
Appendix E

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

LETTER OF NO JURISDICTION
FRESHWATER WETLANDS ACT

September 3, 2015

Southampton Day Camp Realty LLC
665 Majors Path
Southampton, NY 11968
Attn: Thomas Coffey, Director

Re: Application #1-4736-07725/00002
Southampton Country Day Camp
SCTM# 900-97-3-17.001

Dear Mr. Coffey:

Based on the information you submitted, the Department of Environmental Conservation (DEC) has determined that the proposed project to relocate and renovate several structures in addition to the construction of new buildings and recreational facilities, all as shown on the plans prepared by Marshall Paetzel, last revised 1/12/15, is more than 100 feet from regulated freshwater wetlands. Therefore, no permit is required pursuant to the Freshwater Wetlands Act (Article 24) and its implementing regulations (6NYCRR Part 663).

Be advised, all construction, clearing, and/or ground disturbance must remain more than 100 feet from the freshwater wetland boundary. In addition, any changes, modifications or additional work to the project as described, may require DEC authorization. Please contact this office if such activities are contemplated.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,



Roger Evans
Regional Permit Administrator

file
cc: BOH
VHB

July 17, 2015

Ref: 28719.00



VIA OVERNIGHT CARRIER

Mr. Roger Evans
Regional Permit Administrator
Region 1 New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Re: New York State Department of Environmental Conservation
Request for Freshwater Wetlands Determination of Non-Jurisdiction
Southampton Day Camp
665 Majors Path
Town of Southampton
Suffolk County, New York
SCTM No.: 0900-097.00-03.00-017.001

Dear Mr. Evans:

VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as environmental consultant to Southampton Day Camp Realty, LLC, which is proposing to enhance the facilities at the above-referenced property (the "subject property"). As indicated on the enclosed project plans (Attachment C), the applicant is proposing to relocate and renovate existing buildings as well as add new buildings and recreational facilities. In addition, the applicant is seeking to remove several cottages and structures, realign and improve gravel driveways, and improve parking areas.

VHB has reviewed the New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Map, Southampton Quadrangle, which indicates that the proposed project area is located proximate to NYSDEC Freshwater Wetland S-4 (Attachment B). However, as depicted on Sheet SP-1 of the "Day Camp Master Plan" (Attachment C), the nearest limits of grading, clearing and ground disturbance for the proposed action would be situated over 100 feet (i.e., approximately 387.5 feet) to the southeast of the wetland/upland boundary, as delineated by the Town of Southampton Environment Division on August 29-30, 2007 and confirmed by VHB Project Scientist, David Kennedy, on June 18, 2015. Accordingly, it is respectfully submitted that the proposed action is located well in excess of 100 feet from the wetland and therefore outside of the 100-foot NYSDEC freshwater wetlands jurisdictional limit, a Freshwater Wetlands permit would not be required. It should be noted that the NYSDEC previously issued Freshwater Wetlands Determination of Non-Jurisdiction No. 1-4736-07725/00001, dated August 10, 2011, for a similar proposed action at the subject property (copy enclosed as Attachment D). Based upon the foregoing, we are respectfully requesting a Freshwater Wetlands Determination of Non-Jurisdiction for the proposed action.

100 Motor Parkway
Suite 135

Engineers | Scientists | Planners | Designers

Hauppauge, New York 11788

P 631.787.3400

F 631.813.2545

Ref: 28719.00
Mr. Roger Evans
Regional Permit Administrator
July 17, 2015



To assist in the processing of this request, we are hereby enclosing five copies the following:

- Attachment A NYSDEC Joint Application for Permit;
- Attachment B Site location map, excerpt of the USGS Topographic Map (Southampton Quadrangle), excerpt of the NYSDEC Freshwater Wetlands Map, (Southampton Quadrangle) and excerpt of the site plan showing the distance between the delineated wetland boundary and nearest area of ground disturbance;
- Attachment C Site plan, dated June 5, 2012 and last revised on January 12, 2015;
- Attachment D Copy of NYSDEC Determination of Non-Jurisdiction No. 1-4736-07725/00001;
- Attachment E Representative site photographs and photograph location map; and
- Attachment F Agent authorization letter and NYSDEC Permission to Inspect Property form.

Thank you for your cooperation in this matter. If additional information is required, or if you have any questions, please do not hesitate to contact me.

Very truly yours,

VHB Engineering, Surveying and Landscape Architecture, P.C.

A handwritten signature in black ink, appearing to read "Raymond Marino", is written over a light blue horizontal line.

Raymond Marino
Project Scientist
RM/ag
enc.



Attachment A



JOINT APPLICATION FORM



For Permits/Determinations to undertake activities affecting streams, waterways, waterbodies, wetlands, coastal areas and sources of water supply.

New York State

You must separately apply for and obtain separate Permits/Determinations from each involved agency prior to proceeding with work. Please read all instructions.

US Army Corps of Engineers (USACE)

<p>APPLICATIONS TO</p> <p>1. NYS Department of Environmental Conservation</p> <p>Check all permits that apply:</p> <p><input type="checkbox"/> Stream Disturbance <input type="checkbox"/> Coastal Erosion Management</p> <p><input type="checkbox"/> Excavation and Fill in Navigable Waters <input type="checkbox"/> Wild, Scenic and Recreational Rivers</p> <p><input type="checkbox"/> Docks, Moorings or Platforms <input type="checkbox"/> Water Supply</p> <p><input type="checkbox"/> Dams and Impoundment Structures <input type="checkbox"/> Long Island Well</p> <p><input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> Aquatic Vegetation Control</p> <p><input checked="" type="checkbox"/> Freshwater Wetlands * <input type="checkbox"/> Aquatic Insect Control</p> <p><input type="checkbox"/> Tidal Wetlands <input type="checkbox"/> Fish Control</p> <p><input type="checkbox"/> Incidental Take of Endangered/Threatened Species</p> <p><input checked="" type="checkbox"/> I am sending this application to this agency.</p> <p>* - Determination of Non-Jurisdiction</p>	<p>2. US Army Corps of Engineers</p> <p>Check all permits that apply:</p> <p><input type="checkbox"/> Section 404 Clean Water Act</p> <p><input type="checkbox"/> Section 10 Rivers and Harbors Act</p> <p><input type="checkbox"/> Nationwide Permit(s) - Identify Number(s):</p> <p>_____</p> <p>_____</p> <p>Preconstruction Notification - <input type="checkbox"/> Y / <input type="checkbox"/> N</p> <p><input type="checkbox"/> I am sending this application to this agency.</p>	<p>3. NYS Office of General Services</p> <p>Check all permits that apply:</p> <p><input type="checkbox"/> State Owned Lands Under Water</p> <p><input type="checkbox"/> Utility Easement (pipelines, conduits, cables, etc.)</p> <p><input type="checkbox"/> Docks, Moorings or Platforms</p> <p><input type="checkbox"/> I am sending this application to this agency.</p>	<p>4. NYS Department of State</p> <p>Check if this applies:</p> <p><input type="checkbox"/> Coastal Consistency Concurrence</p> <p><input type="checkbox"/> I am sending this application to this agency.</p>
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5. Name of Applicant (use full name) Southampton Day Camp Realty, LLC		Applicant must be: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Operator <input type="checkbox"/> Lessee (check all that apply)
Mailing Address 665 Majors Path		
Post Office City Southampton		Taxpayer ID (If applicant is NOT an individual): 27-2868520
State NY	Zip Code 11968	
Telephone (daytime) 631-488-4700	Email	

6. Name of Facility or Property Owner (if different than Applicant)	
Mailing Address	
Post Office City	
State	Zip Code
Telephone (daytime)	Email

7. Contact/Agent Name Raymond Marino	
Company Name VHB Engineering, Surveying and Landscape Architecture, PC	
Mailing Address 100 Motor Parkway	
Post Office City Hauppauge	
State NY	Zip Code 11788
Telephone (daytime) (631) 787-3400	
Email rmarino@vhb.com	

8. Project / Facility Name Southampton Day Camp		Property Tax Map Section / Block / Lot Number 0900 - 097.00 - 03.00 - 017.001	
Project Location - Provide directions and distances to roads, bridges and bodies of waters: Southampton Racquet Club and Camp. Located on the west side of Majors Path. Entrance is approximately 0.27 mile north of North Sea-Mecox Road			
Street Address, if applicable 665 Majors Path		Post Office City Southampton	State Zip Code NY 11968
Town / Village / City Town of Southampton		County Suffolk	
Name of USGS Quadrangle Map Southampton		Stream/Water Body Name Little Fresh Pond	
Location Coordinates: Enter NYTMs in kilometers, OR Latitude/Longitude			
NYTM-E 40.914536N	NYTM-N	Latitude 40.914536N	Longitude -72.405341 W

For Agency Use Only	DEC Application Number:	USACE Number:
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JOINT APPLICATION FORM - PAGE 2 OF 2
Submit this completed page as part of your Application.

9. Project Description and Purpose: Provide a complete narrative description of the proposed work and its purpose. Attach additional page(s) if necessary. Include: description of current site conditions and how the site will be modified by the proposed project; structures and fill materials to be installed; type and quantity of materials to be used (i.e., square ft of coverage and cubic yds of fill material and/or structures below ordinary/mean high water) area of excavation or dredging, volumes of material to be removed and location of dredged material disposal or use; work methods and type of equipment to be used; pollution control methods and mitigation activities proposed to compensate for resource impacts; and where applicable, the phasing of activities. **ATTACH PLANS ON SEPARATE PAGES.**

Please see attached project description and project plans.

Proposed Use: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public <input type="checkbox"/> Commercial	Proposed Start Date: Permit Dependent	Estimated Completion Date: Permit Dependent
Has Work Begun on Project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain.		
Will Project Occupy Federal, State or Municipal Land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please specify.		

10. List Previous Permit / Application Numbers (if any) and Dates:


N/A

11. Will this project require additional Federal, State, or Local Permits including zoning changes? Yes No If yes, please list:

Town of Southampton Highway Department Highway Work Permit, Town of Southampton Zoning Board (Variance), Town of Southampton Planning Board (Site Plan), Suffolk County Department of Health Service (Sanitary and Water Supply)

12. **Signatures.** If applicant is not the owner, both must sign the application.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant	Printed Name	Title	Date
Signature of Owner	Printed Name	Title	Date
	Raymond Marino	Environmental Scientist	7-17-15
Signature of Agent	Printed Name	Title	Date

For Agency Use Only

DETERMINATION OF NO PERMIT REQUIRED

_____ Agency Project Number _____
 _____ has determined that No Permit is required from this Agency for the project described in
 this application.
 (Agency Name)

Agency Representative: Name (printed) _____ Title _____
 Signature _____ Date _____

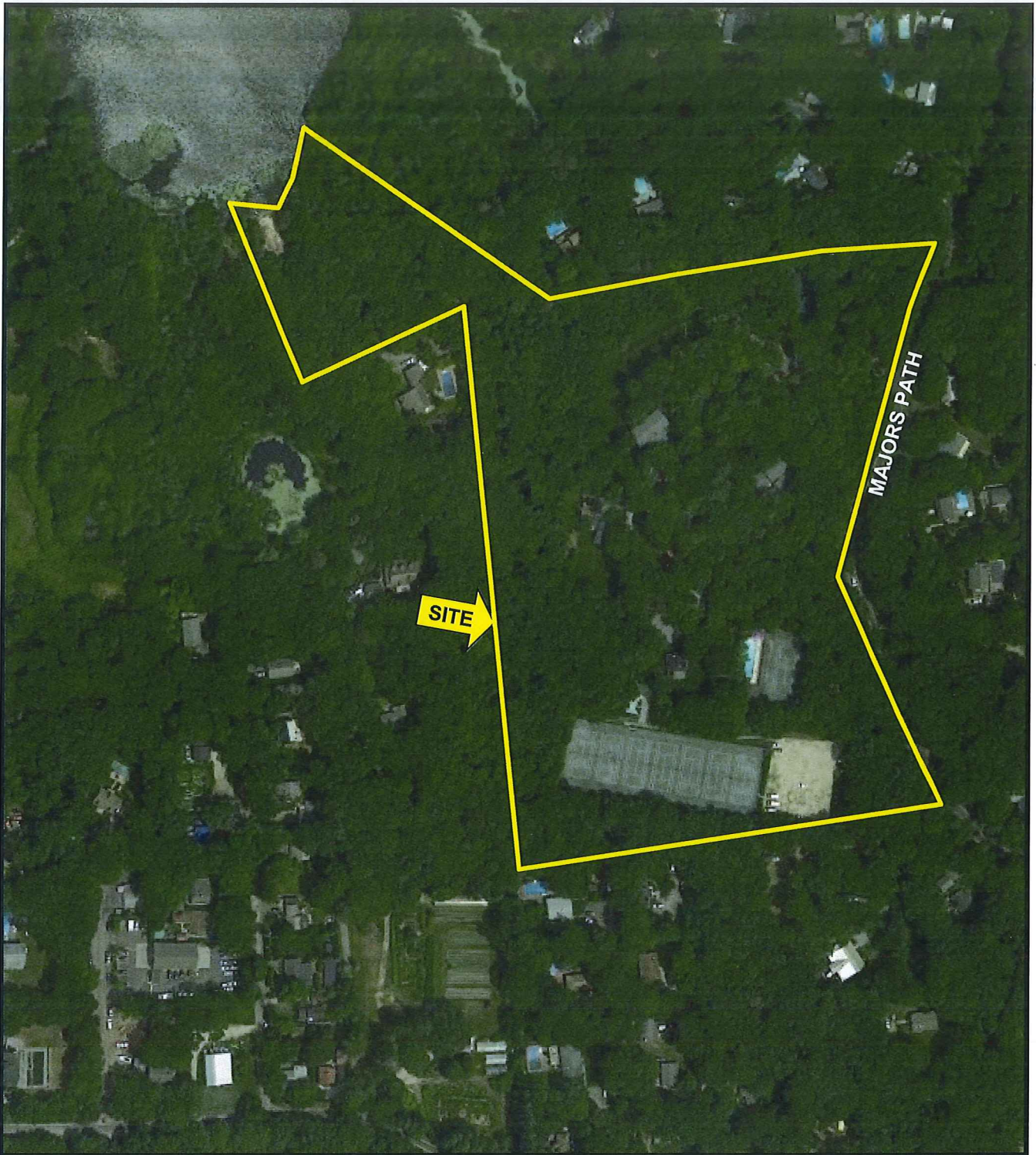
**Southampton Day Camp
665 Majors Path
Town of Southampton
Suffolk County, New York
Suffolk County Tax Map No.: District 0900 –
Section 097.00 – Block 03.00 – Lot No. 017.001
Joint Application Form Attachment**

Page 2, Item 9 – Project Description and Purpose:

The proposed action consists of a request for a variance to change from one pre-existing, nonconforming use (tennis club and/or tennis camp) to another non-conforming use (tennis club and day camp). At this time, the applicant, Southampton Day Camp Realty, LLC, is seeking to enhance the operations at the tennis club/tennis camp such that it includes all of the offerings of a full-service day camp. The subject property is currently improved with cottages, a cabin, a kitchen and dining hall, a one-and-one-half story residence, a clubhouse, a shed/shop building with caretakers' office, a basketball court, ten tennis courts, parking, decking and patios (both attached to buildings and freestanding). The applicant is proposing to relocate and renovate several structures as well as add new buildings and recreational facilities. In addition, the applicant is seeking to remove several cottages and structures, realign and improve gravel driveways, and improved parking areas. All proposed activities would occur greater than 100 feet from the nearest Freshwater Wetlands boundary.

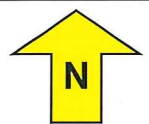
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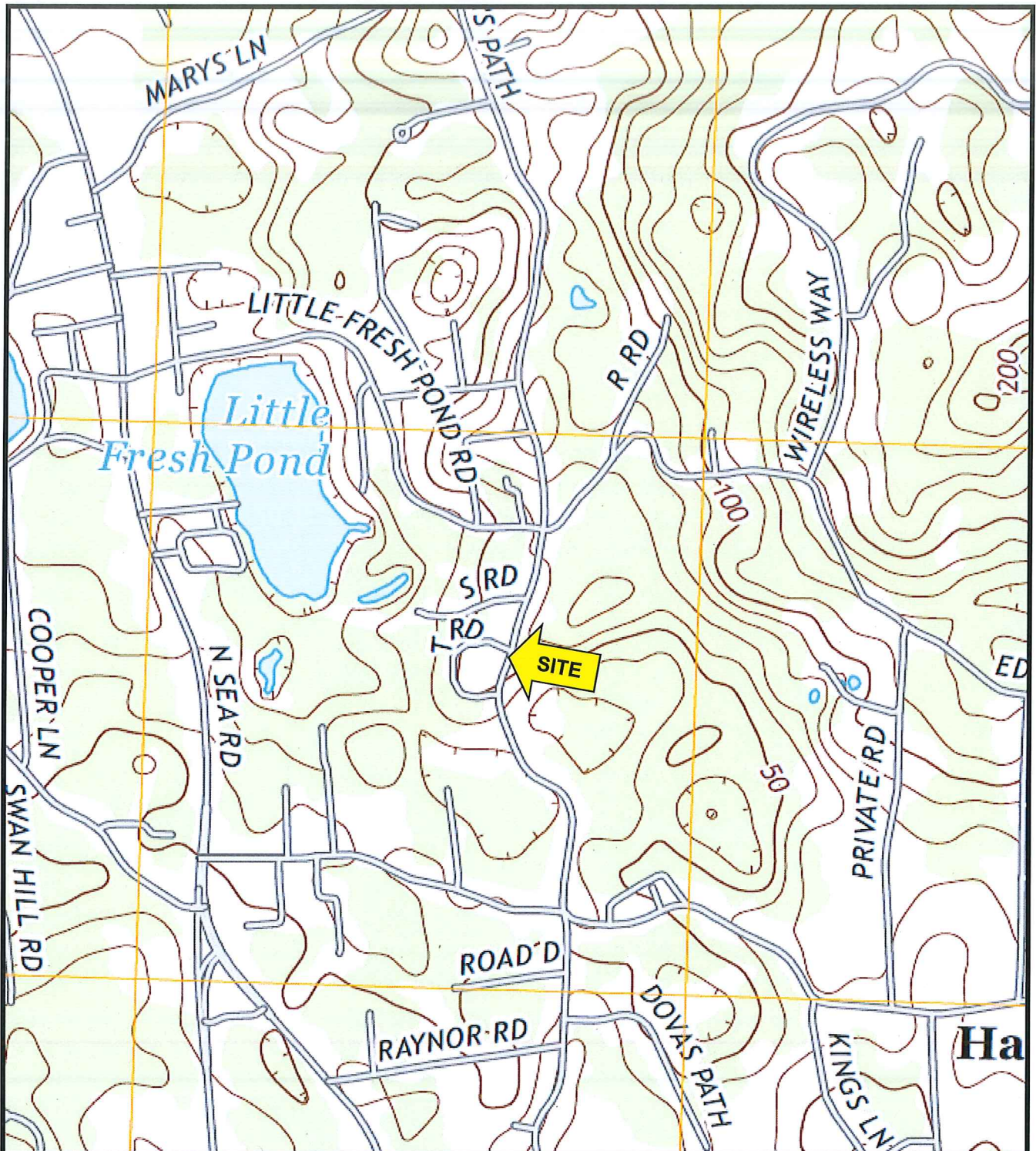
Attachment B



SITE LOCATION MAP

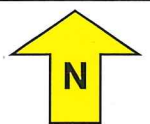
SITE NAME: Southampton Day Camp
STREET ADDRESS: 665 Majors Path
MUNICIPALITY, STATE, ZIP: Southampton, New York 11968
PROJECT NUMBER: 28719.00
AERIAL IMAGERYSOURCE: Google Earth

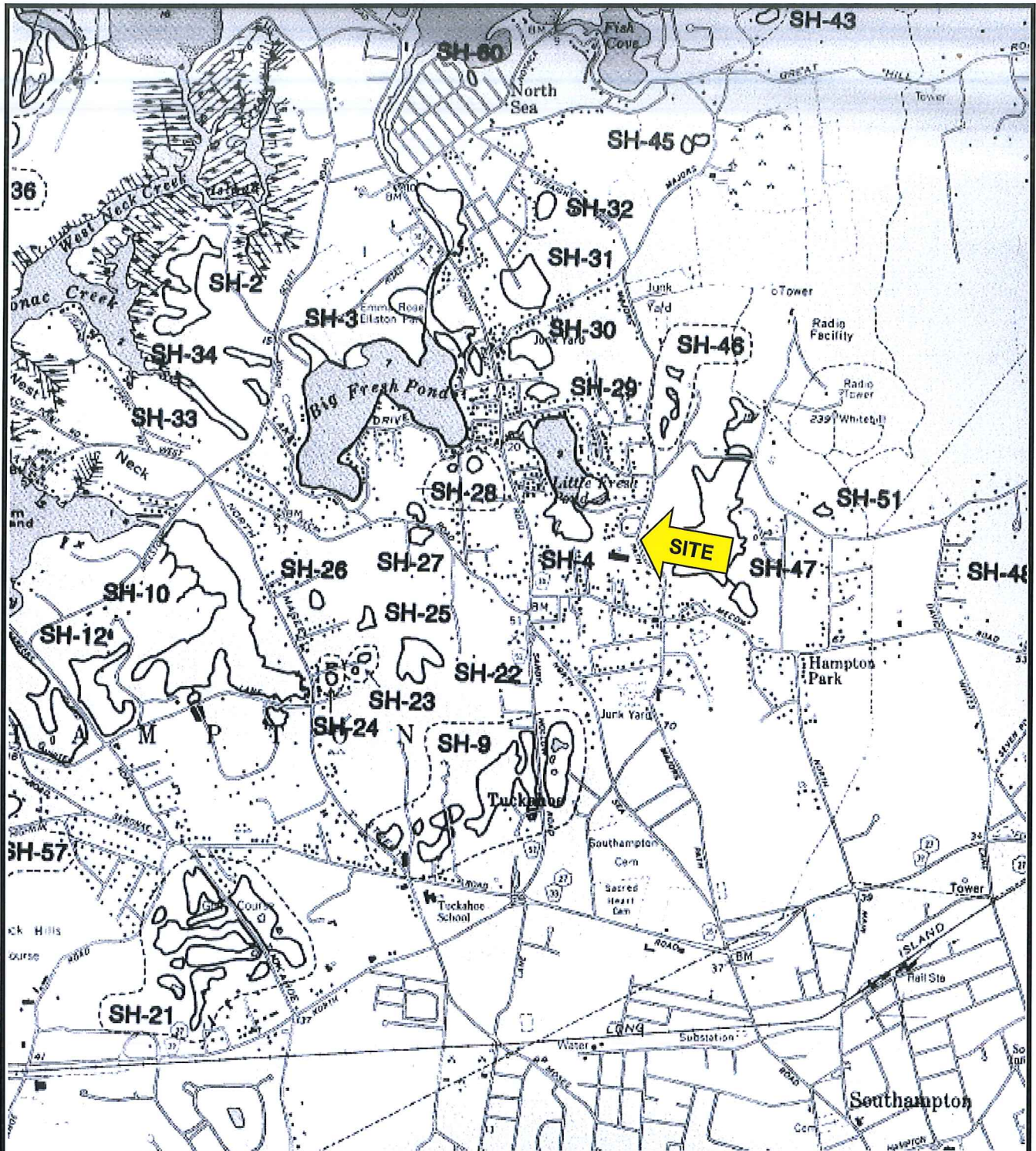




EXCERPT OF USGS TOPOGRAPHIC MAP

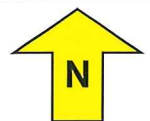
SITE NAME: Southampton Day Camp
STREET ADDRESS: 665 Majors Path
MUNICIPALITY, STATE, ZIP: Southampton, New York 11968
PROJECT NUMBER: 28719.00
BASE MAP SOURCE: United States Geological Survey Topographic Map – Southampton, New York Quadrangle

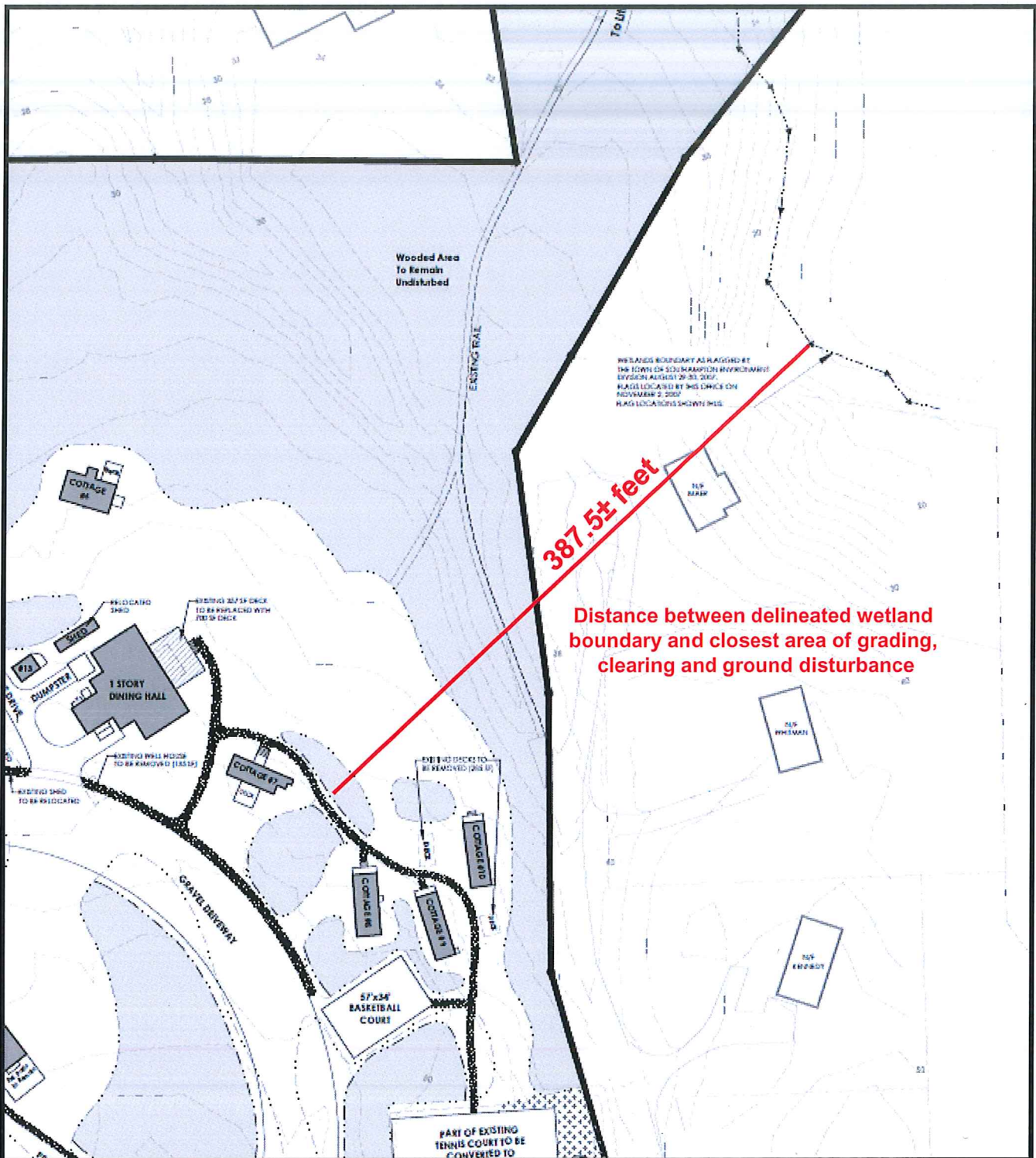




EXCERPT OF NYSDEC FRESHWATER WETLANDS MAP

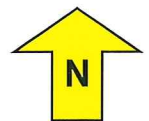
SITE NAME: Southampton Day Camp
STREET ADDRESS: 665 Majors Path
MUNICIPALITY, STATE, ZIP: Southampton, New York 11968
PROJECT NUMBER: 28719.00
BASE MAP SOURCE: New York State Department of Environmental Conservation Freshwater Wetlands Map, Southampton Quadrangles





EXCERPT OF SITE PLAN SHOWING LIMITS OF CLEARING AND GROUND DISTURBANCE

SITE NAME: Southampton Day Camp
STREET ADDRESS: 665 Majors Path
MUNICIPALITY, STATE, ZIP: Southampton, New York 11968
PROJECT NUMBER: 28719.00
BASE MAP SOURCE: Day Camp Master Plan – Marshall Paetzel
 Landscape Architecture, pc January 12, 2015





Attachment C

LITTLE FRESH POND



LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING CLEARING BOUNDARY
[Symbol]	PROPOSED CLEARING BOUNDARY
[Symbol]	EXISTING IMPROVEMENT TO BE REMOVED
[Symbol]	EXISTING BUILDING FOOTPRINT TO BE RENOVATED
[Symbol]	PROPOSED BUILDING OR ADDITION
[Symbol]	AREA TO BE REVEGETATED
[Symbol]	PROPOSED WALKWAY
[Symbol]	EXISTING TRAIL
[Symbol]	QUANTITY OF PARKING STALLS
[Symbol]	WETLANDS BOUNDARY

SITE DATA:
 TOTAL LOT AREA: 752,677 Sq.Ft. or 17.29 Acres
 SCTM# 900-97-3-17.1
 Zone: R-20-Residence
 FEMA Flood Zones: X
 School District: Southampton

AREA CALCULATIONS:
 Existing Floor Area: 11,998 Sq.Ft.
 Proposed Floor Area: 11,998 Sq.Ft.
 Existing Deck Area (Covered + Uncovered): 4,035 Sq.Ft.
 Proposed Deck Area (Covered + Uncovered): 4,035 Sq.Ft.
 Existing Court Area: 59,213 Sq.Ft.
 Proposed Court Area: 59,213 Sq.Ft.
 Court Area includes courts, pools and pool patios.

CLEARING CALCULATIONS
 Existing Clearing: 277,560 Sq.Ft. (36.9%)
 Proposed Additional Clearing: 30,233 Sq.Ft.
 Proposed Revegetation: 9,163 Sq.Ft.
 Total Clearing (After Revegetation): 298,630 Sq.Ft. (39.7%)

TOTAL PARKING SPACES: 69 CARS

- NOTES:**
- Existing conditions based on surveys + maps prepared by others.
 - Clearing boundaries as per aerial photographs + field measurements are approximate.
 - Existing trees to be removed as necessary to allow machine access for installation of pool drywell and proposed water supply line.
 - This site plan modifies the site plan approved by the Planning Board by resolution dated October 26, 1995 (see ZBA Decision #9507 dated June 8, 1995).
 - This site plan is pursuant to decision of the Building Inspector dated June 15, 2012, as affirmed by the Zoning Board of Appeals Decision #D013123 dated December 20, 2012.
 - For a complete description of revisions, please see attached project narrative.

DAY CAMP MASTER PLAN

SOUTHAMPTON RACQUET CLUB & CAMP
 665 Majors Path, Southampton, New York

marshall paetzel
LANDSCAPE ARCHITECTURE

marshall paetzel
landscape architecture, pc
8595 Cox Lane - Suite 7
Cutchogue, NY 11935
ph 631-209-2410
mail@mpastudio.com

Scale 1"=50'

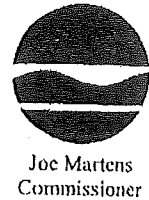
BROWN BY:
S. PAETZEL, RLA
DATE: 2012.08.08
REVISED: 2015.01.12

SP-1
SHEET 1 OF 1



Attachment D

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 1
SUNY @ Stony Brook
50 Circle Road, Stony Brook, NY 11790-3409
Phone: (631) 444-0365 • Fax: (631) 444-0360
Website: www.dec.ny.gov



LETTER OF NO JURISDICTION
FRESHWATER WETLANDS ACT

August 10, 2011

Mr. Jay Jacobs
85 Crescent Beach Road
Glen Cove, NY 11542

Re: Application #1-4736-07725/00001
Southampton Country Day Camp
SCTM# 900-97-3-17.001

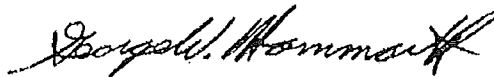
Dear Mr. Jacobs:

Based on the information you submitted, the Department of Environmental Conservation (DEC) has determined that the portion of the property landward of the line labeled "Limit of Clearing, Grading, and Ground Disturbance" as shown on the survey prepared by Robert A. Smith, last revised 7/19/11, is more than 100 feet from regulated freshwater wetlands. Therefore, no permit is required pursuant to the Freshwater Wetlands Act (Article 24) and its implementing regulations (6NYCRR Part 663).

Be advised, all construction, clearing, and/or ground disturbance must remain more than 100 feet from the freshwater wetland boundary. In addition, any changes, modifications or additional work to the project as described, may require DEC authorization. Please contact this office if such activities are contemplated.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,



George W. Hammarth
Permit Administrator

KAK

cc: BOH
File



Attachment E



Photograph No. 1: Representative view of the Southampton Day Camp facility. View is to the southwest.



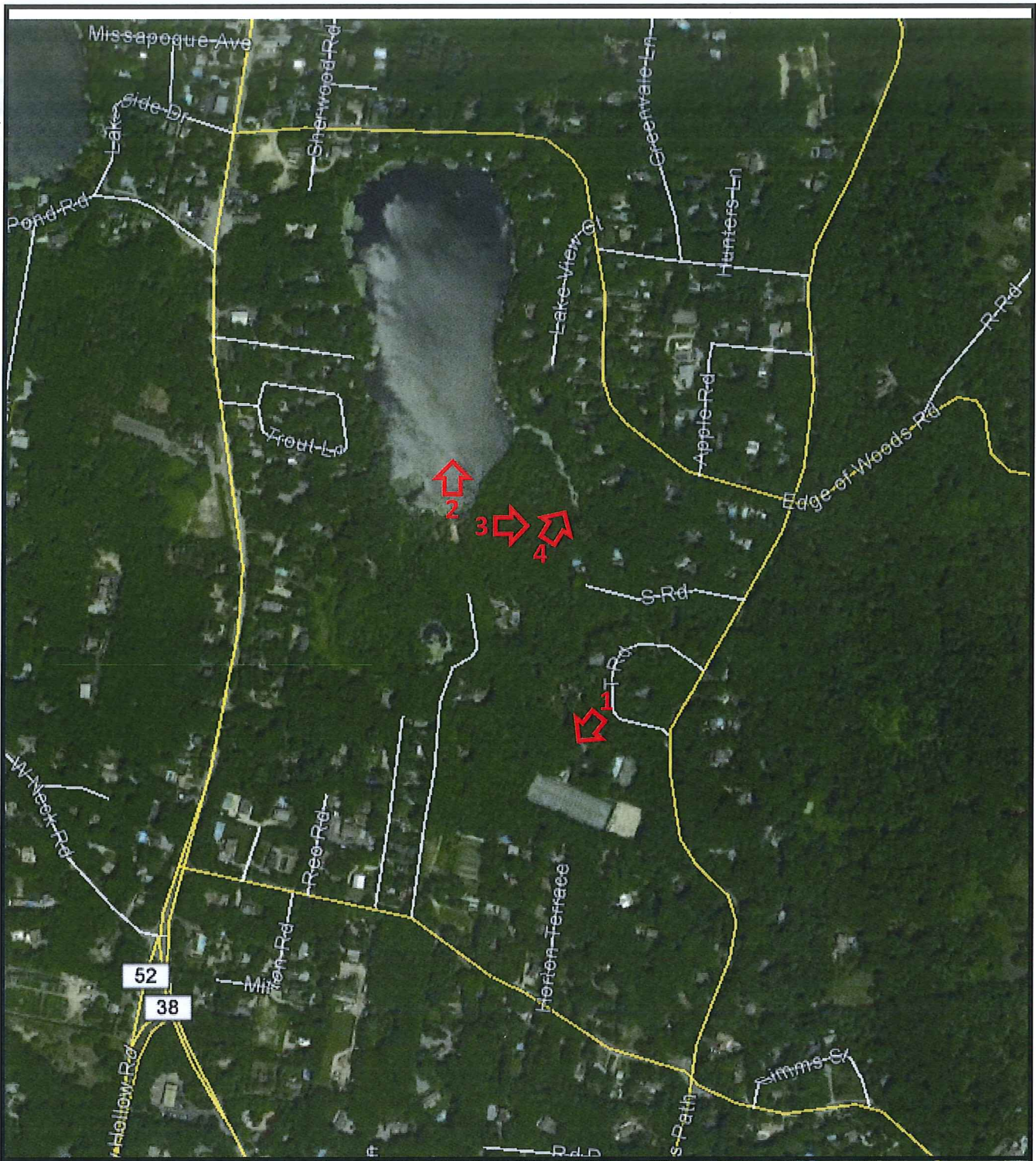
Photograph No. 2: View of Little Fresh Pond (NYSDEC Freshwater Wetland S-4) from the northwestern property boundary. View is to the north.



Photograph No. 3: View of emergent/forested marsh habitat (NYSDEC Freshwater Wetland S-4) located at the northwestern portion of the subject property. View is to the east.

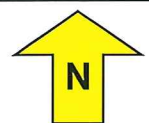


Photograph No. 4: View along the existing wetland boundary of NYSDEC Freshwater Wetland S-4 (arrow), as delineated by the Town of Southampton Environmental Division. View is to the northeast.



PHOTOGRAPH LOCATION MAP

SITE NAME: Southampton Day Camp
STREET ADDRESS: 665 Majors Path
MUNICIPALITY, STATE, ZIP: Southampton, New York 11968
PROJECT NUMBER: 28719.00
AERIAL IMAGERY SOURCE: Google Earth





Attachment F



7/13/2015

Mr. Roger Evans
Regional Permit Administrator
New York State Department of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409

Re: New York State Department of Environmental Conservation
Request for Freshwater Wetlands Letter of Non Jurisdiction
Southampton Day Camp
665 Majors Path
Town of Southampton
Suffolk County, New York
Suffolk County Tax Map No.: District 0900 – Section 97.00 – Block 03.00 – Lot No.
017.001

Dear Mr. Evans:

As the permit applicant, please accept this letter as authorization for VHB Engineering, Surveying and Landscape Architecture, P.C., with offices at 100 Motor Parkway, Suite 135, Hauppauge, New York 11788, to serve as the agent in the filing and processing of all documentation related to the above-referenced matter. Your cooperation is greatly appreciated.

Sincerely,

Thomas Coffey,
Director

SUMMER

665 Majors Path • Southampton, NY 11968
631.488.4700 • Fax: 631.488.4701

WINTER

85 Crescent Beach Road • Glen Cove, NY 11542
516.953.5176 • Fax 516.656.4215

**New York State
Department of Environmental Conservation**



PERMISSION TO INSPECT PROPERTY

By signing this permission form for submission with an application for a permit(s) to the Department of Environmental Conservation ("DEC"), the signer consents to inspection by DEC staff of the project site or facility for which a permit is sought and, to the extent necessary, areas adjacent to the project site or facility. This consent allows DEC staff to enter upon and pass through such property in order to inspect the project site or facility, without prior notice, between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. If DEC staff should wish to conduct an inspection at any other times, DEC staff will so notify the applicant and will obtain a separate consent for such an inspection.

Inspections may take place as part of the application review prior to a decision to grant or deny the permit(s) sought. By signing this consent form, the signer agrees that this consent remains in effect as long as the application is pending, and is effective regardless of whether the signer, applicant or an agent is present at the time of the inspection. In the event that the project site or facility is posted with any form of "posted" or "keep out" notices, or fenced in with an unlocked gate, this permission authorizes DEC staff to disregard such notices or unlocked gates at the time of inspection.

The signer further agrees that during an inspection, DEC staff may, among other things, take measurements, may analyze physical characteristics of the site including, but not limited to, soils and vegetation (taking samples for analysis), and may make drawings and take photographs.

Failure to grant consent for an inspection is grounds for, and may result in, denial of the permit(s) sought by the application.

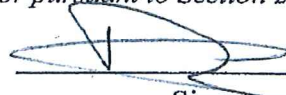
Permission is granted for inspection of property located at the following address(es):

665 Majors Path, Town of Southampton, Suffolk County, NY

District 0900 - Section 97 - Block 3 - Lot 17.1

*By signing this form, I affirm under penalty of perjury that I am authorized to give consent to entry by DEC staff as described above. I understand that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.**

THOMAS COFFEY DIRECTOR



07/13/15

Print Name and Title

Signature

Date

- *The signer of this form must be an individual or authorized representative of a legal entity that:
- owns fee title and is in possession of the property identified above;
 - maintains possessory interest in the property through a lease, rental agreement or other legally binding agreement; or
 - is provided permission to act on behalf of an individual or legal entity possessing fee title or other possessory interest in the property for the purpose of consenting to inspection of such property.

Permission to Inspect Property Application Supplement 12/08

SUMMER

665 Majors Path • Southampton, NY 11968
631.488.4700 • Fax: 631.488.4701

WINTER

85 Crescent Beach Road • Glen Cove, NY 11542
516.953.5176 • Fax 516.656.4215