of runoff associated with the new residence, located at their closest point, approximately 16 feet from wetlands; to install a new sanitary system, consisting of one (1) 1,500 gallon septic tank and three (3) 10 ft. diameter x 4 ft. deep cesspools, with room for 50% future expansion, located 205.7 feet from wetlands; to install a stone paver walkway, located approximately 172 feet from wetlands; to relocate an existing generator and LPG bin and tank, located approximately 145 feet from wetlands; to deposit and grade approximately 100 cubic yards of fill, located at its closest point, approximately 100 feet from wetlands; to abandon an existing well, located approximately 120 feet from wetlands; to cut and remove several trees, namely Eastern Red Cedars, and/or transplant/relocate such trees in order to allow for the construction of the new residence, approximately 100 feet from wetlands; to establish a covenanted wetland preservation area and naturally vegetated wetland non-disturbance/non-fertilization buffer; and to manage such buffer as a meadow area, while retaining existing native trees, at existing residentially developed property located on Ram Island and fronting on Bullhead Bay, as well as containing Town and State regulated wetlands, **in accordance with the survey prepared by Saskas Surveying Company, dated August 23, 2010, last revised February 5, 2013.**

On February 13, 2013, the Conservation Board issued modified Wetland Permit No. 12-28, in order to grant approval to demolish an existing 1 ½ story dwelling, brick patio, and screened porch located approximately 140 feet from tidal wetlands; to demolish an existing driveway located greater than 100 feet from wetlands; to abandon an existing septic system by pumping the system clean and by backfilling the system, and/or by removing the system, in conformance with Suffolk County Department of Health Services (SCDHS) requirements, located greater than 200 feet from tidal wetlands; to construct a new two story dwelling, with a second story deck, with an overall square footage of 10,850 square feet, located 118.2 feet from wetlands; to construct a 1,850 square feet of terrace and sun deck, located 118.2 feet from wetlands; to construct a new 550 square foot swimming pool, located 118.2 feet from wetlands; to construct 3.533 square feet of new/renovated driveway, located 137.3 feet from wetlands; to install drywells, for catchment and recharge of runoff associated with the new residence, located at their closest point, approximately 16 feet from wetlands; to install a new sanitary system, consisting of one (1) 1,500 gallon septic tank and three (3) 10 ft. diameter x 4 ft. deep cesspools, with room for 50% future expansion, located 205.7 feet from wetlands; to install a stone paver walkway, located approximately 172 feet from wetlands; to relocate an existing generator and LPG bin and tank, located approximately 145 feet from wetlands; to deposit and grade approximately 100 cubic yards of fill, located at its closest point, approximately 100 feet from wetlands; to abandon an existing well, located approximately 120 feet from wetlands; to cut and remove several trees, namely eastern red cedars, and/or transplant/relocate such trees in order to allow for the construction of the new residence, approximately 100 feet from wetlands; to establish a covenanted wetland preservation area and naturally vegetated wetland non-disturbance/non-

fertilization buffer; and to manage such buffer as a meadow area, while retaining existing native trees, at existing residentially developed property located on Ram Island and fronting on Bullhead Bay, as well as containing Town and State regulated wetlands, **in accordance with the survey prepared by Saskas Surveying Company, dated August 23, 2010, last revised February 5, 2013.**

On June 26, 2013, the Conservation Board issued modified Wetland Permit No. 12-28, in order to grant approval to reduce an approved 2,616 square foot patio and terrace to 1,644 square feet, located 116.8 feet from wetlands; to construct a new 624 square (8 ft. wide by 78 ft. long) lap pool, inclusive of coping, located 102.2 feet from wetlands; to deposit approximately 100 cubic yards of fill , to elevate the proposed swimming pool, located at its closest point, approximately 75 feet from wetland; and to install a pool enclosure fence, located, at its closest point, approximately 75 feet from wetlands **in accordance with the survey prepared by David L. Saskas dated August 23, 2010, last revised June 12, 2013, was received on June 17, 2013 and the “Pincus Residence” plan prepared by LaGuardia Design dated June 20, 2013.**

Conservation Board Wetlands Permit No. 12-28 was renewed until June 27, 2016 through issuance of Administrative Wetlands Permit No. WAR160014.

Permit Approved

Date of Issuance: 11/17/2016
Expiration Date: 06/27/2017
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
