

TOWN OF SOUTHAMPTON

Department of Land Management
Environment Division
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SOUTHAMPTON, NY 11968

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MARTIN SHEA
CHIEF ENVIRONMENTAL ANALYST

REVISED ADMINISTRATIVE WETLANDS PERMIT Chapter 325 of the Town Code

PERMIT NO.: WAR190046 RENEWAL OF CONSERVATION BOARD WETLANDS PERMIT NO. CB1400082
EFFECTIVE DATE: 07/24/2020 EXPIRATION DATE: 11/19/2020
PERMIT ISSUED TO: Liliana Danzo
ADDRESS OF PERMITTEE: 22 Lakewood Avenue, East Quogue, NY 11942
CONTACT PERSON FOR PERMITTED WORK: Liliana Danzo, 22 Lakewood Avenue, East Quogue, NY 11942
Telephone: (631) 213-1661
LOCATION OF PROJECT: 22 Lakewood Avenue, East Quogue
SCTM NO. 0900-339-01-47

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB1400082, which was issued on October 6, 2016, in order to grant approval to construct 243 square feet of one story addition, on the landward side of an existing one story dwelling, located 56 feet from wetlands; to remove approximately 160 square feet of concrete slab and steps located approximately 26.7 feet from wetlands; to construct 236 square feet of screen deck and concrete addition, located 26.7 feet from wetlands; to abandon an existing septic system, by pumping the system clean and backfilling the system with clean sand and/or by removing the septic system, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located approximately 61 feet from wetlands; and to install an upgraded septic system, including one (1) 1,000 gallon septic tank and five (5) 8 ft. diameter X 2 ft. deep leaching pools, in accordance with SCDHS requirements, located approximately 45 feet from wetlands; to install a pervious driveway to replace an existing dirt driveway, located 62 feet from wetlands; to install three (3) 8 ft. diameter X 2 ft. deep drywells for on-site catchment and recharge of runoff, located at their closest point, approximately 52 feet from wetlands; to establish a covenanted wetland preservation area and to establish a naturally vegetated wetland non-disturbance/non-fertilization buffer, extending landward of wetlands, at existing residentially developed property containing Town and State regulated freshwater wetlands, located partially within East Quogue, Town of Southampton, and partially within the Incorporated Village of Quogue, Suffolk County, New York, in accordance with the survey prepared by John Gallacher dated December 13, 2013, last revised April 20, 2015.

Conservation Board Wetlands Permit No. CB1400082 was renewed until November 19, 2019 by Administrative Wetlands Permit No. WAR180059. On November 1, 2019 the Conservation Board issued a modified wetland permit to grant approval to construct a 291 square foot one story addition, on the landward side of an existing one story dwelling, located 56 feet from wetlands; to construct a 537 square foot second story addition, located 48 feet from wetlands; to construct a 236 square foot screened/enclosed porch, located 26.7 feet from wetlands; to construct a 52 square foot deck extension, with steps, located 33 feet from wetlands; to construct 35 square foot roofed over deck, with steps, located 70 feet from wetlands; and to install a new water supply well, located 23 feet from wetlands; to install a new sanitary system, consisting of one (1) 1,000 gallon septic tank and five (5) 8 ft. diameter x 2 ft. deep leaching pools, with room for 50% future expansion, located 23 feet from wetlands, in accordance with a survey prepared by John Gallacher, dated December 13, 2013, last revised April 24, 2017.

Findings: Renewal of Conservation Board Wetlands Permit No. CB1400082 is conditioned upon the preservation of all on-site wetlands, and protection of a naturally vegetated wetlands non-disturbance/non-fertilization buffer, as described in the Declaration of Covenants and Restrictions filed with the County Clerk on August 31, 2015, Liber No. D00012830, Page 237.

CHIEF ENVIRONMENTAL ANALYST: Martin E. Shea TELEPHONE: (631) 287-5710
ADDRESS: Town of Southampton, 116 Hampton Road, Southampton, New York 11968



AUTHORIZED SIGNATURE

DATE: July 24, 2020

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NOTIFICATION OF PERMITEE OBLIGATIONS

Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee agrees to indemnify and hold harmless the Town of Southampton, its representatives, employees, agents, and assigns for all claims, suits, actions, damages, and costs of every name and description, arising out of or resulting from the permittee's undertaking of activities authorized by the permit in compliance or non-compliance with the terms and conditions of the permit.

Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions or violations of Chapter 325 of the Code of the Town of Southampton as those prescribed for the permittee.

Permittee Responsible for Obtaining other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements, and rights-of-way that may be required to carry out the activities authorized by this permit.

No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to this permit.

GENERAL CONDITIONS OF ADMINISTRATIVE WETLANDS PERMIT

Strict Compliance with Permit

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with Chapter 325 of the Code of the Town of Southampton, the Permittee Obligations and General Conditions specified, as well as any Special conditions included as part of this permit. All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant of his agent as part of the permit application.

Site Inspection by the Town

The permitted site, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Town of Southampton to determine whether the permittee is complying with this permit and Chapter 325. A copy of this permit must be displayed prominently on the premises facing each public street and be available for inspection by the Town at all times at the project site.

Notification of Commencement of Permitted Work

The permittee shall notify the Town of Southampton Environment Division at least 24 hours in advance of the time work is to commence. Permittee shall also notify the Environment Division when work has been completed.

Applications for Administrative Wetland Permit Renewals

The permittee must submit a separate written application to the Town for renewal or transfer of this permit. Such application must include any forms or supplemental information the Town requires. The renewal or transfer granted by the Town must be in writing. The permittee must submit a renewal application prior to the permit expiration date.

GENERAL CONDITIONS OF ADMINISTRATIVE WETLANDS PERMIT (cont.)

Permit Revocations by the Town

The Chief Environmental Analyst may suspend or revoke an administrative wetlands permit theretofore issued in the following instances:

1. Where he finds that there has been any false statement or misrepresentations as to a material fact in the application, plans, or specifications on which the administrative wetlands permit was based;
2. Where he finds that the administrative wetlands permit was issued in error and should not have been issued in accordance with the applicable law;
3. Where he finds that the work performed under the permit exceeds the scope of the application for which the permit was issued or there is a violation of one or more conditions of the permit.
4. The Town may require covenants, easements, performance/maintenance bonds or other similar documents as a Special Condition of Wetland Administrative Permits to assure that the conditions of the permit and the provisions of Chapter 325 are complied with.

Special Conditions:

1. All activities authorized by this permit shall be in strict conformance with the survey prepared by John Gallacher dated December 13, 2013, last revised April 24, 2017.
2. All on-site wetlands shall be protected, as a "wetlands preservation area", and a naturally vegetated wetland non-disturbance/non-fertilization buffer shall be established and maintained, pursuant to the covenant recorded with the Suffolk County Clerk on August 31, 2015, Liber No. D00012830, Page 237.
3. The required covenanted wetland preservation area and naturally vegetated wetland non-disturbance/non-fertilization buffer shall be shown on all future surveys submitted to the Town of Southampton.
4. The required covenanted wetlands non-disturbance/non-fertilization buffer is to be restored to natural vegetation by removal of the frame shed and playground equipment, as well as by allowance for natural recovery and vegetative succession. Consistent with this requirement, all mowing shall be discontinued upon issuance of the wetlands permit. A Certificate of Wetlands Compliance will not be issued until there is visual evidence of significant natural recovery and vegetative natural succession
5. No CCA, Creosote, Penta products, ACQ or any homemade wood treatments may be used on the proposed deck.
6. Leaders and gutters, directing roof runoff into subsurface drywells, shall be installed, to minimize stormwater runoff. Drywell capacity shall be calculated based on the following:
Total square feet of structure (ground floor only) and/or impervious surface X 0.166 = Total required cubic feet of drywell.
7. Any work or disturbance, and storage of construction materials shall be confined to the limit of clearing and/or ground disturbance shown on the approved plans.
8. Prior to the commencement of any construction activities, a continuous line of trenched in silt screen (maximum opening size of U.S. Sieve #20) shall be staked at the downslope edge of the proposed construction and land disturbance activities. The screen shall be maintained, repaired and replaced as often as necessary to ensure proper function, until all disturbed areas are permanently vegetated. Sediments trapped by the screen shall be removed away from the screen to an approved upland location before the screen is removed.

9. **Silt fencing shall be recessed by trenching six inches into the ground.**
10. **All areas of soil disturbance resulting from project shall be re-vegetated, and mulched immediately upon completion of the project, within two (2) days of final grading, or by the expiration date of the wetland permit, whichever is first. Mulch shall be maintained until a suitable vegetative cover is established. If re-vegetation is impractical due to time of year, temporary mulch shall be applied and final re-vegetation performed as soon as weather conditions favor germination and growth.**
11. **Suitable vegetative cover is defined as a minimum of 85% area vegetative cover with contiguous unvegetated areas no larger than 1 square foot in size.**
12. **All construction access ways shall be raised sufficiently at their site access locations with the existing roads, to prevent runoff of water, silts and sediments from being directed or discharged onto the road. A non-loam base material, such as crushed stone, gravel, or recycled concrete base, shall be placed across the driveway or construction access way at the access point along the road.**
13. **Prior to any construction or land disturbance, the applicant shall prominently display said Conservation Board Wetlands Permit on the premises facing each public street on which the property abuts. The permit sign shall not be set back more than ten (10) feet from the street line and shall not be less than two (2) or more than six (6) feet above the grade at the street line. The permit sign shall be displayed until all permitted work is complete and a Wetland Certificate of Compliance has been issued by the Town Environment Division. The applicant shall also keep a copy of the plans and specifications on site open to inspection by the Chief Environmental Analyst or his authorized representative at all reasonable times.**
14. **A Certificate of Wetlands Compliance needs to be applied for and obtained upon completion of all permitted activities and prior to issuance of any Certificate of Occupancy or Certificate of Compliance by the Town Building Division.**
15. **Two (2) copies of a final "As-Built" survey shall be submitted with the Certificate of Wetlands Compliance application.**

General Conditions of Permit:

1. The permittee shall notify the Town of Southampton Environment Division at least 24 hours in advance of the time work is to commence. Permittee shall also notify the Town of Southampton Environment Division when work has been completed.
2. The permitted work shall be subject to inspection by authorized Town officials who may suspend work if the public interest so requires.
3. As a condition of the issuance of this permit, the applicant has accepted expressly, by the execution of the application, the full legal responsibility for all damages, direct or indirect, of whatever nature, and by whom suffered, arising out of the project described herein and has agreed to indemnify and save harmless the Town from suits, actions, damages and costs of every name and description resulting from the said project.
4. All work carried out under this permit shall be performed in accordance with established engineering practice and in a workmanlike manner.
5. The Town reserves the right to reconsider this approval at any time as circumstances require, after due notice and hearing, to continue, rescind or modify this permit in such a manner as may be found to be just and equitable. If, upon the expiration or revocation of this permit, the work hereby authorized has not been completed, the Board may require the applicant, without expense to the Town, and to such extent and in such time and manner as the Town may require, to remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the Town on account of any such removal or alteration.
6. This permit shall not be construed as conveying to the applicant any right to trespass upon the lands or interfere with riparian rights of others to perform the permitted work or as authorizing the impairment of any rights, title or interest in real or personal property held or vested in a person not a party to the permit.
7. The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way, which may be required for this project.
8. By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the special conditions listed below.
9. The permittee or his agent must submit a written request for any modifications, renewals or transfers of this permit. Major modifications or revisions to this project may require the submission of a new application. If an extension of time is needed to complete the project, the permittee or his agent must submit a written request briefly explaining the circumstances. Such request must be made in writing and delivered to the Conservation Board at least 30 days prior to the permit expiration date. Should the affected property be sold to a new owner, the permit must also be transferred to the new owner. A transfer of permit may be granted upon request by the new owner when accompanied by written consent from the prior permit owner and upon payment of the required fee.
10. Any and all construction activities that disturb greater than one (1) acre of land (43,560 square feet) will require a Stormwater Pollution Prevention Plan (SWPPP) pursuant to Chapter 285 of the Town Code. The SWPPP needs to be reviewed and approved, by the Town of Southampton Department of Municipal Works' Engineering Division, prior to issuance of a building permit.