

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

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**Permit No.:** WAP140028

**Date of Receipt of Application:** 3/05/14

**Project Title:** 92 Red Creek LLC.

**Project Location:** 92 Red Creek road, Hampton Bays

**SCTM No.:** 0900-152-01-36

Description of Permitted Activity: To reconstruct beach access stairs, down a naturally vegetated bluff face, with the stairs descending from a residential lawn area, to an existing bulkhead above beach alongside the Great Peconic Bay and regulated tidal wetlands, by removal of the existing wood walkway, followed by construction of a new stairway, with light penetrable decking and untreated lumber posts and rails, in the Red Creek Section of Hampton Bays, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by David H. Fox, dated October 22, 2013, last revised April 30 2014 and the "92 Red Creek LLC Beach Access" drawing prepared by Mapos, last dated April 10, 2014, and received by the Southampton Town Environment Division on May 07, 2014.

*Permit Approved*

**Date of Issuance:** 05/07/14

**Expiration Date:** 05/07/17

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

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**Permit No.:** WAP140032

**Date of Receipt of Application:** 03/26/14

**Project Title:** Edith Hadik

**Project Location:** 34 Schwenks Road, Water Mill

**SCTM No.:** 0900-113-01-6.5

**Description of Permitted Activity:** To clear approximately 10,400 square feet of existing natural vegetation, located approximately 110 feet from wetlands; and to construct a 60 ft. x 120 ft. tennis court, located approximately 120 feet from wetlands, at existing residentially developed property, containing town regulated freshwater wetlands, in Water Mill, Town of Southampton, Suffolk County, New York.

*Permit Approved*

**Date of Issuance:** 05/02/14

**Expiration Date:** 05/02/17

**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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**Permit No.:** WAP140045

**Date of Receipt of Application:** 04/21/14

**Project Title:** 97 Inlet Road, LLC.

**Project Location:** 97 Inlet Road West, Shinnecock Hills,  
Lot No. 2, Subdivision Map of Mardooni Vahradian

**SCTM No.:** 0900-191-04-26.2

**Description of Permitted Activity:** To construct a 1,056 square feet of swimming pool, located 133 feet from wetlands; to install a pool enclosure fence 117 feet from wetlands; to construct 704 square feet of decking, located 190 feet from wetlands; to construct a single family residence, with a footprint of approximately 2,500 square feet, inclusive of garage, located greater than 200 feet from wetlands; to install a sanitary system, consisting of one (1) 1,000 gallon septic tank and three (3) 8 ft. diameter x 4 ft. deep leaching rings, with room for future 50% expansion, in accordance with the Suffolk County Department of Health Services (SCDHS) requirements, located greater than 200 feet from wetlands; to install a public water service line, located greater than 200 feet from wetlands; and to construct a pervious driveway, greater than 100 feet from wetlands, at a vacant parcel containing freshwater wetlands, in Shinnecock Hills, Town of Southampton, Suffolk County, New York.

***Permit Approved***

**Date of Issuance:** 05/02/14  
**Expiration Date:** 05/02/17  
**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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**Permit No.:** WAP140048

**Date of Receipt of Application:** 04/17/14

**Project Title:** Rohit Chopra

**Project Location:** 48 Crescent Avenue, Water Mill, Lot 35 & 36 Map of Amended Map A, Mecox Park

**SCTM No.:** 0900-115-01-4.3

**Description of Permitted Activity:** To demolish the existing two story dwelling, located 116 feet from wetlands; to remove the existing sanitary system, by pumping the system clean and backfilling with clean sand or by removing the system, in accordance with the Suffolk County Department of Health Services (SCDHS) requirements, located 124 feet from wetlands; to remove two existing sheds, located less than 75 feet from wetlands; to construct a new two story single family dwelling, with a footprint of 3,956 square feet, located 100 feet from wetlands; to construct a 663 square foot swimming pool, located 100 feet from wetlands; to construct a 572 square foot pool patio, located 100 feet from wetlands; to construct a 795 square foot pool patio, with steps to grade, located 139 feet from wetlands; to construct a 675 square foot patio, located 161 feet from wetlands; to construct a 666 square foot patio, located 124 feet from wetlands; to install a new sanitary system, consisting of a 2,000 gallon septic tank and six (6) 8 ft. diameter x 4 ft. deep leaching rings, with room for future 50% expansion, in accordance with SCDHS requirements, located 195 feet from wetlands; and to install a pervious driveway, located 78 feet from wetlands, at a residentially developed parcel containing freshwater and brackish wetlands, associated with Mud Creek, in Water Mill, Town of Southampton, Suffolk County, New York; **in accordance with the survey prepared by David L. Saskas, dated July 14, 2004, last revised February 8, 2014.**

*Permit Approved*

**Date of Issuance:** 05/05/14  
**Expiration Date:** 05/05/17  
**Contact Person:** Martin Shea  
**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968  
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**Permit No.:** WAP140054                      **Date of Receipt of Application:** 05/08/14  
**Project Title:** Meadowlark Highland, LLC.  
**Project Location:** 228 Meadowlark Lane, Bridgehampton

**SCTM No.:** 0900-117-01-36.4

**Description of Permitted Activity:** To demolish and remove an existing in-ground swimming pool, pool patio and pool enclosure fence located, approximately 171 feet from wetlands; to demolish an existing single family residence, inclusive of porch located approximately 190 feet from wetlands; to construct 1,116 square feet of terrace, with loggia above and outdoor fireplace, located 183.4 feet from wetlands; to construct a 99 square foot spa, located 178.1 feet from wetlands; to construct a 1,296 square foot swimming pool, located 198 feet from wetlands; to construct 1,602 square feet of pool terrace, located 183.9 feet from wetlands; and to construct a new two story dwelling, porch, screened porch, new driveway, swimming pool, sanitary system, and utility connections located greater than 200 feet from wetlands; at existing residentially developed property, fronting Sagaponack Pond and containing tidal wetlands in Bridgehampton, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by David L. Saskas, dated May 2, 2013, last revised February 26, 2014.

***Permit Approved***

**Date of Issuance:** 05/12/14  
**Expiration Date:** 05/12/17  
**Contact Person:** Martin Shea  
**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968  
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**TOWN OF SOUTHAMPTON  
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**Permit No.:** WAR140019

**Date of Receipt of Application:** 04/15/14

**Project Title:** Christopher J. Rankin and Ingrid Rankin

**Project Location:** 133 Old Farm Road, Sagaponack

**SCTM No.:** 0908-01-01-5

**Description of Permitted Activity:** Renewal of Conservation Board Wetlands Permit No. 10-54, which was issued by the Southampton Conservation Board on April 27, 2011, to grant approval to demolish the existing dwelling and decks; to construct a new 1½ -story single-family dwelling, with a footprint of 1,214 square feet, located 48.3 feet landward of the wetland boundary; to construct 222 square feet of open porch, off the northwestern side of the dwelling, located approximately 59 feet landward of the wetland boundary; to construct 917.3 square feet of new deck, with a 3.6-foot cantilevered deck extension, located 44.7 feet landward of wetlands; to construct 48 square feet of attached shower, on the northern side of the proposed two-story residential addition, located approximately 80 feet landward of wetlands; to construct 31 square feet of chimney on the southern side of the existing dwelling, located approximately 48 feet from wetlands; to construct approximately 2,500 square feet of previous gravel driveway, within the southeastern section of the property, located 58 feet from the wetland boundary; to remove an existing driveway/parking area, as well as a brick pathway, to the front entry of the residence, located generally on the landward side of the existing dwelling; to abandon an existing septic system, by pumping the system clean and backfilling the system with clean sand, and/or by removing the system in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located, on the landward side of the residence, greater than 100 feet from wetlands; to install a new septic system, including a 1,200 gallon septic tank and six (6) 8 ft diameter x 2 ft deep, with room for 50% future expansion, located approximately 78 feet landward of wetlands; to remove an existing fenced garden, located approximately 39 feet landward of wetlands; to remove an undetermined amount of unsuitable soils and to replace such soils with sand and gravel, in accordance with SCDHS requirements, in order to install the new septic system; to establish a covenanted wetland preservation area and naturally vegetated irregularly-shaped wetland non-disturbance/non-fertilization buffer; to restore the existing disturbed portions of the covenanted buffer, by discontinuance of mowing and allowance for natural recovery and natural vegetative succession, except to the southeast of the dwelling, where switch grass (*Panicum virgatum*), sheep laurel (*Kalmia angustifolia*), and/or mountain laurel (*Kalmia latifolia*) will be planted, within existing disturbed land and/or lawn area; and to re-landscape landward of wetlands and the required naturally vegetated wetland non-disturbance/non-fertilization buffer, at existing residentially-developed property, fronting Poxabogue Pond, and containing State and Village-regulated freshwater wetlands, within the Incorporated Village of Sagaponack, Suffolk County, New York, as depicted on the survey prepared by F. Michael Hemmer, dated April 28, 2011, last revised February 9, 2011.

***Permit Approved***

**Date of Issuance:** 05/13/14  
**Expiration Date:** 04/27/15  
**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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**TOWN OF SOUTHAMPTON  
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**Permit No.:** WAR140022

**Date of Receipt of Application:** 05/15/14

**Project Title:** Carol Kelleher

**Project Location:** 115 Westminster Road, Water Mill

**SCTM No.:** 0900-103-01-62

**Description of Permitted Activity:** **Renewal of Wetlands Permit No. 03-86**, which was issued by the Southampton Town Conservation Board on May 26, 2004, to allow for construction of a two-story, three-bedroom, single-family residence, with a footprint of 754 square feet, and with a total first and second floor area of 1,300 square feet, located 34 feet from the wetlands boundary; construction of a 242-square-foot deck located 33 feet from the wetland boundary; construction of a 22-square-foot stairway on the west side of the deck, located 47 feet from the wetland boundary; construction of an 18-square-foot stairway on the east side of the deck, located 33 feet from the wetland boundary; installation of a sanitary system, with five (5) 8 ft. diam. X 2 ft. deep cesspools, with room for two future expansion pools, located 44 feet from the wetland boundary, and a 1,000 gallon septic tank, located 56 feet from the wetland boundary, in conformance with Suffolk County Department of Health Services (SCDHS) requirements, construction of a pervious gravel driveway, located 58 feet from the wetland boundary; construction of a 5-foot-wide pervious path, on the west side of the house, located 50 feet from the wetland boundary and a 5-foot-wide pervious path, on the east side of the house, located 30 feet from the wetland boundary; installation of an 8 ft. diam. x 4 ft. deep drywell, for catchment of roof runoff, located 56 feet from the wetland boundary; clearing of natural vegetation, located, at its closest point, approximately 18 feet from wetlands; installation of a water service line, located 55 feet from wetlands, and establishment of a covenanted *wetland preservation area* and "*naturally vegetated wetlands non-disturbance/non-fertilization buffer*" on an undeveloped residentially-zoned parcel of land, fronting on Calf Creek, which contains freshwater, brackish and tidal wetlands, in Water Mill, Town of Southampton, Suffolk County, New York.

**Wetlands Permit No. 03-86 was modified on October 27, 2004** to allow for a 48-square-foot cellar stairway entrance, on the eastern side of the proposed residence located, at its closest point, 34 feet landward of wetlands. Wetlands Permit No. 03-86 was previously renewed through Administrative Wetlands Permit Nos. 07-128A, 08-122A, 09-64A, 11-60A, and WAP120080 and WAR130017, until May 26, 2014.

At the request of the Town Environment Division, the previously approved surveys had since been revised to provide updated FEMA flood zone information, and topographical details in NAVD 88 datum, as well as to identify all on-site wetlands as a "wetland preservation area"; with the remaining land, with the exception of the construction footprints, designated as "naturally vegetated wetland non-disturbance/non-fertilization buffer"; and/or as non-fertilization buffer, pursuant to the terms and conditions of Conservation Board Wetland Permit No. 03-86. Project modifications, inclusive of elimination of the previously authorized fill for septic system construction, and building of the house on pilings, have also been incorporated into the development plans, in accordance with a survey prepared by Squires, Holden, Weisenbacher and Smith, dated November 18, 2002, last revised July 29, 2013. Such survey was approved, pursuant to Administrative Wetlands Permit No. WAR130017. Accordingly, all work shall be completed in compliance with such updated survey.

***Permit Approved***

**Date of Issuance:** 05/26/14  
**Expiration Date:** 05/26/15  
**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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**Permit No.:** WAT140002

**Date of Receipt of Application:** 04/17/14

**Project Title:** Adam Sandberg

**Project Location:** 278 Towd Point Road, North Sea

**SCTM No.:** 0900-059-01-24

**Description of Permitted Activity:** Transfer of Conservation Board Permit No. CB1300023, which was issued to William Cummings and Brent Svendby to legalize the reconstruction of approximately 420 square feet of hurricane damaged waterside deck and steps, adjacent to wetlands; to legalize the removal of an unauthorized shower, while retaining approximately 16 square feet of remaining platform adjacent to wetlands; to legalize approximately 15 linear feet of six foot high fence, landward of wetlands; and to legalize the installation of approximately 16.4 linear feet of deck privacy wall, located landward of wetlands, at existing residentially developed property fronting a sand beach and North Sea Harbor, which are regulated as tidal wetlands, in North Sea, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by John Minto, dated August 29, 2013, for which a Resolution of Approval was adopted on August 28, 2013 and granted to William Cummings and Brent Svendby.

*Permit Approved*

**Date of Issuance:** 05/13/14  
**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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# TOWN OF SOUTHAMPTON

Department of Land Management  
Town Conservation Board  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968



HARRY S. LUDLOW  
CHAIRPERSON

Phone: (631) 287-5710  
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ANNA THRONE-HOLST  
TOWN SUPERVISOR

## SOUTHAMPTON TOWN CONSERVATION BOARD

Harry S. Ludlow, Chairman

George J Heine, Vice- Chairman  
Jeremiah P. Collins  
Zeb Youngman

Thomas Rickenbach, Secretary  
John Bouvier  
Terrence Flanagan

### Meeting of May 14, 2014

Meetings begin at 7:00 PM. Public hearings begin at 7:30 PM.

The Conservation Board may add or remove applications from the agenda without further notice. Applications may or may not be heard in the order as they appear on this agenda.

Acceptance of April 23, 2014 minutes as written and/or amended.

### Advisory Reports

#### Planning Board:

238 W. Montauk Hwy., LLC.	238 W. Montauk Hwy., Hampton Bays	900-255-1-10	ZY
Arnister Family, Subdivision	180 & 208 Blank Lane, Water Mill	900-80-2-7.1 & 8.1	GH
Kidd Construction Co., Inc- Sub.	101 Hildreth Ave., Bridgehampton	900-88-2-19.1	HL

#### ZBA:

Jesse & Nancy Kirsch	640 Dune Road, Westhampton	900-391-1-27.2	JC
The Capital Growth Investment Trust #1	3605 Noyack Road, Noyac	900-6-1-58	GH
Gregg Rinn & Christine Poon and Open Space Holding, LLC	16 & 18 Crestview Dr., Remsenburg/Speonk	900-369-1-86 * 88	JC

### Administrative Wetland Permits

#### Resolution to Issue/Deny Permits

11-02	Rinn, Gregory & Poon, Christine	18 South Crestview Dr. Remsenburg	900-369-1-86	JC
CB1400015	Open Space Holdings LLC	16 South Crestview Drive, Remsenburg	900-369-1-88	JC
CB1300098	First Metro Property Group LLC	57 East Shore Road, North Sea	900-28-1-6	GH
<i>(Postponed until May 28, 2014)</i>				
CB1300130	Rodgers, Christine	41 Canoe Place Road, Hampton Bays	900-266-4-8	ZY
CB1400013	Maher, Gregory & Savidge, Lorraine	20 Dolphin Road, East Quogue	900-384-1-34	JB
CB1400027	Astor Real Estate Holdings	329 Sagaponack Rd., Bridgehampton	900-89-2-3	HL
CB1400029	Gazda, Louis & Louise	44 Bay View Drive East, Noyac	900-9-3-80	GH
CB1400030	Bayonne Capital LLC	70 Mid Ocean Drive, Bridgehampton	900-134-4-29.6	HL
CB1400034	Themelis, Nick & Sandra	43 Tarpon Road, East Quogue	900-362-4-57.1	JB

#### Public Hearings

CB1300043	Lepski, Tomasz <i>(Applicant requests adjournment)</i>	296 Long Neck Blvd, Flanders	900-123-2-8	TF
CB1300133	Pantina, Richard <i>(Applicant requires a re-notice)</i>	84 Harbor Drive, Noyac	900-9-3-42	GH