

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

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**Permit No.: WAR200045**

**Date of Receipt of Application: 09/15/2020**

**Project Title: More Realty Management, LLC.**

**Project Location: 3 Sandpiper Court, Westhampton**

**SCTM No.: 0900-382-01-48**

***Description of Permitted Activity:* Renewal of Conservation Board Wetlands Permit No. CB17035, which was issued on September 18, 2017**, in order to demolish and remove an existing partially reconstructed two story single family dwelling and attached garage, which were built without requisite wetland and building permits, located approximately 15 feet from wetlands; to abandon any remaining septic system, by pumping the system clean, by removing the system and by backfilling the system with clean compatible uncontaminated sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located landward of wetlands; to retain and complete repairs/renovations to an existing swimming pool, with a footprint of 800 square feet (40 ft. X 20 ft.) with coping, located 9.9 feet from wetlands; to remove approximately 1,460 square feet of pool deck, located 1 foot from wetlands; to remove approximately 210 square feet of unauthorized 7 ft. wide wood walk alongside the southwesterly bulkhead, to the northwest of the swimming pool with steps leading to the formerly proposed re-constructed pool deck, located 1 foot from wetlands; to install new pool enclosure fence with gates, located at its closest point, approximately 7.5 feet from wetlands, and landward of the required naturally vegetated wetland non-disturbance/non-fertilization buffer; to remove and relocate pool equipment, currently located to the south of the pool, approximately 1 foot from wetlands, to a new location, 61 feet landward of any wetlands; to create a 4 foot wide proposed wood chip path through a proposed naturally vegetated wetland non-disturbance/non-fertilization buffer, in order to provide pedestrian access to the swimming pool, located approximately 4 feet from wetlands; to install temporary erosion control silt fence, at the downslope edge of the proposed demolition and land disturbance area; to construct a new four (4) bedroom two story single family dwelling, with crawl space below, with garage and an approximate first floor footprint of 2817 square feet, located approximately 64.9 feet from wetlands; to construct approximately 40 square feet of front entry porch, located approximately 112 feet from wetlands; to construct walk, steps, and secondary landings, leading from the proposed driveway, to the front entry of the house, located approximately 116 feet from wetlands; to construct a new driveway, located approximately 76 feet from wetlands; to construct approximately 990 square feet of bi-level deck, with stairs, on the seaward side of the new dwelling, located approximately 50 feet from wetlands; to replace the existing pool deck with a pervious pool patio, located 7 feet from wetlands; to construct a new sanitary system, including one (1) 1,000 gallon septic tank with six (6) 2 ft. deep leaching galleys, with room for 50% future expansion, in accordance with SCDHS requirements, located 100 feet from wetlands; to deposit 300 cubic yards of fill for elevation of the new septic system, approximately 92 feet from wetlands; to construct concrete retaining wall, for the purposes of containing the fill and/or re-graded soils for septic system elevation, located approximately 63 feet from wetlands; to deposit and grade fill for general construction purposes, approximately 56 feet from wetlands; to remove a partial existing wood wall, along the easterly property boundary, located 10 feet from wetlands; to construct retaining wall along the west side of the planned new driveway, located 78 feet from wetlands; to remove existing wood curbs, located approximately 58 feet from wetlands; to install an underground propane tank, located 140 feet from wetlands; to install a storm drainage system, located at its closest point, approximately 56 feet from wetlands; to remove portions of an existing easterly wood wall, located 63 feet from wetlands; to install a water service line, located approximately 108 feet from wetlands; to install temporary siltation fence barriers, landward of a required naturally vegetated wetland non-disturbance/non-fertilization buffer; to establish naturally vegetated wetland non-disturbance/non-fertilization buffers, extending 6.9 feet to 50 feet landward of wetlands, and to restore such buffer, by planting Town approved native vegetation, at existing developed property fronting Moriches Bay and associated tidal wetlands, in Westhampton, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Robert A. Smith, dated April 27, 2016, last revised April 11, 2017.**

**Conservation Board Wetland Permit No. CB17035 was renewed until September 18, 2020 by  
Administrative Wetlands Permit No. WAR200041.**

***Permit Approved***

**Date of Issuance:** 9/15/2020  
**Expiration Date:** 9/18/2021  
**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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