

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

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**Permit No.:** WAR160039                      **Date of Receipt of Application:** 07/11/2016

**Project Title:** Rotondi Properties, LLC.

**Project Location:** 3225 Noyack Road, Noyac

**SCTM No.:** 0900-004-03-31.1

**Description of Permitted Activity:** : **Renewal of Wetlands Permit No. 04-30, which was originally issued on July 28, 2004 by the Southampton Conservation Board**, in order to allow for construction of a new two story, (3) bedroom single family residence, with a footprint of 2,822 square feet, located 80.8 feet from the wetland boundary; construction of a 3,351-square-foot terrace located 76.8 feet from the wetland boundary; construction of a 600-square-foot swimming pool located 87 feet from the wetland boundary; construction of a detached 624-square-foot two car garage located 140 feet from the wetland boundary; construction of a 252-square-foot shed located 150 feet from the wetland boundary; construction of a gravel driveway located approximately 111 feet from the wetland boundary; installation of a septic system, including a 1,000 gal. septic tank and four 8 ft. diam. x 2 feet deep cesspools, with allowance for two future expansion pools, in accordance with Suffolk County Department of Health Services requirements, located at their closest point, 126.3 feet from wetlands; construction of a septic system retaining wall 115 feet from wetlands; clearing and grading 75 feet from the wetland boundary; pruning, cutting and removal of non-native nuisance plants landward of wetlands; landscaping with native plants at least 75 feet landward of wetlands; and installation of leyland cypress trees, within a proposed scenic easement, to provide an evergreen screen along the southern and eastern properties, at least 75 feet landward of wetlands, on a parcel of land fronting Mill Creek, in Noyac, Town of Southampton, Suffolk County, New York.

**Wetland Permit No. 04-30 was subsequently modified on December 2, 2009** to allow for a revised construction plan, inclusive of construction of a new four-bedroom single-family residence, with a crawl space and a 2,556-square-foot footprint, located, at its closest point, 82 feet from wetlands; construction of 844 square feet of detached garage, on the landward side of the proposed residence and swimming pool, located approximately 134 feet from wetlands; construction of 600 square feet of swimming pool, with the base of the pool to be at least 2 ½ to 3 feet above groundwater, located 87.7 feet from wetlands; construction of 1,034 square feet of attached deck, on open pilings, with stairs, located, at its closest point, 79.6 feet from wetlands; construction of 1,967 square feet of terrace, located 82 feet from wetlands; construction of a sanitary system, including a 1,200 gallon septic tank, and six (6) 8 ft diameter x 2 ft deep cesspools, with room for 50% expansion, in conformance with Suffolk County Department of Health Services (SCDHS) requirements, located 126.5 feet from wetlands; construction of retaining walls, around the perimeter of the proposed terrace, including a wood retaining wall on the west side of the stone retaining wall, located, at its closest point, 82 feet from wetlands; deposition of approximately 548 cubic yards of fill, including 165 cubic yards of fill within the new dwelling crawl space and 235 cubic yards of fill under the front terrace, beyond the bounds of the proposed swimming pool, to be contained by the wood and stone retaining walls, and 148 cubic yards for the proposed sanitary system, with the closest fill activities located approximately 82 feet from wetlands; construction of a pervious driveway, located approximately 120 feet from wetlands; installation of heating, ventilating, and air conditioning (HVAC) units, located approximately 100 feet from wetlands; removal of an existing Belgian block curb, within the planned driveway route, and installation of retaining walls along a portion of the entrance drive, located approximately 172 feet from wetlands; installation of a planter, located approximately 115 feet from wetlands; construction of approximately 128 square feet of shed, located approximately 152 feet from wetlands; installation of a pool enclosure fence, at its closest point, located approximately 75 feet from wetlands; installation of drywells, for catchment and recharge of runoff, located at their closest point, located approximately 78 feet from wetlands; and clearing of natural vegetation and grading, located approximately 75 feet from wetlands, at a property fronting Ruggs Creek and Mill Creek, and containing regulated tidal wetlands, in Noyac, Town of Southampton, New York, **as depicted on the survey prepared by David H. Fox, dated August 8, 2001, last revised October 16, 2009.**

**Wetlands Permit No. 04-30 was renewed until July 28, 2016 by Administrative Wetlands Permit Nos. 07-237A, 08-207A, 09-82A, 10-172A, 11-127A, WAR130023, WAR130061, WAR140030, and WAR150038.**

**Administrative Wetlands Permit No. 12-33A was issued on October 9, 2013, in order to grant approval to restore and enhance wetlands and covenanted wetland non-disturbance/non-fertilization buffers that had been impacted due to invasion by nuisance plants, specifically asiatic bittersweet (*Celastrus orbiculatus*), tree-of-Heaven (*Ailanthus altissima*), multiflora rose (*Rosa multiflora*), and tartarian honeysuckle (*Lonicera tartartica*), by selective hand-cutting of bittersweet vines at the base, followed by allowance for deterioration and die off of vine growth, rather than removing the vines from trees and shrubs; and by selective hand-cutting or chain sawing of Ailanthus tree trunks, as well as rose and honeysuckle shrubs, at the base, while leaving the cut trees and shrubs on the ground and retaining existing dead trees, as tagged by the landowner and visually confirmed by the Town Chief Environmental Analyst on August 30, 2013, in accordance with the "*Louis J. Rotondi Invasive Non-Native Vegetation Plan*", prepared by Inter-Science Research Associates, dated August 7, 2013.**

***Permit Approved***

**Date of Issuance:** 09/27/2016  
**Expiration Date:** 07/28/2017  
**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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