

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

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**Permit No.: WAR220029**

**Date of Receipt of Application: 07/21/2022**

**Project Title: Roberta D'Orio, William Caruana, Christopher Caruana, Barbara Santurio and Virginia Caruana, as Tenants in Common**

**Project Location: 228 Towd Point Road, North Sea**

**SCTM No.: 0900-059-01-32**

**Description of Permitted Activity:** Renewal of Conservation Board Wetlands Permit No. CB19077, which was issued on December 17, 2019, in order to grant approval to demolish and remove an existing two bedroom single family dwelling, inclusive of concrete block foundation, with a footprint of approximately 684 square feet, located approximately 6 feet from wetlands; to demolish and remove approximately 228 square feet of front entry deck and steps, located 40 feet from wetlands; to demolish and remove approximately 24 square feet of rear waterside steps and landing, located approximately 7 feet from wetlands; to demolish and remove approximately 16 feet of wood exterior shower enclosure, located approximately 3 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 within wetlands; to construct a new two story single family dwelling, on pilings, with a footprint of 839 square feet, located approximately 3 feet from wetlands; to construct 56 square feet of north porch, located approximately 28 feet from wetlands; to construct 287 square feet of south porch, located within wetlands; to construct approximately 172 square feet of balcony, located approximately 4 feet from wetlands; to construct a new innovative alternative on-site wastewater treatment system (I/A OWTS), in accordance with SCDHS requirements, located approximately 42 feet from wetlands; to deposit and mound clean compatible uncontaminated sand fill, in order to elevate the septic system, landward of wetlands; to remove an existing post and rail fence, as part of the planned septic upgrade landward of wetlands; to remove existing clay soils for the purposes of septic system installation and to replace the clay with clean compatible SCDHS approved sand, landward of wetlands; to install cultec subsurface stormwater drainage chamber units, partially beneath the proposed gravel driveway, for catchment and on-site recharge of runoff, located approximately 10 feet from wetlands; to install AC units, located approximately 24 feet from wetlands; to install an above-ground propane tank, located approximately 33 feet from wetlands; to salvage existing natural vegetation within the interior wetlands, for re-use for planting within a required covenanted wetland preservation area and naturally vegetated wetland non-disturbance non-fertilization buffer; to construct a pervious driveway, located approximately 8 feet from wetland; to install a water service line, located approximately 28 feet from wetlands; to remove existing boat racks within the required wetland buffer, approximately 14 feet from wetlands; to clear, grade, disturb and/or build, as well as abandon an existing cesspool with interior regulated wetlands, thereby resulting in approximately 200 square feet of wetland loss; to create a corridor of tidal wetlands alongside low timber bulkhead, taking in approximately 200 square feet, in order to offset proposed interior wetland loss; to establish a covenanted wetland preservation area, inclusive of the created tidal wetlands; to establish a covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer; to restore and protect the required wetland buffer, by planting town approved native vegetation, and to landscape all disturbed ground, landward of the required covenanted wetland preservation area and naturally vegetated wetland non-disturbance/non-fertilization buffer, inclusive of the land area atop the new septic system, with town approved native plants, at existing residentially developed property fronting North Sea Harbor and containing Town regulated wetlands in the Towd Point section of North Sea, Town of Southampton, Suffolk County, New York, in accordance with the survey as prepared by Angelo Joseph Cecere, dated October 25, 2018, the "228 Towd Point Road North Sea, NY 11968 TXMP#900-59-01-32 Septic System Design Fuji Clean Cen-5 With PSD 3 Bedrooms" plan, Sheets C-1 and C-2, as prepared by DiLandro Engineering P.C, dated July 2, 2018, last revised October 8, 2018; and the "Caruana/D'Orio Residence Revegetation Plan", as prepared by Dragonfly Landscape Design Ltd., last revised November 4, 2019

***Permit Approved***

**Date of Issuance:** 08/18/2022  
**Expiration Date:** 11/09/2022  
**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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