

Department of Land Management
Environment Division
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

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TOWN OF SOUTHAMPTON



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DEVELOPMENT ADMINISTRATOR

MARTIN SHEA
CHIEF ENVIRONMENTAL ANALYST

ADMINISTRATIVE WETLANDS RENEWAL PERMIT
Chapter 325
of the
Town Code

PERMIT NO.: WAR200027 RENEWAL OF CONSERVATION BOARD WETLANDS PERMIT NO. CB1400074
EFFECTIVE DATE: 08/06/2020 EXPIRATION DATE: 01/14/2020
PERMIT ISSUED TO: David W. Corwith
ADDRESS OF PERMITTEE: 829 Head of Pond Road, Water Mill, NY 11976
CONTACT PERSON FOR PERMITTED WORK: David W. Corwith, 829 Head of Pond Road, Water Mill, NY 11976
Telephone: (631) 871-8101
LOCATION OF PROJECT: 831 Head of Pond Road, Water Mill, Lot 3, Head of Pond, Inc.
SCTM NO. 0900-080-02-18.5

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB1400074, which was issued on March 5, 2015, in order to grant approval to install a relocated two story historic five bedroom single family dwelling, with a basement living space footprint of 842 square feet, a first floor living space footprint of approximately 1,444 square feet and a second floor living space footprint of 1,013 square feet, located approximately 96 feet from wetlands; to construct 512 square feet of in-ground swimming pool, hot tub, located 100 feet from wetlands; to construct 684 square feet of two story garage, with 464 square feet of studio living space, located 85 feet from wetlands; to construct a pool house and pool equipment, with exterior shower and spa, located approximately 108 feet from wetlands; to construct 212.8 square feet of breezeway, to attach the garage to the main house located approximately 85 feet from wetlands; to construct a patio with fire pit, located approximately 90 feet from wetlands; to install a water service line, located 74 feet from wetlands; to install a septic system, including one (1) 1,500 gallon septic tank and two (2) 8 foot diameter x 8 foot deep leaching pools, with room for 50% future expansion, to serve four bedrooms within the main residence and the pool house, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located 150 feet from wetlands; to install a secondary septic system to serve one bedroom and the proposed garage/studio, including one (1) 1,000 gallon septic tank and one (1) 8 ft. diameter X 12 ft. deep leaching pool with room for 50% future expansion, in accordance with SCDHS requirements, located 150 feet from wetlands; to install (1) 8 foot diameter x 9 foot deep drywell, for catchment and recharge of roof runoff, landward of wetlands; to construct a pervious drive located approximately 104 feet from wetlands; to landscape landward of wetlands; and to establish a naturally vegetated wetland buffer 25 feet landward of wetlands, in Water Mill, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Michael J. Raynor, dated July 11, 2014, last revised February 24, 2015.

Conservation Board Wetlands Permit No. CB400074 was renewed until January 14, 2019 by Administrative Wetlands Permit No. WAR180001.

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

AUTHORIZED SIGNATURE
DATE: August 6, 2020
MES: co

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.

Stormwater Pollution Prevention 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.

Special Conditions:

1. All activities authorized by this permit shall be in strict conformance with the survey prepared by Michael J. Raynor, dated July 11, 2014, last revised February 24, 2015.
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 February 27, 2015, Liber No. D00012808, Page 533.
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. Fertilizer application is restricted to organic fertilizers only, between the landward boundary of the required wetland buffer and the residence, pool, patio and garage.
5. The existing wood and plastic tarp shelters, as well as any other manmade debris shall be removed from the required wetland preservation area and naturally vegetated wetland non-disturbance/non-fertilization buffer.
6. The issuance of the wetlands permit for construction of the swimming pool is conditioned upon the installation, operation, and maintenance of a low chlorine pool filtration system, equipped with an ozonator and mineral sanitizer cartridge filter for supplementary algae control and sanitation of the proposed swimming pool, as well as to reduce the amount of chlorine in the swimming pool.
7. All swimming pool and/or spa/hot tub discharge shall be directed to a 4 ft. X 4ft drywell located at least 100 feet landward of wetlands, for immediate on-site recharge.
8. Discharge of swimming pool water into surface waters or wetlands is strictly prohibited.
9. The base of the swimming pool shall be elevated a minimum of two feet above the maximum height of the water table, as demonstrated by test hole data.
10. Dewatering for the purposes of swimming pool construction and installation is strictly prohibited.
11. 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.

12. 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.
13. 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.
14. Haybales shall be recessed to two to four inches into the ground.
15. Silt fencing shall be recessed by trenching six inches into the ground.
16. Proposed driveways shall be constructed of permeable materials.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.