

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

Permit No.: WAR180057

Date of Receipt of Application: 08/22/2018

Project Title: Winterberry Marsh, LLC.

Project Location: 15 Dune Road, East Quogue, Lot 2, G.W.Y.B. Realty Corp. (West Parcel)

SCTM No.: 0900-386-02-5.2

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB1400101, which was issued on August 26, 2015, in order to grant approval to clear and grade natural vegetation, including wetlands; for the purposes of constructing pervious driveway and parking area, with the driveway to be partially constructed in wetlands; to install a water service line, in order to connect the planned new residence with a street water main, with trenching and placement of the line to occur partially within wetlands; to re-vegetate within the proposed driveway clearing and disturbance corridor with native plants; to construct a two story seven (7) bedroom dwelling, with a FEMA compliant first floor elevation of 17 feet above sea level, and with an approximate footprint of 2,347 square feet, located 125 feet landward of wetlands; to construct approximately 695 square feet of deck atop part of the first floor, located approximately 125.5 feet from wetlands; to construct 774 square feet of elevated swimming pool with spa located 142 feet from wetlands; to install a cultec drainage system, located greater than 150 feet from wetlands; to construct a sanitary system, in accordance with Suffolk County Department of Health Services requirements, located 157 feet from wetlands; to construct elevated walkway and stairs, through the dunes, in order to access the ocean beach; to deposit clean uncontaminated sand fill to elevate the septic system; and to protect existing wetlands, as well as adjacent natural vegetation with the exception of allowance for clearing for the purposes of driveway construction, by maintaining existing conservation easements, and by establishing a naturally vegetated wetland non-disturbance/non-fertilization buffer; at vacant undeveloped property containing town and state regulated formerly connected tidal wetlands, associated with the Shinnecock Bay and also fronting the Atlantic Ocean, on the barrier island, in East Quogue, Town of Southampton, Suffolk County, New **York**.

Renewal of Conservation Board Wetlands Permit No. CB1400101 is strictly conditioned upon obtaining a Modified Conservation Board Wetland Permit, in order to gain conditional approval for the "Winterberry Marsh, LLC. Proposed Residence (6 Bedrooms)" site plan, as prepared by Vincent Gaudiello of the Raynor Group, last dated August 13, 2018, and the needed lesser wetland setbacks for the planned construction activities due to the change in the site conditions, namely the increased wetland coverage. In order to offset the potential for adverse wetland impacts resulting from the closer wetland setbacks, a revised native re-vegetation/native landscaping plan will need to be submitted as part of the required wetland permit modification application, calling for re-vegetation of all disturbed ground, inclusive of the land area atop the septic system, landward of wetlands, the conservation easement and the required naturally vegetated wetlands non-disturbance/non-fertilization buffer, with town approved native plants. The modified wetland permit may also need to be conditioned upon installation of an innovative alternative on-site wastewater treatment system (I/A OWTS). However, such determination will be made by the Conservation Board, upon receipt of the requisite application.

Permit Approved

Date of Issuance: 10/30/2018

Expiration Date: 02/11/2019

Contact Person: Martin Shea

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