

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

Permit No.: WAR220048 **Date of Receipt of Application: 11/29/2022**
Project Title: Eric Belfi, Tara Belfi and Sean Belfi
Project Location: 106 Cold Spring Point Road, Tuckahoe
SCTM No.: 0900-155-01-30

Description of Permitted Activity: Renewal of Modified Conservation Board Wetlands Permit No. CB18030, which was issued on January 11, 2019, in order to grant approval to reduce the height of the previously approved sanitary system retaining wall to a maximum four (4) foot height, located, at its closest point, approximately 50 feet from wetlands; to reduce the required fill deposition, for the purposes of sanitary system elevation to 335 cubic yards, located approximately 50 feet from wetlands; and to install three (3) 8.5 ft. long x 4.75 ft. wide x 2 ft. deep leaching galleys, in order to capture and recharge roof runoff, located, at their closest point 52 feet from wetlands, in accordance with the survey prepared by Martin Donald Hand, dated January 20, 2016, last revised November 26, 2018, as well as the “106 Cold Spring Point Rd. - I/A OWTS Septic Design”, Sheets C-1, C-2 and C-3, prepared by Paul W. Dilandro, dated November 1, 2018.

ACTIVITIES AUTHORIZED BY WETLANDS PERMIT NO. CB18030: On May 29, 2018, Wetlands Permit No. CB18030 was issued by the Conservation Board, in order to grant approval to demolish and remove an existing single family dwelling with an approximate footprint of 898 square feet, located approximately 18 feet from wetlands; to demolish approximately 783 square feet of elevated deck, located approximately 10 feet from wetlands; to demolish and remove 45 square feet of attached frame storage box located, 24 feet from wetlands; to remove three sets of deck steps taking in all told 27 square feet, located, at their closest point, 8 feet from wetlands; to demolish and remove 168 square feet of at grade wood platform, with exterior framed shower, located 6 feet from wetland; to demolish and remove 949 square feet of existing concrete driveway, located approximately 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 approximately 66 feet from wetlands; to clear and remove existing natural vegetation, for the purposes of demolition and residential redevelopment, located approximately 5 feet from wetlands; to construct a new single family dwelling, with a footprint of 1,200 square feet, located 28 feet from wetlands; to construct 200 square feet of two story porch, including first floor screened and second floor open porch, located 20 feet from wetlands; to construct 25 square feet of exterior shower, located 24 feet from wetlands; to construct a new innovative/alternative on-site wastewater treatment system (I/A OWTS), in accordance with SCDHS requirements, located at its closest point, 62 feet from wetlands; to deposit approximately 545 cubic yards of clean fill, for the purposes of elevating the septic system, located approximately 50 feet from wetlands; to construct 125 square feet of concrete retaining walls, in order to contain the fill for the septic system, located 49 feet from wetlands; to construct two sets of steps to access the elevated filled septic system and side yard areas, located at their closest point, 45 feet from wetlands; to construct 48 square feet of first floor rear cantilever, located 24 feet from wetlands; to construct 72 square feet of entry deck and steps, located 53 feet from wetlands; to install electric and water service lines, located, at their closest point, approximately 30 feet from wetlands; to install a propane gas tank and gas service lines, located 58 feet from wetlands; to install AC units, located 24 feet from wetlands; to construct new pervious stone drive, located 29 feet from wetlands; to install two (2) 8.5 feet x 4.75 feet x 3.5 feet drywells/leaching galleys for catchment and recharge of stormwater runoff, located 52 feet from wetlands; to establish a covenanted wetland preservation area, covering all on-site wetlands; to establish an irregularly configured covenanted naturally vegetated wetlands non-disturbance/non-fertilization buffer, landward of wetlands; to landscape all disturbed land area, landward of the required wetland buffers, including, among others, the road shoulder of Cold Spring Point Road and the land area atop the septic system, with town approved native vegetation; to install temporary project limiting fences and siltation barriers and to maintain such barriers, until all demolition,

construction and land disturbance is complete and all disturbed soils are suitably stabilized; and to establish a covenanted wetland preservation area covering all on-site wetlands and a covenanted naturally vegetated wetland non-disturbance non-fertilization buffer landward of wetlands, existing residentially developed property containing town regulated tidal wetlands associated with Cold Spring Pond in Tuckahoe, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Martin Donald Hand, dated January 20, 2016, last revised March 12, 2018 and the “106 Cold Spring Point, LLC Property, 106 Cold Spring Point Road, Tuckahoe, Proposed Native Planting Plan for the Naturally Vegetated Wetlands Non-Disturbance Non-Fertilization Buffer, Disturbed Areas and Road Shoulder”, as prepared by Surfside Environmental Planning, dated April 19, 2018, last revised May 25, 2018.**

On June 06, 2021 Wetlands Permit No. CB18030 was renewed by the issuance of Administrative Wetlands Permit No. WAR220010, which extended the term of the permit, pursuant to §325-11B, to November 29, 2022.

Permit Approved

Date of Issuance: 12/16/2022
Expiration Date: 11/29/2023
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
