

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

Permit No.: WAT170003

Date of Receipt of Application: 01/27/2017

Project Title: 75 Cliff Drive, LLC. c/o Glenn Kelsey

**Project Location: 75 Cliff Drive, Noyac, Lots 74, 75 and 76, Subdivision of Bay Point, Section 1
SCTM No.: 0900-009-01-21**

Description of Permitted Activity: Transfer of Conservation Board Wetlands Permit No. CB1400090, which was issued to Frederick and Lois Kelsey on February 22, 2016, in order to grant approval to demolish/remove an existing 1 ½ story residence, with an open porch, chimney, outdoor shower and steps, with a total roofed coverage of 890 square feet, located approximately 33 feet from wetlands; to remove an existing dirt driveway, located approximately 90 feet from wetlands; to demolish and remove an existing concrete patio, inclusive of perimeter concrete retaining wall and steps, located approximately 23 feet from wetlands; to remove an existing barbecue, located approximately 95 feet from wetlands; to abandon an existing septic system, by pumping the system clean and/or by backfilling the system with clean sand and/or by removing the system, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located approximately 50 feet from wetlands; to construct a new two story four bedroom dwelling, with attached garage, with total roof coverage of 2,140 square feet, with the westerly second story overhang located 60.3 feet from wetlands; to construct 300 square feet of covered westerly deck, with 24 square feet of steps, located 56.1 feet from wetlands; to construct approximately 42 square feet of covered front entry for the dwelling, located approximately 102 feet from wetlands; to construct a window well, with retaining wall and steps, located approximately 56 feet from wetlands; to construct a new sanitary system, including one (1) 1,000 gallon septic tank and one (1) 12 ft deep leaching pool, with room for 50% future expansion, in accordance with SCDHS requirements, located approximately 118 feet from wetlands; to construct a gravel driveway with block curbs, located approximately 102 feet from wetlands; to install drywells for catchment and on-site recharge of roof runoff, including two (2) 6 ft diameter X 4 ft deep leaching rings, located at their closest point, approximately 62 feet from wetlands; to install a water supply line, located approximately 100 feet from wetlands; to construct approximately 450 square feet of roofed deck above the proposed attached garage, located approximately 77 feet from wetlands; to construct a southerly cellar entry with steps, located approximately 85 feet from wetlands; to construct a southerly chimney, located approximately 77 feet from wetlands; to demolish and remove the existing steps and landing, providing access to the dock, and to replace such structures with a light penetrable decked stairway and landing supported by untreated wood posts; to establish a covenanted wetland preservation area and a naturally vegetated wetland non-disturbance/non-fertilization buffer, extending at least fifty (50) feet landward of wetlands; to restore the required wetland buffer, by removing existing wire fencing, stairway and debris, followed by planting of native vegetation; and to re-landscape landward of the required wetland buffer, at existing residentially developed property fronting Sag Harbor Cove and containing Town regulated tidal wetlands in Noyac, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by F. Michael Hemmer, dated March 22, 2003, last revised December 1, 2015, and the "Kelsey Residence Re-Vegetation Plan" Sheet L2.1 as prepared by LaGuardia Design dated December 15, 2015.**

Permit Approved

Date of Issuance: 01/31/2017
Expiration Date: 12/17/2017
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
