

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

Permit No.: WAP22111 **Date of Receipt of Application:** 12/20/2021
Project Title: 59 Cedar Point and 61 Cedar Point LLC.
Project Location: 53, 59 and 61 Cedar Point Lane, Noyac
SCTM No.: 0900-004-01-37, 38, 39 and 40

Description of Permitted Activity: To construct 7112 square feet of on story single family residence, with crawl space, located 131.3 feet from wetlands; to construct 1130 square feet of one story garage, with crawl space, 253 feet from wetlands; to construct 615 square feet of detached one story accessory building, located 224 feet from wetlands; to construct 650 square feet of swimming pool located 130.8 feet from wetlands; to construct 50 square feet of spa located 126.4 feet from wetlands; to construct 303 square feet of trellis, on the northwest side of the residence, located 164 feet from wetlands; to construct 188 square feet of pergola, on the northeast side of the residence, located 234 feet from wetlands; to construct two pergolas southeast of the residence, each taking in 170 square feet, located, at their closest point, 228 feet from wetlands; to construct 187 square feet of northwest porch located 163 feet from wetlands; to construct 2142 square feet of patios located 125 feet from wetlands; to construct 4613 square feet of uncovered walkways located, at their closest point, 131.4 feet from wetlands; to construct 2128 square feet of covered walkways located, at their closest point, 172 feet from wetlands; to construct 304 square feet of landscape steps, between the pergolas to the southeast of the residence, located, at their closest point, 234 feet from wetlands; to construct 92 linear feet of landscape wall, with a maximum height of 2 feet, to the south of the residence, located, at their closest point, 111 feet from wetlands; to install 373 linear feet of code compliant pool enclosure fence located, at its closest point, 100 feet from wetlands; to install a drive gate located 350 feet from wetlands; to construct 5713 square feet of pervious drive, located, at its closest point, 253 feet from wetlands; to install an innovative alternative on-site waste water treatment system (I/A OWTS), in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located, at its closest point, approximately 228 feet from wetlands; to install drywells for catchment and on-site recharge of storm water runoff, located, at their closest point, 110 feet from wetlands; to install geothermal wells located approximately 256 feet from wetlands; to install underground LP tanks located approximately 343 feet from wetlands; to install three retaining walls, on the east side of the residence, located, at their closest point, approximately 293 feet from wetlands; to complete grade modifications, with at least 1465 cubic yards of earthen material to be transported off-site, located at least 100 feet landward of wetlands; to establish a covenanted wetland preservation area, inclusive of all on-site wetlands; to establish a covenanted naturally vegetated wetland non-disturbance non-fertilization buffer extending 100 feet landward of wetlands; and to restore disturbed portions of the wetland buffer lands, by installing town approved native vegetation, at vacant residentially zoned lands which are being merged, with frontage on Noyac Creek and associated state and town regulated tidal wetlands, in Noyac, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Robert A. Smith, dated October 28, 2020, last revised September 8, 2022 and “61 Cedar Point Lane LLC Wetland Buffer Revegetation Planting Plan”, sheet WBP-1, as prepared by Farm Landscape Design, last dated 7/25/ 2022.**

Permit Approved

Date of Issuance: 12/29/2022
Expiration Date: 12/29/2025
Contact Person: Martin Shea
Address: Town of Southampton
Environment Division
116 Hampton Road
Southampton, NY 11968
Phone Number: 631-287-5710
