

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

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**Permit No.:** WAT200031

**Date of Receipt of Application:** 11/17/2021

**Project Title:** Young Sag Harbor, LLC.

**Project Location:** 81 Harbor Drive, Noyac

**SCTM No.:** 0900-009-03-40

**Description of Permitted Activity:** Transfer of Conservation Board Wetlands Permit No. CB21001, which was issued to 81 Harbor Drive, LLC. on January 12, 2021, to Young Sag Harbor, LLC., in order to grant approval to demolish an existing one story single family dwelling, with 1460 square feet of full basement, roof overhangs and a total footprint of 2,261 square feet, including 29 square feet of front deck and stairs, 467 square feet of rear deck and stairs, 22 square feet of rear pavers off deck, 15 square feet of cellar entry, 5 square feet of AC unit, carport, 30 square feet of bin and 30 square feet of shed, located, at their closest point, approximately 66 feet from wetlands; to demolish and remove an existing stone driveway located landward of wetlands; to abandon an existing sanitary system, by pumping the system clean, by removing the system, and by backfilling the remaining excavated and disturbed area, with clean compatible uncontaminated sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located landward of wetlands; to remove existing fence lines adjacent to wetlands; to remove existing lawn, plywood wall, and landscaping landward of wetlands; to construct a new two story single family dwelling, with foundation and front porch, cellar entry, AC units, swimming pool, and pool terrace located at least 75 feet landward of wetlands; to install pool enclosure fence, pervious driveway, an innovative alternative on-site wastewater treatment system (I/A OWTS), in accordance with SCDHS requirements, pool drywell, and drywells for on-site collection and recharge of roof runoff located landward of wetlands; with the pool enclosure fence to be located landward of the required naturally vegetated wetland non-disturbance non-fertilization buffer, notwithstanding its proposed location within the buffer on the approved survey; to re-grade and re-landscape landward of wetlands; to clear and/or disturb the property for redevelopment purposes landward of wetlands; to relocate the water service line landward of wetlands, to establish a covenanted wetland preservation area, inclusive of all wetlands, and to establish a restored naturally vegetated wetland non-disturbance non-fertilization buffer extending at least 70 feet landward of wetlands, at existing residentially developed property fronting Sag Harbor Cove and containing town and state naturally vegetated tidal wetlands, in Noyac, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by David L. Saskas, dated December 9, 2019, last revised July 14, 2020, and the "81 Harbor Drive, LLC Property-Proposed Native Planting Plan", as prepared by Suffolk Environmental Consulting LLC, dated July 20, 2020, last revised August 5, 2020.**

***Permit Approved***

**Date of Issuance:** 11/29/2021  
**Expiration Date:** 07/08/2023  
**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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