

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

Permit No.: WAR170014

Date of Receipt of Application: 03/09/2017

Project Title: Astor Real Estate Holdings, LLC.

Project Location: 329 Sagaponack Road, Bridgehampton

SCTM No.: 0900-089-02-3

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB1400027, which was approved on May 14, 2014, and issued on March 13, 2015, in order to grant approval to renovate and convert 1,075 square feet of existing two floor garage/art studio to two story residential living space, without expanding the existing footprint, located 61.2 feet from wetlands, thereby retaining the wetland setback of the existing structure; to construct 180 square feet of new one story triangular enclosed residential addition, in order to connect the existing dwelling to the newly converted garage/art studio, located 86 feet from wetlands; to convert 600 square feet of workshop to storage space, located 64 feet from wetlands, while retaining the existing structural footprint and wetland setback; to demolish/remove 650 square feet of existing swimming pool and approximately 92 square feet of pool patio, located, at their closest point, 88 feet from wetlands; to elevate the existing garage/art studio and workshop, upon renovation and alteration, without reconstructing the building, in order to meet FEMA standards; to modify the roof line of the existing art studio, in order to build a second floor dormer; to construct 800 square feet of swimming pool, with low chlorine treatment system, located 102 feet from wetlands; to construct 650 square feet of new patio/terrace located 83 feet from wetlands; to abandon the existing sanitary system, by pumping the system clean and backfilling the system with clean sand and/or by removing the system, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located, at its closest point, approximately 44 feet from wetlands; to construct a new septic system, including (1) 1,500 gallon septic tank, (1) 4 ft diameter ejector pump station, and (5) 8 ft diameter x 4 ft deep leaching pools, with room for 50% future expansion, in accordance with SCDHS requirements, located 138.5 feet from wetlands; to deposit 200 cubic yards of clean sand fill to elevate the new septic system, as well as to contain such fill, by constructing concrete retaining walls, running for 130 linear feet, located 128 feet from wetlands; to construct 2,150 square feet of new driveway, located 120 feet from wetlands; to remove 4,220 square feet of existing driveway, located 15 feet from wetlands; to install temporary project limiting fences inclusive of siltation barriers, along the eastern side of the existing driveway and to maintain such barriers until all construction and land disturbance is complete and all disturbed soils are suitably stabilized and vegetated; to deposit 150 cubic yards of clean fill for general construction and landscaping purposes; to install pool enclosure fence and pool equipment landward of the proposed wetland buffer; to remove existing fence lines, located at their closest point, approximately 47 feet from wetlands; to install drywells for catchment and recharge of roof runoff, including (4) 8 ft diameter x 4 ft deep leaching pools for roof runoff, located at their closest point, approximately 55 feet from wetlands and (1) 8 ft diameter X 4 ft deep leaching pool for pool discharge, located approximately 54 feet from wetlands; to install a water well, located 144 feet from wetlands; to establish a covenanted wetland preservation area covering all on-site wetlands; to establish a reconfigured covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer; to file an amended covenant describing the intended protection area; and to re-vegetate disturbed portions of the proposed wetland non-disturbance/non-fertilization buffer, inclusive of the proposed driveway removal area, at existing residentially developed property containing Town regulated freshwater wetlands, in Bridgehampton, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Timothy Charles Miller of George Walbridge Surveyors, P.C., dated January 14, 2013, last revised October 20, 2014 and the "*Astor Real Estate Holdings LLC Existing Conditions Plan*", and "*Wetland Buffer Planting Plan*" Drawings Nos. EC-1 and WBP-1 **as prepared by Araiys Design dated July 7, 2014, last revised November 18, 2014.**

Permit Approved

Date of Issuance: 05/04/2017
Expiration Date: 05/14/2018
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
