

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

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**Permit No.:** WAR140010                      **Date of Receipt of Application:** 02/20/14  
**Project Title:** Yumi & The Kids, LLC.  
**Project Location:** 90 Jule Pond Drive, Water Mill, p/o Lot 49, Subdivision Map of Fordune

**SCTM No.:** 0900-178-01-17.74

**Description of Permitted Activity:** Renewal of Administrative Wetlands Permit No. 09-141A, which was issued on October 27, 2009, to allow for construction of 7,200 square feet (60 ft. x 120 ft.) of new tennis court 100 feet landward of wetlands; disturbance of existing lawn and grades for the purpose of constructing the court, at least 75 feet landward of wetlands; and demolition and removal of an existing 7,200-square-foot tennis court, currently located approximately 160 feet landward of wetlands, at an existing residentially-developed property containing tidal and brackish wetlands, in Water Mill, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Michael J. Raynor, dated December 12, 2008, last revised September 22, 2009.

*Permit Approved*

**Date of Issuance:** 06/11/2014  
**Expiration Date:** 10/27/13  
**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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**TOWN OF SOUTHAMPTON  
ENVIRONMENT DIVISION  
NOTICE OF ADMINISTRATIVE WETLANDS PERMIT**

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**Permit No.:** WAR140011

**Date of Receipt of Application:** 02/20/14

**Project Title:** Yumi & The Kids, LLC.

**Project Location:** 90 Jule Pond Drive, Water Mill, p/o Lot 49, Subdivision Map of Fordune

**SCTM No.:** 0900-178-01-17.74

**Description of Permitted Activity:** Renewal of Administrative Wetlands Permit No. 09-141A, which was issued on October 27, 2009, to allow for construction of 7,200 square feet (60 ft. x 120 ft.) of new tennis court 100 feet landward of wetlands; disturbance of existing lawn and grades for the purpose of constructing the court, at least 75 feet landward of wetlands; and demolition and removal of an existing 7,200-square-foot tennis court, currently located approximately 160 feet landward of wetlands, at an existing residentially-developed property containing tidal and brackish wetlands, in Water Mill, Town of Southampton, Suffolk County, New York, in accordance with the survey prepared by Michael J. Raynor, dated December 12, 2008, last revised September 22, 2009.

Administrative Wetlands Permit was renewed until October 27, 2013 by Administrative Wetlands Permit No. WAR140010.

*Permit Approved*

**Date of Issuance:** 06/11/14

**Expiration Date:** 10/27/14

**Contact Person:** Martin Shea

**Address:** Town of Southampton  
Environment Division  
116 Hampton Road  
Southampton, NY 11968

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**Permit No.: WAR140017**

**Date of Receipt of Application: 03/28/14**

**Project Title: Arthur Randolph Ruth and Jo Anna Ruth**

**Project Location: 36 Oak Lane, Hampton Bays, Lot 34, Old Harbor Colony**

**SCTM No.: 0900-322-02-26**

**Description of Permitted Activity:** Renewal of Wetlands Permit No. 04-27, which was issued by the Southampton Conservation Board on April 14, 2004, to allow for construction of a new 4,200-square-foot single family residence with balconies, with a 2,100-square-foot footprint, approximately 55 feet landward of wetlands; construction of a 540-square-foot attached deck, approximately 50 feet landward of wetlands; construction of a 1,100-square-foot swimming pool and patio, approximately 50 feet landward of wetlands; construction of a 48-square-foot changing room, approximately 105 feet landward of wetlands; construction of a 700-square-foot detached garage, approximately 110 feet landward of wetlands; construction of a gravel driveway approximately 110 ft landward of wetlands; construction of a sanitary system, including a septic tank and six septic leaching pools, with room for two expansion pools, 117 feet landward of wetlands; construction of approximately 278 linear feet of retaining wall, approximately 50 feet landward of wetlands; placement and grading of approximately 500-700 cubic yards of fill, approximately 50 feet landward of wetlands; establishment of a fifty (50)-foot-wide non-disturbance non-fertilization buffer landward of wetlands; construction of a four-foot-wide wood pedestrian access walk, between the residence and the water, as well as along the existing bulkhead; and construction of three stairways, as well as an entry way access deck, in order to provide access to the newly constructed elevated residence, on a residentially-developed bulkheaded parcel of land, fronting on Shinnecock Bay, which formerly contained vegetated tidal wetlands landward of the bulkhead, in Hampton Bays, Town of Southampton, Suffolk County, New York, **as depicted on the survey prepared William G. Lowe, last revised February 26, 2004.**

Wetlands Permit No. 04-27 was renewed until April 14, 2014 by Administrative Wetland Permit Nos. 08-173A, 08-174A, 09-51A, 10-49A, 11-52A, 12-64A, and WAR130016. A Certificate of Wetlands Compliance was issued by the Town Environment Division on January 23, 2006, for the constructed residence and restored covenanted wetland buffer.

An updated survey, prepared by William G. Lowe, last dated January 26, 2011, was provided, at the request of the Town Environment Division, as part of Administrative Wetlands Permit application No. 10-49A, depicting the planned swimming pool, pool patio or deck, pool retaining wall, pool walk, pool equipment, and any additional further construction being proposed, including elevation contours related to the proposed fill. Such survey also depicts the final driveway configuration, the northeasterly stairs, the existing covenanted wetlands non-disturbance/non-fertilization buffer and the restrictive covenant on the east side of the property. The updated survey, as prepared by William G. Lowe, last dated January 26, 2011, has already been approved, for the purposes of renewing Conservation Board Wetlands Permit No. 04-27, as both the existing and planned future work is generally consistent with the intent of Wetlands Permit No. 04-27. However, issuance of Administrative Wetland Permit No. 12-64A Administrative Wetlands Permit No. 10-49A and Administrative Wetlands Permit No. 11-52A, as well as further renewal of Conservation Board Wetlands Permit No. 04-27 through issuance of Administrative Wetland Permit Nos. WAR130016 and WAR140017, has been strictly conditioned upon submission of a wetlands permit modification application, and obtaining Conservation Board approval for both the existing and future project changes.

*Findings:* Renewal of Wetlands Permit No. 04-27 is also conditioned upon the protection of all on-site wetlands, and continued preservation of a non-disturbance/non-fertilization buffer landward of wetlands, as described in the Declaration of Covenants and Restrictions filed with the County Clerk's office on April 7, 2004. Renewal of such permit is likewise conditioned upon protection of the existing beachgrass within the required buffer. There is allowance for semi-annual trimming within the buffer; however, these measures are strictly for the purpose of cutting any higher invasive shrubs, trees, or phragmites, which occur within the buffer. The beachgrass shall not be trimmed, unless prior approval has been obtained by the Town Chief Environmental Analyst. Renewal of such permit is further conditioned

upon obtaining a Certificate of Wetlands Compliance for any additional planned construction or land disturbance at the site, inclusive of the proposed swimming pool, patio, fill deposition, and retaining walls.

*Permit Approved*

**Date of Issuance:** 06/12/14  
**Expiration Date:** 04/14/15  
**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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**TOWN OF SOUTHAMPTON  
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**Permit No.:** WAT140004                      **Date of Receipt of Application:** 05/12/14  
**Project Title:** Cold Spring Point II LLC.  
**Project Location:** 163 Cold Spring Point Road, Tuckahoe  
**SCTM No.:** 0900-155-01

**Description of Permitted Activity:** Transfer of Administrative Wetlands Permit No. 11-77, which was issued to Steven Mitchell on February 15, 2013 to December 7, 2014, to construct 577 square feet of pool patio addition, located 92 feet from wetlands; to construct a 4-foot high stone wall, as part of the required pool enclosure, on the north side of the existing swimming pool, located approximately 92 feet landward of wetlands; to reconfigure the pool patio, inclusive of additions, as well as the landscaping south of the pool; to construct 207 square feet of raised terrace additions, on the south side of the house, located approximately 30 feet from wetlands; to expand the width and reconfigure previously authorized paver set-in-sand front entry walkway, located approximately 33 feet from wetlands; to install a light post at the front entry walk, located approximately 48 feet from wetlands; to install new landscaping, alongside the new entry walk, located approximately 20 feet from wetlands; to provide 1,659 square feet of additional covenanted wetland non-disturbance/non-fertilization buffer; and to establish such buffer by removing non-native plants, where necessary, and by re-vegetating with native plants, at existing residentially developed property, fronting the Great Peconic Bay and Cold Spring Inlet, and containing State and Town regulated tidal wetlands, in Tuckahoe, Town of Southampton, Suffolk County, New York, **in accordance with the survey prepared by Thomas D. Burke, dated January 29, 2012, last revised June 19, 2012.**

*Permit Approved*

**Date of Issuance:** 06/05/14  
**Expiration Date:** 12/07/14  
**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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**TOWN OF SOUTHAMPTON  
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**Permit No.:** WAP140019

**Date of Receipt of Application:** 02/10/14

**Project Title:** Michael Perretta and Maria Perretta

**Project Location:** 34 Penny Lane, Hampton Bays

**SCTM No.:** 0900-374-01-01

**Description of Permitted Activity:** To install approximately 300 linear feet of pool enclosure fence, located, at its closest point, approximately 152.5 feet from wetlands; to abandon an existing cesspool, by pumping the cesspool clean and backfilling the system with clean sand and/or by removing the system, in accordance with Suffolk County Department of Health Services requirements, located 165 feet from wetlands; to construct 648 square feet of in-ground swimming pool located 201 feet from wetlands; to install a pool drywell located 230 feet from wetlands; to install pool equipment, on the landward side of the house, located 238 feet from wetlands; to install a driveway located 204 feet from wetlands and to install a water service line, in order to connect the dwelling with a street water main, located 213 feet from wetlands, at existing residentially developed property, fronting Penny Pond and containing town regulated tidal wetlands, in Hampton Bays, Town of Southampton, Suffolk County, New York, in accordance with survey prepared by Steven F. Barylski, dated January 20, 2014, last revised May 16, 2014.

***Permit Approved***

**Date of Issuance:** 06/09/14

**Expiration Date:** 06/09/17

**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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