

John C. Armentano

Partner

Direct Dial: 631.367.0719

Direct Fax: 631.367.0788

jcarmentano@farrellfritz.com

100 Motor Parkway

Suite 300

Hauppauge, NY 11788

www.farrellfritz.com

Our File No. 42226-100

March 2, 2026

VIA FEDERAL EXPRESS &

ELECTRONIC EMAIL - abwilliams@shelterislandtown.gov

Supervisor Amber Brach-Williams

Town Board of the Town of Shelter Island

38 North Ferry Road

Shelter Island, New York 11964

Re: Application of Chad Rustan Pike 2012 Revocable Trust – 6 Bluff Avenue

Supervisor Brach-Williams and Councilmembers:

Our firm represents the Chad Rustan Pike 2012 Revocable Trust (“Trust”), owner of the premises known as 6 Bluff Avenue, Shelter Island, New York, and identified on the Suffolk County Tax Map as District 700, Section 5, Block 4, Lot 1 (“Premises”), in connection with its application for a permit to construct a dock with a main pier and “L” section, together with associated improvements.

We submit this correspondence, in addition to materials previously submitted and incorporated herein by reference, to address the chronology and considerations of the Trust’s dock application, as well as the Town Board’s 2023 approval of a dock at 22 Prospect Avenue (“Sapan Dock”), located just south of the Premises, which is a nearly identical dock design – except that the Sapan Dock, as approved by the Town Board, exceeds applicable dock design and construction standards for private docks (“Dock Standards”) because it extends more than 100 feet from the upland at mean high water (“MHW”) and extends beyond a mean low water (“MLW”) depth of 4 feet. Copies of Town Board Resolution No. 135 of 2023 approving the Sapan Dock, Permit Number 3711, and the approved plans are attached as Exhibit 1.

Based on precedent established by the Town Board for the Sapan Dock, the Trust respectfully requests approval of the Trust’s dock application and plans as originally submitted, last revised January 9, 2024, i.e. a 5’x110’ main pier leading to a 5’x27’ “L” section at seaward end, together with a 70’ splashboard system, one 2-pile dolphin, three ladders, and one bench, which extends 100 feet offshore from the Trust’s upland at MHW and to a point where water depth reaches 4.7 feet at MLW (“Original Dock Application”). A copy of the plans for the Original Dock Application is attached as Exhibit 2. Alternatively, the Trust requests approval of the dock application as revised, December 23, 2025, to reduce the length of the dock by approximately 11.5 feet, i.e. to approximately 88.5 feet seaward of MHW, so as not to extend beyond the point where water depth reaches 4 feet at MLW (“Revised Dock Application”). A copy of the plans for the Revised Dock Application is attached as Exhibit 3.

The Revised Dock Application plans propose a dock/pier which will not extend more than 100 feet offshore from the shoreline at the Trust's upland property at MHW or beyond the point where water depth reaches 4 feet at MLW – in compliance with the applicable Dock Standards in effect prior to the 2025 amendments. These standards were codified in prior Town Code §53-11. The Revised Dock Application plans satisfy all of these standards.

Application History

On December 11, 2023, the Trust submitted to the Town Board the Original Dock Application. On December 18, 2023, the Trust received an email from Town Clerk Amber Wilson requesting a Certificate of Liability Insurance and the New York State Department of Environmental Conservation ("NYSDEC") permit. On December 21, 2023, the Trust submitted to Ms. Wilson the Certificate of Liability Insurance. On January 19, 2024, the Trust submitted to Ms. Wilson the NYSDEC permit. On January 22, 2024, the Trust submitted to Ms. Wilson the Original Dock Application plans, which correspond to the NYSDEC permit.

On April 1, 2025, the Trust emailed to Ms. Wilson copies of the Original Dock Application and the new Certificate of Liability Insurance. On April 2, 2025, the Trust mailed to Ms. Wilson copies of the Original Dock Application.

On May 19, 2025, the Town Board scheduled the public hearing on the Original Dock Application for June 9, 2025. On June 9, 2025, the Town Board called for the report from the Waterways Management Advisory Counsel ("WMAC"). The WMAC reported as follows: two in support of the dock with splashboards, one in support of the dock without splashboards, and three opposed. Also, on June 9, 2025, the Town Board opened the public hearing. At the Trust's request, the Town Board adjourned the public hearing until June 30, 2025.

On June 10, 2025, the Town Board discussed the Original Dock Application at a work session. On June 30, 2025, at the Trust's request, the Town Board adjourned the public hearing to July 21, 2025. On July 21, 2025, the Town Board continued the public hearing, heard the Trust's presentation and public comments, and adjourned the public hearing to September 8, 2025. On September 8, 2025, at the Trust's request, the Town Board adjourned the public hearing to September 29, 2025.

On September 29, 2025, the Town Board continued the public hearing, and heard the Trust's presentation and public comments. The Trust's development team submitted materials and reports addressing, among other things, the protection of beach and coastal vegetation during dock construction, the avoidance of submerged aquatic vegetation, the lack of erosion and actual accretion resulting from the Sapan Dock, pedestrian access along the beach, and vessel safety, as well as correspondence addressing riparian rights and the Original Dock Application's conformance with the current Dock Standards. The Town Board adjourned the public hearing to October 20, 2025.

On October 20, 2025, the Town Board continued the public hearing, during which there was no public comment, and, at the Trust's request, adjourned the public hearing to November 10, 2025. There was no public hearing on November 10, 2025. On November 18, 2025, the Town Board, at work session, adjourned the public hearing to December 1, 2025. On December 1, 2025, the Town Board continued the public hearing, and "made a motion to close [the] hearing until December 11, 2025, subject to the Dock [Standards] determination by the Town Attorney."

On December 11, 2025, the Town Attorney emailed the undersigned concerning two items.

1. The Town Attorney provided a memorandum, dated the same (“Dock Standards Memorandum”), that determined the prior version of the Dock Standards applied to the Trust’s Original Dock Application because the NYSDEC issued approval on January 18, 2024. More specifically, on April 7, 2025, the Town Board adopted new provisions of the Dock Standards, effective April 16, 2025. The new Dock Standards provided, however, that if an application was submitted to the NYSDEC prior to February 13, 2024, then the prior Dock Standards apply. The Trust submitted an application to the NYSDEC prior to February 13, 2024, and received NYSDEC approval prior to February 13, 2024. Therefore, the prior Dock Standards apply.
2. The Town Attorney raised the issue of the Original Dock Application’s proposed dock reaching a depth greater than 4 feet at MLW. Prior Dock Standards (i.e. prior Town Code Section 53-11(C)(2)) provides: “A private dock may not extend either more than 100 feet offshore from the mean high-water mark on the owner’s upland property or beyond the point where [MLW] depth reaches four feet, whichever of these two conditions occurs sooner.”¹ This was the first time the issue of water depth was ever raised. At no time prior to this correspondence had the Town or the public provided any comment as to this interpretation of the prior Dock Standards. The Original Application’s proposed dock satisfied the 100-foot limitation, but terminated at a water depth of 4.7 feet at MLW.

On December 22, 2025, the undersigned and the Town Attorney corresponded via email. The undersigned advised that the Trust would, in short order, submit a response to the Dock Standards Memorandum and the issue of water depth. The Town Attorney stated “[t]he record is only open for your submission...please submit that today and the record will close.” The undersigned advised the Town Attorney that the Trust would shorten the dock to meet the 4-foot MLW depth provision. The undersigned submitted correspondence to the Town Board, *et al.*, addressing, among other things, the prior Dock Standards, the current Dock Standards, and revised plans proposing to shorten the dock so as to not extend beyond the point of 4 feet of depth at MLW.

The next day, on December 23, 2025, the Trust’s development team submitted to the Town Board the Revised Dock Application plans, which reduced the proposed dock by approximately 11.5 feet so as not to exceed 4 feet of water depth at MLW and to conform with the applicable prior Dock Standards provision.

One week later, on December 30, 2025, the Town Attorney advised the Trust’s development team that the hearing record closed on December 22, 2025, and the Revised Dock Application plans would not be considered part of the public hearing record. On December 31, 2025, the undersigned submitted a request to reopen the public hearing to include and consider the Revised Dock Application plans as part of the record.

¹ Section 53-8(C)(2)(b) of the current Dock Standards contains a nearly identical provision: “A private dock may not [e]xtend either more than 100 feet offshore from the shoreline at the owner’s upland property at mean high water or beyond the point where low water depth reaches four feet, whichever of these two conditions occurs sooner.”

On January 13, 2026, the Town Board voted to reopen the public hearing. On February 2, 2026, the Town Board scheduled to continue the public hearing on March 16, 2026.

Safety and Navigation

As explained by Costello Marine Contracting Group Corp. (“Costello”) in its letter dated February 26, 2026 (“Costello Analysis”), the Trust’s proposed dock (both the Original Dock Application plans and the Revised Dock Application plans) does not pose a safety risk to swimmers or disrupt navigation in nearby waters. A copy of the Costello Analysis is attached as Exhibit 4.

Sapan Dock Approval

On March 6, 2023, the Town Board issued permit number 3711 to Allies Fault, LLC, Josh Sapan (“Sapan”), 22 Prospect Avenue, for the construction of the Sapan Dock, i.e. a 5’x30’ ramp leading to a 5’x100’ fixed dock with a 5’x30’ “L” at the offshore end, a 4’x30’ lowered platform, two 7-pile dolphins on west side and one two-pile dolphin on the east side of the dock, a 65’ splashboard system, with water and electric to the offshore end of the dock, as per plans submitted (“Sapan Dock Plans”). A hardship letter was submitted with Sapan Dock Plans.

The Sapan Dock Plans, as approved by the Town Board with no variance from the Town Code or Dock Standards, show the pier/dock extends 123.5 feet from MHW and extends to a depth of 6.5-feet at MLW. The Sapan Dock exceeds both (i) the maximum length permitted by 23.5 feet (extending 123.5 feet from MHW where only 100 feet is permitted, i.e. 23.5% exceedance), and (ii) the maximum depth at MLW by 2.5 feet (extending to a depth of 6.5 feet where only 4 feet is permitted, i.e. 62.5% exceedance). The Town Board approved the Sapan Dock – longer and to a greater depth than the prior Dock Standards allowed.

Pike Hardship Letter

In addition, Costello submits herewith a hardship letter on behalf of the Trust (“Trust’s Hardship Letter”), requesting relief from the prior Dock Standards, i.e. prior Town Code Section 53.11(C)(2). A copy of the Trust’s Hardship Letter is attached as Exhibit 5. In summary, the Trust’s Hardship Letter outlines the rationale for the design structure as proposed with the Original Dock Application reaching approximately 4.7 feet of water depth at MLW at the most seaward end of the dock. If the dock were to be shortened so that it does not reach past 4 feet of water depth at MLW, the waters in the protected berthing area during low tide would decrease to between 3.8 feet and 1.9 feet at MLW. These shallower depths would reduce the dock’s functionality and heighten the possibility of unnecessary disturbance to the underwater lands.

[INTENTIONALLY LEFT BLANK]

Conclusion

Based on the foregoing and the materials and testimony proffered at past public hearings and to be proffered at the next public hearing, the Trust respectfully requests that the Town Board grant the Original Dock Application and plans based on its prior precedent, or, alternatively, the Revised Dock Application and plans.

Respectfully submitted,

/s/John C. Armentano

John C. Armentano

cc: Thomas Crouch, Town Attorney, via email tcrouch@shelterislandtown.gov /
tcrouch@whalenfiler.com
Shelby Mundy, Town Clerk, via email smundy@shelterislandtown.gov

EXHIBIT “1”

January 10, 2023

The Organizational Meeting of the Town Board of the Town of Shelter Island was held in the Shelter Island Town Hall, Shelter Island, New York on the 10th day of January, 2023. Town Board members present were Supervisor Gerard F. Siller, Councilmen James Colligan and Barbara Jean Ianfolla and Councilwomen Amber Brach-Williams and Margaret Anne Larsen. Town Deputy Clerk Amber Wilson, Town Attorney Stephen Kiely and approximately 5 persons were also present.

The Supervisor called the meeting to order at 1:00 p.m.

Salute to Flag.

Town Justice Stanley Birnbaum administered the oath of office to the newly elected Town Official Mary Faith Westervelt.

RESOLUTION NO. 1

Councilwoman Larsen offered the following resolution, which was seconded by Councilman Colligan, to wit:

BE IT RESOLVED, That the Supervisor is hereby authorized to temporarily invest Town funds not needed for immediate expenditure in certificates of deposit or special time deposit accounts in banks or trust companies of this state for highway, general and federal funds, and

BE IT FURTHER RESOLVED, That Chase Bank and Dime Community Bank shall be the official depositories for general, highway and federal funds, and

BE IT FURTHER RESOLVED, That Supervisor Gerard F. Siller, Councilwoman Amber Brach-Williams, Councilwoman Margaret Ann Larsen, Councilman James Colligan and Councilman Barbara Jean Ianfolla of the Town of Shelter Island are hereby authorized to sign documents, including checks, for the Town of Shelter Island, and

BE IT FURTHER RESOLVED, That Judy Meringer, Barbara Bloom and Shelby Mundy are hereby authorized to make transfers of the Town funds amongst the designated banks.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 2

Councilman Colligan offered the following resolution, which was seconded by Supervisor Siller, to wit:

“Whereas”, The designation of two newspapers as the official papers of the Town is required by statute, now, Therefore

BE IT RESOLVED, That the Shelter Island Reporter and Newsday are hereby designated as the official newspapers of the Town of Shelter Island for the year of 2023.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 3

Supervisor Siller offered the following resolution, which was seconded by Councilwoman Brach-Williams, to wit:

“Whereas”, The Town of Shelter Island has heretofore established a Town of Shelter Island Purchasing Policy and Procedures which was effective April 1, 2014, and amended on February 8, 2019, and

“Whereas”, The last sentence of said policy states as follows: This policy shall go into effect on April 1, 2014, and will be reviewed annually, and

“Whereas”, The Town Board has reviewed the aforementioned, and suggested no amendments, now, Therefore

BE IT RESOLVED, That said policy dated April 1, 2014 is hereby approved and adopted for the year 2023.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 4

Councilwoman Brach-Williams offered the following resolution, which was seconded by Councilman Ianfolla, to wit:

“Whereas”, Pursuant to Resolution No. 182 – 2006, dated March 10, 2006, the Town Board adopted an investment policy for the Town of Shelter Island, and

Councilwoman Larsen offered the following resolution, which was seconded by Councilman Colligan, to wit:

“Whereas”, William Cummings & Bernt Heiberg Svenby, 10 Thompson Road, have petitioned the Town of Shelter Island for permission to construct a new set of lower stairs with three platforms, construct a 4’ x 30’ catwalk, supply and install a 3’ x 15’ aluminum ramp leading onto a 6’ x 12’ floating dock with a 6’ x 20’ “L” secured with three anchor piles, and

“Whereas”, A public hearing was duly held on the 28th day of February, 2023, for all interested persons to be heard in favor of or in opposition, now, Therefore

BE IT RESOLVED, That pursuant to Part 617, Section 617.10 of the State Environmental Quality Review Act and Chapter 60 of the Code of the Town of Shelter Island, notice is hereby given that the Town Board, as lead agency, has determined that the project will not have a significant effect on the environment, and a Draft Environmental Impact Statement will not be prepared.

Environmental Review Status pursuant to Chapter 60 of the Town Code of the Town of Shelter Island: Type II.

Reasons supporting this determination:

The proposed dock construction:

1. will not cause an obstruction into navigable channels or an interference with navigation;
2. will not adversely affect the public's right to use Town waters or land under Town waters;
3. will not adversely affect shellfishing grounds or other aquatic wildlife which may exist in the immediate area;
4. will not adversely affect the quality of the tidal waters, shoreline or beaches;
5. will not adversely affect the rights of adjacent residents; and

BE IT FURTHER RESOLVED, That the Town Clerk is hereby authorized to issue a permit for the aforementioned construction as per specifications filed, after said applicant, pursuant to Section 53-9 of the Code of the Town of Shelter Island, has filed with the Town Clerk a certificate that the owner has at least three hundred thousand (\$300,000.00) dollars liability insurance on the location and operations covered by said permit, a copy of the contractor's current Home Improvement Contractor's License and a certificate from the contractor performing the operations covered by said permit that said contractor has an owner's/contractor's policy issued in favor of the Town of Shelter Island for the liability limits of at least five hundred thousand (\$500,000.00) dollars covering operations of the contractor pursuant to said permit, and

BE IT FURTHER RESOLVED, That said operations shall be completed within one (1) year from the date of issuance of this permit; said permit is subject to the recommended limitations and any requirements that may be necessary under the New York State Department of Environmental Conservation, the Army Corps of Engineers, and any other agencies having jurisdiction.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 134

Councilman Colligan offered the following resolution, which was seconded by Supervisor Siller, to wit:

“Whereas”, Emmet McCann, 12 Westmoreland Drive, has petitioned the Town of Shelter Island for permission to install a mooring in West Neck Bay at a location designated as latitude 41.061525° north and longitude -72.358370° west, and

“Whereas”, A public hearing was duly held on the 28th day of February, 2023, for all interested persons to be heard in favor of or in opposition, now, therefore

BE IT RESOLVED, That the Town Clerk is hereby authorized to issue a permit for aforementioned installation with corrected coordinates of latitude 41.061399° north and longitude - 72.358444° west.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 135

Supervisor Siller offered the following resolution, which was seconded by Councilman Ianfolla to wit:

“Whereas”, Allies Fault,LLC, Josh Sapan, 22 Prospect Avenue, has petitioned the Town of Shelter Island for permission to construct a 5’ x 30’ ramp leading to a 5’ x 100’ fixed dock with a 5’ x 30’ “L” at the offshore end, construct a 4’ x 30’ lowered platform, installation of two 7-pile dolphins on west side and one 2-pile dolphins on the east side of the dock, install a 65’ of splash-board system, and provide water and electric to offshore end of dock, and

“Whereas” A public hearing was duly held on the 28th day of February, 2023, for all interested persons to be heard in favor of or in opposition, now, Therefore

BE IT RESOLVED, That pursuant to Part 617, Section 617.10 of the State Environmental Quality Review Act and Chapter 60 of the Code of the Town of Shelter Island, notice is hereby

given that the Town Board, as lead agency, has determined that the project will not have a significant effect on the environment, and a Draft Environmental Impact Statement will not be prepared.

Environmental Review Status pursuant to Chapter 60 of the Town Code of the Town of Shelter Island: Type II.

Reasons supporting this determination:

The proposed dock construction:

1. will not cause an obstruction into navigable channels or an interference with navigation;
2. will not adversely affect the public's right to use Town waters or land under Town waters;
3. will not adversely affect shellfishing grounds or other aquatic wildlife which may exist in the immediate area;

4. will not adversely affect the quality of the tidal waters, shoreline or beaches;

5. will not adversely affect the rights of adjacent residents; and

BE IT FURTHER RESOLVED, That the Town Clerk is hereby authorized to issue a permit for the aforementioned construction as per specifications filed, after said applicant, pursuant to Section 53-9 of the Code of the Town of Shelter Island, has filed with the Town Clerk a certificate that the owner has at least three hundred thousand (\$300,000.00) dollars liability insurance on the location and operations covered by said permit, a copy of the contractor's current Home Improvement Contractor's License and a certificate from the contractor performing the operations covered by said permit that said contractor has an owner's/contractor's policy issued in favor of the Town of Shelter Island for the liability limits of at least five hundred thousand (\$500,000.00) dollars covering operations of the contractor pursuant to said permit, and

BE IT FURTHER RESOLVED, That said operations shall be completed within one (1) year from the date of issuance of this permit; said permit is subject to the recommended limitations and any requirements that may be necessary under the New York State Department of Environmental Conservation, the Army Corps of Engineers, and any other agencies having jurisdiction.

Vote: 4 in favor 1 opposed (Councilwoman Woman Brach-Williams opposed)

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 136

Councilman Ianfolla offered the following resolution, which was seconded by Councilwoman Larsen, to wit:

“Whereas”, on January 18, 2023, the Town Engineer appeared in front of the Water Quality Improvement Projects Advisory Board ("WQI") to make an application for funding in the amount of \$147,600.00 for the costs associated with the engineering and permitting of the proposed Fresh Pond Remediation Project; and

“Whereas”, A public hearing was duly held on the 28th day of February, 2023, for all interested persons to be heard in favor or in opposition, now, Therefore

BE IT RESOLVED, That the aforementioned request is hereby approved and that the Supervisor or designee is hereby authorized to execute any and all documents in connection with retaining Lombardo Associates for this project.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

RESOLUTION NO. 137

Councilwoman Larsen offered the following resolution, which was seconded by Councilman Colligan, to wit:

“Whereas”, The Shelter Island Yacht Club, 12 Chequit Avenue, has petitioned the Town of Shelter Island for permission to maintenance dredge designated areas within the marina to -6” mean low water, placing resultant 125 cubic yards of dredge material at an approved upland location, as per submitted plan and pursuant to DEC permit, and

“Whereas”, The Waterways Committee of the Town Board has inspected the site and approved of said dredging, now, Therefore

BE IT RESOLVED, That the Town Clerk is hereby authorized to issue a permit for the aforementioned maintenance dredging.

Vote: 5 in favor 0 opposed

The resolution was thereupon declared duly adopted.

The Supervisor opened the regular meeting to the public. There being no comments, at 8:46 p.m., the Supervisor made a motion to close. Motion was seconded by Councilman Colligan.



TOWN OF SHELTER ISLAND
38 NORTH FERRY ROAD – P.O. BOX 1549
SHELTER ISLAND, NEW YORK 11964

AMBER WILSON
TOWN CLERK
REGISTRAR OF VITAL STATISTICS
FREEDOM OF INFORMATION OFFICER
RECORDS ACCESS OFFICER

ADMINISTRATIVE (631) 749-1166
FAX NUMER (631) 749-3436
townclerk@shelterislandtown.gov

**PERMIT GRANTED BY
THE TOWN BOARD
TOWN OF SHELTER ISLAND
SHELTER ISLAND, NEW YORK**

To: Allies Fault, LLC, Josh Sapan
Tax Map Number: N/A

You are hereby permitted to construct a 5' x 30' ramp leading to a 5' x 100' fixed dock with a 5' x 30' "L" at the offshore end, construct a 4' x 30' lowered platform, installation of two 7-pile dolphins on west side and one 2-pile dolphins on the east side of the dock, install a 65' of splashboard system, and provide water and electric to offshore end of dock, as per plans submitted.

This permit is granted with the understanding that all docks, bulkheads, landing rafts, moorings or any structures installed, built or constructed on or over the bay bottoms owned by the Town of Shelter Island may be so installed, built or constructed only without prejudice to the right and title of the Town of Shelter Island in and to such bay bottoms. This permit is granted with the further understanding that the work to be performed pursuant hereto will not obstruct the right of the public to pass along the foreshore between the high and low water mark. In the event that such work shall interfere with or obstruct such right of the public, the permittee hereby expressly agrees to provide and allow suitable passageway around or over the same so that the public will be given free and unobstructed passage along said foreshore.

The validity of this permit is or may be subject to the approval of other governmental or municipal authorities. The Town accepts no responsibility in applying for or obtaining such approval. In the event that such approval is necessary, the holder of this permit shall not commence operations hereunder until such additional approval has been obtained in writing. The failure to obtain such other approval when required shall subject this permit to immediate revocation by the Town Clerk upon receipt by the Town Clerk of written notice from such other governmental or municipal authorities of its refusal or disapproval.

The permittee does, by the acceptance of this permit, assume all responsibility for operations undertaken pursuant to this permit and shall take all precautions for the prevention of injuries to persons and property resulting from such operations. By such acceptance the permittee also agrees to indemnify and save harmless the Town and its officers, agents and employees from any and all claims arising from operations under this permit and any and all acts or omissions of permittee, his agents and employees.

The permittee and the owner and occupants of the premises upon which the operations authorized by this permit are being conducted do, by the acceptance of this permit, give consent to the Town and its officers and employees to enter upon the premises where such operations are being conducted to make such inspections as the Town may deem necessary to ensure that such operations are being conducted in conformity with this permit.

Permit Number: 3711

 Town Clerk

Date of Issuance: March 6, 2023

Permit expires: March 31, 2024

copy

TOWN OF SHELTER ISLAND
38 NORTH FERRY ROAD, P.O. BOX 1549
SHELTER ISLAND, NY 11964-1549
Dorothy S. Ogar, Town Clerk
Telephone: (631) 749-1166
Fax: (631) 749-3436

JAN 26 2023



APPLICATION FOR PERMIT

Docks, Dredging, Bulkheads, Groins, Repairs, & Water Control Structures (excluding moorings)
Fees: Repairs - \$125.00, New Construction - \$250.00

Name Allies Fault LLC c/o Josh Sapan

Telephone Numbers (include area code)

Mailing Address [REDACTED]

Home _____

[REDACTED]

Business _____

Email [REDACTED]

Cell [REDACTED]

Description of work to be done Construct a 5'x30' ramp leading to a 5'x100' fixed dock with a 5'x30' "L" at offshore end. Construct a 4'x30' lowered platform. Install two 7-pile dolphins on west side and one 2-pile dolphin on east side of dock. Install 65' of splash-board under dock. Provide for water and electric to offshore end of dock.

Property Location/Street Address (include tax map number) 22 Prospect Avenue Shelter Island

SCTM: 700-5-4-5

Name, Address, Telephone # of Contractor Costello Marine Contracting Corp.

P.O. Box 2124, Greenport, NY 11944 Phone (631) 477-1199

Applicant agrees that when said permit is issued, it is on the express condition that the work to be performed pursuant thereto will not obstruct the right of the public to pass along the foreshore between the high and low water mark. In the event that such work shall interfere with or obstruct such right of the public, the permittee hereby expressly agrees that (s)he will provide and allow suitable passageway around or over the same so that the public will be given free and unobstructed passage along said foreshore.

It is expressly understood and agreed that the applicant hereby agrees to hold the Town of Shelter Island and its authorized representatives completely blameless for any liability in connection with property or bodily damages arising out of or incidental to the performance of the work involved in said permit.

Date 1/25/2023

[Signature]
Signature of Applicant

INSTRUCTIONS & REGULATIONS

Docks

A permit shall be required for the construction, alteration or modification of a dock. A permit shall not be required for the repair of a dock, except in any of the following circumstances:

- when the total cost for such repair of an existing dock exceeds ten thousand (\$10,000.00) dollars;
- when the repair is other than in kind and in place;
- when no previous permit has been issued for the construction of the dock;
- when less than thirty (30%) percent of the original structure remains in a structurally sound condition;
- extension of utilities (including water, electric, cable and telephone) to a dock requires a building permit issued by the Town Building Department.

The dock permit shall be issued by the Town Board and will be valid for a period of twelve (12) months from the date of issuance and is conditioned on the issuance of permits from other governmental or municipal authorities as may be required. A permit may be extended by resolution of the Town Board for an additional period of six (6) months without a public hearing provided that the request for same is submitted no later than thirty (30) days prior to the expiration date. No dock construction may be commenced under the permit until the Building Department is notified by the dock contractor of the date construction will commence.

Sixteen (16) copies of the dock application shall be accompanied by sixteen (16) copies of the following:

- A certified survey of the owner's property on which the proposed dock is to be located, indicating the zoning district and showing property lines, exact location of the proposed dock and other structures, any unusual natural features on the property and adjacent waters, and depths to the nearest foot at ten (10) foot intervals to the end of the dock, measured at mean low water.

- An accurately dimensioned scale drawing of the proposed dock in plan and elevation format showing the structural design details of the dock, including the location and type of services and utilities (including water, electric, cable and telephone).

- Specifications for the construction materials to be used.

- The following proof of insurance in force: (a) from the owner, a certificate of insurance for at least \$300,00 liability on the location and operations covered by said permit; and (b) from the contractor performing the operations covered by said permit, an owner's/contractor's policy issued in favor of the Town of Shelter Island for the liability limits of at least \$500,000 covering operations of the contractor pursuant to said permit.

- Any copies of applications and permits related to other agencies as may be required.

In addition to the above, it shall be a prerequisite for a complete application that the off-shore location for the proposed structure shall be clearly delineated by a minimum of four stakes and that additional stakes be placed at the property boundaries nearest the dock. The location of these stakes should correspond exactly to the configuration of the proposed structure on the scale drawing accompanying this application.

Applications for the alteration, modification or repair of an existing dock which do not change the configuration of the dock are exempt from the requirements of a certified survey and

material from such lands in the Town of Shelter Island without first obtaining a permit from the Shelter Island Town Board.

The validity of any permits issued shall be conditioned on the issuance of permits from other governmental or municipal authorities as may be required.

In issuing a permit, the Town Board may impose such reasonable conditions and restrictions as will prevent the obstruction or interference with navigation, the public use of Town waters or lands under Town waters, or shall be in furtherance of the public interest.

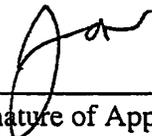
Dock Application Statement

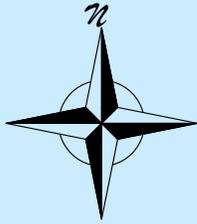
(must be signed by applicant, not agent or contractor)

The undersigned certifies the following:

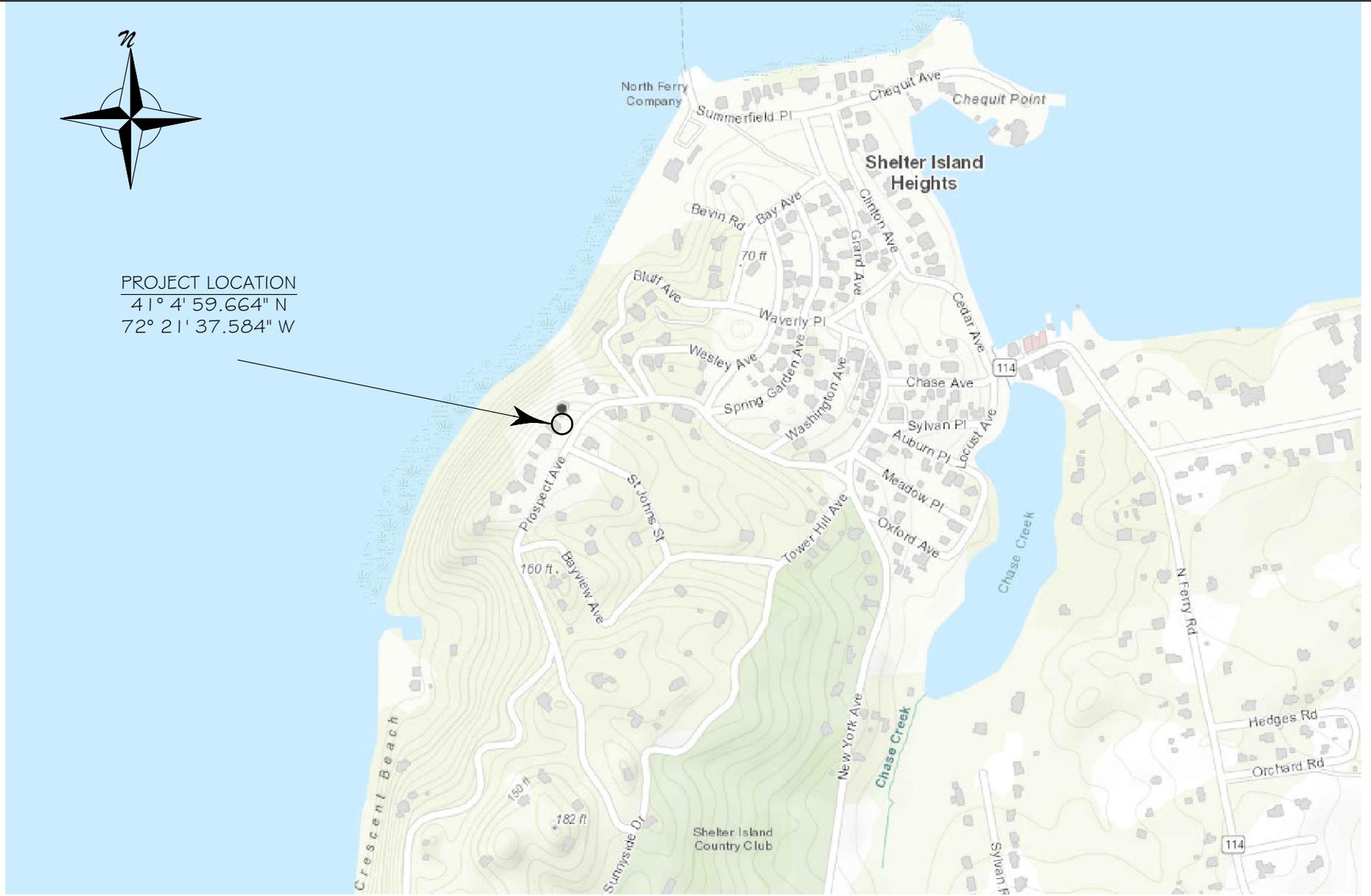
1. The materials and design of the dock will meet all pertinent federal, state, county and town regulations.
2. Acceptance of the permit shall constitute an agreement that the permittee:
 - a) will indemnify and hold the Town of Shelter Island and its authorized representatives harmless from any liability in connection with any property damage or bodily injury that may occur as a result of the issuance of a permit under the Town of Shelter Island Dock Local Law, nor is the Town responsible for the loss, damage or theft to boats and/or their contents;
 - b) consents to the entry on the property by the Dock Inspector or other authorized representative of the Town in order to make such inspections as the Town may deem necessary to ensure compliance with the terms and conditions of the permit.

3/23/2022
Date


Signature of Applicant



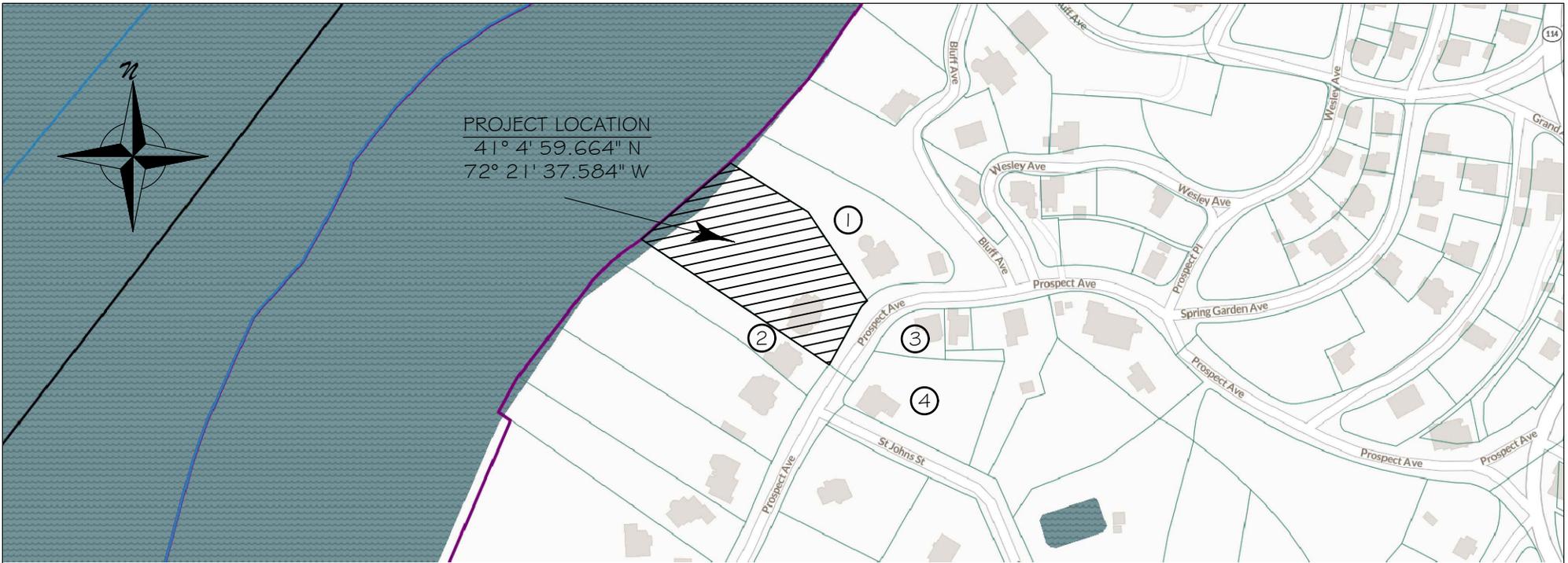
PROJECT LOCATION
41° 4' 59.664" N
72° 21' 37.584" W



VICINITY MAP

APPLICANT: ALLIES FAULT, LLC.
C/O JOSH SAPAN
ADDRESS: 285 CENTRAL PARK W PH N
NEW YORK, NY 10024-3006
JOB SITE: 22 PROSPECT AVENUE
SHELTER ISLAND, NY 11964
SCTM: #700-5-4-5
DATE: 09/14/22, 09/07/2022, 03/03/2022,
09/27/2021, 06/30/2021

PREPARED BY: RR REVISED BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199



ADJACENT PROPERTY OWNERS

① OLIVE B. REICH IRR TRUST
 DANIEL K. REICH
 7518 THIRD AVENUE
 BROOKLYN, NY 11209
 (20 PROSPECT AVENUE)
 (SCTM# 700-5-4-4)

② MELKONIAN '07 QL. PR. RS. TST
 C/O FRANCIS A. BERTINI
 7503 PLEASANT WAY
 ANNANDALE, VA 22033
 (24 PROSPECT AVENUE)
 (SCTM# 700-6-1-1)

③ RICHARD M. HANSON
 5015 48TH STREET
 WOODSIDE, NY 11337
 (13 PROSPECT AVENUE)
 (SCTM# 700-6-2-1)

④ ETHELEE HAHN & ALEXANDRA
 HAHN-MURPHY
 1160 PARK AVENUE
 NEW YORK, NY 10128
 (10 ST JOHNS STREET)
 (SCTM# 700-6-2-3)

LOCATION MAP

PREPARED BY: RR REVISED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

(SHEET 2 of 7)

APPLICANT: ALLIES FAULT, LLC.
 C/O JOSH SAPAN
 ADDRESS: 285 CENTRAL PARK W PH N
 NEW YORK, NY 10024-3006
 JOB SITE: 22 PROSPECT AVENUE
 SHELTER ISLAND, NY 11964
 SCTM: #700-5-4-5
 DATE: 09/14/22, 09/07/2022, 03/03/2022,
 09/27/2021, 06/30/2021

PROPOSED

MODIFY DEC PERMIT#1-4732-01125/00003 DATED 3/15/2022 TO ALLOW THE REMOVAL OF (1) TWO-PILE DOLPHIN AND RELOCATION OF (1) TWO-PILE DOLPHIN ON THE EAST SIDE OF DOCK. REMOVE PROPOSED BOAT LIFT. CONSTRUCT 35' SPLASHBOARD SYSTEM ON SEAWARD END OF 5'x100' FIXED DOCK. CONSTRUCT 30' SPLASHBOARD SYSTEM ON SEAWARD SIDE OF "L".

MATERIALS

PILING:	12" GREENHEART
STRINGERS:	8" X 8" CCA TREATED LUMBER
CAP:	6" X 12" CCA TREATED LUMBER
DECKING:	5/4" X 6" PURPLEHEART
SPLASHBOARD:	3" X 10" CCA TREATED LUMBER
BOLTS:	HOT DIPPED GALVANIZED
DECKING FASTENERS:	STAINLESS STEEL

ACCESS

BY WATER VIA BARGE AND BY LAND THRU APPLICANTS' PROPERTY

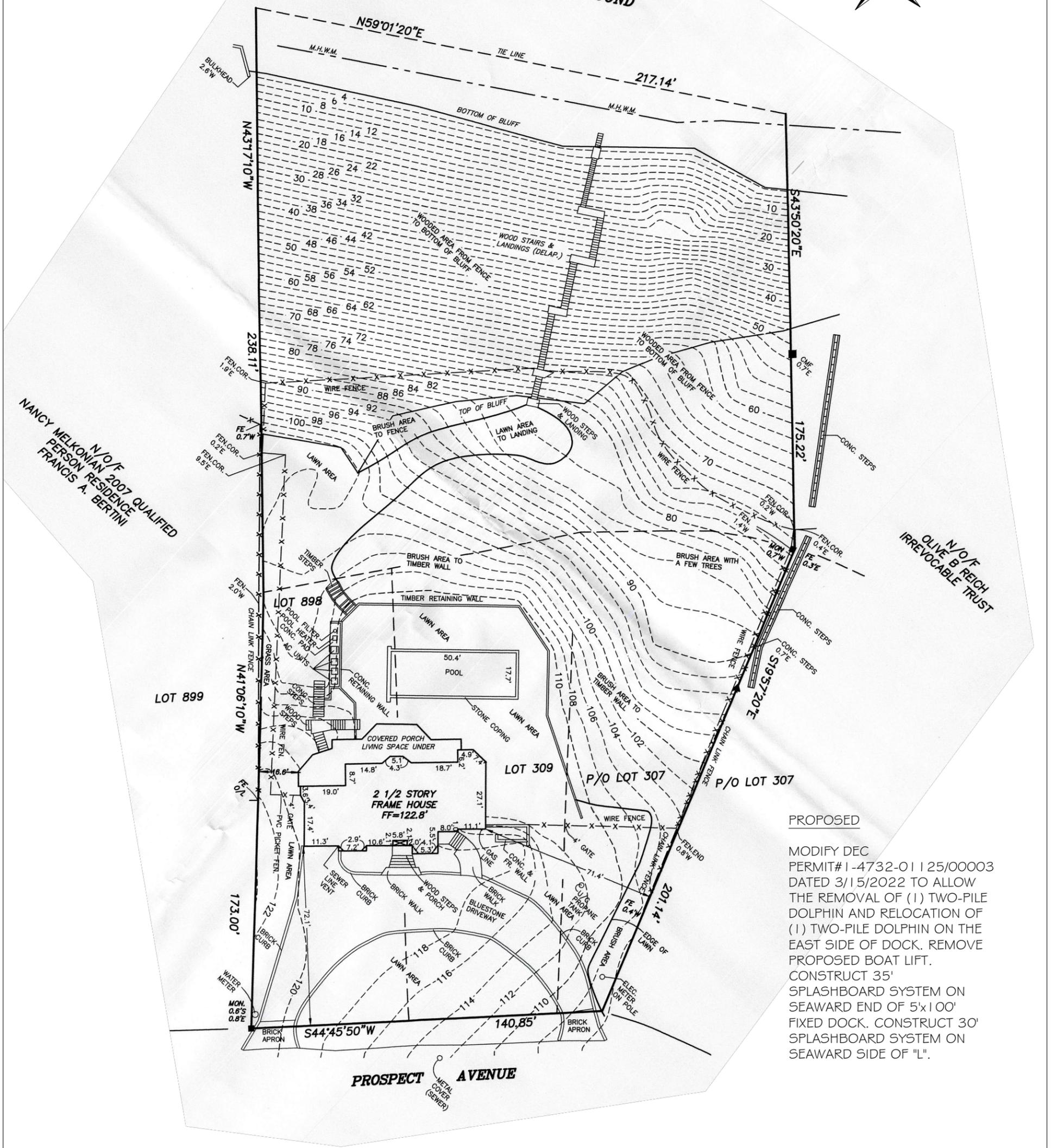
PREPARED BY: RR REVISED BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199

(SHEET 3 of 7)

APPLICANT: ALLIES FAULT, LLC.
C/O JOSH SAPAN
ADDRESS: 285 CENTRAL PARK W PH N
NEW YORK, NY 10024-3006
JOB SITE: 22 PROSPECT AVENUE
SHELTER ISLAND, NY 11964
SCTM: #700-5-4-5
DATE: 09/14/22, 09/07/2022, 03/03/2022,
09/27/2021, 06/30/2021



SHELTER ISLAND SOUND



N/O/F
NANCY MELKONIAN 2007 QUALIFIED
PERSON RESIDENCE
FRANCIS A. BERTINI

N/O/F
OLIVE B REICH
IRREVOCABLE TRUST

PROPOSED
 MODIFY DEC
 PERMIT# 1-4732-01 | 25/00003
 DATED 3/15/2022 TO ALLOW
 THE REMOVAL OF (1) TWO-PILE
 DOLPHIN AND RELOCATION OF
 (1) TWO-PILE DOLPHIN ON THE
 EAST SIDE OF DOCK. REMOVE
 PROPOSED BOAT LIFT.
 CONSTRUCT 35'
 SPLASHBOARD SYSTEM ON
 SEAWARD END OF 5x100'
 FIXED DOCK. CONSTRUCT 30'
 SPLASHBOARD SYSTEM ON
 SEAWARD SIDE OF "L".

PREPARED BY: RR REVISED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199



APPLICANT: ALLIES FAULT, LLC.
 C/O JOSH SAPAN
 ADDRESS: 285 CENTRAL PARK W PH N
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 SCTM: #700-5-4-5
 DATE: 09/14/22, 09/07/2022, 03/03/2022,
 09/27/2021, 06/30/2021

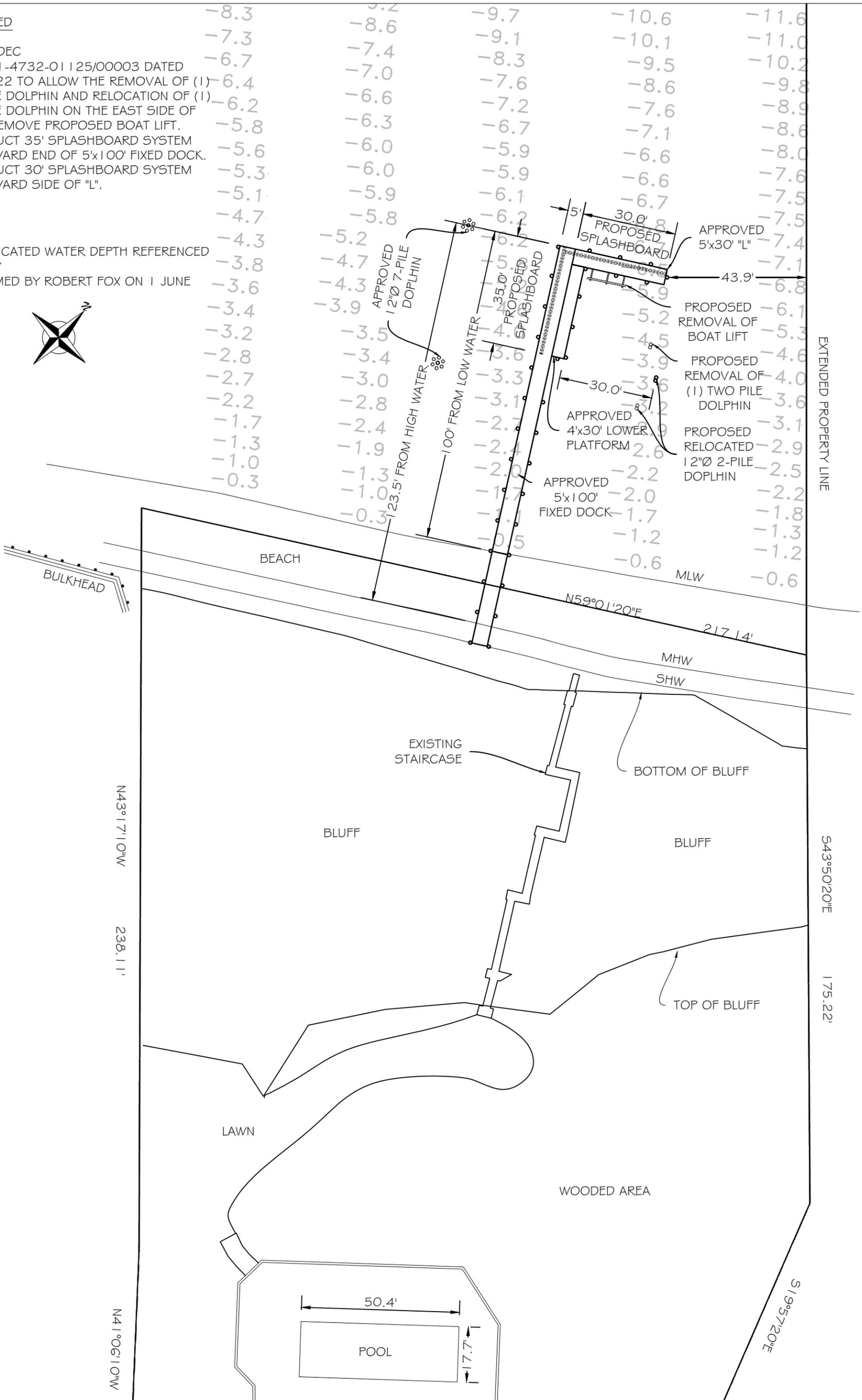
PROPOSED

MODIFY DEC

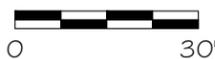
PERMIT# 1-4732-01 | 25/00003 DATED 3/15/2022 TO ALLOW THE REMOVAL OF (1) TWO-PILE DOLPHIN AND RELOCATION OF (1) TWO-PILE DOLPHIN ON THE EAST SIDE OF DOCK. REMOVE PROPOSED BOAT LIFT. CONSTRUCT 35' SPLASHBOARD SYSTEM ON SEAWARD END OF 5x100' FIXED DOCK. CONSTRUCT 30' SPLASHBOARD SYSTEM ON SEAWARD SIDE OF "L".

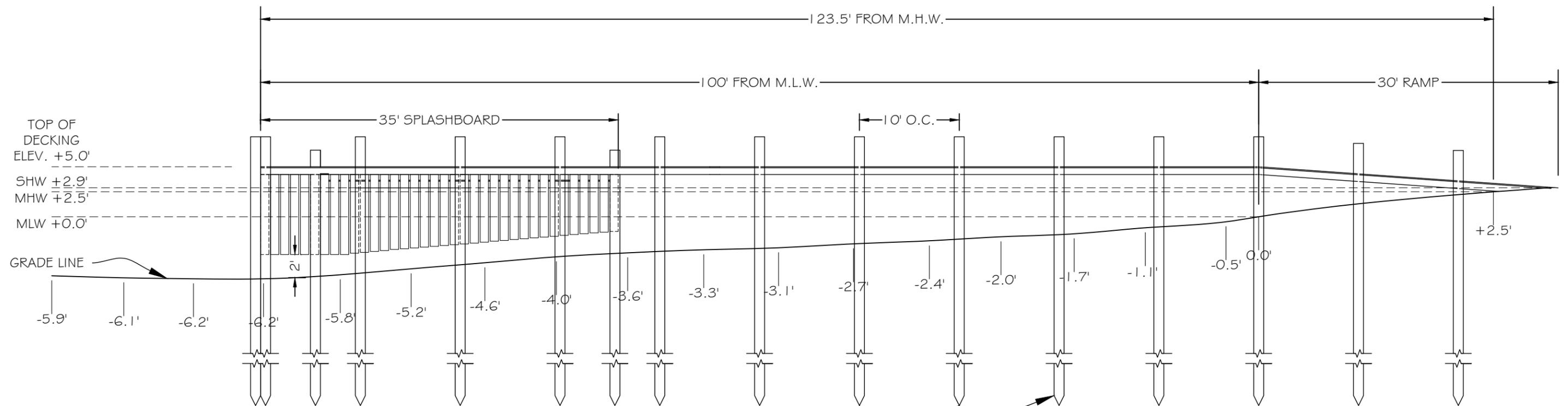
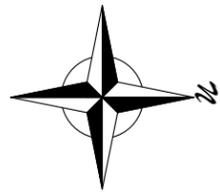
NOTE:

-0.5 INDICATED WATER DEPTH REFERENCED TO MLLW PERFORMED BY ROBERT FOX ON 1 JUNE 2021



PLAN MAP





NOTE:
 -0.5 INDICATED WATER DEPTH REFERENCED TO MLLW
 PERFORMED BY ROBERT FOX ON 1 JUNE 2021

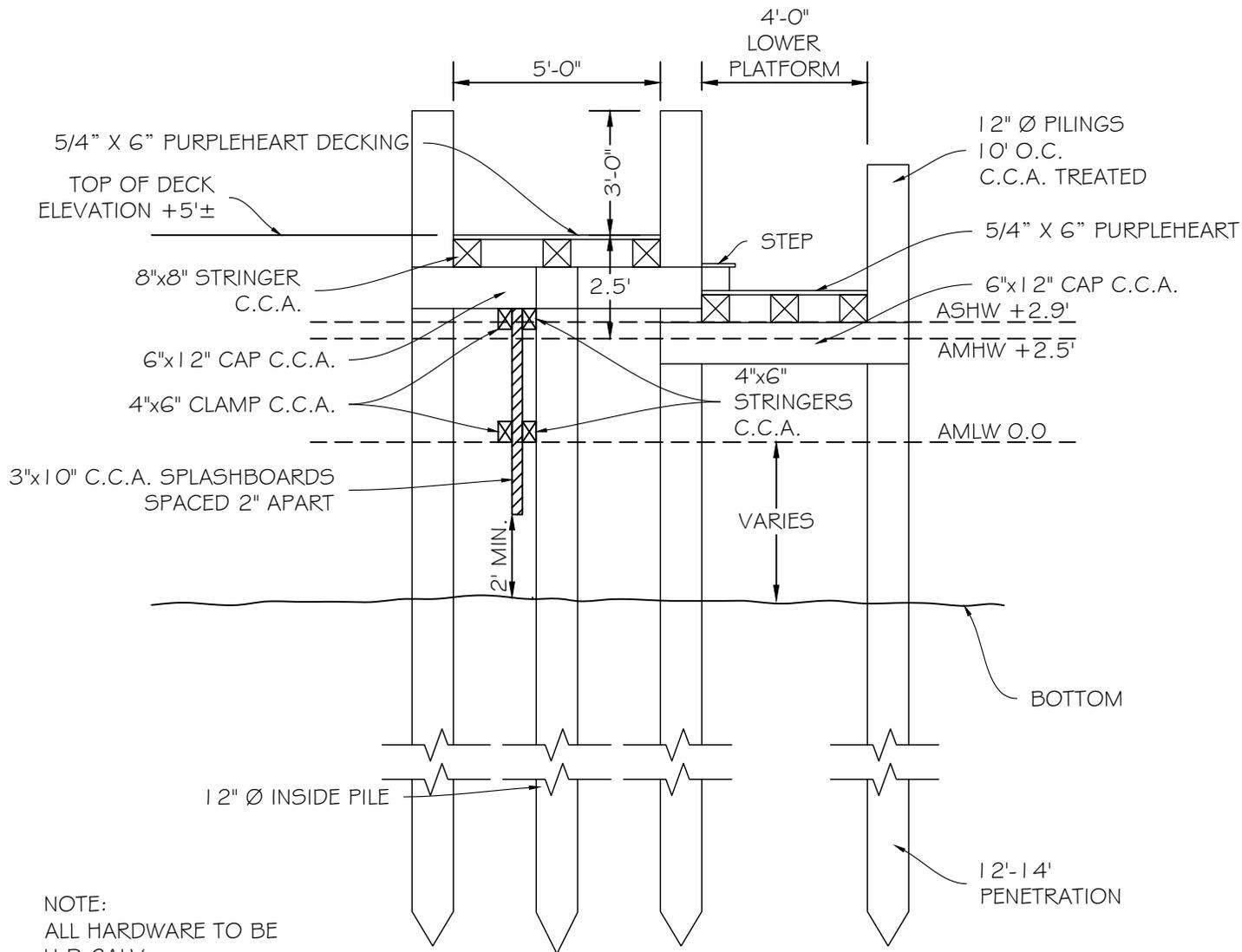
DOCK ELEVATION



(SHEET 6 of 7)

PREPARED BY: RR REVISED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

APPLICANT: ALLIES FAULT, LLC.
 C/O JOSH SAPAN
 ADDRESS: 285 CENTRAL PARK W PH N
 NEW YORK, NY 10024-3006
 JOB SITE: 22 PROSPECT AVENUE
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 SCTM: #700-5-4-5
 DATE: 09/14/22, 09/07/2022, 03/03/2022,
 09/27/2021, 06/30/2021



DOCK DETAIL

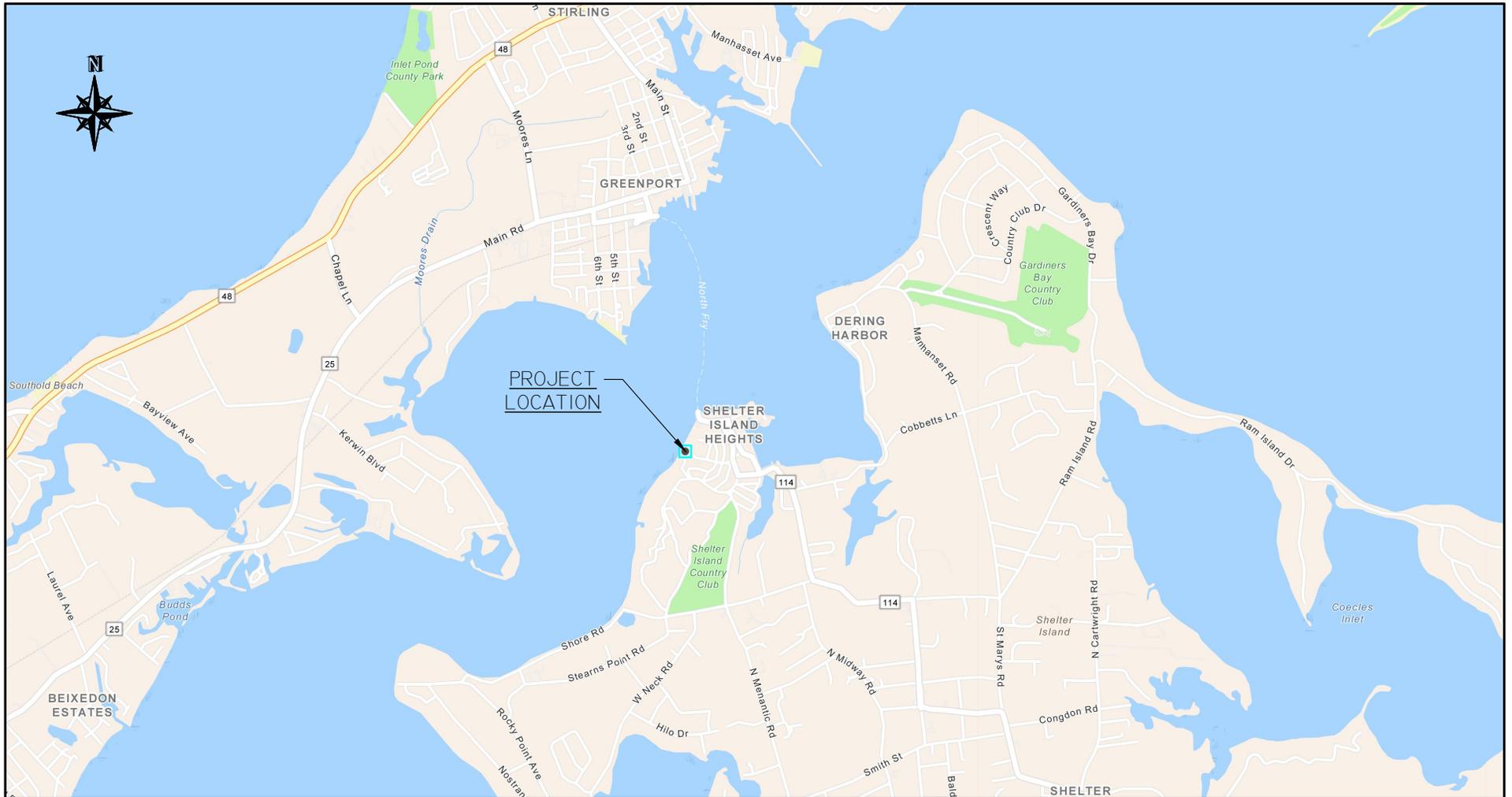


(SHEET 7 of 7)

PREPARED BY: RR REVISED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
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 (631)477-1199

APPLICANT: ALLIES FAULT, LLC.
 C/O JOSH SAPAN
 ADDRESS: 285 CENTRAL PARK W PH N
 NEW YORK, NY 10024-3006
 JOB SITE: 22 PROSPECT AVENUE
 SHELTER ISLAND, NY 11964
 SCTM: #700-5-4-5
 DATE: 09/14/22, 09/07/2022, 03/03/2022,
 09/27/2021, 06/30/2021

EXHIBIT “2”



PREPARED BY: KS REVISD BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

VICINITY MAP
 N41° 05' 06" W72° 21' 33"
 (SHEET 1 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
SCTM#: 700-5-4-1
DATE: 01/09/24, 11/30/23

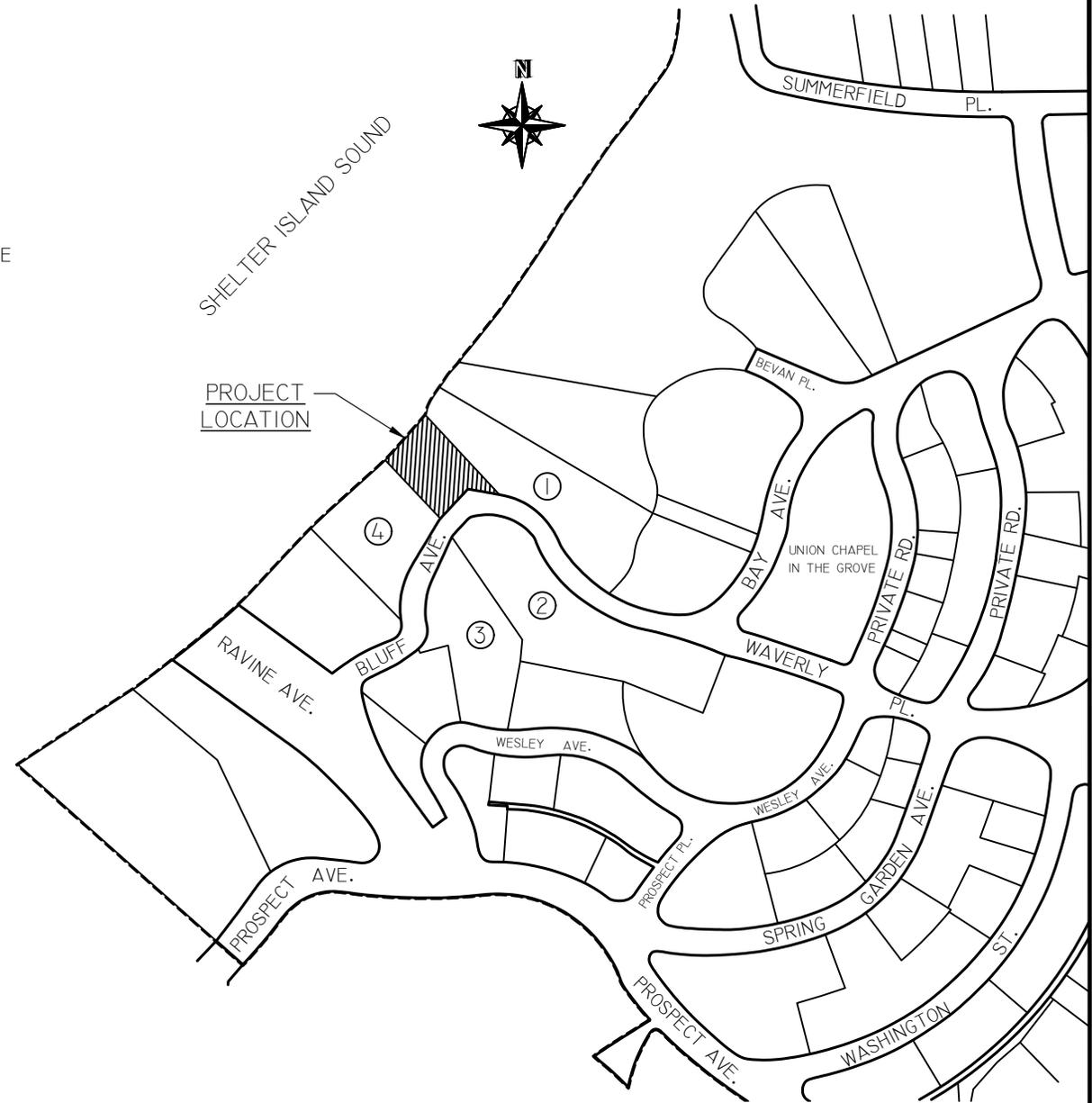
ADJACENT PROPERTY OWNERS

① RICHARD L. THIERINGER & JAMES S. THIERINGER, TRUSTEE
P.O. Box 1610
FOLLY BEACH, SC 29439
(4 BLUFF AVENUE)
(SCTM# 700-5-2-6)

② CHAD RUSTAN PIKE 2012 REV. TRUST
C/O ALAN PIKE, TRUSTEE
221 N. HOGAN STREET, STE. 403
JACKSONVILLE, FL 32202
(1 BLUFF AVENUE)
(SCTM# 700-5-4-9)

③ STEPHEN & LORRAINE ARADO WALKER
128 OLD FULTON STREET, APT. 3E
BROOKLYN NY 11201
(3 BLUFF AVENUE)
(SCTM# 700-5-4-26.1)

④ SHARON L. EDWARDS & TIMOTHY J. PURTELL
3541 KINGSBORO
ATLANTA, GA 30319
(8 BLUFF AVENUE)
(SCTM# 700-5-4-2)



APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 01/09/24, 11/30/23

PREPARED BY: KS REVISD BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O. BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199

LOCATION MAP

N41° 05' 06" W72° 21' 33"

(SHEET 2 OF 7)

PROPOSED

- CONSTRUCT A 5'x110' MAIN PIER LEADING TO A 5'x27' "L" SECTION AT SEAWARD END.
- INSTALL A 70' SPLASHBOARD SYSTEM
- INSTALL ONE 2-PILE DOLPHIN
- INSTALL THREE LADDERS
- INSTALL ONE BENCH

MATERIALS:

PIER & "L"

PILING: 12"Ø - GREENHEART
STRINGERS: 8"x8" - CCA
CAP: 6"x12" - CCA
DECKING: 5/4"x6" - PURPLEHEART
HARDWARE: H.D. GALV & STN. STL. FASTENERS

SPLASHBOARD:

SPLASHBOARDS: 3"x10" - GREENHEART
STRINGERS: 6x8" - CCA
CLAMPS: 4"x8" - CCA
HARDWARE: H.D. GALV & STN. STL. FASTENERS

ACCESS:

BY WATER VIA BARGE

PREPARED BY: KS REVISED BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O. BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199

(SHEET 3 OF 7)

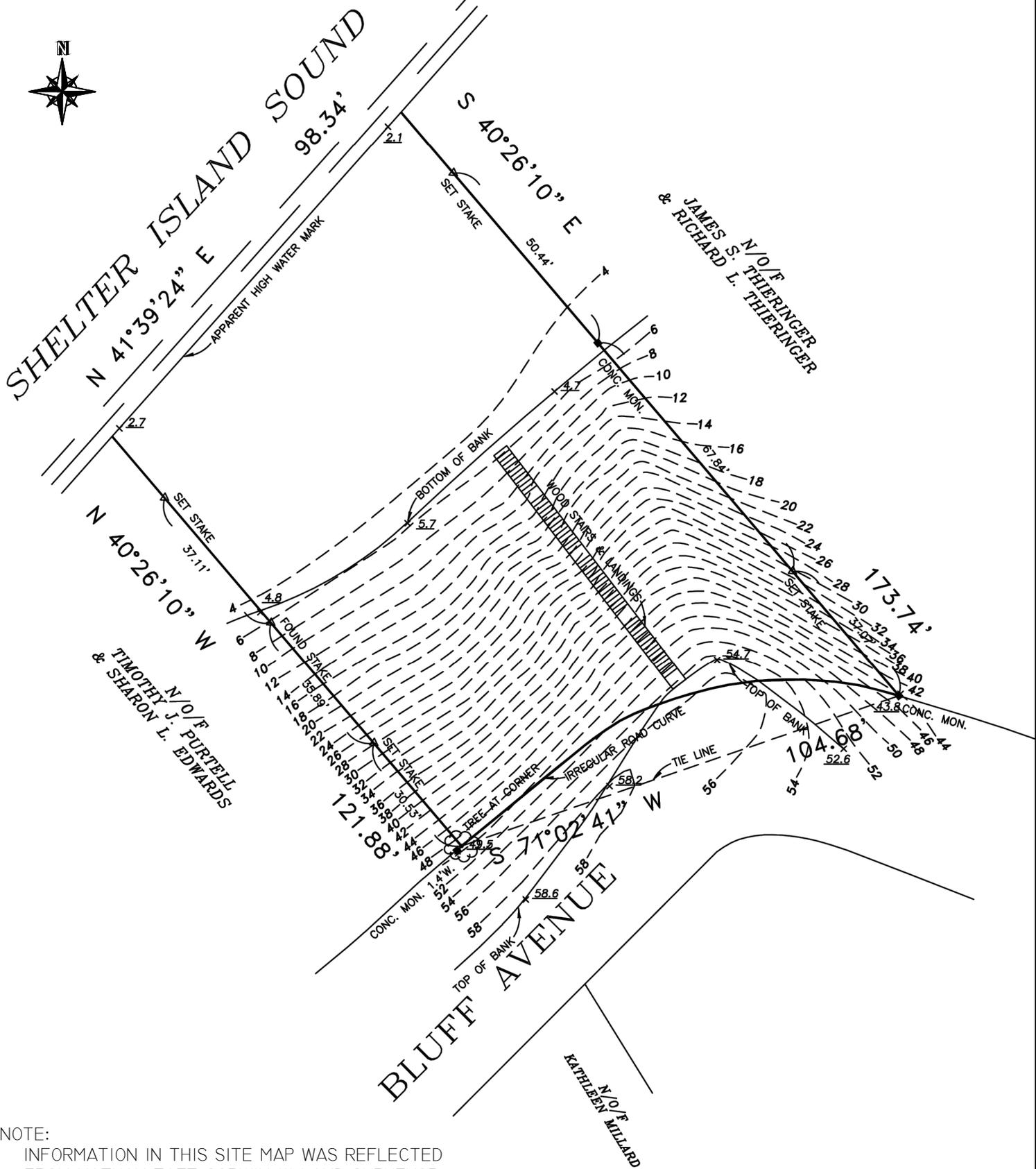
APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 01/09/24, 11/30/23

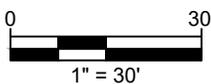


NOTE:
 INFORMATION IN THIS SITE MAP WAS REFLECTED
 FROM NATHAN TAFT CORWIN III LAND SURVEYOR
 DATED MAY 2, 2011

ELEVATIONS ARE REFERENCES TO
 N.G.V.D. 1929 DATUM

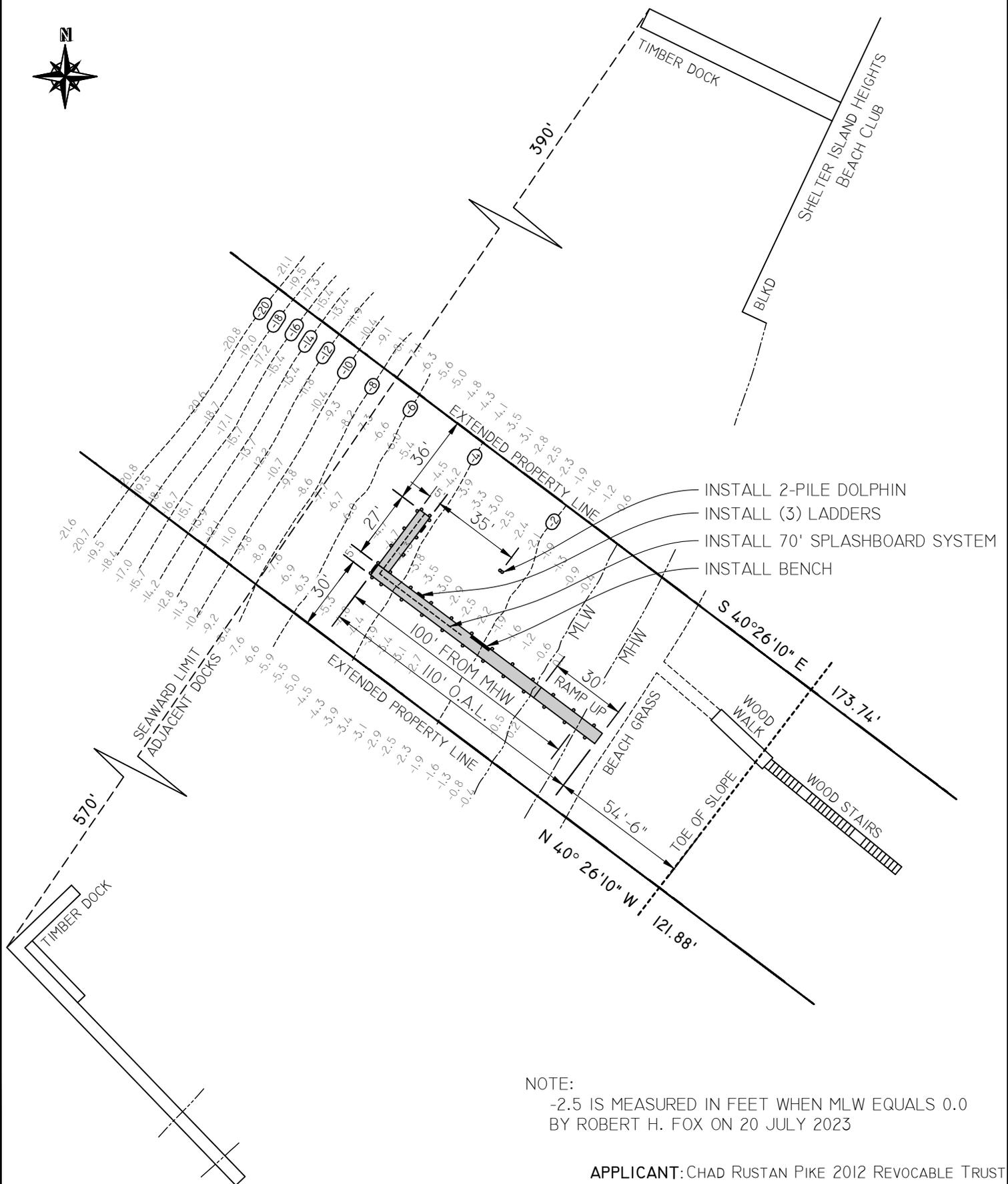
PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

SITE MAP



(SHEET 4 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
 ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
 JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-4-1
 DATE: 01/09/24, 11/30/23

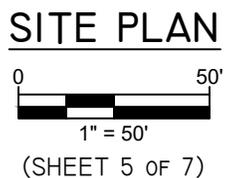


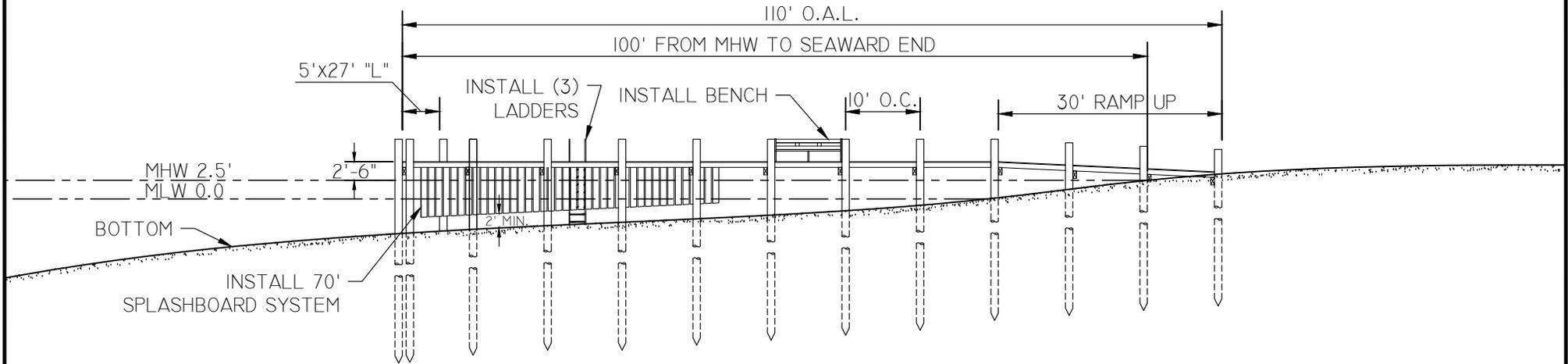
- INSTALL 2-PILE DOLPHIN
- INSTALL (3) LADDERS
- INSTALL 70' SPLASHBOARD SYSTEM
- INSTALL BENCH

NOTE:
 -2.5 IS MEASURED IN FEET WHEN MLW EQUALS 0.0
 BY ROBERT H. FOX ON 20 JULY 2023

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
 ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
 JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-4-1
 DATE: 01/09/24, 11/30/23

PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199





PREPARED BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O. BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199

ELEVATION



(SHEET 6 OF 7)

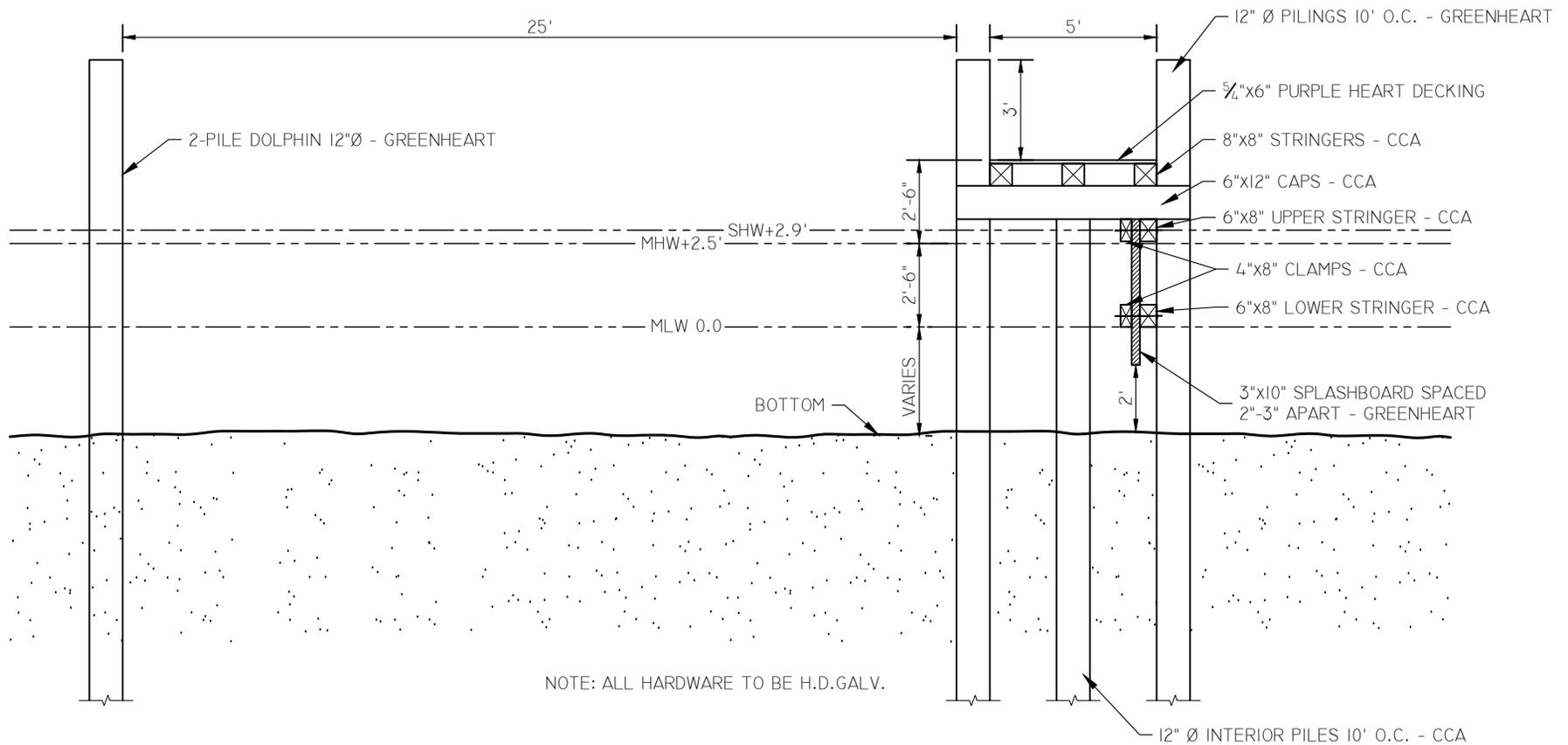
APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 01/09/24, 11/30/23



PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

DETAIL



(SHEET 7 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE

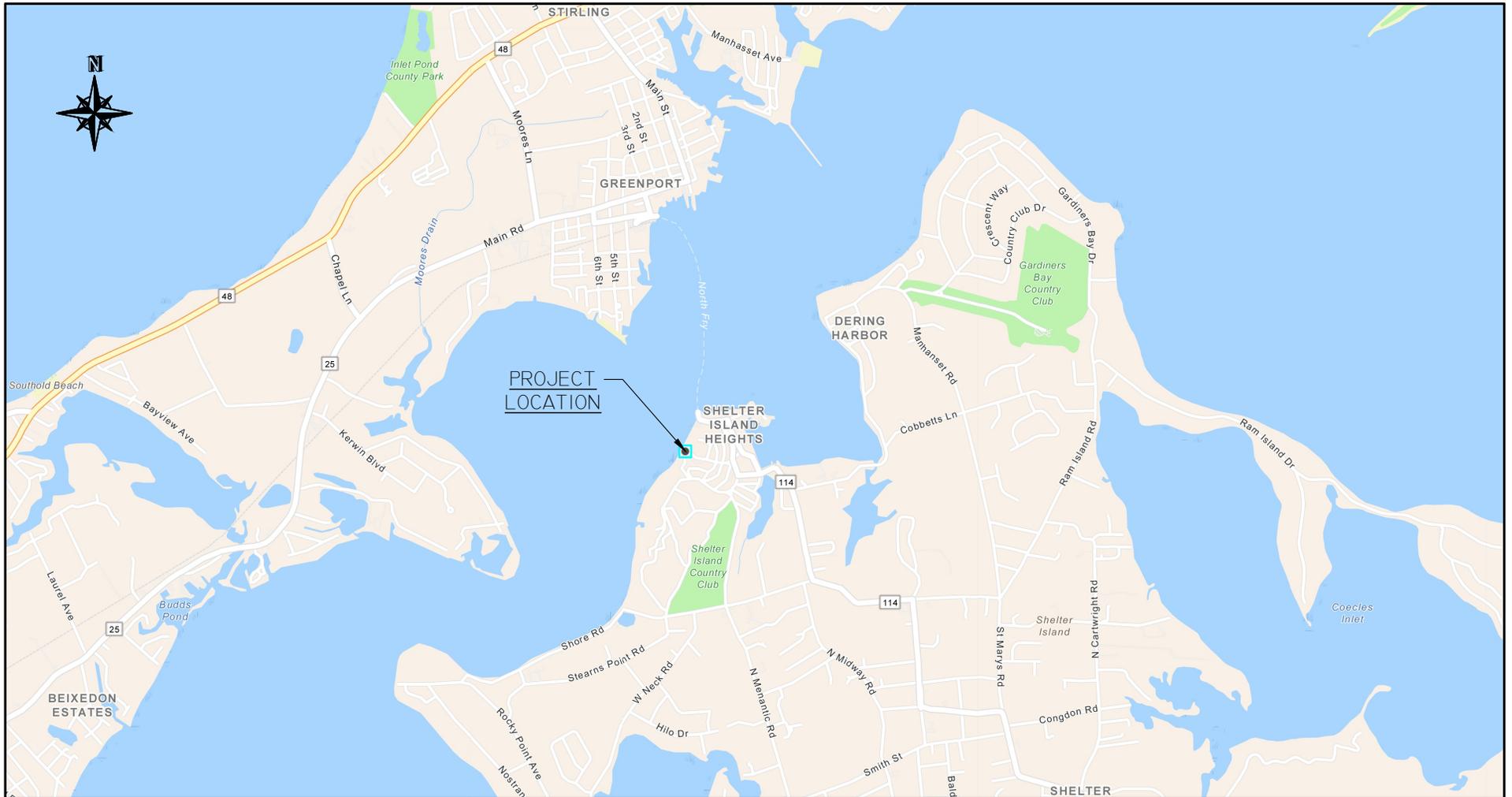
ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 01/09/24, 11/30/23

EXHIBIT “3”



PREPARED BY: KS REVISD BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

VICINITY MAP
 N41° 05' 06" W72° 21' 33"
 (SHEET 1 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
SCTM#: 700-5-4-1
DATE: 12/23/25, 01/10/24, 11/30/23

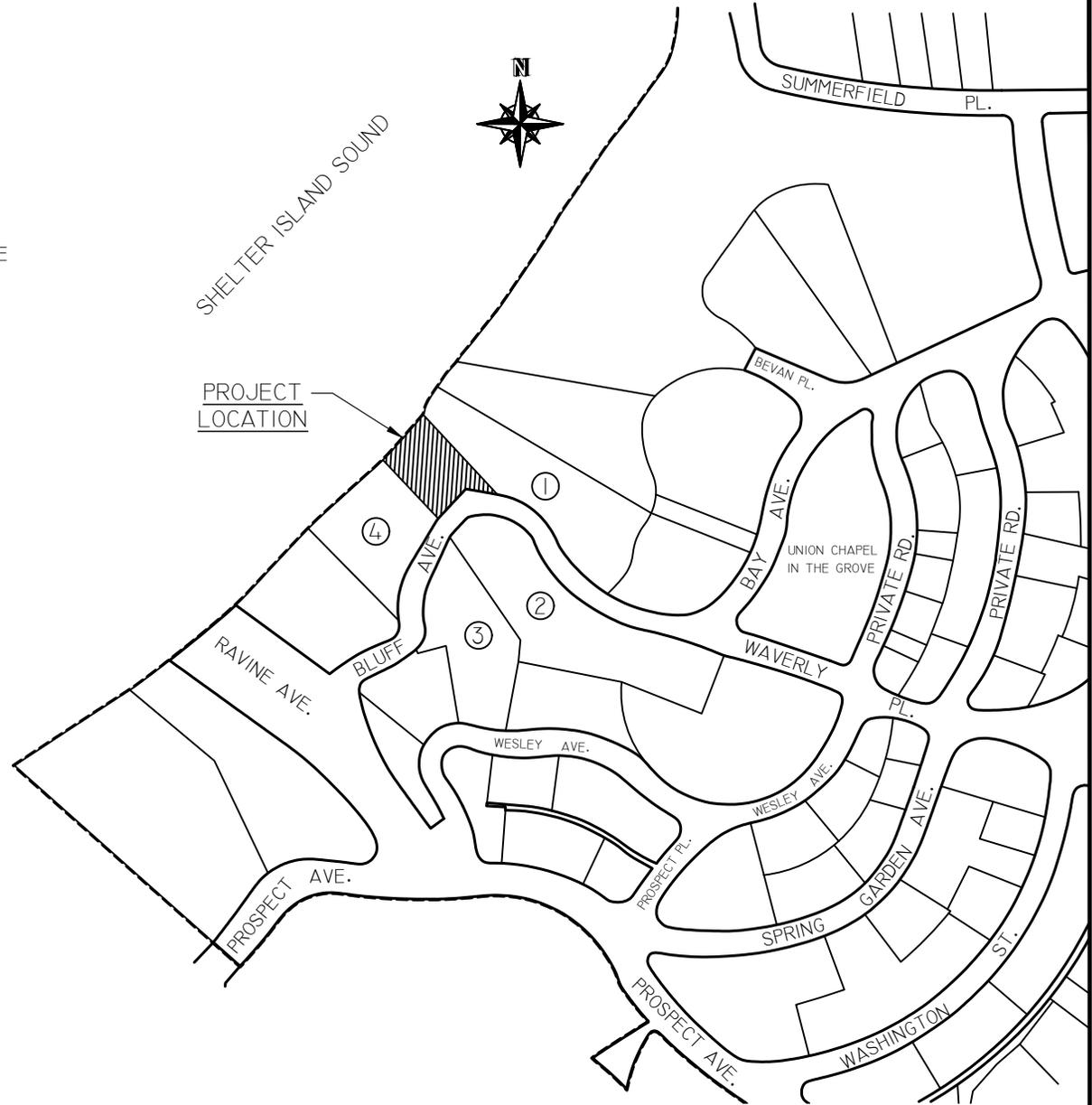
ADJACENT PROPERTY OWNERS

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(1 BLUFF AVENUE)
(SCTM# 700-5-4-9)

③ STEPHEN & LORRAINE ARADO WALKER
128 OLD FULTON STREET, APT. 3E
BROOKLYN NY 11201
(3 BLUFF AVENUE)
(SCTM# 700-5-4-26.1)

④ SHARON L. EDWARDS & TIMOTHY J. PURTELL
3541 KINGSBORO
ATLANTA, GA 30319
(8 BLUFF AVENUE)
(SCTM# 700-5-4-2)



APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23

PREPARED BY: KS REVISD BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O. BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199

LOCATION MAP

N41° 05' 06" W72° 21' 33"

(SHEET 2 OF 7)

PROPOSED

- CONSTRUCT A 5'x98.5' MAIN PIER LEADING TO A 5'x27' "L" SECTION AT SEAWARD END.
- INSTALL A 70' SPLASHBOARD SYSTEM
- INSTALL ONE 2-PILE DOLPHIN
- INSTALL THREE LADDERS

MATERIALS:

PIER & "L"

PILING: 12"Ø - GREENHEART
STRINGERS: 8"x8" - CCA
CAP: 6"x12" - CCA
DECKING: 5/4"x6" - PURPLEHEART
HARDWARE: H.D. GALV & STN. STL. FASTENERS

SPLASHBOARD:

SPLASHBOARDS: 3"x10" - GREENHEART
STRINGERS: 6x8" - CCA
CLAMPS: 4"x8" - CCA
HARDWARE: H.D. GALV & STN. STL. FASTENERS

ACCESS:

BY WATER VIA BARGE

PREPARED BY: KS REVISED BY: KS
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(SHEET 3 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23



SHELTER ISLAND SOUND
 N 41°39'24" E 98.34'

S 40°26'10" E 50.44'

JAMES S. THIERRINGER
 & RICHARD L. THIERRINGER
 N/O/F

N 40°26'10" W 37.11'

TIMOTHY J. PURTELL
 & SHARON L. EDWARDS
 N/O/F

BLUFF AVENUE
 S 71°02'41" W 121.88'

KATHLEEN MILLARD
 N/O/F

NOTE:
 INFORMATION IN THIS SITE MAP WAS REFLECTED
 FROM NATHAN TAFT CORWIN III LAND SURVEYOR
 DATED MAY 2, 2011

ELEVATIONS ARE REFERENCES TO
 N.G.V.D. 1929 DATUM

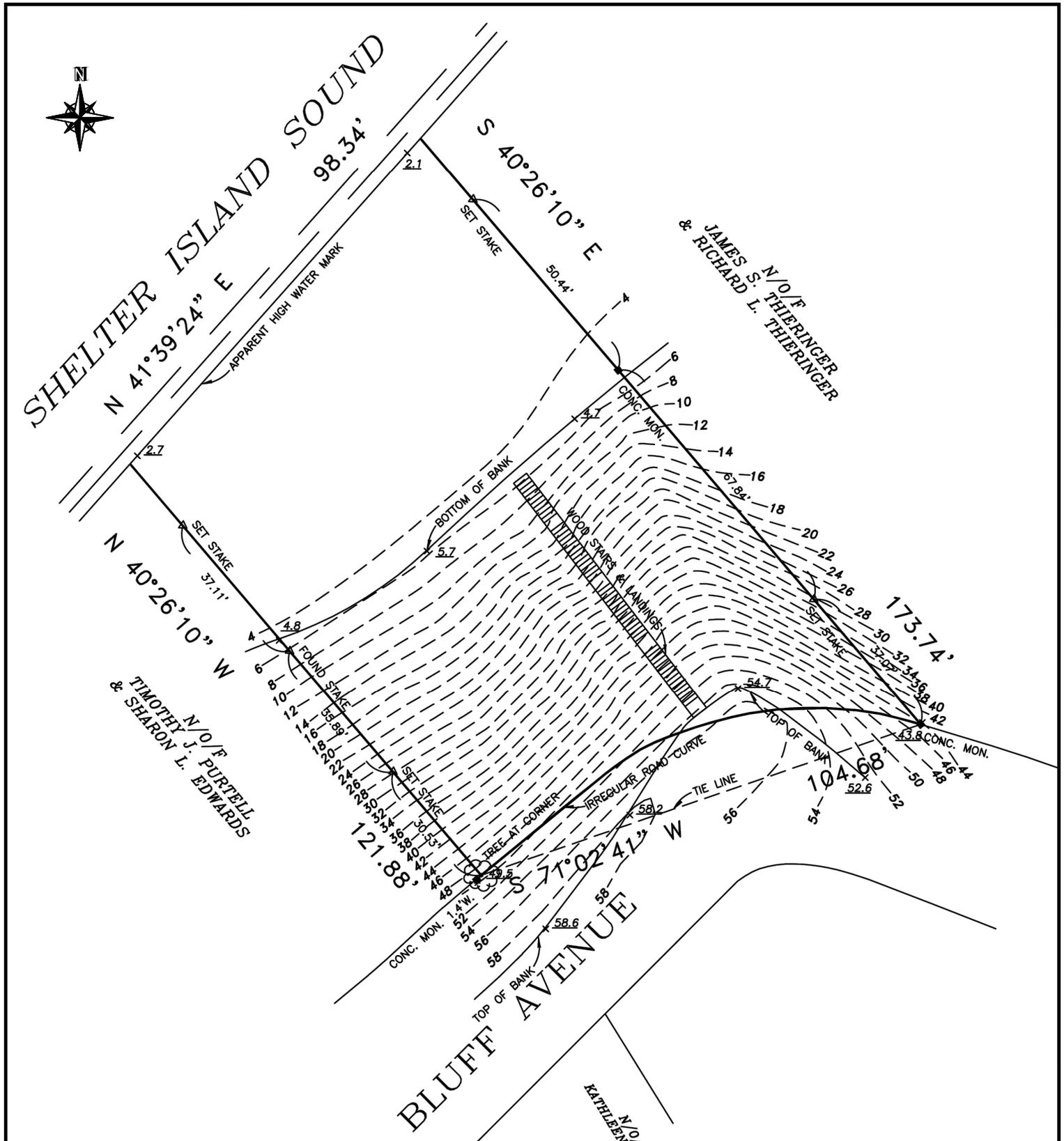
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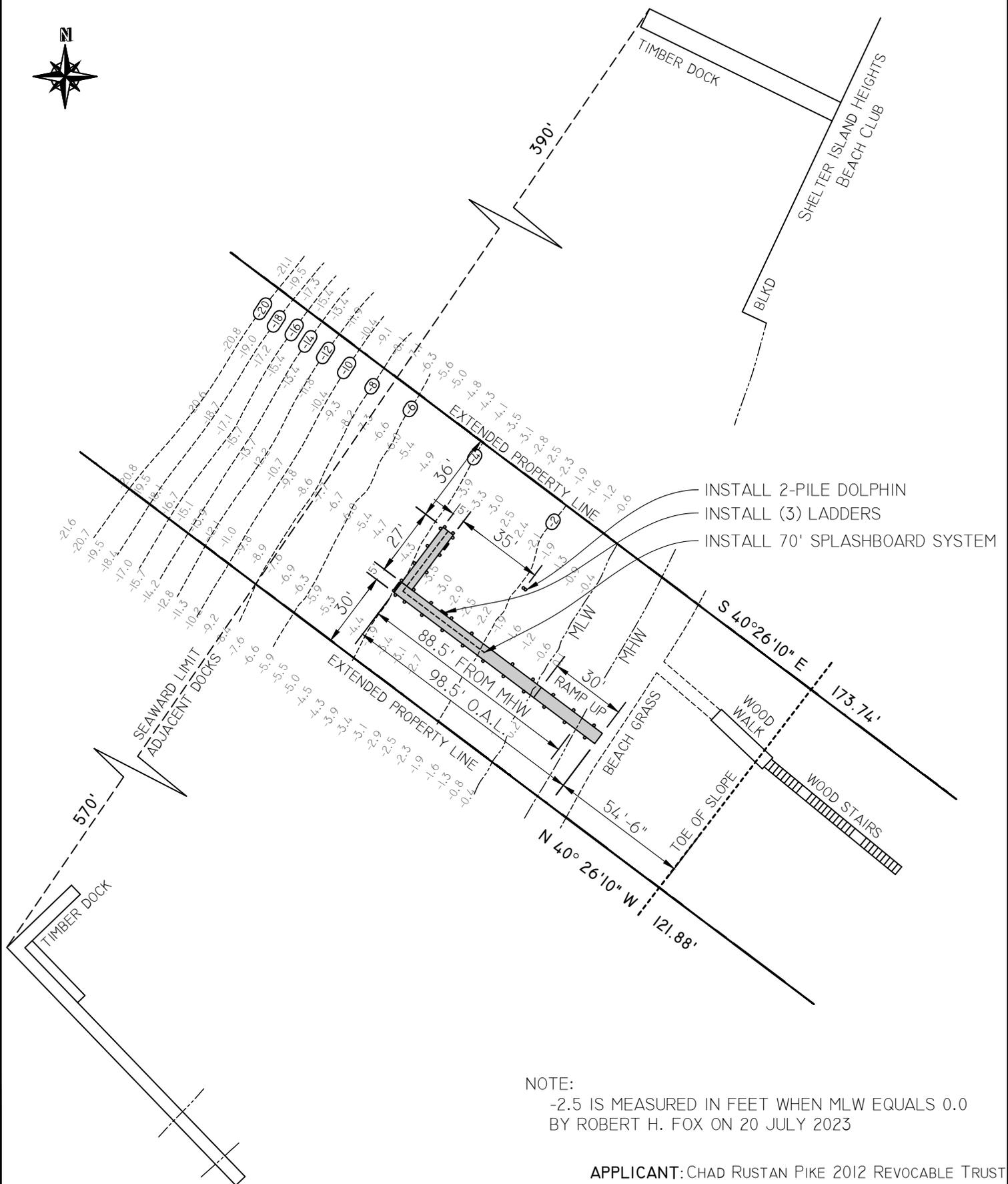
SITE MAP



(SHEET 4 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
 ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
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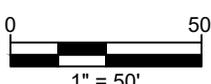


- INSTALL 2-PILE DOLPHIN
- INSTALL (3) LADDERS
- INSTALL 70' SPLASHBOARD SYSTEM

NOTE:
 -2.5 IS MEASURED IN FEET WHEN MLW EQUALS 0.0
 BY ROBERT H. FOX ON 20 JULY 2023

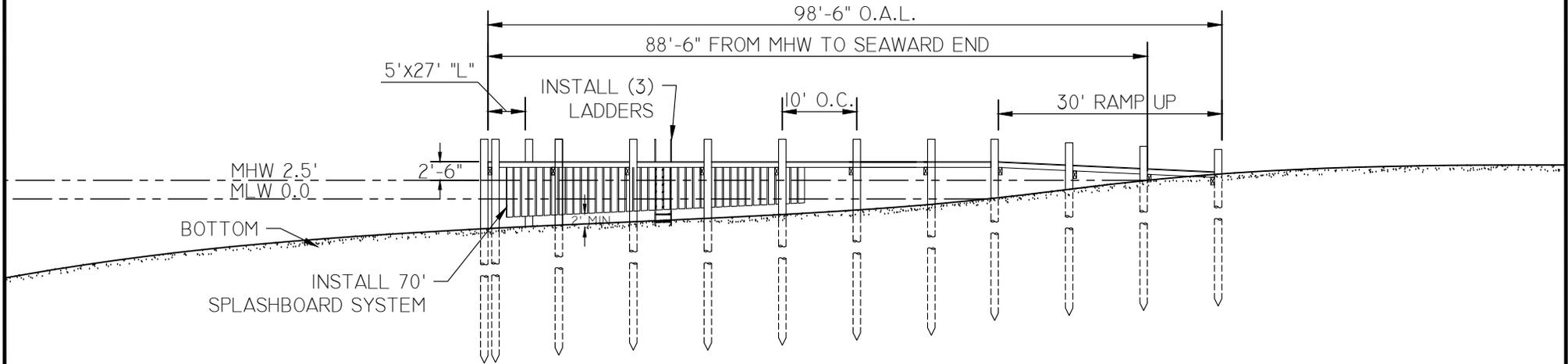
APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
 ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
 JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-4-1
 DATE: 12/23/25, 01/10/24, 11/30/23

SITE PLAN



(SHEET 5 OF 7)

PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199



PREPARED BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O. BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199

ELEVATION



(SHEET 6 OF 7)

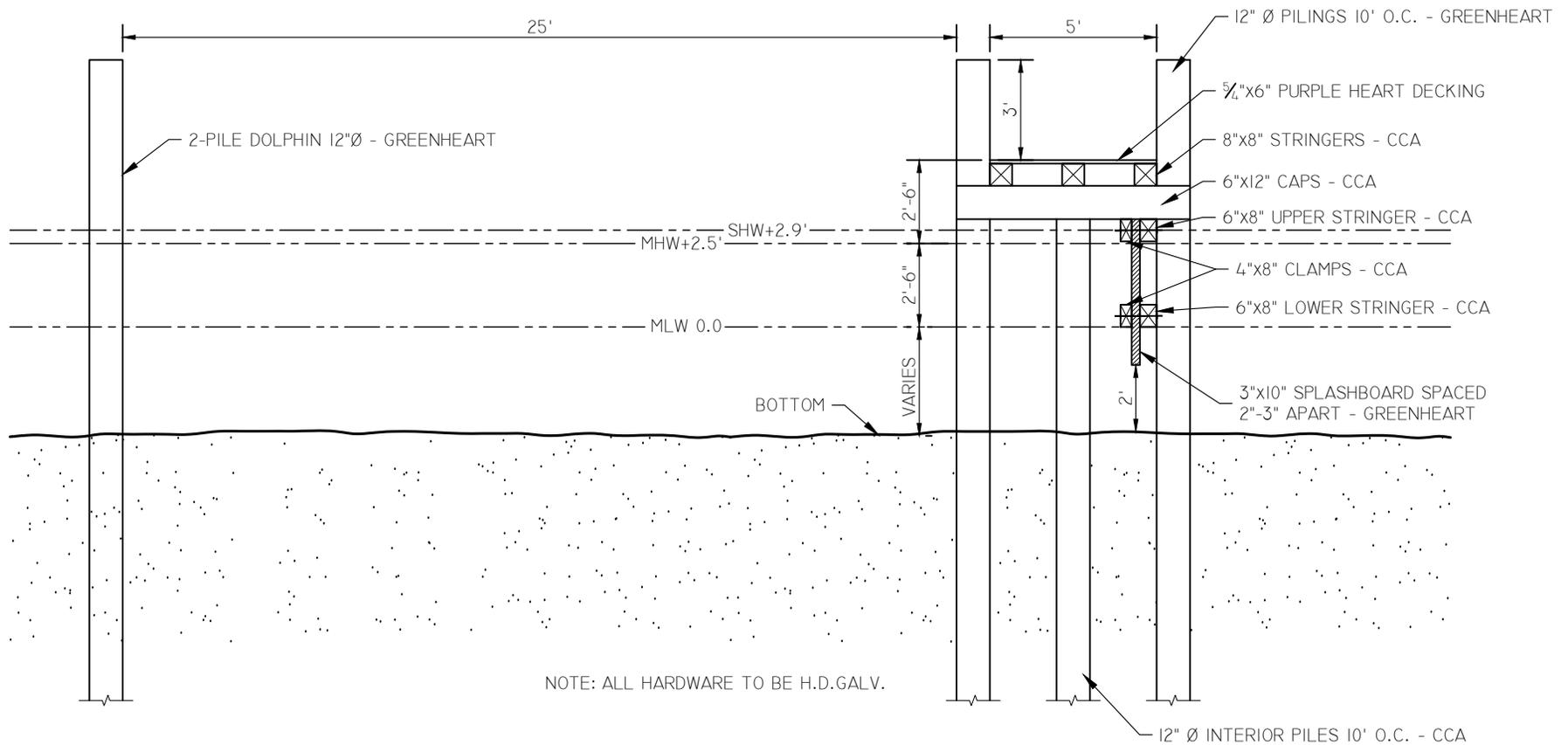
APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23



NOTE: ALL HARDWARE TO BE H.D. GALV.

DETAIL



(SHEET 7 OF 7)

PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE

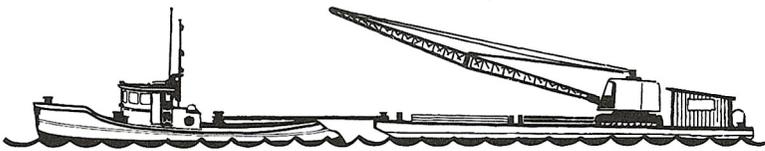
ADDRESS: 221 N HOGAN STREET SUITE 403
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JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23

EXHIBIT “4”



COSTELLO MARINE CONTRACTING CORP.

Office: (631) 477-1199
Fax: (631) 477-0005

PO Box 2124
423 5th Street,
Greenport, NY 11944

Office@CostelloMarine.com

February 26, 2026

Town Board of Shelter Island
PO Box 1549
Shelter Island, NY 11964

RE: *Dock Construction Application for Chad Rustan Pike 2012 Revocable Trust*
6 Bluff Avenue, Shelter Island, NY 11964
SCTM: #700-5-4-1

Dear Members of the Town Board:

On behalf of the Chad Rustan Pike 2012 Revocable Trust, I respectfully submit this letter to present the findings of the safety and navigational review concerning the proposed dock construction at 6 Bluff Avenue, Shelter Island, NY 11964. This correspondence summarizes key aspects of site location, measured separation distances, adherence to regulatory standards, vessel maneuvering, and the overall safety conclusion.

Site Location

The proposed dock site is situated three waterfront parcels west of the Shelter Island Heights Property Owners Corporation property. Two intervening waterfront parcels separate the applicant's shoreline from the designated swimming area. Therefore, the dock is neither immediately adjacent to nor directly aligned with the swim area. This lateral separation is a significant factor in ensuring public safety.

Measured Separation Distances

As illustrated in the attached **Safety Analysis of Proposed Dock prepared by Land Use Ecological Service, Inc.**, the horizontal distance from the proposed dock terminus to the nearest boundary of the buoy-marked swim area is approximately 354 feet. This distance substantially exceeds the benchmarks set by neighboring jurisdictions, such as the Village of Greenport's 200-foot clearance for powered vessels and the Town of Southold's 100-foot no-wake requirement near bathing areas. The proposed dock's separation surpasses these standards by a significant margin.

Regulatory Compliance

While the Town of Shelter Island Code does not specify swimmer setback provisions, the proposal has been evaluated against recognized local and state regulations. The New York State Navigation Law prohibits reckless operation, requires safe operation near swimmers, and mandates no-wake speeds in proximity to swimming activity. All docking and undocking operations will occur at idle/no-wake speeds, well below 5 mph, and vessels will not transit through or encroach upon the designated bathing area. The 354-foot minimum separation ensures that boating activities remain well outside regulated swimmer protection zones.

JOHN A. COSTELLO, *President*
JACK F. COSTELLO, *Vice President*
JANE P. COSTELLO, *Secretary*

Vessel Maneuvering Analysis

The applicant's vessel measures 35 feet in overall length. Even under conservative industry standards, which use 1.5 to 2.0 times vessel length for maneuvering radius (up to 70 feet), there remains a minimum clearance of 284 feet between vessel operations and the swim area boundary. All maneuvering occurs at low speed and remains confined to the applicant's riparian frontage and adjacent open water, ensuring no risk of encroachment.

Conclusion

Based on the three-parcel lateral separation, the measured minimum distance of 354 feet, comprehensive vessel maneuvering analysis, and compliance with all applicable local and state standards, it is concluded that the proposed dock at 6 Bluff Avenue will not pose a safety risk to swimmers nor disrupt navigation in the surrounding waters. The spatial separation between the dock and the designated swim area is substantial and exceeds recognized safety benchmarks.

Thank you for your consideration of this application. Should you require any additional information or clarification, please do not hesitate to contact us.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jane P. Costello", with a long horizontal flourish extending to the right.

Jane P. Costello
Permitting Manager

Att - Safety Analysis of Proposed Dock prepared by Land Use Ecological Service, Inc.

2025 mooring conditions with area of access + influence for existing moorings.

Existing Neighboring Mooring

354

2023 mooring condition used to generate area of access + influence for 2025 moorings.



- Existing Mooring
- AHW 2025 (digitized from Nearmap aerial)
- ALW 2025 (digitized from Nearmap aerial)
- Existing Adjacent Mooring Area of Access + Influence
- Existing Site Moorings Area of Access + Influence
- Proposed Dock Safe Approach Area
- Proposed Dock

SAFETY ANALYSIS OF PROPOSED DOCK

1. Existing moorings require 360-degree vessel operation for access depending on wind direction and speed.
2. RIGHT: Images from July and September 2023 (superimposed) showing the same vessel at the same mooring with two different wind directions. Mooring location was determined by the intersection of the two rope/chain lines. Distance to each vessel was measured to determine radius area for safe vessel access.
2. LEFT: Image from June 2025 showing (3) existing moorings, (2) at the subject property and (1) adjacent north. Red circles depict the area of access for a vessel based on 2023 data. Orange circle depicts area of access required for adjacent mooring, as measured from the 2025 image.
3. Proposed Dock with vessel tie-up inside the L is safely accessed from +/- 20 feet off the dock per the vessel operator, shown in light yellow. **Note that the area of safe access is significantly less for the proposed dock than the existing moorings.**
4. VESSELS: It is imperative to note that the **proposed dock does not change number of vessels operating in this area..** The purpose of the proposed dock is to provide safe access for the entire family to utilize their existing vessels operating in Shelter Island Sound.

NOTES
 1. Proposed Dock digitized from 1/9/2024 Site Plan prepared by Costello Marine Contracting Corp. Site Plan georeferenced to 2023 orthoimage from NYS GIS Clearinghouse.
 2. Left Basemap is 6/30/2025 Nearmap aerial. Right Basemap is superimposed 7/11/2023 and 9/5/2023 aerials from Nearmap.

1 in = 60 ft

0 25 50 ft

Land Use Ecological Services, Inc.

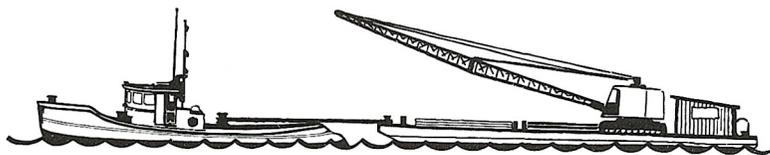
Prepared By: Land Use Ecological Services, Inc.
 570 Expressway Drive South
 Suite 204
 Medford, NY 11763

Date: 9/29/2025 Revised:

Project: PROPOSED DOCK - SAFETY ANALYSIS
 For: Chad Rustan Pike 2012 Rev. Trust
 At: 6 Bluff Avenue, Shelter Island Heights
 SCTM # 700 - 5 - 4 - 1

Sheet: SA-6B-1

EXHIBIT “5”



COSTELLO MARINE CONTRACTING CORP.

Office: (631) 477-1199
Fax: (631) 477-0005

PO Box 2124
423 5th Street,
Greenport, NY 11944
Office@CostelloMarine.com

January 9, 2026

Shelter Island Town Board
PO Box 1549
Shelter Island, NY 11964

RE: *Proposed Dock Project*
Chad Rustan Pike 2012 Revocable Trust – 6 Bluff Avenue, Shelter Island

Dear Board Members:

We are proposing the construction of a 5'x110' fixed dock leading to a 5'x27' "L" section at the seaward end. We are also proposing the installation of 70-foot splashboard system under the offshore section of dock and one 2-pile dolphin. The dock will extend 100-feet from the high-water mark and will reach approximately -4.7' water at the most seaward end of the dock.

We are requesting relief from Town Code section 53.11C(2)* which states, *"a private dock may not extend either more than 100 feet offshore from the mean high-water mark on the owner's upland property or beyond the point where mean low-water depth reaches four feet, whichever of these two alternative conditions occurs sooner"*.

This dock is designed to be both functional and safe, providing secure berthing and ample space for maneuvering within the landward side of the offshore "L." The "L" shape design, equipped with splashboards, creates a safe area for the owner's boat, with water depths ranging from -4.0' to -2.5' within the berthing zone. The NYSDEC standard requires maintaining a minimum water depth of -2.5' during mean low water in berthing areas to prevent boats from contacting underwater terrain, which could disturb the benthic environment, resuspend sediment, and increase the risk of propeller wash.

If the dock were shortened so that it did not reach past the -4.0' bathymetric contour, the water depths in the protected berthing area during low tide would decrease to between -3.8' and -1.9'. These shallower depths would reduce the dock's functionality and heighten the possibility of unnecessary disturbance to the underwater lands.

The overall size of the proposed dock is consistent with other dock structures approved on Shelter Island extending 100-feet from the mean high water line. All other specifications of the dock comply with Town Code. The dock structure as designed will not cause any hardship to surrounding properties or impede navigation.

JOHN A. COSTELLO, *President*
JACK F. COSTELLO, *Vice President*
JANE P. COSTELLO, *Secretary*

We respectfully ask the Board to consider our rationale for designing the structure which achieves a water depth that is 8.4 inches—roughly the width of a standard letter-sized sheet of paper—deeper than stated in Town Code as written prior to February 13, 2024.**

On February 28, 2023, the Board granted approval for the adjacent dock which is a longer dock designed to achieve even deeper water at 22 Prospect Avenue.

For any questions about this proposal, please feel free to contact Jack Costello directly at (631)902-1811.

Sincerely,



Jane P. Costello
Permitting Manager

*This reference is to the Town Code prior to 2/13/2024. Current Town Code 53.8(2)(b) states same verbiage.

Current Town Code 53.8(6) states: Length exception: along the outside shoreline, at locations not previously developed by a dock, in the event a proposed dock does not reach a depth of four feet at mean low water at a point 100 feet from the shoreline of applicant's property at mean high water, then the dock length may be extended to 125 feet, if such extension increases the depth at mean low water to **at least four feet.