

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

Permit No.: WAR180082

Date of Receipt of Application: 12/04/2018

Project Title: 118 Dune Road Realty, Inc.

Project Location: 118 Dune Road, Bridgehampton

SCTM No.: 0900-134-03-3

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No.

CB1500019, which was issued on May 5, 2016, in order to grant approval to demolish an existing two story five (5) bedroom dwelling, with a footprint of 1,688 square feet, located at its closest point, 20.3 feet from wetlands; to demolish and remove two (2) existing sheds atop a deck, with a total footprint of 79 square feet, located at their closest point, 17 feet from wetlands; to demolish and remove 1,011 square feet of elevated legal deck, as well as 97 square feet of unauthorized deck, located at their closest point, 7 feet from wetlands; to demolish and remove 25 square feet of existing outdoor shower, located 13 feet from wetlands; to remove a wood bin and 57 square feet of existing wood tie retaining walls, landward of wetlands; to remove an elevated stone and earthen driveway, along with associated block curbs, 209 square feet of belgian block apron and partial fill, located landward of wetlands; to remove leaching pools landward of wetlands; to remove existing landscaping landward of wetlands; to remove 338 square feet of existing elevated wood catwalk providing pedestrian access to a dock; to remove 10 square feet of existing AC units and 43 square feet of existing concrete landward of wetlands; to abandon an existing septic system, including pumping the system clean, removing the system, and backfilling with clean uncontaminated compatible sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located landward of wetlands; to construct a new FEMA compliant two story four (4) bedroom single family dwelling, with a first floor footprint of 2,395 square feet and a second floor footprint of 1,991 square feet, supported by sub-grade piles, pile caps, grade beams and poured concrete foundation, with hydrostatic flood vents, a finished first floor elevation of 17 feet above sea level, and 745 square feet of conditioned space, inclusive of garage and storage on the ground floor, and first and second floor living space overhangs, located at its closest point, 23.8 feet from wetlands; to construct 256 square feet of first floor deck, located 27 feet from wetlands; to construct 870 square feet of non-light penetrable second floor deck, located 26 feet from wetlands; to construct 263 square feet of light penetrable second floor deck, located 20.3 feet from wetlands; to construct 324 square feet of roof top swimming pool, inclusive of hot tub, located 34.3 feet from wetlands; to construct roof top deck, 20.3 feet from wetlands; to construct a new septic system, including one (1) 1,200 gallon septic tank, 45 feet from wetlands, and three (3) 4 ft. deep leaching galleys, with room for 50% future expansion, in conformance with SCDHS requirements, located 60.6 feet from wetlands; to deposit 365 cubic yards of clean uncontaminated compatible sand fill, in order to elevate the new septic system, and to contain such fill by constructing 152 linear feet of concrete retaining walls, with the total septic field taking in approximately 1,975 square feet, located approximately 32 feet from wetlands; to construct 69 square feet of steps, in order to provide pedestrian access over the elevated septic system, located at their closest point, 28 feet from wetlands; to plant the disturbed fill area atop the elevated septic system with beach grass plugs, planted at a density of 12 inches on center; to construct a stairway beneath the finished first floor of the house, in order to provide access to the first floor; to re-grade the proposed pervious driveway area, including partial fill removal and reduction of the drive elevation and contours; to construct the new driveway of pervious stone, to allow for immediate infiltration of rainwater, approximately 34 feet from wetlands; to construct drainage chambers, beneath the planned pervious drive, for catchment and recharge of runoff from impervious surfaces, located approximately 39 feet from wetlands; to re-grade portions of an existing 5 foot wide pedestrian right-of-way, on the west side of the house; to install a water service line, located approximately 31 feet from wetlands; to install an elevated catwalk, with light penetrable decking and untreated wood posts, in place of the elevated wood walk being demolished and removed partially within wetlands; to establish a covenanted wetland preservation area, covering all on-site wetlands and an expanded covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer; to restore and re-vegetate existing disturbed portions of the buffer with Town approved native plants, as well as to hand remove any discarded litter and debris; to install gutters and leaders on the

new house roof directed to the proposed drainage chambers; to re-vegetate all disturbed portions of the property, landward of the required wetland preservation area and naturally vegetated wetland non-disturbance/non-fertilization buffer, as well as any portions of the Town road shoulder or right-of-way disturbed as a result of construction, with Town approved native plants; to install temporary trenched in wire backed siltation barriers, without clearing existing natural vegetation around the immediate perimeter of the proposed house demolition and re-construction footprint; to prevent siltation, sedimentation and disturbance of required protected naturally vegetated land; and to install filter drains in the floor of the garage to contain chemicals or contaminants, at existing residentially developed property fronting Mecox Bay and containing Town regulated tidal and brackish wetlands, in Bridgehampton, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by David L. Saskas dated June 8, 2015, last revised December 2, 2015, the "*Egna Residence, Bridgehampton, New York Site Plan*", inclusive of a ground floor view, first floor view, second floor view, and roof view prepared by Barnes Coy Architects, dated October 30, 2015, and the "*118 Dune Road Realty LLC Native Re-Vegetation Plan*", as prepared by Araiys Design, dated April 28, 2016.

Permit Approved

Date of Issuance: 01/07/2019
Expiration Date: 12/16/2019
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
