

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

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**Permit No.: Amended/Modified WAP180079    Date of Receipt of Application: 11/16/2020**

**Project Title: Peter Gruenberg and Karen Gruenberg**

**Project Location: 109 Cold Spring Point Road, Tuckahoe**

**SCTM No.: 0900-155-01-28**

***Description of Permitted Activity:*** To demolish and remove a one story single family dwelling, with a footprint of 1106 square feet, inclusive of 1106 square feet of basement crawl space, located 162 feet landward of wetlands; to demolish and remove 382 square feet of concrete patios and steps located, at their closest point, approximately 129 feet landward of wetlands; to demolish and remove concrete block wall located approximately 129 feet from wetlands; to abandon an existing septic system, by pumping the system clean, by removing the system and by backfilling with clean compatible uncontaminated sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, landward of wetlands; to construct a new two story dwelling with a footprint of 1,857 square feet, located 151 feet from wetlands; to demolish and remove an existing unauthorized Culpeper constructed rear wood deck, inclusive of framework, posts and joists, which was built in violation of the terms and conditions of Wetland Permit No. WAP180079, and, upon completion of demolition, to construct 1392 square feet of untreated rear elevated wood deck and steps, with 64 square foot hot tub, located, at their closest point, 125 feet from wetlands; to construct a 196 square foot screened porch, with second story deck above, located 137 feet from wetlands; to construct a 246 square foot front porch and steps, located, at their closest point, 180 feet from wetlands; to construct 21 square feet of side porch and steps located, at their closest point, 150 feet from wetlands; to construct 25 square feet of outdoor shower, located 168 feet from wetlands; to install an 8 feet diameter drywell, located greater than 150 feet from wetlands; to install an innovative alternative on-site wastewater treatment system (I/A OWTS), with the treatment units located 195 feet from wetlands and the distribution field located 194 feet from wetlands, in accordance with SCDHS requirements; to install approximately 75 feet of retaining wall, located 169 feet from the wetlands; to relocate the water line to a new location, 178 feet from wetlands; to install a pervious driveway located 187 feet from wetlands; to re-grade the I/A OWTS distribution field area, located 186 feet from wetlands, and to establish a covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer extending one hundred (100) feet landward of wetlands, at existing residentially developed property fronting the Great Peconic Bay and associated tidal wetlands, in Tuckahoe, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Jeffrey W. Haderer, dated January 23, 2018, last revised December 21, 2020.

**Administrative Wetlands Permit No. WAP18079 was issued on January 7, 2019, in order to demolish and remove a one story single family dwelling, with a footprint of 1106 square feet, inclusive of 1106 square feet of basement crawl space, located 162 feet landward of wetlands; to demolish and remove 382 square feet of concrete patios and steps located, at their closest point, approximately 129 feet landward of wetlands; to demolish and remove concrete block wall located approximately 129 feet from wetlands; to abandon an existing septic system, by pumping the system clean, by removing the system and by backfilling with clean compatible uncontaminated sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, landward of wetlands; to construct a new two story dwelling with a footprint of 1,857 square feet, located 154 feet from wetlands; to construct a 1,345 square foot rear elevated wood deck, located 128 feet from wetlands; to construct a 246 square foot front porch located 185 feet from wetlands; to construct 21 square feet of side porch located 161 feet from wetlands; to construct 42 square feet of front steps located 193 feet from wetlands; to construct 42 square feet of rear steps located 128 feet from wetlands; to construct 28 square feet of side porch steps located 156 feet from wetlands; to construct 25 square feet of side steps located 147 feet from wetlands; to construct 25 square feet of outdoor shower, located 174 feet from wetlands; to install an 8 feet diameter drywell located 162 feet from wetlands; to install an innovative alternative on-site wastewater treatment system (I/A OWTS), with the treatment units located 195 feet from wetlands and the distribution field located 194 feet from wetlands, in accordance with SCDHS requirements; to install approximately 75 feet of retaining wall, located 169 feet from the wetlands; to relocate the water line to a new location, 178 feet from wetlands; to install a pervious driveway located 187 feet from wetlands; to re-grade the I/A OWTS distribution field area, located**

186 feet from wetlands, and to establish a covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer extending one hundred (100) feet landward of wetlands, at existing residentially developed property fronting the Great Peconic Bay and associated tidal wetlands, in Tuckahoe, Town of Southampton, Suffolk County, New York, in accordance with the "109 Cold Spring Point Road Proposed Sanitary Plan", as prepared by Michael Mapes, PE, dated August 7, 2018.

*Permit Approved*

**Date of Issuance:** 01/14/2021  
**Expiration Date:** 01/07/2022  
**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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