

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

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**Permit No.: WAR190026**

**Date of Receipt of Application: 05/17/2019**

**Project Title: River Rock Structured Capital LLC.**

**Project Location: 186 Crescent Avenue, Water Mill**

**SCTM No.: 0900-115-01-8**

**Description of Permitted Activity:** Renewal of Modified Conservation Board Wetlands Permit No. CB1400035, which was issued on March 6, 2018, in order to grant approval to demolish an existing two story single family residence, inclusive of storage shed, pool house, garage/studio, second story deck overhang and guesthouse, as well as hurricane damaged accessory buildings and improvements located landward of wetlands, to construct a new FEMA compliant two story 14 bedroom dwelling, with 9,328 square feet of first floor and 2,648 square feet of second floor with overhang, located 54 feet from wetlands; to construct 476 square feet of covered entry porch, located 145 feet from wetlands; to construct 541 square feet of entry patio, located 142 feet from wetlands; to construct 81 square feet of entry steps, located 140 feet from wetlands; to construct 266 square feet of entry water feature, located 142 feet from wetlands; to construct 2,648 square feet of covered terrace with bar fireplace and steps, located 70 feet from wetlands; to construct 481 square feet of rear terrace, located 68 feet from wetlands; to construct 667 square feet of rear patio, located 59 feet from wetlands; to construct 16 square feet of fire pit, located 75 feet from wetlands; to construct 18 square feet of fire pit, located 60 feet from wetlands; to construct 408 square feet of lap pool, located 50 feet from wetlands; to construct 670 square feet of swimming pool, located 57 feet from wetlands; to construct 224 square feet of three tier spillway, located 60 feet from wetlands; to construct 198 square feet of rear steps, located 57.4 feet from wetlands; to construct 141 square feet of corner rear steps, located 53 feet from wetlands; to construct 98 square feet of hot tub, located 60 feet from wetlands; to construct 144 square feet of deck in swimming pool, located 69 feet from wetlands; to construct a volleyball pool with a footprint of 288 square feet, located 57.5 feet from wetlands; to construct 2,716 square feet of west terrace, located 49 feet from wetlands; to construct 56 square feet of barbeque, located 56 feet from wetlands; to construct 182 square feet of north house patio, located 101 feet from wetlands; to construct 120 square feet of secondary north house patio, located 79 feet from wetlands; to construct 137.5 square feet of northeast porch, located 126 feet from wetlands; to construct 1,825 square feet of garage beneath the primary residence, located at least 54 feet from wetlands; to construct seven (7) drywells for on-site catchment and recharge of stormwater runoff, located at their closest point, at least 69 feet from wetlands; to construct 6,288 square feet of tennis court located 56.5 feet from wetlands; to construct 405 square feet of tennis court patio and steps located 115 feet from wetlands; to construct 338 linear feet of retaining wall adjacent to the tennis court located 56.5 feet from wetlands; to install nine (9) 10 feet. diameter tennis court drywells located 120 feet from wetlands; to construct a secondary one story guest house, with a footprint of 559 square feet, located 22.4 feet from wetlands; to construct a two story garage with studio, with a footprint of 1,065 square feet, located 30.7 feet from wetlands; to construct 737 square feet of garage below the living space, located 30.7 feet from wetlands; to construct 294 square feet of wood deck, located 20.4 feet from wetlands; to construct 253 square feet of cantilevered deck, located 11.5 feet from wetlands; to construct 74 square feet of breezeway, located 33 feet from wetlands; to construct 272 linear feet of concrete retaining wall for the septic system, located 157 feet from wetlands; to install a new innovative/alternative on-site wastewater treatment system (I/A OWTS), for the proposed garage and guest house, consisting of one (1) 1,200 gallon septic tank, one (1) 800 gallon recirculation treatment tank, and five (5) 4 feet. wide x 8 feet. long x 2 feet deep leaching galleys, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located 93 feet from wetlands; to construct 173 linear feet of accessory structure septic retaining wall, located 46 feet from wetlands; to install 2,064 square feet of subsurface drainage chambers, located 38 feet from wetlands; to construct 10,159 square feet of north pervious driveway, located 49 feet from wetlands; to construct 2,311 square feet of south pervious driveway, located 76 feet from wetlands; to establish a covenanted wetland preservation area, covering all on-site wetlands and to establish a naturally vegetated wetland non-disturbance/non-fertilization buffer, landward of wetlands; and to deposit and grade 5,120 cubic yards of

clean compatible uncontaminated fill for redevelopment purposes and sanitary system compliance, at existing residentially developed property fronting Mecox Bay and Mud Creek (Mohawk Lake) and associated tidal wetlands, in Water Mill, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Robert A. Smith, dated January 4, 2012, last revised February 6, 2018, as well as with the “ Zaro Residence- Buffer Zone Plan” prepared by Shine On Design, dated September 19, 2017, last revised November 15, 2017.**

**ACTIVITIES AUTHORIZED BY WETLANDS PERMIT NO. CB1400035:** On September 5, 2014, Wetlands Permit No. CB1400035 was issued by the Conservation Board, in order to grant approval to demolish/remove an existing two story house with a footprint of 2,053 square feet, located 100 feet from wetlands; to potentially demolish 60 square feet of hurricane damaged storage shed, located 26.2 feet from wetlands; to demolish and remove 1,191 square feet of hurricane damaged pool house, as well as other accessory structures, inclusive of hurricane damaged swimming pool, pool deck, spa, boardwalk and terraces, as previously authorized, pursuant to Administrative Wetland Permit No. WAP130077, located at their closest point, approximately 22.6 feet from wetlands; to demolish and remove a paddle ball court and associated fences, gates, planters and other improvements, as previously authorized, located approximately 65 feet from wetlands; to retain, repair and elevate 495 square feet of existing one story guest house and deck, located 18.5 feet and 8.9 feet, respectively, from wetlands; to renovate, repair and elevate 969 square feet of existing 1 ½ story studio and garage located 29.7 feet from wetlands; to remove a driveway 110 feet from wetlands; to abandon the existing septic systems, for the main house, pool house, and one story guest house by pumping the systems clean and backfilling the systems with clean sand and/or by removing the systems, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located at their closest point, 25 feet from wetlands; to deposit and grade clean compatible fill, for purpose of elevating the one story guest house and 1 1/2 story studio/3 car garage, located approximately 13 feet from wetlands; to install a water services line to the one story guest house and 1 ½ story studio/3 car garage, located 20 feet from wetlands; to install a new septic system for the one story guest house and 1 ½ story studio/3 car garage, including (1) 1,200 gallon septic tank with (5) 8 feet diameter X 2 feet deep cesspools, with room for 50% future expansion in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located 67 feet from wetlands; to remove existing lawn, landscaping and fence lines, landward of wetlands; to construct a new two story house with a footprint of 7,790 square feet, with 823 square feet of 2<sup>nd</sup> story overhang, located 56 feet from wetlands; to construct 405 square feet of carport, located 125 feet from wetlands; to construct 473 square feet of covered porches, located 125 feet from wetlands; to construct 993 square feet of covered terrace, located 50 feet from wetlands; to construct 846 square feet of outdoor kitchen, located 84 feet from wetlands; to install a new sanitary system, including (2) 1,800 gallon septic tanks and eleven (11) 10 feet diameter X 3 feet deep cesspools, with room for 50% future expansion, in accordance with SCDHS requirements, located 169 feet from wetlands; to construct 871 square feet of swimming pool, located 57 feet from wetlands; to construct 350 square feet of volleyball pool, located 55 feet from wetlands; to construct 96 square feet of spa, located 63 feet from wetlands; to deposit a currently undefined amount of fill for elevation of the septic system and to contain such fill by constructing concrete retaining walls, located 135 feet from wetlands; to construct a reconfigured driveway, located 130 feet from wetlands; to construct a pervious parking area, located 87 feet from wetlands; to install drainage structures, located, at their closest point 38 feet from wetlands; to construct 226 square feet of storage shed and pool equipment, located 53 feet from wetlands; to install temporary erosion control barriers, landward of wetlands; to establish a naturally vegetated wetland non-disturbance/non-fertilization buffer landward of wetlands; and to landscape landward of such buffers, at existing residentially developed property fronting on Mecox Bay and Mud Creek (Mohawk Lake), which are regulated as tidal wetlands, where the shorefront is bulkheaded, in Water Mill, Town of Southampton, Suffolk County, New York, **in accordance with a survey prepared by Robert A. Smith dated January 4, 2012, last revised July 3, 2014.**

**Conservation Board Wetlands Permit No. CB1400035 was renewed until June 11, 2019 by Administrative Wetland Permit Nos. WAR170053 and WAR180038.**

*Permit Approved*

**Date of Issuance:** 07/10/2019  
**Expiration Date:** 06/11/2020  
**Contact Person:** Martin Shea  
**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968  
**Phone Number:** 631-287-5710

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