

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

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**Permit No.:** WAR170036

**Date of Receipt of Application:** 07/20/2017

**Project Title:** Ram Island 5, LLC.

**Project Location:** 54 Ram Island Drive, Tuckahoe

**SCTM No.:** 0900-109-01-5

**Description of Permitted Activity:** Renewal of Conservation Board Wetlands Permit No. 12-27, which was issued on October 19, 2012, in order to grant approval to partially demolish/renovate/reconstruct an existing carriage house/dwelling, while retaining the northerly attached deck, the northeastern portion of the dwelling and the dwelling chimney, in order to build a new larger dwelling, with additions to the northwest of the structure, with the closest construction activities to be located 127.9 feet from interior freshwater wetlands and with the total footprint taking in approximately 3,915 square feet; to abandon an existing sanitary system for the carriage house, inclusive of a septic tank and two (2) leaching pools, by pumping the system clean and by backfilling the system with clean sand and/or by removing the system, consistent with Suffolk County Department of Health Services (SCDHS) requirements located approximately 92 feet from interior freshwater wetlands; to install a new sanitary system to service the proposed renovated carriage house with additions, including (1) 1,000 gallon septic tank and (3) 8 foot diameter x 4 foot deep cesspools, with room for 50% future expansion, in accordance with SCDHS requirements, located 151.1 feet from interior freshwater wetlands; to install water service lines, between the guest house and carriage house, between the pool house and carriage house, and between the playhouse and carriage house, with the closest setback, at approximately 124 feet from wetlands; to renovate an existing one story playhouse located approximately 196 feet from interior freshwater wetlands and 187.4 feet from tidal wetlands; to construct a playhouse perimeter deck located approximately 173 feet from interior freshwater wetlands and 183.2 feet from tidal wetlands; to retain the existing sanitary system for the playhouse; to re-grade on the western and eastern sides of the playhouse located approximately 172 feet from interior freshwater wetlands and 152 feet from tidal wetlands; to install a drywell to the northeast of the playhouse for collection and recharge of runoff located approximately 162 feet from interior wetlands and greater than 200 feet from tidal wetlands; to install a private water well located approximately 60 feet from tidal wetlands; to establish a covenanted wetland preservation area, covering interior freshwater wetlands, and a naturally vegetated managed meadow wetland buffer extending 50 feet landward of interior freshwater wetlands; to relocate/refurbish/reconstruct an existing greenhouse located approximately 164 feet from interior freshwater wetlands and 182.8 feet from tidal wetlands; to demolish an existing swimming pool, inclusive of the existing concrete patio, located approximately 126 feet from interior freshwater wetlands and approximately 176 feet from tidal wetlands; to construct a 16 foot x 75 foot in-ground swimming pool located approximately 130 feet from interior freshwater wetlands and 145.1 feet from tidal wetlands; to construct a pool patio located approximately 140 feet from interior freshwater wetlands and 143.2 feet from tidal wetlands; to install a sanitary system to service a proposed pool house, including (1) 1,000 gallon septic tank and (1) 8 foot diameter x 4 foot deep cesspool with room for 50% future expansion, in accordance with SCDHS requirements, located 150.3 feet from interior freshwater wetlands and 150.3 feet from tidal wetlands; to construct a pool house, on the northerly side of the proposed pool patio located 131.2 feet from interior freshwater wetlands and approximately 186 feet from tidal wetlands; to install (2) drywells for runoff and pool discharge, located at their closest point 124 feet from interior freshwater wetlands and approximately 180 feet from tidal wetlands; to establish a covenanted wetland preservation area covering all on-site tidal wetlands and to establish naturally vegetated buffers landward of wetlands; to remove all landscape fill and debris alongside tidal wetlands; to remove an existing chain link fence currently situated approximately 5 feet from tidal wetlands and to relocate such fence line 75 feet landward of tidal wetlands; to demolish/renovate/reconstruct a guest house located 104.9 feet from wetlands; to construct an attached deck for the renovated guest house located 94.6 feet from wetlands; to install drywells for collection and recharge, associated with the guest house, located, at their closest point, approximately 106 feet from tidal wetlands; to abandon an existing sanitary system, which services the current guest house, by pumping the system clean and backfilling with clean sand and/or by removing

the system, in conformance with SCDHS requirements, located approximately 66 feet from wetlands; to install a new sanitary system to service the renovated/reconstructed guest house, including a (1) 1,000 gallon septic tank and (3) 8 foot diameter x 4 foot deep cesspools, with room for 50% future expansion in accordance with SCDHS requirements located approximately 150 feet from wetlands; to remove an existing paved circular driveway located approximately 56 feet from tidal wetlands; to construct a partial new circular drive, which will also afford access to the proposed new main house on the abutting lot to the west, with such driveway portion being located approximately 160 feet from tidal wetlands; to cut, remove and/or transplant several trees, primarily eastern red cedars, to allow for renovation/reconstruction of the guest house located at their closest point approximately 104 feet from tidal wetlands; and to re-landscape at least 75 feet landward of wetlands, at existing residentially developed property containing an interior freshwater pond and freshwater wetlands, as well as surrounded by tidal wetlands associated with Bullhead Bay, at Ram Island, Tuckahoe, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by David L. Saskas, dated June 19, 2008, last revised September 7, 2012

**Conservation Board Wetland Permit No. 12-27 was renewed until June 27, 2017 through issuance of Administrative Wetlands Permit No. WAR160063.**

***Permit Approved***

**Date of Issuance:** 07/20/2017  
**Expiration Date:** 06/27/2018  
**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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