

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

Permit No.: WAR170031

Date of Receipt of Application: 06/12/2017

Project Title: Michael Peskin and Ellen Peskin

Project Location: 35C Baycrest Avenue, Westhampton

SCTM No.: 0900-358-01-9

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB130050, which issued on September 15, 2015, in order to grant approval to demolish and remove an existing residential dwelling, inclusive of a shed, with a footprint of approximately 2,191 square feet, located approximately 83 feet from wetlands; to remove all or part of an existing concrete patio and outer brick walls located, at its closest point, approximately 70 feet from wetlands; to retain an existing swimming pool located approximately 47.8 feet from wetlands; to retain an existing brick pool patio located approximately 33 feet from wetlands; to retain 52 square feet of existing wood frame lean-to, which is being used for the storage of firewood, located approximately 118 feet from wetlands; 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 landward of wetlands; to abandon an existing water well located approximately 168 feet from wetlands; to construct a new two story eight bedroom dwelling with attached garage, with a footprint of 3,157 square feet, located 78.3 feet from wetlands; to construct approximately 144 square feet of porch, on the landward side of the new dwelling, located approximately 116 feet from wetlands; to construct approximately 208 square feet of screened porch, on the seaward side of the dwelling, located approximately 71.5 feet from wetlands; to construct approximately 126 square feet of terrace on the seaward side of the dwelling, located approximately 77 feet from wetlands; to construct approximately 172 square feet of patio with steps on the north side of the dwelling, located approximately 82 feet from wetlands; to remove all or part of an existing elevated concrete patio, including steps, fences and walls, in order to construct the proposed northerly patio and steps; to retain existing pool equipment; to construct approximately 1,600 square feet of pervious stone driveway, on the landward side of the dwelling, located approximately 140 feet from wetlands; to construct new sanitary system, including one (1) 2000 gallon septic tanks and three (3) 10 foot diameter x 6 foot deep leaching pools, with room for 50% future expansion, in accordance with SCDHS requirements, located at its closest point, approximately 150.2 feet from wetlands; to install a water service line, running from the street water main, to the new dwelling located, at its closest point, approximately 137 feet from wetlands; to install drywells, for catchment and on-site recharge of runoff, located, at their closest point, approximately 92 feet from wetlands; to preserve all on-site wetlands; to establish a restored naturally vegetated wetland non-disturbance/non-fertilization buffer landward of wetlands; and to re-landscape landward of such buffer, at existing residentially developed property fronting Beaver Dam Creek and containing Town and State regulated tidal wetlands, in Westhampton, Town of Southampton, Suffolk County, New York, **in accordance with a survey prepared by David H. Fox dated January 19, 2010, last revised December 21, 2013 and a buffer planting plan prepared by First Coastal Corporation dated February 20, 2014, last revised September 4, 2014.**

Conservation Board Wetlands Permit No. CB130050 was issued subsequently modified on May 24, 2017, in order to allow to legalize re-configuration of a two story dwelling, with a 2,675 square foot footprint, and 84 square feet of second story overhang, located 84 feet from wetlands; to legalize construction of a 153 square foot covered deck, located 75 feet from wetlands; to legalize construction of 246 feet of second story deck, located 76 feet from wetlands; to legalize construction of 128 square feet of re-configured covered front entry porch with steps, located 113 feet from wetlands; to legalize construction of front entry steps, at the southeast corner of the house, located 127 feet from wetlands; to legalize construction of a window well, located 112 feet from wetlands; to legalize construction of 1,015 square feet of concrete patio and steps, located 73 feet from wetlands; to remove 555 square foot of unauthorized paver patio, located 108 feet from wetlands; to construct approximately 820 square feet of grass pavers, with block curbing, located, at their closest point, 115 feet from wetlands; to legalize construction of 160 linear feet of

six (6) foot high fence, located, at its closest point, 31 feet from wetlands; to legalize installation of the sanitary system, consisting of one (1) 8 ft. diameter septic tank and three (3) 8 ft. deep leaching pools, in conformance with Suffolk County Department of Health (SCDHS) requirements, located 138.6 feet from wetlands; to legalize 105 linear feet of concrete retaining wall, which was constructed in order to contain sand fill associated with the septic system, 112.8 feet from wetlands; to legalize the installation of drywells, for the catchment and recharge of roof runoff, located, at their closest point, 95.5 feet from wetlands; to demolish and re-construct approximately 1,123 square feet of pool patio, located 31.77 feet from wetlands; to legalize installation of an underground liquid propane tank 169 feet from wetlands; to legalize construction of an elevated, light penetrable catwalk, located 6 feet from wetlands; to legalize installation of a 49 square foot hot tub, located 81.1 feet from wetlands; to legalize construction of an outdoor shower, located 111 feet from wetlands; to legalize a 43 square foot paver stoop, located 117 feet from wetlands; to legalize construction of 235 square feet of wood deck and steps, located 81.9 feet from wetlands; to repair and partially re-construct approximately 65 linear feet of brick retaining wall by replacing the top of the retaining wall with a bluestone cap, located 65.2 feet from wetlands; to install approximately 195 linear feet of pool enclosure fences, and gates, located 31.77 feet from wetlands; to replace approximately 145 linear feet of stockade fence, along the easterly and southerly lot lines, located 137 feet from wetlands; to remove and re-configure an existing stone driveway, with block curbing, located 141 feet from wetlands; to construct 65 square feet of walkway, located 122 feet from wetlands; to install 24 linear feet of retaining wall, located 122 feet from wetlands; and to remove existing wire fences from within the required covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer, in accordance with the survey prepared by David H. Fox, dated January 19, 2010, last revised April 18, 2017.

Conservation Board Wetlands Permit was renewed until June 26, 2017 through issuance of Administrative Wetlands Permit No. WAP1600052.

Permit Approved

Date of Issuance: 06/26/2017
Expiration Date: 06/26/2018
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
