

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

Permit No.: WAR220007

Date of Receipt of Application: 03/02/2022

Project Title: Fabio D. Daino

Project Location: 4 Cold Spring Court, Shinnecock Hills

SCTM No.: 0900-176-02-12

Description of Permitted Activity: Modified Conservation Board No.CB19015, which was issued on December 15, 2020, in order to grant approval to demolish/remove an existing two story single family dwelling and foundation, with a footprint of approximately 864 square feet, located 150 feet from wetlands; to demolish/remove 230 square feet of northerly enclosed porch, located 142 feet from wetlands; to demolish/remove approximately 150 square feet of northeasterly deck, landing and steps, located 140 feet from wetlands; to demolish/remove approximately 340 square feet of southerly deck, shed atop the deck, and steps, located 174 feet from wetlands; to disconnect existing utilities; to remove partial existing stockade fence lines, landward of wetlands; to remove wood walks, steps, and exterior framed shower on the westerly and easterly sides of the existing dwelling located approximately 146 feet from wetlands; to demolish/remove existing pervious stone driveway located at least 175 feet from wetlands; to abandon an existing septic system by pumping the system clean and by removing the system and/or by backfilling the system and/or the remaining excavated and disturbed area with clean uncontaminated compatible sand in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located landward of wetlands; to construct a new FEMA compliant elevated two story single family dwelling, with a first floor footprint of 3,344 sq. ft., inclusive of 1,572 square feet of attached garage, with a poured concrete foundation with hydrostatic vents, located 111 feet from wetlands; to install a new sanitary system, consisting of one (1) 1,500 gallon septic tank and four (4) leaching galleys, in accordance with SCDHS requirements, located, at their closest point, 111 feet from wetlands; to deposit clean uncontaminated compatible sand fill, in order to elevate the proposed sanitary system, located 94 feet from wetlands; to construct approximately 220 linear feet of retaining walls, in order to contain the fill for the proposed sanitary system, located, at their closest point, 92 feet from wetlands; to construct approximately 146 linear feet of concrete retaining wall, along the westerly property line, located, at its closest point, 75 feet from wetlands; to construct a 450 square foot deck and steps, with 195 square foot second story balcony and 104 square foot mezzanine balcony above, located, at their closest point, 97 feet from wetlands; to construct approximately 505 square feet of covered porch and steps, located 102 feet from wetlands; to install a 64 square foot hot tub, located 92 feet from wetlands; to construct an outdoor shower, located 114 feet from wetlands; to construct an asphalt driveway, in order to provide access for physically challenged persons, located, at its closest point, 186 feet from wetlands; to construct a 252 square feet of shed, located greater than 200 feet from wetlands; to potentially install geothermal wells, located at least 75 feet landward of wetlands; to install an untreated wood, or other non-toxic alternative, elevated utility platform, located at least 100 feet from wetlands; to install approximately 16 linear feet of partial hand-stacked stone retaining walls along the easterly property boundary, within a required wetland buffer zone; to install paver or concrete walks, approximately 143 feet from wetlands; to retain an existing slotted two foot wide wood walk, providing pedestrian access through the required covenanted buffer to the existing dock, conditioned upon prohibition of re-construction and replacement with a pervious sand pathway upon deterioration or structural failure; to retain partial existing fence lines, located at least 75 feet from wetlands; to install drainage structures and trench drains for catchment and on-site recharge of runoff, located at least 75 feet from wetlands; to re-grade for general construction purposes, landward of the required covenanted wetlands non-disturbance/non-fertilization buffer; to landscape, landward of the required covenanted wetlands non-disturbance/non-fertilization buffer; and to establish and restore a covenanted wetlands preservation area and a covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer, by allowance for natural recovery and vegetative succession or by installation of town approved native plants, at residentially developed property, having frontage on Cold Spring Pond, and containing town and state regulated tidal wetlands, in Shinnecock Hills, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Paul Barylski, dated December 12, 2019, last revised

December 10, 2020 and the “*Daino Residence*” site plan prepared by Michael K. Dunn, dated February 4, 2015, last revised September 9, 2020.

ACTIVITIES AUTHORIZED BY WETLANDS PERMIT NO. CB19015: On February 26, 2019, Wetlands Permit No. CB19015 was issued by the Conservation Board, in order to grant approval demolish/remove 925 square feet of existing two story single family dwelling and foundation, 290 square feet of front deck 140 square feet of rear deck, landing and steps, 284 square feet of shed and 30 square feet of outdoor shower, located, at their closest point, approximately 144 feet from wetlands; to disconnect existing utilities; to remove existing stockade fence lines, landward of wetlands; to remove wood walks, and steps, on the westerly and easterly sides of the existing dwelling located approximately 146 feet from wetlands; to demolish/remove existing pervious stone driveway located at least 175 feet from wetlands; to abandon an existing septic system, by pumping the system clean, by removing the system and by backfilling the remaining disturbed/excavated area with clean uncontaminated compatible sand, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located landward of wetlands; to construct a new FEMA compliant elevated two story single family dwelling, with a first floor footprint of 1,772 square feet and 1,572 square feet of attached garage, with a poured concrete foundation with hydrostatic flood vents, located 110 feet from wetlands; to construct 225 square feet of easterly front entry covered porch located approximately 124 feet from wetlands; to construct 240 square feet of northeasterly screened-in covered porch, located 108 feet from wetlands; to construct 450 square feet of rear deck, located 97 feet from wetlands; to construct 182 square feet of rear second story balcony and sunroom, located 98 feet from wetlands; to construct driveway with trench drain, located at the drive apron, approximately 187 feet from wetlands; to construct a new sanitary system, including one (1) 1,500 gallon septic tank and five (5) 8 feet diameter x 2 feet deep leaching pools, with room for 50% future expansion, in accordance with SCDHS requirements, located 142 feet from wetlands; to install and/or reconnect water, gas and electric lines, located approximately 190 feet from wetlands; to construct a chimney, on the west side of the house, located approximately 154 feet from wetlands; to install an elevated utility platform, located at least 100 feet from wetlands; to construct concrete retaining walls along portions of the easterly and westerly property boundaries, located at least 75 feet from wetlands; to install approximately 16 linear feet of partial hand-stacked stone retaining walls along the easterly property boundary, within a required wetland buffer zone; to install paver or concrete walks, approximately 143 feet from wetlands; to install 64 square feet of hot tub, 100 feet from wetlands; to retain an existing slotted two foot wide wood walk, providing pedestrian access through the required covenanted buffer to the existing dock, conditioned upon prohibition of re-construction and replacement with a pervious sand pathway upon deterioration or structural failure; to install 252 square feet of shed, 75 feet from wetlands; to construct 24 square feet of outdoor shower, 111 feet from wetlands; to retain partial existing fence lines, located at least 75 feet from wetlands; to install trench drains for catchment and on-site recharge of runoff, located at least 100 feet from wetlands; to construct front entry stairs on the south side or southeast corner of the new elevated dwelling; to re-grade for general construction purposes; to establish a covenanted wetland preservation area covering all on-site wetlands; to establish a covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer, extending 75 feet landward of wetlands; and to landscape, landward of the required covenanted wetland non-disturbance/non-fertilization buffer, at existing developed property fronting Cold Spring Pond and containing town and state regulated tidal wetlands, in Shinnecock Hills, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Paul Barylski and Michael K. Dunn, dated April 30, 2018 and the “*Daino Residence Site Plan*”, Drawing Number CS1-0, “*Daino Residence First Floor Details*”, Drawing Number A1-1, “*Daino Residence Proposed Second Floor Plan Details Drawing Number: A1-2*” and “*Daino Residence Proposed Loft/Roof Plan Gas Riser Diagram Drawing Number A1-3*”, as prepared by Michael Dunn, Architect, last dated January 23, 2020.

On October 31, 2019, WETLANDS PERMIT NO. CB19015 was renewed by the issuance of Administrative Wetland Permit No. WAR190050 for one year, and expired on March 09, 2020. On May 8, 2020, WETLANDS PERMIT NO. CB19015 was renewed by the issuance of Administrative Wetland Permit No. WAR20012 for one year, and expired on March 09, 2021. On May 8, 2020, WETLANDS PERMIT NO. CB19015 was renewed by the issuance of Administrative Wetland Permit No. WAR20013 for one year, and will expire on March 09, 2022.

Permit Approved

Date of Issuance: 03/25/2022
Expiration Date: 03/09/2023
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
