

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

Permit No.: WAR200039

Date of Receipt of Application: 08/19/2020

Project Title: Hamid Mootabar and Shahnaz Mootabar

Project Location: 28 Far Pond Road, Shinnecock Hills

SCTM No.: 0900-272-01-43

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB17022, which was approved on September 14, 2016 and issued on June 26, 2017, to Hamid Mootabar and Shahnaz Mootabar, which granted approval to demolish and remove an existing two bedroom one story single family dwelling, with a footprint of 1,112 square feet, located approximately 45 feet from wetlands; to demolish and remove 288 square feet of porch/deck, located approximately 47 feet from wetlands; to remove existing steps and walks, located at their closest point, approximately 37 feet from wetlands; to remove portions of an existing gravel driveway, located approximately 38 feet from wetlands; to re-route an existing water line, located approximately 110 feet from wetlands; to remove existing lawn and landscaping, landward of wetlands; to abandon an existing sanitary system, by pumping the system clean and removing the system, as well as by backfilling with clean compatible uncontaminated sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located approximately 62 feet from wetlands; to construct a two story FEMA compliant single family dwelling, with hydrostatic flood vents and concrete foundation, as well as front entry and southerly side porches, with a footprint of 2,320 square feet, located at its closest point, approximately 50 feet from wetlands; to construct attached elevated deck, located approximately 42 feet from wetlands; to construct approximately 240 square feet of swimming pool with coping, located approximately 58 feet from wetlands; to construct approximately 36 square feet of hot tub, located 60 feet from wetlands; to construct a pervious driveway and parking area, located approximately 68 feet from wetlands; to construct a new sanitary system, including one (1) 1,000 gallon septic tank and three (3) 8ft diameter X 4 ft deep cesspools, with room for future expansion, located approximately 100 feet from wetlands; to install one (1) 8 ft diameter X 3 ft deep pool drywell, located 55 feet from wetlands; to install two (2) 8 ft diameter X 5 ft deep house drywells,, located at their closest point, approximately 50 feet from wetlands; to establish a covenanted wetland preservation area, covering all on-site wetlands; to establish a covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer, extending from 30 feet to 100 feet landward of wetlands; to restore the required buffer, by removing existing lawn and landscaping, followed by planting of town approved native vegetation; and to re-landscape landward of the required covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer, at existing residentially developed property, fronting Middle Pond and containing Town regulated tidal wetlands.

Permit Approved

Date of Issuance: 06/08/2021

Expiration Date: 12/26/2021

Contact Person: Martin Shea

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Environment Division
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