

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

---

**Permit No.:** WAT170009

**Date of Receipt of Application:** 08/04/2017

**Project Title:** Mark Langowski

**Project Location:** 9 Lincoln Avenue, Hampton Bays

**SCTM No.:** 0900-293-02-5

**Description of Permitted Activity:** Transfer of Conservation Board Wetlands Permit No. CB1500068, which was issued to Kathy Cooney and Richard Cooney on August 8, 2016 to Mark Langowski, in order to grant approval to clear and remove approximately 600 square feet of natural vegetation, natural sand areas and landscaping, in order to build a new pervious crushed gravel driveway, with a width of twelve (12) feet, partially on the subject property and partially on the abutting unopened naturally vegetated and/or sand portion of a privately owned road known as Lincoln Avenue, located at its closest point, approximately 40 feet from wetlands; to close off an existing earthen road drive entry, by installing a post and rail fence and native hedge plantings, along the northerly property boundary, located approximately 55 feet from wetlands; to construct approximately 800 square feet of new pervious gravel driveway, located at its closest point, approximately 40 feet from wetlands; to deposit approximately 5 cubic yards of crushed gravel, in order to construct the driveway, located approximately 40 feet from wetlands; to remove 49 square feet of existing shed, located partially on the subject property and partially on a private road, located approximately 40 feet from wetlands; to legalize the removal of an unauthorized drainage culvert and deposition of fill, within a previously unauthorized drainage ditch, on the north northeast side of the existing frame shed, which is to be removed; to construct a new framed shed, within the existing bluestone driveway parking area, located at the northeast corner of the dwelling, approximately 40 feet from wetlands; to construct approximately 59 square feet of bay window, on the north side of an existing one story dwelling, located approximately 17 feet from wetlands; to legalize approximately 1,000 square feet of existing pervious stone drive/parking area, located approximately 46 feet from wetlands; to legalize the installation of wood tie drive/parking area borders, portions of which will be removed, as part of the drive re-configuration, located approximately 46 feet from wetlands; to legalize approximately 20 square feet of at-grade wood walkway, on the north and west sides of the dwelling, along the westerly property boundary, located approximately 4 feet from wetlands; to legalize approximately 150 square feet of roof over canopy structure, on the existing seaside patio, located approximately 6 feet from wetlands; to legalize partial existing hedge lines, located along the easterly property boundary, approximately 55 feet from wetlands; to legalize bluestone stepping stone walkway, on the east side of the house, located approximately 29 feet from wetlands; to legalize approximately 12 square feet of wood trellis, located approximately 54 feet from wetlands; to relocate a PSEG guy wire, from the proposed driveway location to a new location north of drive, approximately 54 feet from wetlands; to legalize wood steps on the southerly and westerly sides of the house, located at their closest point, 9 feet from wetlands; to potentially install planter boxes on the existing concrete patios; to legalize 14 square feet of brick steps, on the southeast side of the easterly concrete patio, located 1.5 feet from wetlands; to establish a covenanted wetland preservation area covering all on-site wetlands and a naturally vegetated wetland non-disturbance/non-fertilization buffer; and to restore the required buffer by removing ornamental landscaping and installing town approved native vegetation, at existing residentially developed property fronting Tiana Bay and containing Town and State regulated tidal wetlands, in Hampton Bays, Town of Southampton, Suffolk County, New York, **in accordance with a survey prepared by Martin Donald Hand dated November 2, 2009, last revised July 25, 2016.**

**Permit Approved**

**Date of Issuance:** 09/29/2017

**Expiration Date:** 03/09/2019

**Contact Person:** Martin Shea

**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968

**Phone Number:** 631-287-5710

---