

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

Permit No.: WAR220034

Date of Receipt of Application: 09/19/2022

Project Title: Class A. LLC. c/o Ryan Pilla

Project Location: 254 Mitchells Lane, Bridgehampton

SCTM No.: 0900-068-01-6.1

Description of Permitted Activity: Renewal of Administrative Wetlands Permit No. WAP160094, which was issued on January 23, 2017, in order to grant approval to legalize the demolition of the existing dwelling, located greater than 100 feet landward of wetlands; to construct a 10 bedroom, two story, single family dwelling, with a 5,912 square foot footprint, with portico, located 195 feet from wetlands; to construct a 1,053 square foot detached garage, located 135 feet from wetlands; to construct a 1,405 square foot stable, located 125 feet from wetlands; to install a water service line, connecting the detached garage to the main dwelling, located 164 feet from wetlands to install a sanitary system, consisting of a 2,500-gallon septic tank and three (3) 3 ft. diameter x 10 deep cesspools, with room for 50% future expansion, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located 212 feet from wetlands; to install a waste water line, connecting the detached garage to the sanitary system, located 169 feet from wetlands; to construct a pervious driveway, located 162 feet from wetlands; to construct a swimming pool, pool patio/deck and hot tub, located greater than 200 feet from wetlands; to construct a 999 square foot detached one-story accessory apartment, located greater than 200 feet from wetlands; to install a sanitary system, consisting of a septic tank and one (1) cesspool, with room for 50% future expansion, located greater than 200 feet from wetlands; to construct a 300 square foot detached accessory apartment garage, located greater than 200 feet from wetlands; to install a pool enclosure fence, located greater than 125 feet from wetlands; to install a water service line connecting the main residence to the street water main, located greater than 200 feet from wetlands; to install a water service line, connecting the main residence to the accessory apartment, located greater than 200 feet from wetlands; to install drywells, for the capture of roof runoff, located greater than 200 feet from wetlands; to install pool drywells, located greater than 200 feet from wetlands; to establish a covenanted naturally vegetated wetlands non-disturbance/non-fertilization, extending seventy-five feet landward of wetlands; to restore cleared lands within the required wetlands non-disturbance by planting town approved native vegetation; and to landscape landward of the required covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer, at residentially zoned property containing freshwater wetlands, in Bridgehampton, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Martin D. Hand, Dated February 26, 2016, last revised December 22, 2016 and the "254 Mitchells Lane Re-vegetation Planting Plan" Eleanore Z. Montefusco, dated January 13, 2017.**

Wetlands permit No. WAP160094 was previously renewed until January 23, 2021 by Administrative Wetlands Permit No. WAR200035.

Permit Approved

Date of Issuance: 10/20/2022
Expiration Date: 01/23/2022
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
