

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

Permit No.: WAR160066

Date of Receipt of Application: 11/22/2016

Project Title: Cold Spring Point II, LLC.

Project Location: 163 Cold Spring Point Road, Tuckahoe

SCTM No.: 0900-155-01-1

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. 11-77, which was issued on February 15, 2013, in order to grant approval to construct 577 square feet of pool patio addition, located 92 feet from wetlands; to construct a 4-foot high stone wall, as part of the required pool enclosure, on the north side of the existing swimming pool, located approximately 92 feet landward of wetlands; to reconfigure the pool patio, inclusive of additions, as well as the landscaping south of the pool; to construct 207 square feet of raised terrace additions, on the south side of the house, located approximately 30 feet from wetlands; to expand the width and reconfigure previously authorized paver set-in-sand front entry walkway, located approximately 33 feet from wetlands; to install a light post at the front entry walk, located approximately 48 feet from wetlands; to install new landscaping, alongside the new entry walk, located approximately 20 feet from wetlands; to provide 1,659 square feet of additional covenanted wetland non-disturbance/non-fertilization buffer; and to establish such buffer by removing non-native plants, where necessary, and by re-vegetating with native plants, at existing residentially developed property, fronting the Great Peconic Bay and Cold Spring Inlet, and containing State and Town regulated tidal wetlands, in Tuckahoe, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Thomas D. Burke, dated January 29, 2012, last revised June 19, 2012.**

On June 17, 2015, the Conservation Board granted approval of modified Conservation Board Wetlands Permit No. HCB15006 (Formerly 11-77), in order to allow for enclosure of enclose 183 square feet of existing second story deck, in order to connect the two existing second story portions of the existing house, without increasing the number of bedrooms and not requiring a septic upgrade, located approximately 66 feet from wetlands; to re-surface approximately 3,900 square feet of existing driveway with pervious paver stones, including the removal of 1,830 square feet of existing paved driveway, located approximately 21 feet landward of the wetland boundary, along the seaward face of a bulkhead; to construct an automated driveway entry gate, located 21 feet from the bulkhead; to install 65 square feet of spa, within the footprint of the existing swimming pool, located 92 feet from wetlands; to legalize the installation of a stone sculpture within the required naturally vegetated wetland non-disturbance/non-fertilization buffer; to abandon the plans to build 207 square feet of previously authorized raised terrace; to install a generator, 135 feet from wetlands with transplanted junipers to be utilized for screening; to restore and re-vegetate existing disturbed portions of the required naturally vegetated wetland non-disturbance/non-fertilization buffer, with native plants, in accordance with the "*Re-vegetation Plan Cold Spring Point II, LLC Residence*" drawing prepared by J. Lynn Landscape Design, dated May 19, 2015, including planting of native salt tolerant vegetation within 5,345 square feet of buffer, inclusive of 1,153 square feet of beach grass on the beach front, to the north of the existing swimming pool, replacement of thirteen (13) non-native junipers within the buffer, on the southwest side of the house, with eastern red cedars, retaining/maintaining some of the existing 4 foot wide pathways through the buffer, in order to provide access to the water; retention of 586 square feet of bare sand in the buffer, which is being offset by 4,016 square feet of previously authorized bare stone within the buffer which has since been planted with native vegetation; and to reconfigure the existing covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer, by removing 345 square feet of non-compliant lawn to the south of the house, to be offset by the additional 548 square feet of new buffer, including 143 square feet to the west of the house and 405 square feet to the south of the driveway, thereby expanding the extent of the covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer on the property by 203 square feet, **in accordance with a survey prepare by Lester Holden, dated January 6, 2014, last revised May 28, 2015.**

Conservation Board Wetlands Permit No. 11-77 was transferred from Steven Mitchell to Cold Spring Point II, LLC. through issuance of Administrative Wetlands Permit No. WAT140004, June 5, 2014, and renewed until December 7, 2016 by Administrative Wetlands Permit Nos. WAR150030 and WAR150064.

Permit Approved

Date of Issuance: 12/29/2016
Expiration Date: 12/07/2017
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
