

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

Permit No.: WAR190053

Date of Receipt of Application: 11/25/2019

Project Title: 64 Marys Lane LLC.

Project Location: 64 Marys Lane, North Sea

SCTM No.: 0900-095-02-19.1

Description of Permitted Activity: Renewal of Modified Conservation Board Wetlands Permit No. CB1400025, which was issued on January 26, 2018, in order to grant approval to abandon the previously authorized plans to construct a two story dwelling, with a footprint of 2,600 square feet, located 94 feet from wetlands; to construct a new re-configured two story dwelling, with a footprint of 2,419 square feet, inclusive of attached garage, located 92 feet from wetlands; to construct a 72 square foot entry porch, located 128 feet from wetlands; to construct a 400 square foot patio, located 92 feet from wetlands; to construct approximately 320 square feet of walkway, located 132 feet from wetlands; to abandon the previously approved septic system plan, in order to install new sanitary system, consisting of a 1,500 gallon Eljen septic tank, "Polylok" distribution box, and two (2) 3 ft. wide x 52 ft. long Eljen geo-textile sand filter module leaching fields with room for future 50% expansion, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located 158.8 feet from wetlands; to install a water service line, connecting the new dwelling to the street main, located 129 feet from wetlands; to construct a pervious driveway with drive entry gates, located 84 feet from wetlands; to install pool equipment and air conditioning units, located, at their closest point, 94 feet from wetlands; to install an 8 ft. diameter x 4 ft. deep pool drywell, landward of the covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer, located greater than 86 feet from wetlands; to install three (3) drywells, for the capture and recharge of roof runoff, located, at their closest point, 51 feet from wetlands; and to install a pool enclosure fence, located 41 feet from wetlands, at existing residentially developed property, containing Town and State regulated freshwater wetlands, in North Sea, Town of Southampton, Suffolk County, New York, in accordance with a survey prepared by Metes and Bounds Surveying dated August 8, 2016, last revised December 8, 2017, as well as the "64 Marys Lane" sanitary plan, prepared by Edward Armus, P.E., dated November 2017, last revised November 14, 2017.

ACTIVITIES AUTHORIZED BY WETLANDS PERMIT NO. CB1400025: On February 17, 2016, Wetlands Permit No. CB1400025 was originally issued, in order to grant approval to remove stockade fence within a required naturally vegetated wetland non-disturbance/non-fertilization buffer, as well as landward of such buffer; to remove an existing underground oil tank, located 116 feet from wetlands; to remove an existing 28 square foot front entry landing, located 147 feet from wetlands; to remove 36 square feet of outdoor shower, located 119 feet from wetlands; to remove an existing BILCO door, located 122 feet from wetlands; to remove 12 square feet of ramp, on the south side of the residence, located 127 feet from wetlands; to remove 48 square feet of existing house, located on the southwest side of the dwelling, approximately 124 feet from wetlands; to remove approximately 1,933 square feet of existing deck and concrete patios on the south side of the dwelling, located at their closest point, 63.5 feet from wetlands; to remove 144 square feet of shed, located 73 feet from wetlands; to remove approximately 200 linear feet of wire/stockade fence within the covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer; to remove approximately 125 linear feet of wire fence from the existing swimming pool, located at its closest point, 67 feet from wetlands; to construct an attached two story garage, with 2nd floor master bedroom, and kitchen expansion addition, with a footprint of 1,382 square feet, to the easterly and southerly sides of the existing two story residence, located at its closest point 98.9 feet from wetlands; to renovate, without re-construction, the existing two story single family dwelling, located 114 feet from wetlands; to remove driveway curbing within the right-of-way/shoulder of Mary's Lane, located 153 feet from wetlands; to construct 108 square feet of entry porch, located 141 feet from wetlands; to construct 56 square feet of garage

entry porch, located 128 feet from wetlands; to construct a hand dug basement within the footprint of the existing two story dwelling, located 114 feet from wetlands; to abandon an existing sanitary system by pumping the system clean and backfilling the system with clean uncontaminated sand and/or by removing the system, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located at its closest point, 98 feet from wetlands; to install a new septic system, including one (1) 1,500 gallon septic tank and four (4) 8ft X 3ft deep leaching rings, in accordance with SCDHS requirements, with room for 50% future expansion located at its closest point, 155 feet from wetlands; to remove and relocate the existing water line, 23 feet eastward of its current location, approximately 136 feet from wetlands; to install approximately 240 linear feet of 4 foot high fence around the front of the residence, located at its closest point, 127 feet from wetlands; to install approximately 130 linear feet of 6 foot high fence, on the east and west sides of the property, located at its closest point, 65 feet from wetlands; to install approximately 145 linear feet of wire fence at the landward limit of the naturally vegetated wetland non-disturbance/non-fertilization buffer, approximately 44 feet from the wetland boundary; to install a pervious driveway, located at its closest point, approximately 94 feet from wetlands; to install a 4 ft. X 80 ft. paver pathway from the entry porches to the proposed driveway, located 136 feet from wetlands; to install 550 square feet of pervious bluestone in sand patio, south of the kitchen addition, located at its closest point, 97.4 feet from wetlands; to install 597 square feet of pervious bluestone set in sand patio around the existing swimming pool, located at its closest point, 67 feet from wetlands; to remove the existing lined 512 square foot in-ground swimming pool and construct a new gunite swimming pool within the existing pool footprint, located 75 feet from wetlands; to install a pool drywell, located 66 feet from wetlands; to install a 32 square foot paver pathway between the proposed northerly pervious bluestone in sand patio and the proposed pool patio, located approximately 101 feet from wetlands; to install 45 square foot paver pathway between the northern patio and the west side of the existing dwelling; to install two (2) 8 ft. diameter drywells for the catchment of roof runoff, located 111 feet and 113 feet from wetlands; to install an in-ground propane tank, located 86 feet from wetlands; to excavate and remove unauthorized fill and debris from the freshwater wetlands, both on the subject property and on the abutting private and Town preserved lands; to re-grade the remaining disturbance area, so as to re-create pre-existing naturalized grades and restore natural hydrology, without damaging or removing existing intact native vegetation; to remove existing bamboo within and adjacent to proposed wetland and buffer restoration areas; to restore and establish an expanded covenanted naturally vegetated wetland non-disturbance/non-fertilization buffers, by fill removal, re-grading, removal of wire fence and ornamental landscaping, native planting, removal of tree debris, siltation barriers and lawn, discontinuance of mowing, and allowance for natural vegetative succession and recovery; to remove bamboo, both within and landward of the required naturally vegetated wetland non-disturbance/non-fertilization buffer, and to re-landscape landward of the required wetland buffer, at existing residentially developed property containing Town regulated freshwater wetlands, which include rare wetland communities and plants, in accordance with the survey prepared by John Minto, dated November 15, 2013, last revised January 11, 2016 and the *"Reatherford Residence Wetland Restoration Plan"* prepared by Barry Block last revised November 21, 2015, in North Sea, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by John Minto L.S., dated November 15, 2013, last revised January 11, 2016.

On May 25, 2016 Wetlands Permit No. CB1400025 was modified in order to grant approval to demolish the existing two story frame residence, with a first floor footprint of 1,975 square feet and a second floor area of 518 square feet, taking in all told 2,493 square feet, located 114 feet from wetlands; and to construct a new dwelling, inclusive of the previously approved addition, with a first floor footprint of 2,600 square feet and 2,950 square feet of second floor, with a total square footage of 5,550 square feet, located 94 feet from wetlands, in North Sea, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by John Minto L.S., dated November 15, 2013, last revised April 2, 2016.

ACTIVITIES AUTHORIZED BY MODIFIED PERMIT: On January 17, 2017, Wetlands permit No. CB1400025 was further modified, in order to grant approval to construct window wells on the west

side of the planned new residence, located approximately 131 feet from wetlands; to remove an underground oil tank, located approximately 111 feet from wetlands; to remove an underground LP tank, located approximately 109 feet from wetlands; to install an 8 ft. diameter X 4 ft. deep drywell, located approximately 71 feet from wetlands; to install a 1,000 gallon underground propane tank, located approximately 67 feet from wetlands; to install two AC units, located approximately 88 feet from wetlands; to install pool equipment, located approximately 86 feet from wetlands; to construct approximately 126 square feet of proposed porch and step, on the west central portion of the proposed house, located approximately 138 feet from wetlands; to construct approximately 86.8 square feet of east central porch and steps approximately 126 feet from wetlands; to install a walk to the planned front entry porch, located approximately 128 feet from wetlands; to install an 8 ft. diameter x 4 ft. deep drywell, on the north side of the new house, located approximately 134 feet from wetlands; to install driveway gates, located approximately 128 feet from wetlands; and to install a new reconfigured septic system, including one (1) 1,500 gallon septic tank and eight (8) 8 ft. diameter x 2 ft. deep one (1) 1,500 gallon septic tank and eight (8) 8 ft. diameter x 2 ft. deep leaching pools, with room for 50% future expansion, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located at their closest point, 150 feet from wetlands, at existing residentially developed property, containing Town and State regulated freshwater wetlands, in North Sea, Town of Southampton, Suffolk County, New York, in accordance with a survey prepared by Metes and Bounds Surveying dated August 8, 2016, last revised December 9, 2016.

Permit Approved

Date of Issuance: 02/04/2020
Expiration Date: 01/27/2021
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
