

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

---

**Permit No.: AMENDED WAP19002 Date of Receipt of Application: April 22, 2020**

**Project Title: 86 Lane, LLC.**

**Project Location: 86 Bay Lane, Water Mill**

**SCTM No.: 900-116-1-5.20**

**Description of Permitted Activity:** To demolish and remove an existing two story single family dwelling, with a footprint of 3,391 square feet located approximately 120 feet from wetlands; to demolish and remove existing attached patios located approximately 117 feet from wetlands; to demolish and remove 1,084 square feet of house porches located approximately 120 feet from wetlands; to demolish and remove an existing swimming pool and patios located 140 feet from wetlands; to demolish and remove 278 square feet of existing gazebo 175 feet from wetlands; to demolish and remove an existing tennis court located 180 feet from wetlands; to demolish and remove 128 square feet of existing shed located 175 feet from wetlands; to demolish and remove 995 square feet of existing detached garage/studio located greater than 200 feet from wetlands; to abandon an existing sanitary system, by pumping the system clean, by removing the system and by backfilling with clean compatible uncontaminated sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements located 200 feet from wetlands; to restore an existing gravel driveway located landward of wetlands; to remove brick walls landward of wetlands; to construct a new single family residence with the main house having a footprint of 6,823 square feet, 1,772 square feet of main house roof overhangs and 1,286 square feet of second story overhangs, located 153 feet from wetlands; to construct 3,230 sq. ft. of seaside patio, steps and breezeway, located 147 feet from wetlands; to construct 1,612 square foot swimming pool and spa, located 135 feet from wetlands; to construct 394 square feet of southerly sunken garden, located greater than 175 feet from wetlands; to construct 250 square feet of northerly sunken garden, inclusive of 60 linear feet of retaining wall, located great than 150 feet from wetlands; to install a closed loop geothermal well system, located, at its closest point, greater than 75 feet from wetlands. to construct 355 square feet of pool house, 946 square feet of covered pool house patios, 517 square feet of pool house roof overhang, 701 square feet of detached garage, 512 square feet of garage covered patio, 421 detached garage gravel area, 623 square feet of garage roof overhang, new tennis court, and three (3) innovative alternative on-site wastewater treatment systems (I/A OWTS) located greater than 200 feet from wetlands, to install drainage for catchment and on-site recharge of runoff located landward of wetlands, to install underground utilities greater than 200 feet from wetlands; to establish a covenanted wetland preservation area covering all on-site wetlands; to establish a naturally vegetated wetlands non-disturbance/non-fertilization buffer extending 75 feet landward of wetlands; to restore the buffer by planting town approved native vegetation; to remove any hedge lines and fences within the buffer, and to complete various landscape and hardscape improvements landward of the buffer at residentially developed property fronting Calf Creek and containing town regulated wetlands, in Water Mill, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Robert A. Smith, dated March 6, 2018, last revised January 6, 2020 and the "Calf Creek Residence - Buffer Planting Plan", prepared by Christopher LaGuardia, dated April 21, 2020.

***Permit Approved***

**Date of Issuance:** April 20, 2020  
**Expiration Date:** March 6, 2022  
**Contact Person:** Martin Shea  
**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968  
**Phone Number:** 631-287-5710

---

