

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

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**Permit No.: WAR220015**

**Date of Receipt of Application: 04/19/2022**

**Project Title: Gretchen Monahan**

**Project Location: 16 Noyack Harbor Road, Noyac**

**SCTM No.: 0900-004-01-95**

**Description of Permitted Activity:** Renewal of Conservation Board Permit No. HCB2121, which was issued on 08/04/2021, in order to grant approval to construct 820 square feet of second floor addition to an existing one story single family residence, including a southwesterly cantilevered second story wing, located, at its closest point, 19.5 feet from wetlands; to legalize approximately 60 square feet of enclosed porch/ sunroom, at the southwest corner of the existing residence, located approximately 24 feet from wetlands; to construct approximately 45 square feet of northerly two story residential addition, located 51 feet from wetlands; to legalize conversion of approximately 279 square feet of detached garage to pool house/cottage, located approximately 25 feet from wetlands; to legalize partial deposition of gravel to create an outdoor patio area for the garage, which was converted to pool house/cottage, located approximately 17 feet from wetlands; to remove partial gravel patio area accessory to the pool house/former garage, for the purposes of establishing a covenanted naturally vegetated wetland non-disturbance non-fertilization buffer, located approximately 9 feet from wetlands; to legalize the reconfiguration and conversion of a former paved driveway to a pervious stone drive, with partial pavement, located 50 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, located landward of wetlands; to install a new innovative alternative on-site wastewater treatment system (I/A OWTS), in accordance with SCDHS requirements, located approximately 38 feet from wetlands, to install a raised planter bed to cover the I/A OWTS, located approximately 35 feet from wetlands, to construct 279 square feet of new pool house second floor addition, located 26 feet from wetlands, to construct grass crete patio, located approximately 15 feet from wetlands; to remove a pre-existing shed, which was converted to playhouse, located approximately 68 feet from wetlands, to construct 432 square feet (12 feet x 36 feet) of partial above ground infinity salt water swimming pool, located 55 feet from wetlands; to install pool equipment under a proposed pool deck, located approximately 68 feet from wetlands; to construct wood deck, on the easterly and southerly sides of the proposed swimming pool, located approximately 52 feet from wetlands; to partially legalize a gravel patio, on the west side of the residence, located 16 feet from wetlands, conditioned upon removal of the remaining gravel patio, for the purposes of establishing a covenanted naturally vegetated wetland non-disturbance non-fertilization buffer, located 21 feet from wetlands, to restore formerly cleared areas adjacent to wetlands; to remove lawn and re-vegetate unauthorized cleared lands both on the subject property and on the abutting westerly lot, located partially within wetlands, to install pool enclosure fence, located landward of wetlands; to legalize retaining wall, located approximately 76 feet from wetlands; to excavate approximately 60 cubic yards of soil for the purpose of pool and septic system construction, to install drywells for the catchment and recharge of runoff, located, at their closest point, approximately 18 feet from wetlands; to install a propane tank, located approximately 54 feet from wetlands; to deposit soil for backfill purposes, to establish a covenanted wetland preservation area, covering all on-site wetlands; to establish a covenanted naturally vegetated wetland non-disturbance non-fertilization buffer landward of wetlands, and to reforest the buffer, as well as areas of encroachment and clearing within abutting property to the west, by removing existing lawn and any ornamental non-native landscaping; by removing and relocating existing propane tanks and AC units landward of the buffer, by partial removal of a westerly gravel house patio and pool house patio; and by native re-vegetation, in accordance with a town approved reclamation and reforestation plan, at existing residentially developed property containing town regulated freshwater wetlands in Noyac, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Joseph Seccafico, dated March 19, 2014, last revised on February 27, 2020 and the

"Monahan/Golden Revegetation Plan" Sheet 1, as prepared by Michael Errico Landscape Architect P.C,  
dated November 29, 2019.

***Permit Approved***

**Date of Issuance:** 07/18/2022  
**Expiration Date:** 12/12/2023  
**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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