

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

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**Permit No.: WAR190014      Date of Receipt of Application: 03/06/2019**

**Project Title: Sag Waterview LLC.**

**Project Location: 4295 Noyack Road, Noyac**

**SCTM No.: 0900-019-01-34**

**Description of Permitted Activity:** Renewal of Conservation Board Wetlands Permit No. CB1500042, which was issued on February 17, 2016, in order to grant approval to demolish/remove four (4) single family dwellings with decks, patios, detached garage, fences, and driveways, located at their closest point, 1-2 feet from wetlands; to abandon existing sanitary systems, including the systems for the boathouse, cottages, and dwelling by pumping the systems clean and by backfilling the systems with clean sand and/or by removing the systems, in accordance with Suffolk County Department of Health Services (SCDHS) requirements, located at their closest point, approximately 40 feet from wetlands; to retain and renovate an existing detached garage/boathouse with ramp, including replacement of the existing siding and stucco, replacement of the existing roofing with wood shingles, and modification and enlargement of the existing windows, for the purposes of utilizing the boat house for storage of canoes, personal watercraft, boat and water recreation equipment, as well as for a gym, located partially within wetlands; to construct a new two story seven (7) bedroom single family dwelling with porches, located 128.9 feet from wetlands; to construct an in-ground circular swimming pool, located approximately 136 feet from wetlands; to construct a perimeter pool terrace, located 124.4 feet from wetlands; to construct 258 square feet of pool house/cabana, located 149.1 feet from wetlands; to construct a secondary three (3) bedroom one story single family dwelling with terraces and patios, located approximately 320 feet from wetlands; to construct a sanitary system for the planned main residence, secondary dwelling, pool house/cabana and existing detached garage/boathouse, located greater than 300 feet from wetlands; to install connecting septic lines between the garage/boathouse and pool house/cabana and the main residence and associated septic system, located at their closest point, approximately 32 feet from wetlands; to construct pervious stone driveways, located at their closest point, approximately 228 feet from wetlands; to install water service lines, in order to connect the proposed main residence, secondary dwelling, pool house/cabana and boathouse with a street water main, with the water service lines located at their closest point, approximately 32 feet from wetlands; to construct a retaining wall along the southerly property boundary, located at its closest point, approximately 90 feet from wetlands; to construct approximately 7,200 square feet of tennis court, tennis pavilion and patio, located nearly 400 feet from wetlands; to preserve all on-site wetlands and to establish a covenanted naturally vegetated wetland non-disturbance/non-fertilization buffer extending eighty-five (85) feet landward of wetlands, with the exception of allowance for retention of an existing boathouse and ramp, as well as establishment of an 8 ft. wide proposed boat house pervious access path and a 4 ft. wide dock access path through the buffer; to restore the required buffer zone by demolition and removal of the existing waterfront single family dwelling and associated improvements, followed by planting of native vegetation; and to landscape and install fences landward of the buffer, at existing residentially developed property fronting Sag Harbor Cove, and containing Town and State regulated tidal wetlands, in Noyac, Town of Southampton, Suffolk County, New York, **in accordance with the “Residence in Sag Harbor – 4295 Noyac Road Sag Harbor, NY 11963 Vegetated Wetland Buffer Enlargement Plan”, Drawing L-801 as prepared by Sawyer/Berson Architecture & Landscaping Architecture, LLP dated September 2, 2015, last revised January 26, 2016 and a survey prepared by David L. Saskas dated April 10, 2014, last revised October 15, 2015.**

**Permit Approved**

**Date of Issuance:** 04/22/2019  
**Expiration Date:** 09/23/2019  
**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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