

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

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**Permit No.:** WAR170059

**Date of Receipt of Application:** 08/17/17

**Project Title:** 140 Luquer Street LLC.

**Project Location:** 7 Duckwood Lane, Hampton Bays, Lot 4, Southport

**SCTM No.:** 0900-172.01-01-4

**Description of Permitted Activity:** Renewal of Conservation Board Wetlands Permit No. 11-20, in order to grant approval to construct a two-story, three-bedroom residence, with a first floor footprint of 1,000 square feet, as well as a total combined maximum first and second floor coverage of approximately 2,000 square feet, located 36.1 feet from naturally vegetated tidal and freshwater wetlands and approximately 34 feet from wetlands associated with a man-made freshwater pond; to construct a 320-square-foot covered porch on the east side of the proposed dwelling, located 62 feet from naturally vegetated tidal and freshwater wetlands and 26.5 feet from the wetlands associated with a man-made freshwater pond; to install a walk and steps, around the perimeter of the house, located, at their closest point, approximately 15 feet from wetlands; to place approximately 20-40 cubic yards of fill for elevation of the septic system located approximately 40 feet from naturally vegetated tidal and freshwater wetlands and 22 feet from the wetlands associated with a man-made freshwater pond; to install a septic system, including a septic tank and five (5) leaching pools, with room for 50% future expansion, in conformance with Suffolk County Department of Health Services requirements, located approximately 54 feet from naturally vegetated tidal and freshwater wetlands and approximately 33.1 feet from the wetlands associated with a man-made freshwater pond; to install a water well, within the northeastern portion of the property located 40 feet from the wetlands associated with a man-made pond; to construct a 10-foot-wide gravel driveway, with steel edging, located approximately 18 feet from wetlands; to establish a covenanted wetland preservation area covering all on-site wetlands; to establish a naturally vegetated wetlands non-disturbance/non-fertilization buffer landward of wetlands and to re-vegetate all land disturbed or cleared, as a consequence of construction, inclusive of the land area top the elevated septic system, with town approved native plants while preserving existing recovering native vegetation, on a vacant parcel of land, which contains Town and State regulated naturally vegetated freshwater, brackish and tidal wetlands, associated with Red Creek Pond and the Peconic Estuary, in Hampton Bays, Town of Southampton, Suffolk County, New York, **as depicted on the survey prepared by Jacob M. Buchheit, dated May 18, 1987, last revised September 27, 2011 and the "7 Duckwood Lane Residence Wetland Mitigation Plan" prepared by Gibney Design, dated July 12, 2011, last revised October 5, 2011.**

Conservation Board Wetlands Permit No. 11-20 was renewed until October 26, 2017 by Administrative Wetlands Permit No. WAR140053, WAR150056 and WAR160054.

***Permit Approved***

**Date of Issuance:** 10/19/2017  
**Expiration Date:** 10/26/2018  
**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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