

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

Permit No.: WAR170043 **Date of Receipt of Application:** 08/04/2017

Project Title: Christopher J. Rankin and Ingrid Rankin

Project Location: 133 Old Farm Road, Sagaponack

SCTM No.: 0908-01-1-5

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. 10-54, which was issued by the Southampton Conservation Board on April 27, 2011, in order to grant approval demolish the existing dwelling and decks; to construct a new 1½ -story single-family dwelling, with a footprint of 1,214 square feet, located 48.3 feet landward of the wetland boundary; to construct 222 square feet of open porch, off the northwestern side of the dwelling, located approximately 59 feet landward of the wetland boundary; to construct 917.3 square feet of new deck, with a 3.6-foot cantilevered deck extension, located 44.7 feet landward of wetlands; to construct 48 square feet of attached shower, on the northern side of the proposed two-story residential addition, located approximately 80 feet landward of wetlands; to construct 31 square feet of chimney on the southern side of the existing dwelling, located approximately 48 feet from wetlands; to construct approximately 2,500 square feet of previous gravel driveway, within the southeastern section of the property, located 58 feet from the wetland boundary; to remove an existing driveway/parking area, as well as a brick pathway, to the front entry of the residence, located generally on the landward side of the existing dwelling; to abandon an existing septic 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, on the landward side of the residence, greater than 100 feet from wetlands; to install a new septic system, including a 1,200 gallon septic tank and six (6) 8 ft diameter x 2 ft deep, with room for 50% future expansion, located approximately 78 feet landward of wetlands; to remove an existing fenced garden, located approximately 39 feet landward of wetlands; to remove an undetermined amount of unsuitable soils and to replace such soils with sand and gravel, in accordance with SCDHS requirements, in order to install the new septic system; to establish a covenanted wetland preservation area and naturally vegetated irregularly-shaped wetland non-disturbance/non-fertilization buffer; to restore the existing disturbed portions of the covenanted buffer, by discontinuance of mowing and allowance for natural recovery and natural vegetative succession, except to the southeast of the dwelling, where switch grass (*Panicum virgatum*), sheep laurel (*Kalmia angustifolia*), and/or mountain laurel (*Kalmia latifolia*) will be planted, within existing disturbed land and/or lawn area; and to re-landscape landward of wetlands and the required naturally vegetated wetland non-disturbance/non-fertilization buffer, at existing residentially-developed property, fronting Poxabogue Pond, and containing State and Village-regulated freshwater wetlands, within the Incorporated Village of Sagaponack, Suffolk County, New York, **as depicted on the survey prepared by F. Michael Hemmer, dated April 28, 2010, last revised February 9, 2011.**

Conservation Board Wetlands Permit No. 10-54 was renewed until August 27, 2017 by Administrative Wetlands Permit Nos. WAR140019, WAR150023 and WAR160007.

Permit Approved

Date of Issuance: 09/29/2017
Expiration Date: 04/27/2018
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
