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Hamptons Cottages and Gardens

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SECRET RETREATS

Deeds & Don'ts

THE INSIDE SCOOP ON EAST END REAL ESTATE



By the Sea, By the Sea

The approvals process for any East End waterfront building and renovation involves any or all of the following agencies: the Suffolk County health department, the New York State Department of Environmental Conservation, and the Town Conservation Board in Southampton or its East Hampton equivalent, the

Natural Resource Department. And that's before applying for a building permit. "The conservation boards are very busy, and very particular," says Laurie Witshire of **Land Planning Services**, a private company that helps clients navigate the process. "You're looking at an average permitting duration of eight to 18 months—much longer

than the six-week turnaround for a straight building permit." Witshire, whose firm consults on due diligence and feasibility studies, adds, "I can't tell you how many times people come to me and say, 'But the Realtor said I could put in a pool!'" Patience and anti-depressants might be helpful, but knowing the stakes helps too.