

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

Permit No.: WAR220004

Date of Receipt of Application: 02/18/2022

Project Title: 98 Pointe Mecox Lane, LLC.

Project Location: 98 Pointe Mecox Lane, Bridgehampton

SCTM No.: 0900-134-01-9

Description of Permitted Activity: Renewal of Conservation Board Wetlands Permit No. CB17057, which was issued on December 15, 2017, in order to grant approval to demolish and remove an existing single family dwelling with a footprint of 3554 square feet, located 164 feet from wetlands; to demolish and remove 793 square feet of existing swimming pool, located 82 feet from wetlands; to demolish and remove approximately 2461 square feet of pool deck, located 82 feet from wetlands; to remove an existing driveway, located 160 feet from wetlands; to demolish and remove 224 square feet of arbor, located 124 feet from wetlands; to demolish and remove 57 square feet of spa, located 100 feet from wetlands; to demolish and remove 435 square feet of front porch and steps, located 180 feet from wetlands; to demolish and remove 219 square feet of front slate walkway, located approximately 190 feet from wetlands; to remove 6 square feet of existing pool equipment, located approximately 90 feet from wetlands; to demolish and remove 42 square feet of exterior shower, 431 square feet of side walkways and walls, 34 square feet of cellar entry and 40 square feet of rear wall, landward of wetlands; to remove existing fence lines; 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, located approximately 208 feet from wetlands; to remove existing lawn and landscaping as close as 60 feet from wetlands; to construct a new two story single family dwelling, including cantilevers, with a footprint of 4081 square feet, located 133.3 feet from wetlands; to construct 982 square feet of swimming pool and spillway, located 102.7 feet from wetlands; to construct 63 square feet of spa, located 113 feet from wetlands; to construct 2732 square feet of rear terrace, inclusive of pergola and outdoor kitchen, located 104.5 feet from wetlands; to construct 84 square feet of cabana, located 145 feet from wetlands; to construct 675 square feet of roof deck, located 150 feet from wetlands; to construct 85.5 square feet of open grate steps, located 130 feet and 128 feet from wetlands; to install a water service line for the residence, located approximately 187 feet from wetlands; to construct a septic system, including one (1) 2,000 gallon septic tank and eight (8) 8.5 ft X 4.75 ft X 3 ft deep cesspools with room for 50% future expansion, in accordance with SCDHS requirements, located 233.4 feet from wetlands; to deposit 600 cubic yards of clean compatible uncontaminated sand in order to establish elevated grades for the new septic system, as well as to contain such fill with 112 square feet of concrete retaining walls, located approximately 220 feet from wetlands; to construct new pervious driveway, including an open grate step, located approximately 104.5 feet from wetlands; to install drywells for catchment and recharge of runoff, located at their closest point approximately 188 feet from wetlands; to install an open grate step at the northerly end of the proposed terrace, located approximately 134 feet from wetlands; to remove 267 square feet of existing at grade wood walk through the existing covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer and to replace such walk with a new elevated walkway with light penetrable deck supported by untreated wood posts, within and adjacent to wetlands; to install water and waste line connections, between the house and the cabana, located approximately 153 feet and 152 feet from wetlands; to retain 30 square feet of an existing dock, landward of wetlands; to construct 27 square feet of front wall, landward of wetlands; to establish a wetland preservation area, covering all on-site wetlands; to establish a covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer, extending 75 feet landward of wetlands; to restore such buffer by removing structures, landscaping and any fence lines, followed by native re-vegetation; and to landscape landward of the buffer, at existing residentially developed property fronting Swan Creek and containing Town regulated tidal, brackish and freshwater wetlands, in Bridgehampton, Town of Southampton, Suffolk County, New York, **in accordance with a survey prepared by David L. Saskas, dated June 12, 2001, last revised September 18, 2017.**

Conservation Board Wetlands Permit No. CB17051 was transferred to 98 Pointe Mecox Lane, LLC., through issuance of Administrative Wetlands Permit No. WAT180011

The Conservation Board issued Modified Conservation Board Wetlands Permit No. CB17051, on October 2, 2019, in order to grant approval to demolish and remove an existing single family dwelling with a footprint of 3554 square feet, located 164 feet from wetlands; to demolish and remove 793 square feet of existing swimming pool, located 82 feet from wetlands; to demolish and remove approximately 2461 square feet of pool deck, located 82 feet from wetlands; to remove an existing driveway, located 160 feet from wetlands; to demolish and remove 224 square feet of arbor, located 124 feet from wetlands; to demolish and remove 57 square feet of spa, located 100 feet from wetlands; to demolish and remove 435 square feet of front porch and steps, located 180 feet from wetlands; to demolish and remove 219 square feet of front slate walkway, located approximately 190 feet from wetlands; to remove 6 square feet of existing pool equipment, located approximately 90 feet from wetlands; to demolish and remove 42 square feet of exterior shower, 431 square feet of side walkways and walls, 34 square feet of cellar entry and 40 square feet of rear wall, landward of wetlands; to remove existing fence lines; 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, located approximately 208 feet from wetlands; to remove existing lawn and landscaping as close as 60 feet from wetlands; to construct a new two story, eight (8) bedroom, single family dwelling, with a footprint of 6,017 square feet, inclusive of second story overhang, located 100.5 feet from wetlands; to construct approximately 1,900 square feet of patio, steps, and planters, inclusive of pool patio, located 106 feet from wetlands; to construct a 793 square foot swimming pool, with spa, located 102.7 feet from wetlands; to construct 1,088 square feet of elevated lawn, located 135 feet from wetlands; to construct approximately 166 square feet of front entry walk and steps, located 205 feet from wetlands; to install a new innovative/alternative on-site wastewater treatment system, inclusive of one (1) treatment tank and 11 leaching galleys, with room for 50% future expansion, in accordance with SCDHS requirements, located greater than 200 feet from wetlands; to install elevated pool equipment and generator, located 112.4 feet from wetlands; to install a pool enclosure fence, located greater than 75 feet landward of wetlands; to install drainage, located greater than 75 feet from wetlands; to construct pervious driveways, located greater than 75 feet from wetlands; and to install a new water service line, located greater than 200 feet from wetlands, **as depicted on the survey prepared by David L. Saskas, dated June 12, 2001, last revised September 12, 2019.**

The Conservation Board issued a second Modified Wetlands Permit, No. CB17051, on January 28, 2022, in order to grant approval to install a closed loop geothermal well system, located, at its closest point, 95 feet from wetlands, **as depicted on the survey prepared by David L. Saskas, dated January 9, 2002, last revised November 1, 2019.**

Conservation Board Wetlands Permit No. CB17051 was extended to June 15, 2021, pursuant to Section 325-11B of the Town Code. **The “Swan Creek Residence Boardwalk” drawing, sheet No. L9.1, as prepared by LaGuardia Design, dated last January 28, 2022, was subsequently received on February 28, 2022 and deemed to be consistent with CB17057.** Accordingly, such drawing has been approved pursuant to this permit renewal.

Permit Approved

Date of Issuance: 03/22/2022
Expiration Date: 06/15/2022
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
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