

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



APPLICATION FOR PERMIT

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

Name American Direct LLC c/o Richard Hogan Telephone Numbers (include area code) _____
Mailing Address 353 Central Park West Home _____
New York, NY 10025 Business _____
Email [REDACTED] Cell [REDACTED]

Description of work to be done

Remove two existing mooring dolphins on west side of existing dock. Remove existing 8,000 lb. elevator style boat lift and replace with a new Davit Master 4 point 8,000 lb. cradle boat lift. Install two 12" piling for new 4 point boat lift. Construct & install a new 6'x24' float. Install 95'+/- of splashboard system off-shore end of existing main dock & "L".

Property Location/Street Address (include tax map number) SCTM #700-26-1-14
2 Shorewood Court Shelter Island NY 11964

Name, Address, Telephone # of Contractor Costello Marine Contracting Corp.
PO BOX 2124, Greenport, NY 11944 PHONE (631) 477-1199 FAX (631) 477-0005

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.

6/3/23
Date

[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

accurately dimensioned scale drawing, and six (6) copies of the application and supporting documentation.

A dock shall not be an impediment nor a menace to navigation. The location of a dock shall cross the water frontage of a lot with the same setback requirements from the extremes of that water frontage as apply for the principal dwelling on that lot, but in no case less than twenty-five (25) feet. The dock shall extend seaward in a direction and configuration that does not intrude on neighboring lots' equivalent rights to current or future dock location.

Length and Depth of Docks:

-At mean low water, a private dock may not extend into the waterway farther than the equivalent of fifteen (15%) percent of the shortest distance at mean low water from the shoreline where the dock is located to the opposite shoreline.

-A private dock may not extend either: (i) more than one hundred (100) feet offshore from the mean high water mark on the owner's upland property, or (ii) beyond the point where mean low water depth reaches four (4) feet, whichever of these two conditions occurs sooner.

-A private dock may not extend in total linear measure of all walkways, ramps, floats, and distance to tie-off pilings more than one and one-half (1.5x) times the specified maximum off shore distance of the dock.

-A commercial dock may not extend either: (i) more than three hundred (300) feet offshore from the mean high water mark of the owner's upland property, or (ii) beyond the point where the mean low water depth reaches six (6) feet, whichever of these two alternative conditions occurs sooner.

Width of Docks

-A private dock, exclusive of floats, but including walkways and ramps shall be no wider than five (5) feet; the deck area of floats shall be no greater than two hundred (200) square feet.

-A commercial dock, exclusive of floats, but including walkways and ramps shall be no wider than ten (10) feet; floats shall be no wider than twelve (12) feet.

Any waterways illumination whether dock mounted or shore mounted, shall be focused downward and shall not directly light an area more than ten (10) feet beyond the foreshore or the footprint of the dock.

Private dock installations to store or convey fuel or sewage shall not be permitted.

Acceptance of a permit shall constitute an agreement that it shall be the owner's responsibility to ensure proper usage of the dock at all times, and to maintain the dock and all appurtenances and equipment in conformance with the Town of Shelter Island Dock Law and in the interests of public safety and protection of the waterways.

Other Water Control Structures

No person shall construct, repair, replace or reconstruct or place any bulkhead, pile, float, building, pier, wharf, jetty, groin, dolphin, dike, dam or other water control device or other structure, any part of which is embedded in or attached to land above or below water, in or on any Town waters, Town lands under water, foreshore or state or county lands under water within the geographical limits of the Town, nor shall any person remove or move any sand, gravel or other

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.

6/3/23

Date

Signature of Applicant



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/05/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Shoff Darby Companies 488 Main Avenue 3rd Floor Norwalk CT 06851	CONTACT NAME: FDS Deirdre Conley PHONE (A/C, No, Ext): (203) 354-6200 E-MAIL ADDRESS: Conleyd@shoffdarby.com	FAX (A/C, No): (203) 354-6480
	INSURER(S) AFFORDING COVERAGE	
INSURED Pandion Homeowners Association c/o Richard Hogan 353 Central Park West New York NY 10025	INSURER A: Maxum Indemnity	
	INSURER B: Nautilus Ins Co	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: CL236557167

REVISION NUMBER:

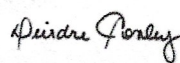
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BDG-3065468-01	04/10/2023	04/10/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ incl. \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			AN1281683	04/10/2023	04/10/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Location: 64 Burns Rd. Shelter Island, NY 11964						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof Of Insurance

CERTIFICATE HOLDER**CANCELLATION**

Town of Shelter Island 38 Ferry Road Shelter Island NY 11964	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Hydrographic Map

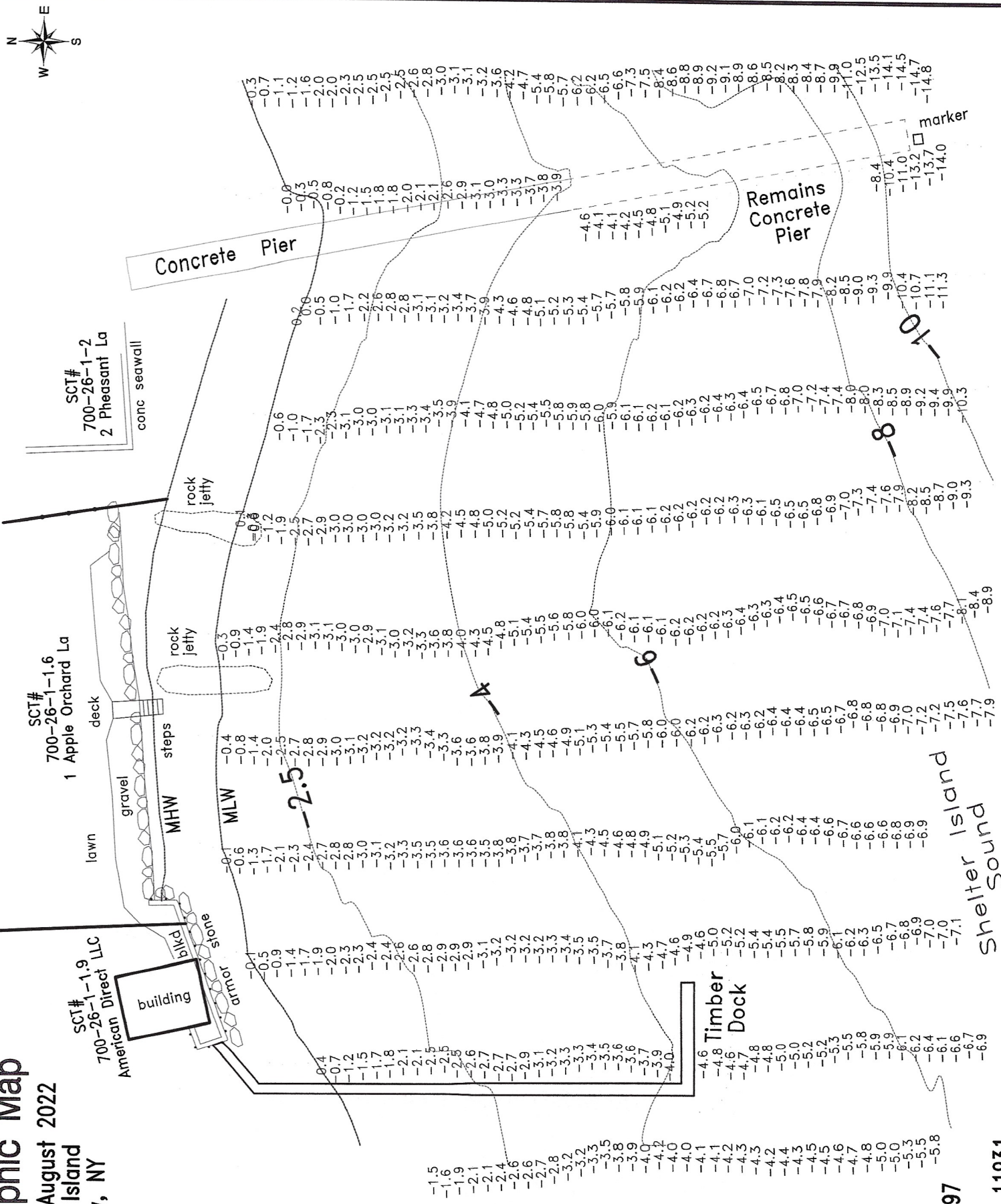
Surveyed: 30 August 2022

Town: Shelter Island

Suffolk County, NY

Datum: MLW

50'



ROBERT H. FOX
NYS PLS # 50197
P. O. BOX 366
AQUEBOGUE, NY 11931

DISTRICT	0700
SECTION	26.00
BLOCK	01.00
PARCEL	001.009 ✓

NOTES:

- EXISTING WATER TOWER SHALL BE RETAINED FOR STORAGE PURPOSES ONLY.
- A DECLARATION OF COVENANTS/EASEMENTS HAVE BEEN RECORDED WITH THE OFFICE OF THE SUFFOLK COUNTY CLERK WHICH AFFECT(S) SOME OR ALL OF THE LOTS SHOWN HEREON. SUCH COVENANTS AND EASEMENTS RUN WITH THE LAND. SEE RECORDED DOCUMENTS FOR DETAILS.
- ALL STORMWATER RUNOFF RESULTING FROM THE DEVELOPMENT AND IMPROVEMENT ON THE SUBDIVISION OR ANY OF ITS LOTS, SHALL BE RETAINED ON THE SUBDIVISION SITE BY ADEQUATE DRAINAGE STRUCTURES SO THAT RUNOFF WILL NOT FLOW ONTO ADJACENT ROAD RIGHTS-OF-WAY. ALL STORMWATER SHALL BE RECHARGED INTO THE SUBSURFACE GROUNDWATER RESERVOIR. NO STORMWATER SHALL BE DIRECTLY DISCHARGED INTO ANY SURFACE WATER AREA OR INTO ANY FRESH OR SALT MARSH.
- PARCEL APPEARS ON THE SUBDIVISION MAP OF HOC INVESTMENTS LLC AS PART OF LOT 4.
- PARCEL APPEARS AS LOT No. 2 ON THE SUBDIVISION MAP FOR AMERICAN DIRECT LLC FILED: APRIL 27, 2012, AS MAP No. 11855.
- FLOOD ZONE BOUNDARY LINES AS SCALED FROM FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, NEW YORK, MAP No. 35103C0187H, REVISED: SEPT. 25, 2009, IN WHICH ELEVATION DATUM IS IN NAVD 1988.
- SANITARY SYSTEM STRUCTURE LOCATIONS ARE SHOWN AS PER INSTALLER. (H.D. #R07-12-0002)

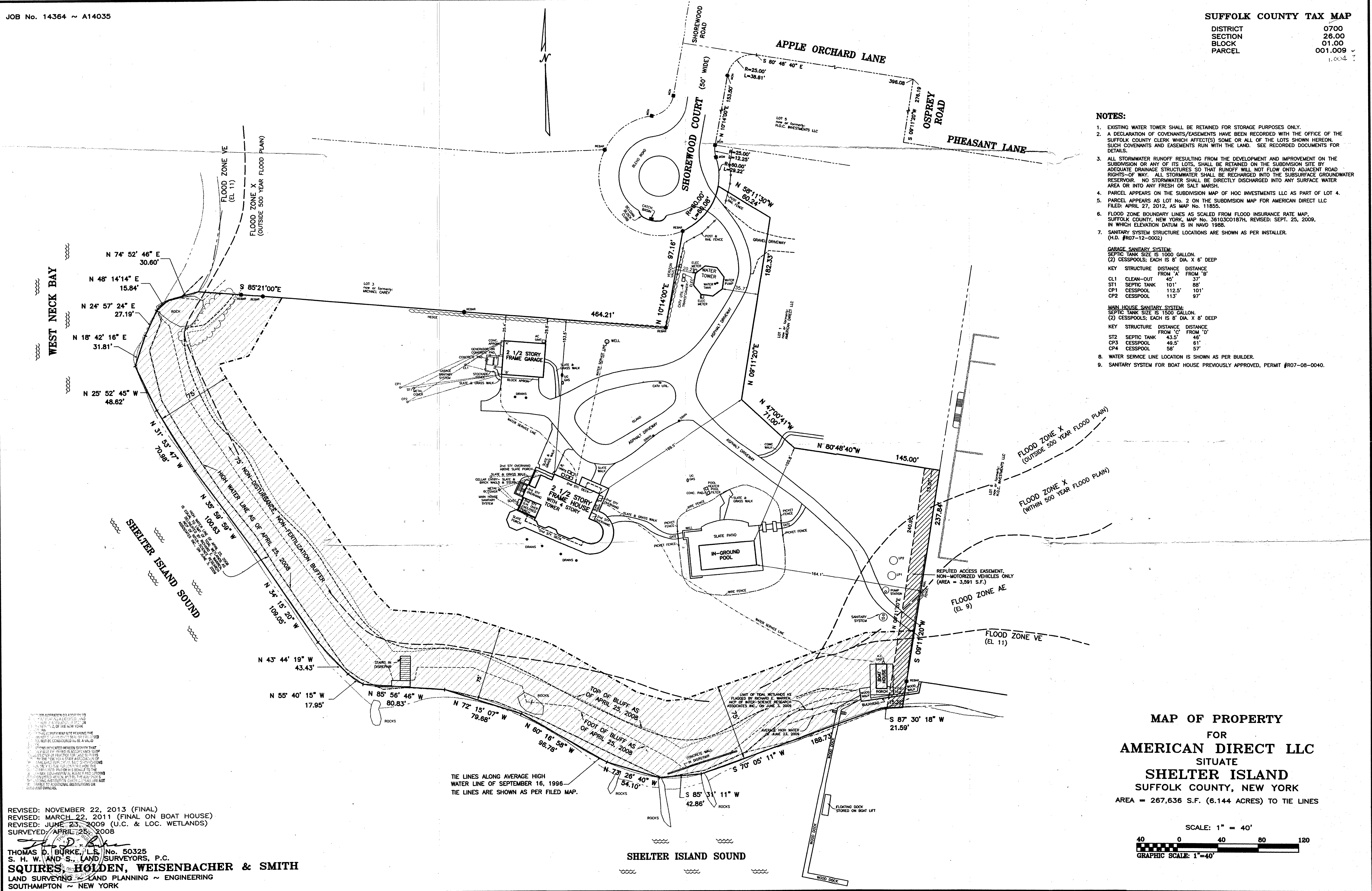
GARAGE SANITARY SYSTEM:
 SEPTIC TANK SIZE IS 1000 GALLON.
 (2) CESSPOOLS; EACH IS 8' DIA. X 6' DEEP

KEY	STRUCTURE	DISTANCE FROM 'A'	DISTANCE FROM 'B'
CL1	CLEAN-OUT	45'	37'
ST1	SEPTIC TANK	101'	88'
CP1	CESSPOOL	112.5'	101'
CP2	CESSPOOL	113'	97'

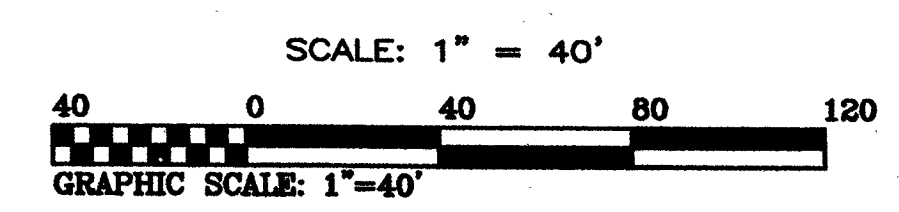
MAIN HOUSE SANITARY SYSTEM:
 SEPTIC TANK SIZE IS 1500 GALLON.
 (2) CESSPOOLS; EACH IS 8' DIA. X 8' DEEP

KEY	STRUCTURE	DISTANCE FROM 'C'	DISTANCE FROM 'D'
ST2	SEPTIC TANK	43.5'	46'
CP3	CESSPOOL	49.5'	61'
CP4	CESSPOOL	58'	57'

- WATER SERVICE LINE LOCATION IS SHOWN AS PER BUILDER.
- SANITARY SYSTEM FOR BOAT HOUSE PREVIOUSLY APPROVED, PERMIT #R07-08-0040.



MAP OF PROPERTY
 FOR
AMERICAN DIRECT LLC
 SITUATE
SHELTER ISLAND
 SUFFOLK COUNTY, NEW YORK
 AREA = 267,636 S.F. (6.144 ACRES) TO TIE LINES



REVISED: NOVEMBER 22, 2013 (FINAL)
 REVISED: MARCH 22, 2011 (FINAL ON BOAT HOUSE)
 REVISED: JUNE 23, 2009 (U.C. & LOC. WETLANDS)
 SURVEYED: APRIL 25, 2008

THOMAS D. BURKE, L.S. No. 50325
 S. H. W. AND S., LAND SURVEYORS, P.C.
SQUIRES HOLDEN, WEISENBACHER & SMITH
 LAND SURVEYING & LAND PLANNING ~ ENGINEERING
 SOUTHAMPTON ~ NEW YORK



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

VICINITY MAP
 N41° 2' 37" W72° 19' 34"
 (SHEET 1 OF 8)

APPLICANT: AMERICAN DIRECT LLC
 ADDRESS: 353 CENTRAL PARK - WEST
 NEW YORK, NY 10025
 JOB SITE: 2 SHOREWOOD COURT
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-14
 DATE: 03/02/23, 02/28/23, 10/17/22



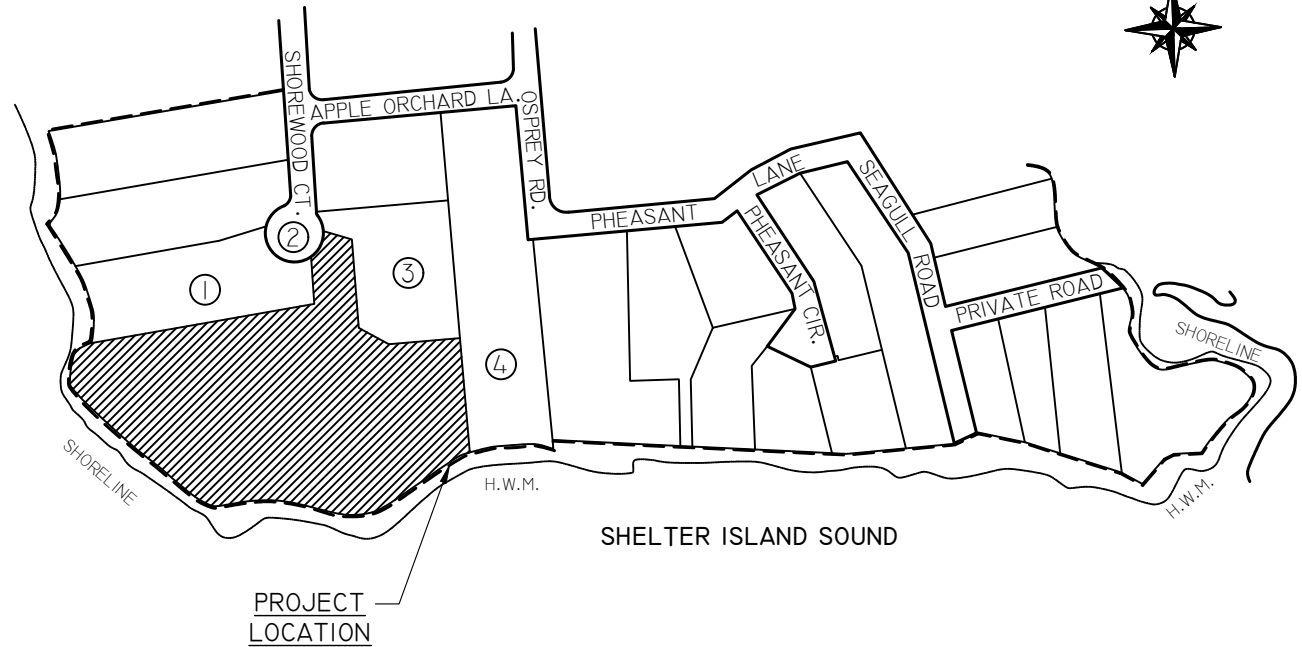
ADJACENT PROPERTY OWNERS

① WARD'S POINT HOLDINGS LLC
C/O RICHARD GLADSTONE
287 BOWMAN AVENUE, SUITE 311
PURCHASE, NY 10577
(3 SHOREWOOD COURT)
(SCTM# 700-26-1-1.3)

② WARD'S POINT HOMEOWNERS ASSOCIATION
C/O RICHARD HOGAN
353 CENTRAL PARK WEST
NEW YORK, NY 10025
(SHOREWOOD COURT ROADWAY)
(SCTM# 700-26-1-1.7)

③ AMERICAN DIRECT LLC
RICHARD R. HOGAN
P.O. Box 2008
SHELTER ISLAND, NY 11964
(1 SHOREWOOD COURT)
(SCTM# 700-26-1-1.8)

④ AMERICAN DIRECT LLC
RICHARD R. HOGAN
P.O. Box 2008
SHELTER ISLAND, NY 11964
(1 APPLE ORCHARD LANE)
(SCTM# 700-26-1-1.6)



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

LOCATION MAP
N41° 2' 37" W72° 19' 34"
(SHEET 2 OF 8)

APPLICANT: AMERICAN DIRECT LLC
ADDRESS: 353 CENTRAL PARK - WEST
NEW YORK, NY 10025
JOB SITE: 2 SHOREWOOD COURT
SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-14
DATE: 03/02/23, 02/28/23, 10/17/22

PROPOSED

REMOVE TWO EXISTING MOORING DOLPHINS ON WEST SIDE OF EXISTING DOCK. REMOVE EXISTING 8,000LB ELEVATOR STYLE BOAT LIFT AND REPLACE WITH NEW DAVIT MASTER 4 POINT 8,000 LB. CRADLE BOAT LIFT. INSTALL TWO 12"Ø PILING FOR NEW 4 POINT BOAT LIFT. CONSTRUCT & INSTALL A NEW 6'x24' FLOAT. INSTALL 95'± OF SPLASHBOARD SYSTEM OFF-SHORE END OF EXISTING MAIN DOCK & "L".

MATERIALS:

FLOAT:

DECKING: 5/4"x6" PURPLE HEART
FRAMING: 4"x6" STRINGERS, CROSS BRACING & CAPS
PILES: 12"Ø EXISTING

SPLASHBOARD:

STRINGERS: 6"x8" UNTREATED
CLAMPS: 4"x8" UNTREATED
SPLASHBOARDS: 3"x10" GREENHEART

HARDWARE: H.D. GALV. SCREWS - STAIN. STEEL

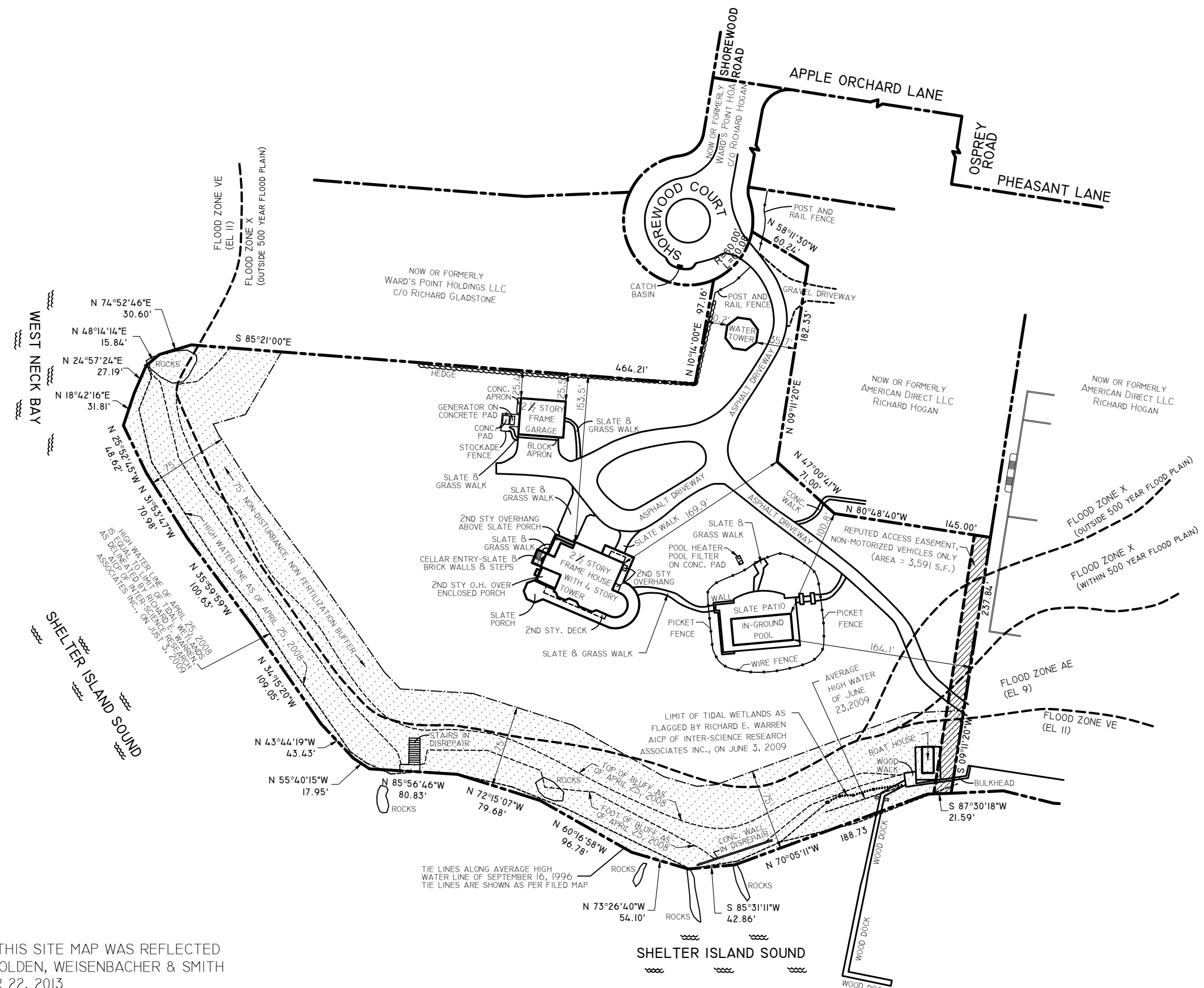
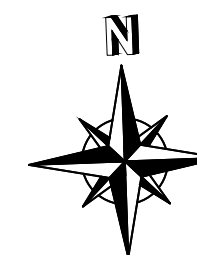
ACCESS:

BY WATER VIA BARGE AND BY LAND THROUGH APPLICANT'S PROPERTY

PREPARED BY: KS
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(631)477-1199

(SHEET 3 OF 8)

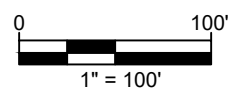
APPLICANT: AMERICAN DIRECT LLC
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SCTM#: 700-26-1-14
DATE: 03/02/23, 02/28/23, 10/17/22



NOTE:
 INFORMATION IN THIS SITE MAP WAS REFLECTED
 FROM SQUIRES, HOLDEN, WEISENBACHER & SMITH
 DATED NOVEMBER 22, 2013

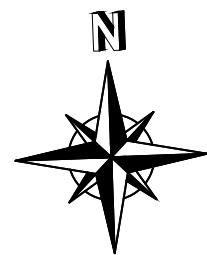
PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
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 (631)477-1199

SITE MAP



(SHEET 4 OF 8)

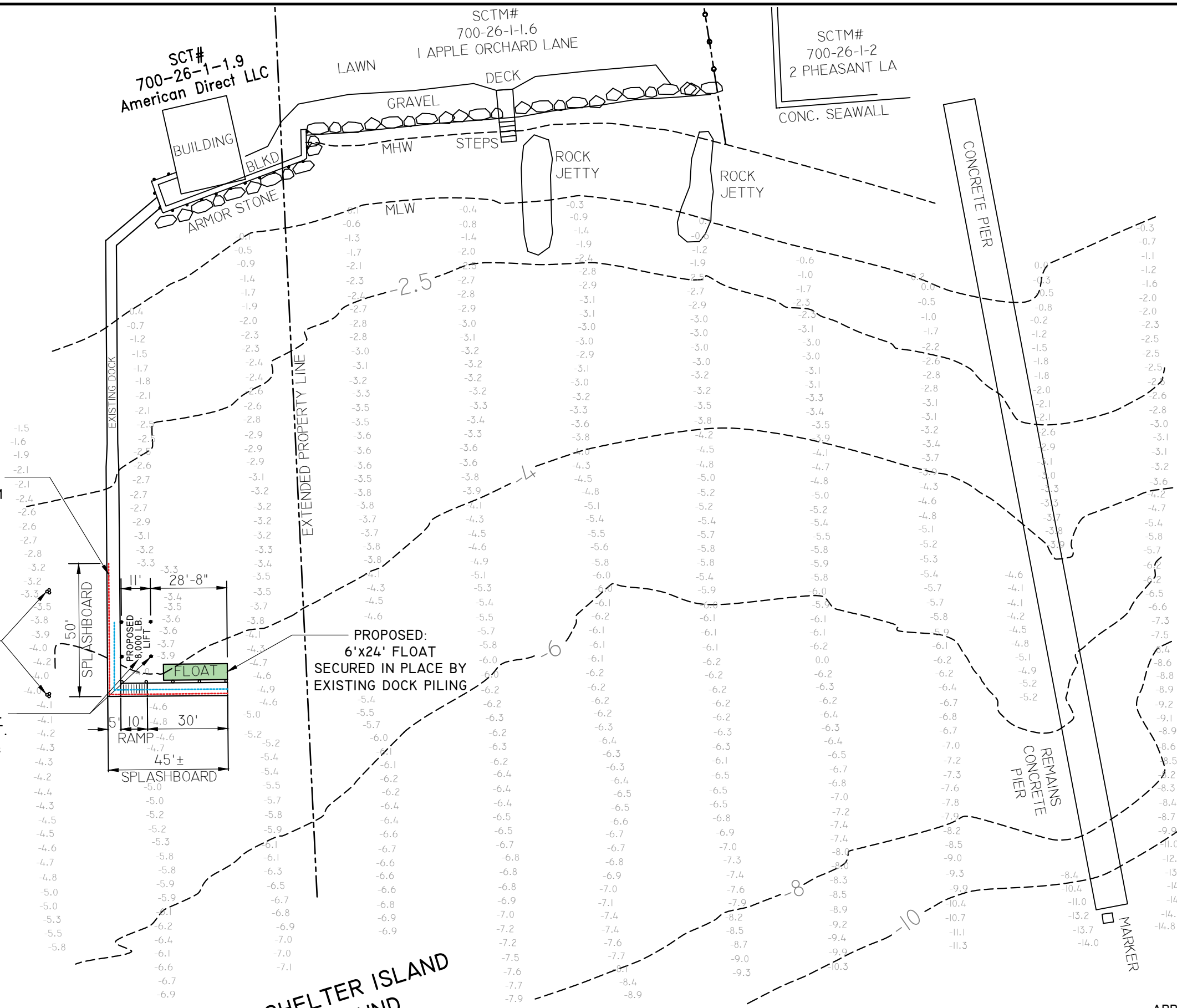
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 JOB SITE: 2 SHOREWOOD COURT
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-14
 DATE: 03/02/23, 02/28/23, 10/17/22



SCT#
700-26-1-1.9
American Direct LLC

LAWN
DECK
GRAVEL
MHW
STEPS
ROCK JETTY
ROCK JETTY

SCTM#
700-26-1-2
2 PHEASANT LA
CONC. SEAWALL



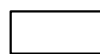



PROPOSED: INSTALL ±95'
OF SPLASHBOARD SYSTEM
UNDER MAIN DOCK & "L"
ON OUTSIDE EDGE

REMOVE
EXISTING
DOLPHINS

REMOVE EXISTING 8,000 LB.
ELEVATOR STYLE BOAT LIFT.
INSTALL TWO 12"Ø PILING &
NEW 8,000 LB. 4-POINT
STYLE BOAT LIFT.

PROPOSED:
6'x24' FLOAT
SECURED IN PLACE BY
EXISTING DOCK PILING

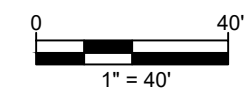
LEGEND

-  EXISTING DOCK
-  PROPOSED FLOAT
-  PROPOSED SPLASHBOARD
-  EXISTING SPLASHBOARD

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

SHELTER ISLAND
SOUND

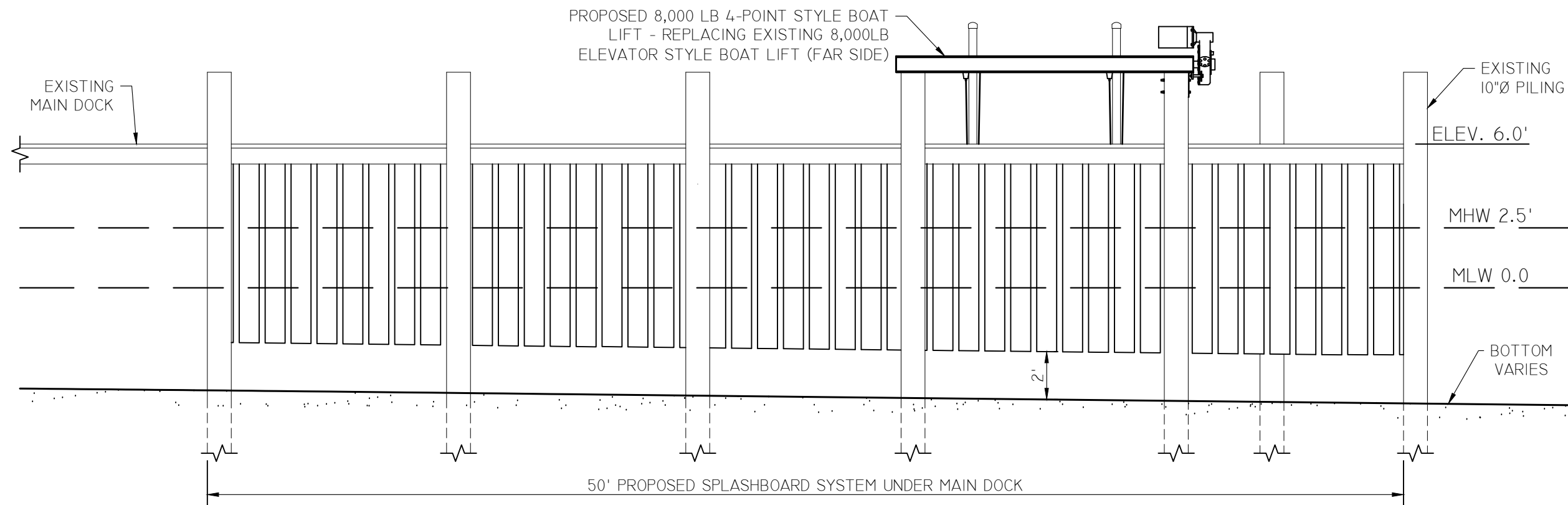
SITE PLAN



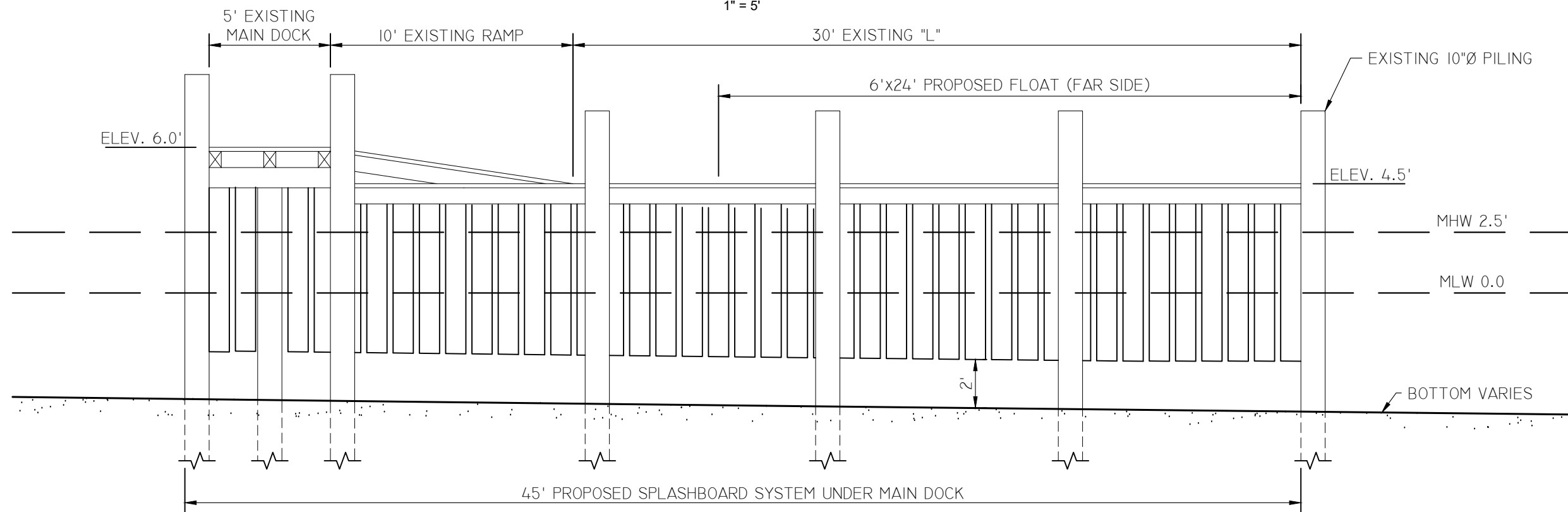
(SHEET 5 OF 8)

-2.5 INDICATES WATER
DEPTH IN FEET WHEN MLW
EQUALS 0.0 AS MEASURED
BY ROBERT H. FOX AUGUST
30, 2022

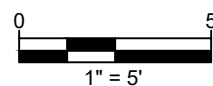
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EAST ELEVATION VIEW



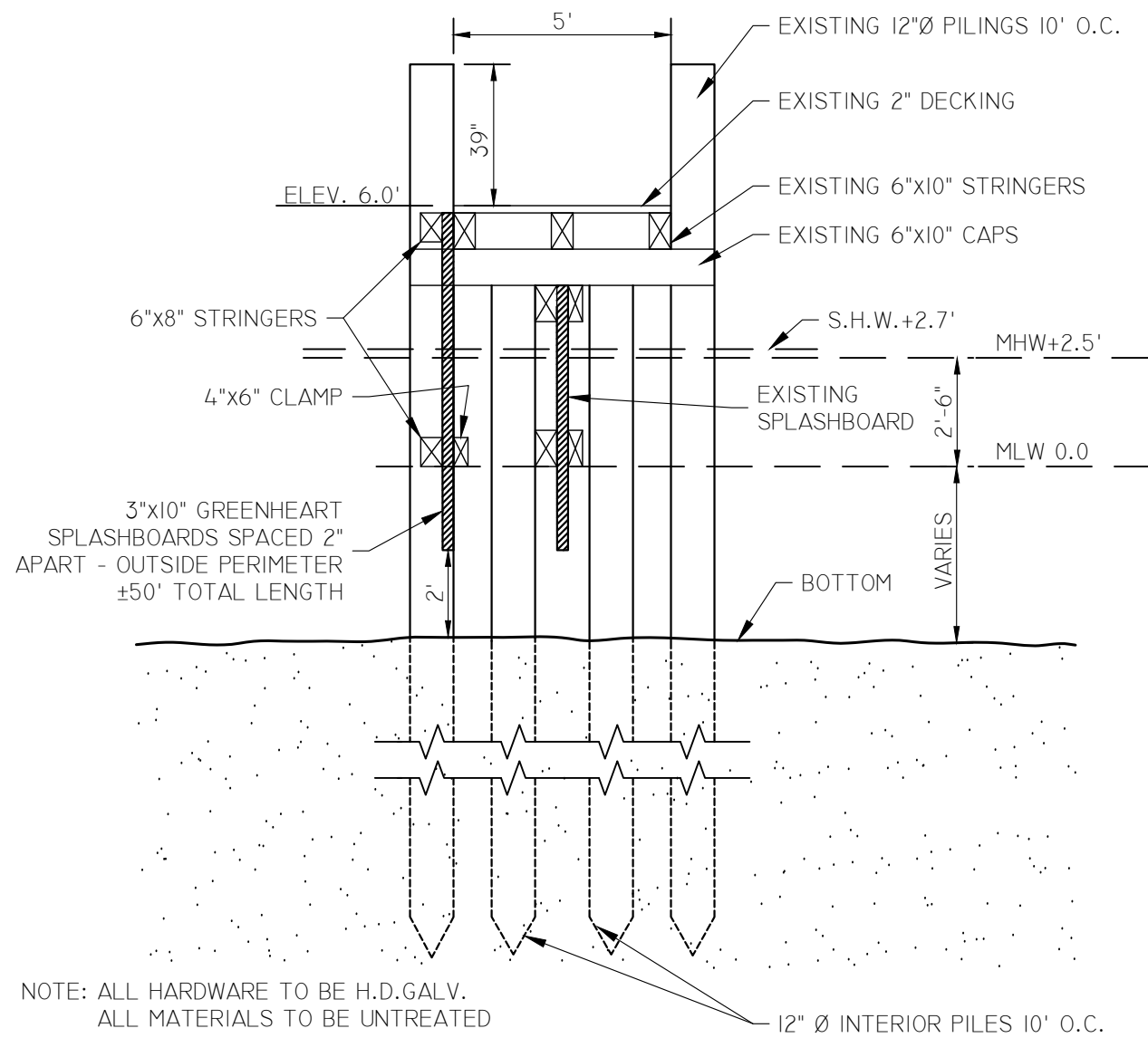
NORTH ELEVATION VIEW



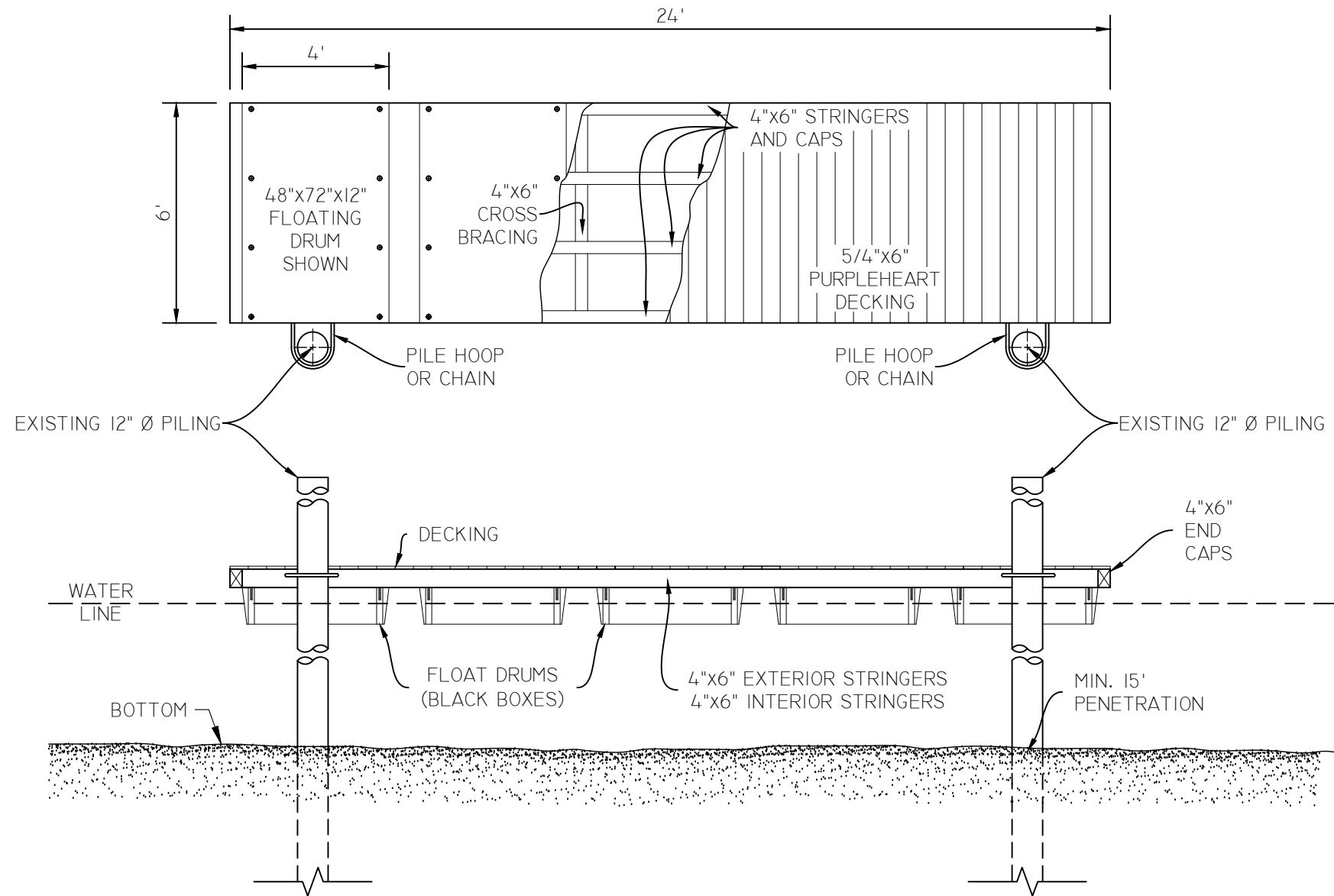
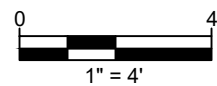
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(SHEET 6 OF 8)

APPLICANT: AMERICAN DIRECT LLC
 ADDRESS: 353 CENTRAL PARK - WEST
 NEW YORK, NY 10025
 JOB SITE: 2 SHOREWOOD COURT
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-14
 DATE: 03/02/23, 02/28/23, 10/17/22



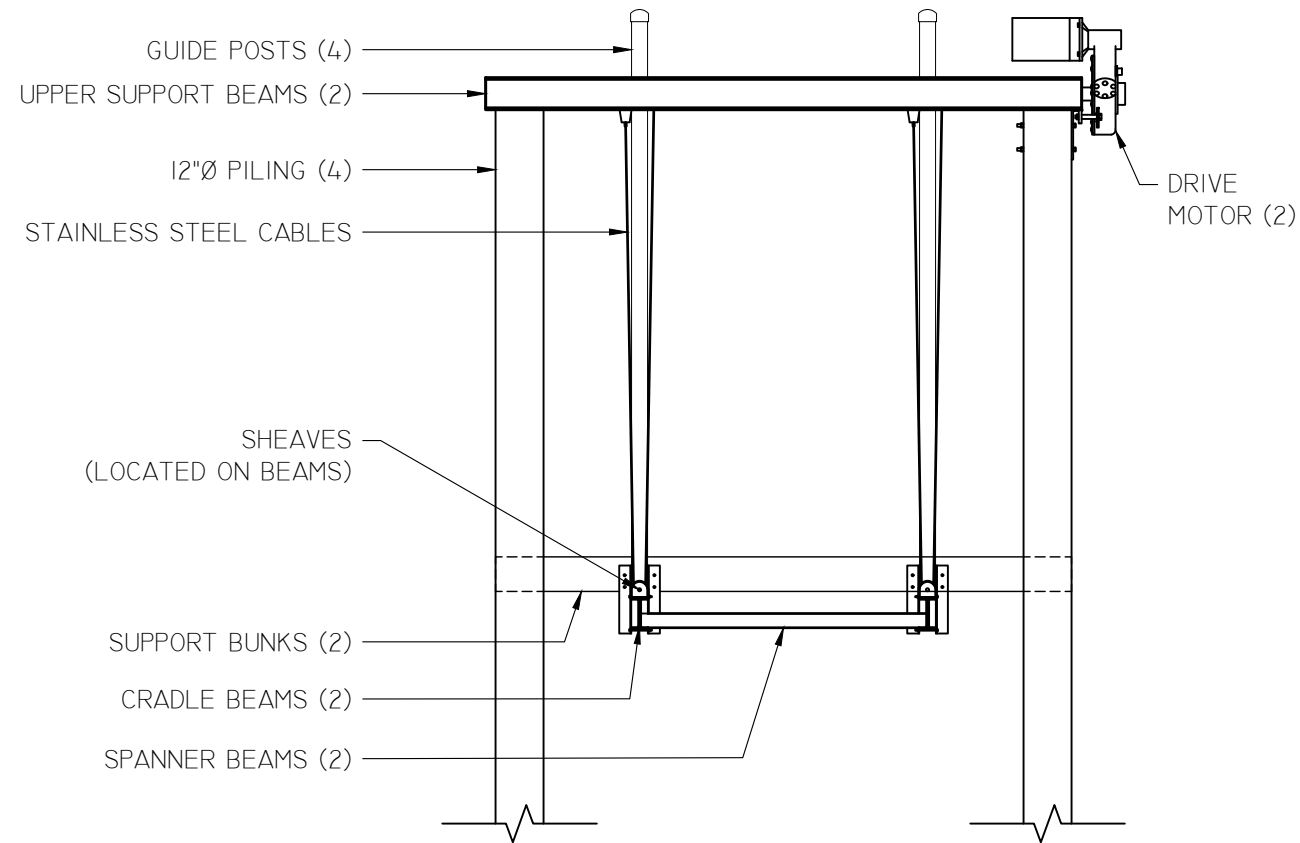
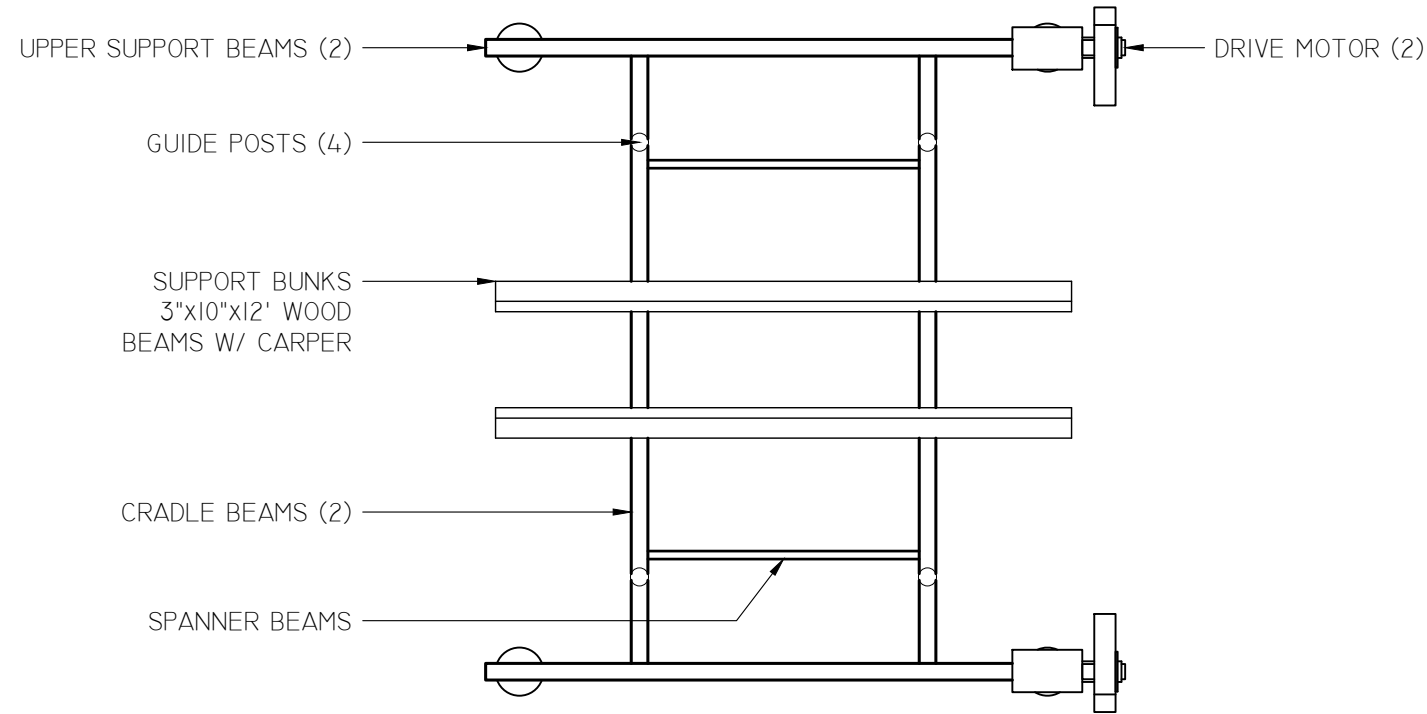
DOCK DETAIL



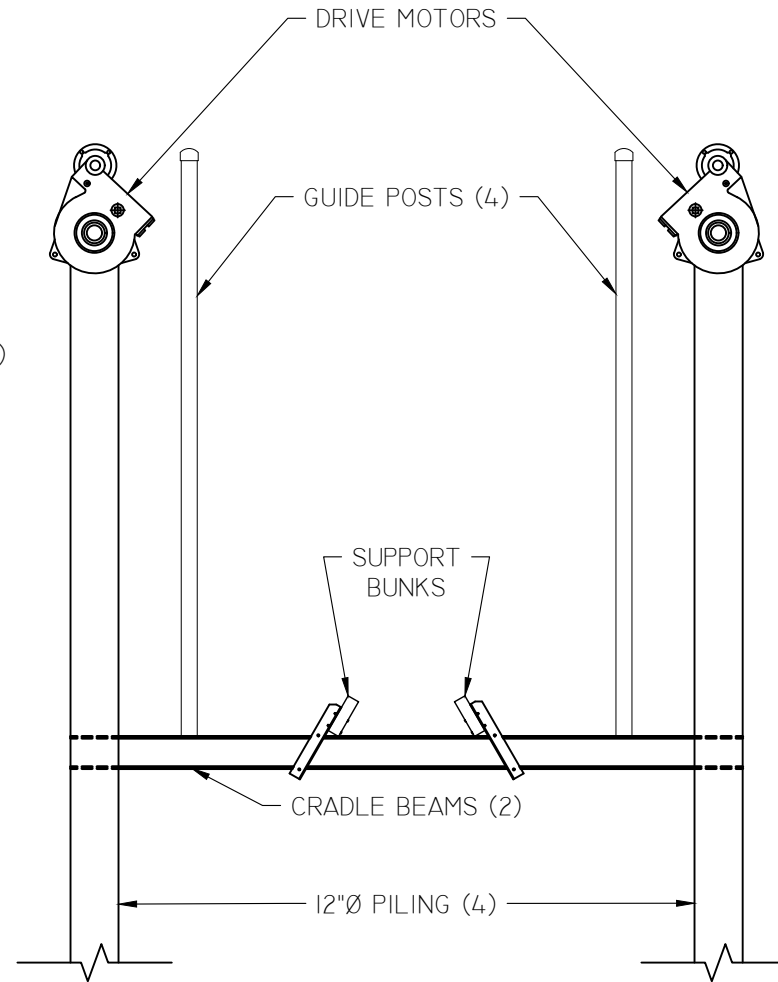
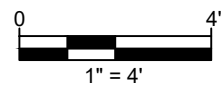
FLOAT DETAIL



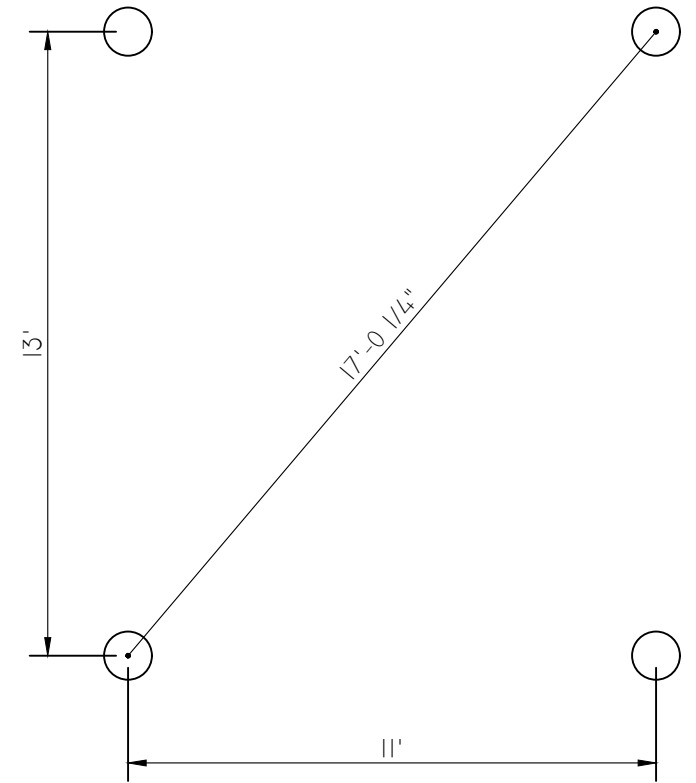
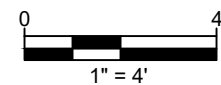
BOAT LIFT TOP VIEW



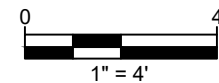
BOAT LIFT SIDE VIEW



BOAT LIFT FRONT VIEW



BOAT LIFT PILING SPACING



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

APPLICANT: AMERICAN DIRECT LLC
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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

5/31/2023

American Direct LLC
PO Box 2008
C/O Richard R. Hogan
Shelter Island, NY 11964

**Re: Application #1-4732-00936/00016
American Direct LLC Property
2 Shorewood Ct, Shelter Island, NY 11964
SCTM# 700-26-1-1.4**

Dear Permittee:

In conformance with the requirements of the State Uniform Procedures Act (Article 70, ECL) and its implementing regulations (6NYCRR, Part 621) we are enclosing your permit for the referenced activity. Please carefully read all permit conditions and special permit conditions contained in the permit to ensure compliance during the term of the permit. If you are unable to comply with any conditions please contact us at the above address.

Enclosed is a permit sign which is to be conspicuously posted at the project site and protected from the weather and a Notice of Commencement/Completion of Construction.

Sincerely,



Rianna Scanlon
Environmental Analyst Trainee

Cc:

Costello Marine Contracting
BMHP
File



Department of
Environmental
Conservation



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
AMERICAN DIRECT LLC
C/O RICHARD R HOGAN
PO BOX 2008
SHELTER ISLAND, NY 11964-2008
(646) 662-4499

Facility:
AMERICAN DIRECT LLC PROPERTY
2 SHOREWOOD CT|SCTM 700-26-1-1.4
SHELTER ISLAND, NY

Facility Location: in SHELTER ISLAND in SUFFOLK COUNTY

Facility Principal Reference Point: NYTM-E: 724.614 NYTM-N: 4547.102
Latitude: 41°02'39.0" Longitude: 72°19'39.4"

Authorized Activity: Remove two existing mooring dolphins on west side of existing dock. Remove and replace existing boat lift. Install new 6'x24' float and 95 linear feet of splashboard system. All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Costello Marine Contracting Corp., last revised 03/02/23, stamped NYSDEC Approved 5/31/2023.

Permit Authorizations

Tidal Wetlands - Under Article 25

Permit ID 1-4732-00936/00016

New Permit

Effective Date: 5/31/2023

Expiration Date: 5/30/2028

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: SHERRI L AICHER, Regional Permit Administrator

Address: NYSDEC Region 1 Headquarters
SUNY @ Stony Brook|50 Circle Rd
Stony Brook, NY 11790 -3409

Authorized Signature: Sherril L. Aicher

Date 5/31/2023



Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: TIDAL WETLANDS

1. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.
2. **Maintain Erosion Controls** All erosion control devices shall be maintained in good and functional condition until the project has been completed and the area has been stabilized.
3. **Incidental Disturbance to Vegetation** It is the responsibility of the applicant to remedy any incidental disturbances resulting in damage or removal of wetland vegetation. Upon completion of construction activities, any disturbed areas shall be planted with the appropriate marsh vegetation. Please contact the Bureau of Marine Habitat at (631)444-0295 for more information.
4. **No Structures on Pilings** No structures, other than structures specifically authorized by this permit, shall be constructed on pilings without further authorization from the department (permit, modification or amendment).
5. **Boat Lifts at Property Lines** Boat lift/davit shall not:
 - a. extend laterally beyond property lines,
 - b. interfere with navigation, or
 - c. interfere with other landowners riparian rights.
6. **Pilings at Property Lines** Pilings shall not:
 - a. extend laterally beyond property lines,
 - b. interfere with navigation, or
 - c. interfere with other landowners riparian rights.



7. Docks at Property Lines Docks/catwalks/floats must not:

- a. extend laterally beyond property lines,
- b. interfere with navigation, or
- c. interfere with other landowners riparian rights.

8. No Permanent Structures on Dock No permanent structures shall be installed on dock/catwalk/float without first obtaining written Department approval (permit, modification, or amendment).

9. No Prop Dredging Prop dredging, or the act of utilizing and/or directing the propeller or propulsion system of a motorized vessel and/or the water-borne forces created by said propeller or propulsion system, to excavate or displace existing bottom sediment and benthic habitat for the direct or indirect purpose of establishing or increasing water depth, is a regulated activity and is not authorized by this permit. Prop dredging is strictly prohibited without further written authorization (permit, modification or amendment) from the department.

10. Float Installation The float shall be installed only at the approved location with a minimum water depth of 2½ feet, measured at apparent low tide.

11. No Floats, Ramps in Vegetated Tidal Wetlands Floats and ramps may not rest on or be stored in any vegetated tidal wetland.

12. Wood Preservatives

- a. Pressure treated wood used for construction of in-water structures must have undergone a treatment process approved (stamped or otherwise marked as certified) by the American Wood Preservative Association.
- b. Wood treated with Pentachlorophenol (PCP) must not be used in marine or brackish waters. Wood treated with PCP must be aged in the open air for at least three months prior to in-water use.
- c. The use of creosote treated wood is prohibited both in the water and upland areas.
- d. Chromated Copper Arsenate (CCA) pressure treated wood must be clean and free of CCA surface deposits. Wood with surface deposits must be washed for at least 5 minutes under running water prior to use. The washing must occur greater than 100 feet landward of any regulated wetland and/or water body. (Note "E." below for handling wash water.)
- e. Any wood debris such as sawdust or wash water must not enter any water body, including wetlands or protected buffer areas.

13. Installation of Wavebreak The wavebreak shall be constructed a minimum of 2 feet above the bottom grade with a minimum of 2 inch gaps between the slats or sheathing, as shown on the approved cross-section.



14. Storage of Equipment, Materials The storage of construction equipment and materials shall be confined to the upland area landward of the bulkhead or on a barge.

15. No Disturbance to Vegetated Tidal Wetlands There shall be no disturbance to vegetated tidal wetlands or protected buffer areas as a result of the permitted activities.

16. Materials Disposed at Upland Site Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of in an authorized solid waste management facility. These materials shall be suitably stabilized as not to re-enter any water body, wetland or wetland adjacent area.

17. No Construction Debris in Wetland or Adjacent Area Any debris or excess material from construction of this project shall be completely removed from the adjacent area (upland) and removed to an approved upland area for disposal. No debris is permitted in wetlands and/or protected buffer areas.

18. Notice of Commencement At least 48 hours prior to commencement of the project, the permittee and contractor shall sign and return the top portion of the enclosed notification form certifying that they are fully aware of and understand all terms and conditions of this permit. Within 30 days of completion of project, the bottom portion of the form must also be signed and returned, along with photographs of the completed work.

19. Post Permit Sign The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.

20. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

21. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

22. Conformance With Plans All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Costello Marine Contracting Corp., last revised 03/02/23, stamped NYSDEC Approved 5/31/2023.



23. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 1 Headquarters
SUNY @ Stony Brook|50 Circle Rd
Stony Brook, NY11790 -3409

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Tidal Wetlands.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;



- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.



Department of
Environmental
Conservation

NOTICE

The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Departmental conditions on it, contact the Regional Permit Administrator listed below. Please refer to the permit number shown when contacting the DEC.

Regional Permit Administrator

Permit Number

1-4732-00936/00016

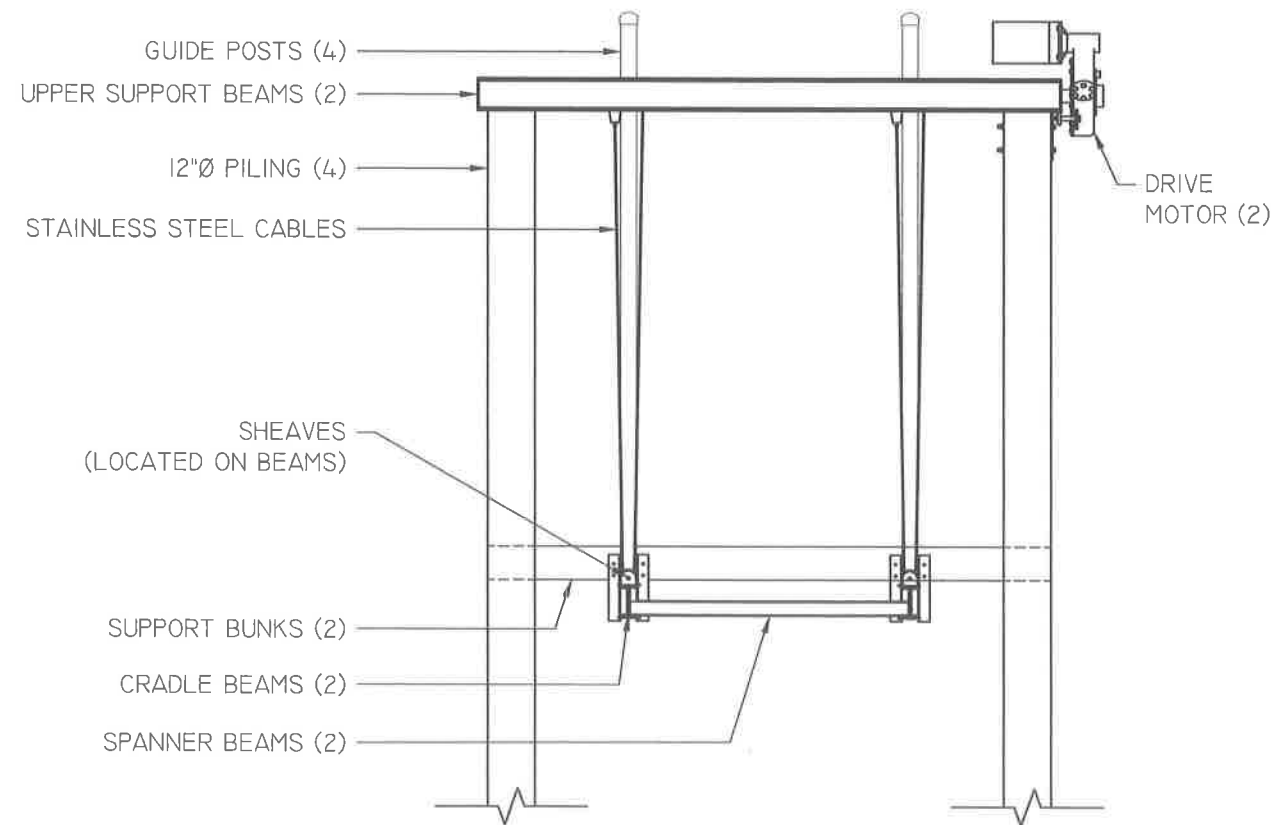
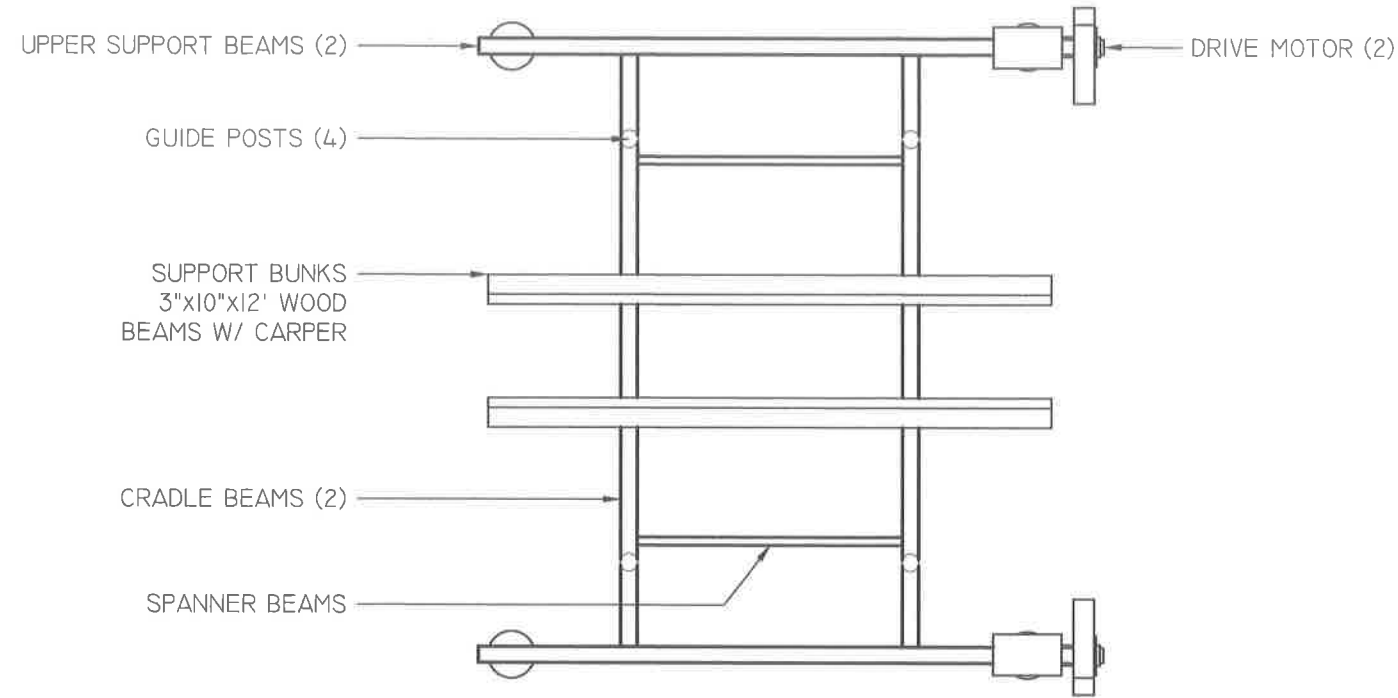
SUSAN ACKERMAN

Expiration Date

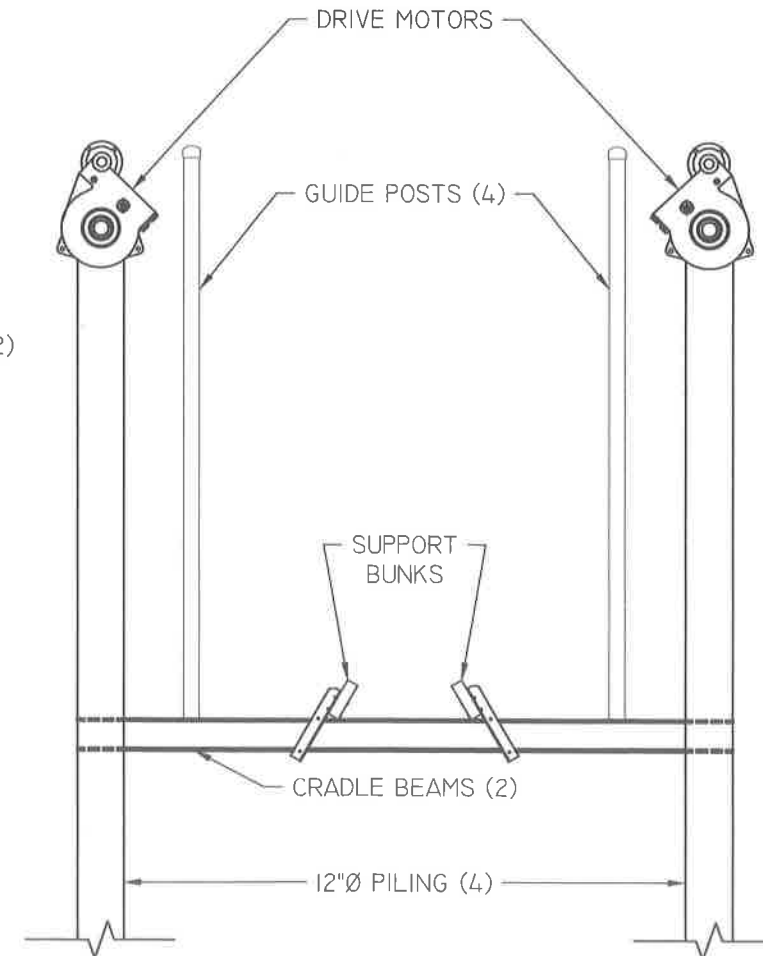
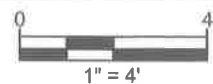
05/30/2028

NOTE: This notice is **NOT** a permit

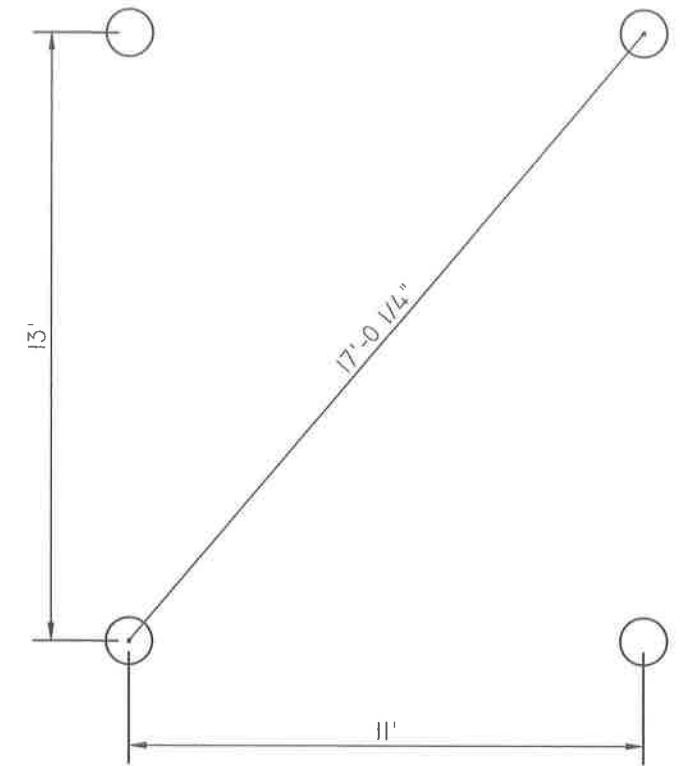
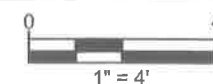
BOAT LIFT TOP VIEW



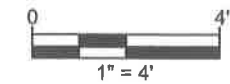
BOAT LIFT SIDE VIEW



BOAT LIFT FRONT VIEW



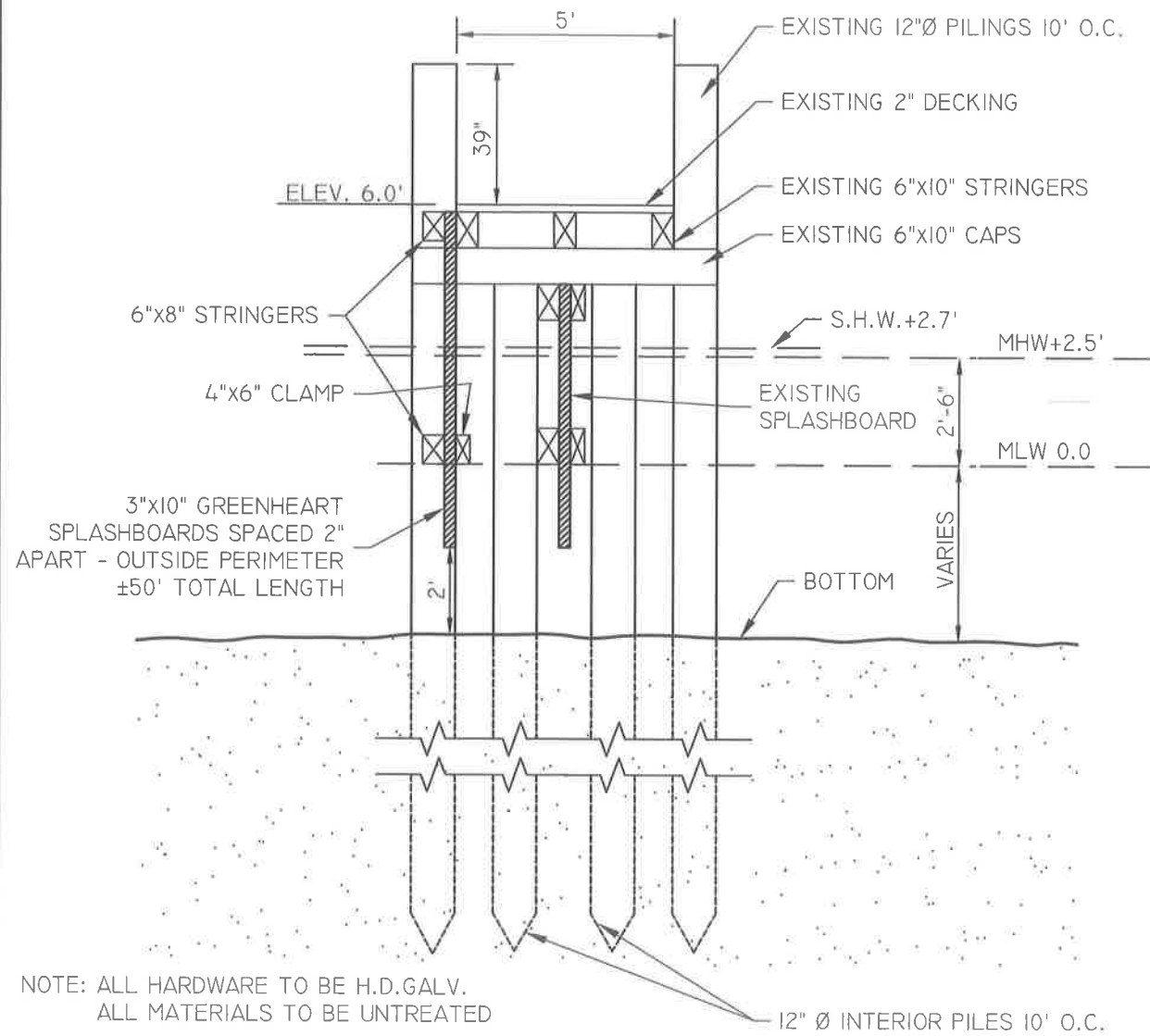
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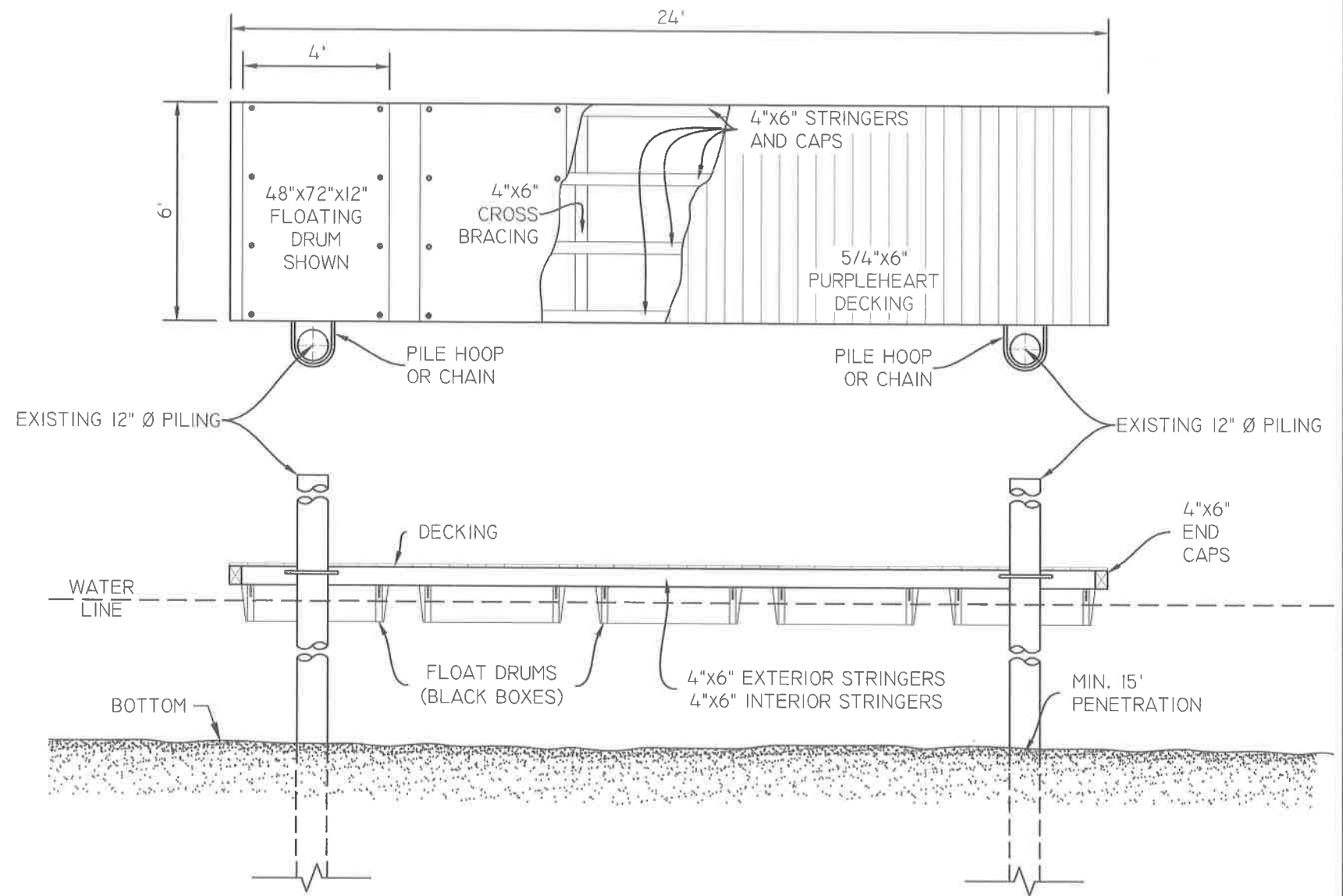
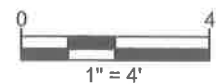
NYS DEC
APPROVED AS PER TERMS
AND CONDITIONS OF
PERMIT NO. 1-4732-00936/00016
DATE 5/31/2023
415

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

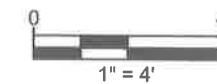
APPLICANT: AMERICAN DIRECT LLC
ADDRESS: 353 CENTRAL PARK - WEST
NEW YORK, NY 10025
JOB SITE: 2 SHOREWOOD COURT
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SCTM#: 700-26-1-14
DATE: 03/02/23, 02/28/23, 10/17/22



DOCK DETAIL



FLOAT DETAIL



NYS DEC
 APPROVED AS PER TERMS
 AND CONDITIONS OF
 PERMIT NO. 1-4732-00936/06016
 DATE 5/31/2023
 SIS

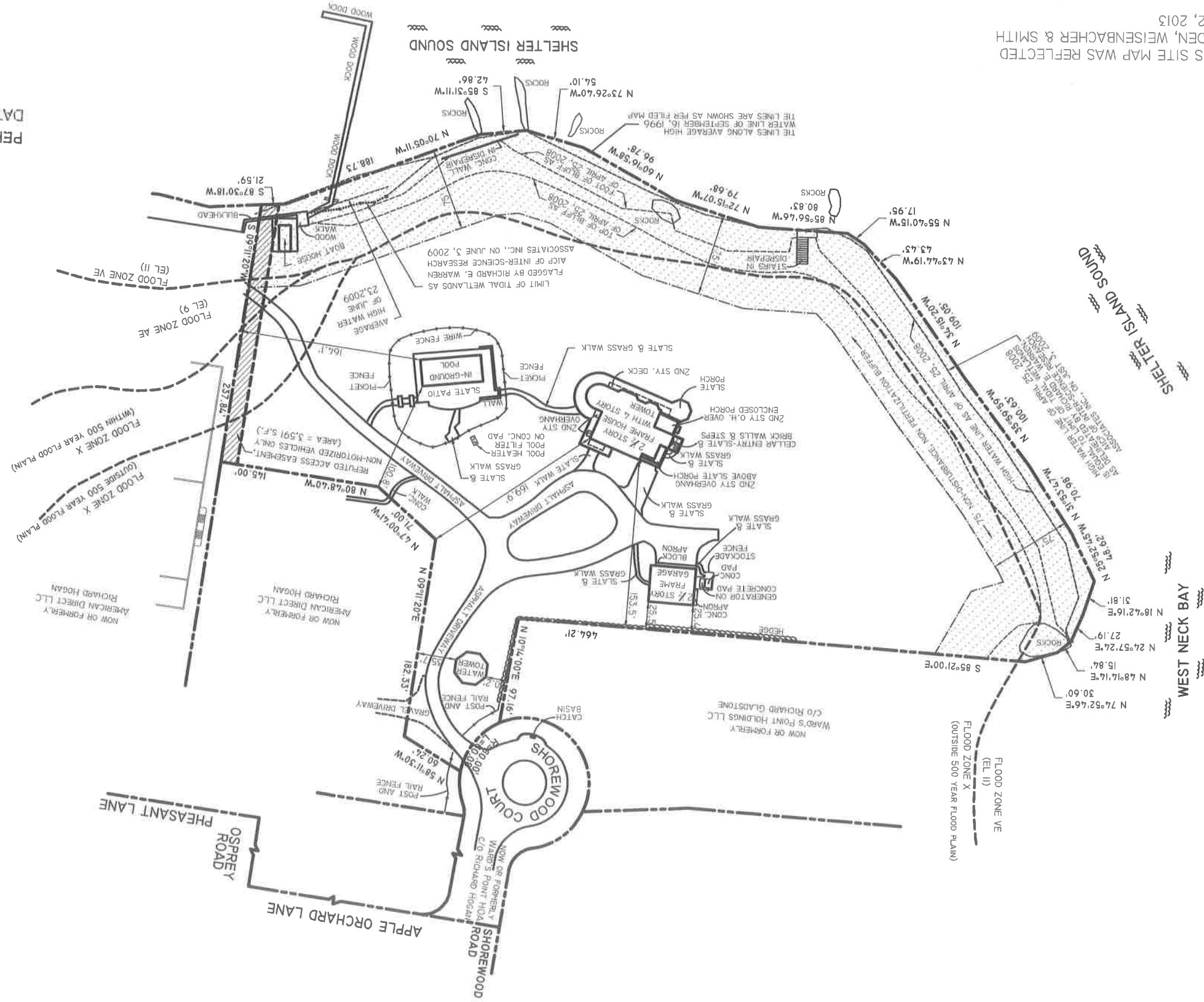
PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

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 SCTM#: 700-26-1-14
 DATE: 03/02/23, 02/28/23, 10/17/22

NOTE:
 INFORMATION IN THIS SITE MAP WAS REFLECTED
 FROM SQUIRES, HOLDEN, WEISENBACHER & SMITH
 DATED NOVEMBER 22, 2013

SITE MAP
 1" = 100'
 0 100'





(SHEET 4 OF 8)



NYS DEC
 APPROVED AS PER TERMS
 AND CONDITIONS OF
 PERMIT NO. 1-1732-00936/00016
 DATE 5/3/2023
 1/5

APPLICANT: AMERICAN DIRECT LLC
 ADDRESS: 353 CENTRAL PARK - WEST
 NEW YORK, NY 10025
 JOB SITE: 2 SHOREWOOD COURT
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-14
 DATE: 03/02/23, 02/28/23, 10/17/22

PREPARED BY: K5
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

- LEGEND**
-  EXISTING SPLASHBOARD
 -  PROPOSED SPLASHBOARD
 -  PROPOSED FLOAT
 -  EXISTING DOCK

PROPOSED: INSTALL #95'
 OF SPLASHBOARD SYSTEM
 UNDER MAIN DOCK & "L"
 ON OUTSIDE EDGE

REMOVE
 EXISTING
 DOLPHINS

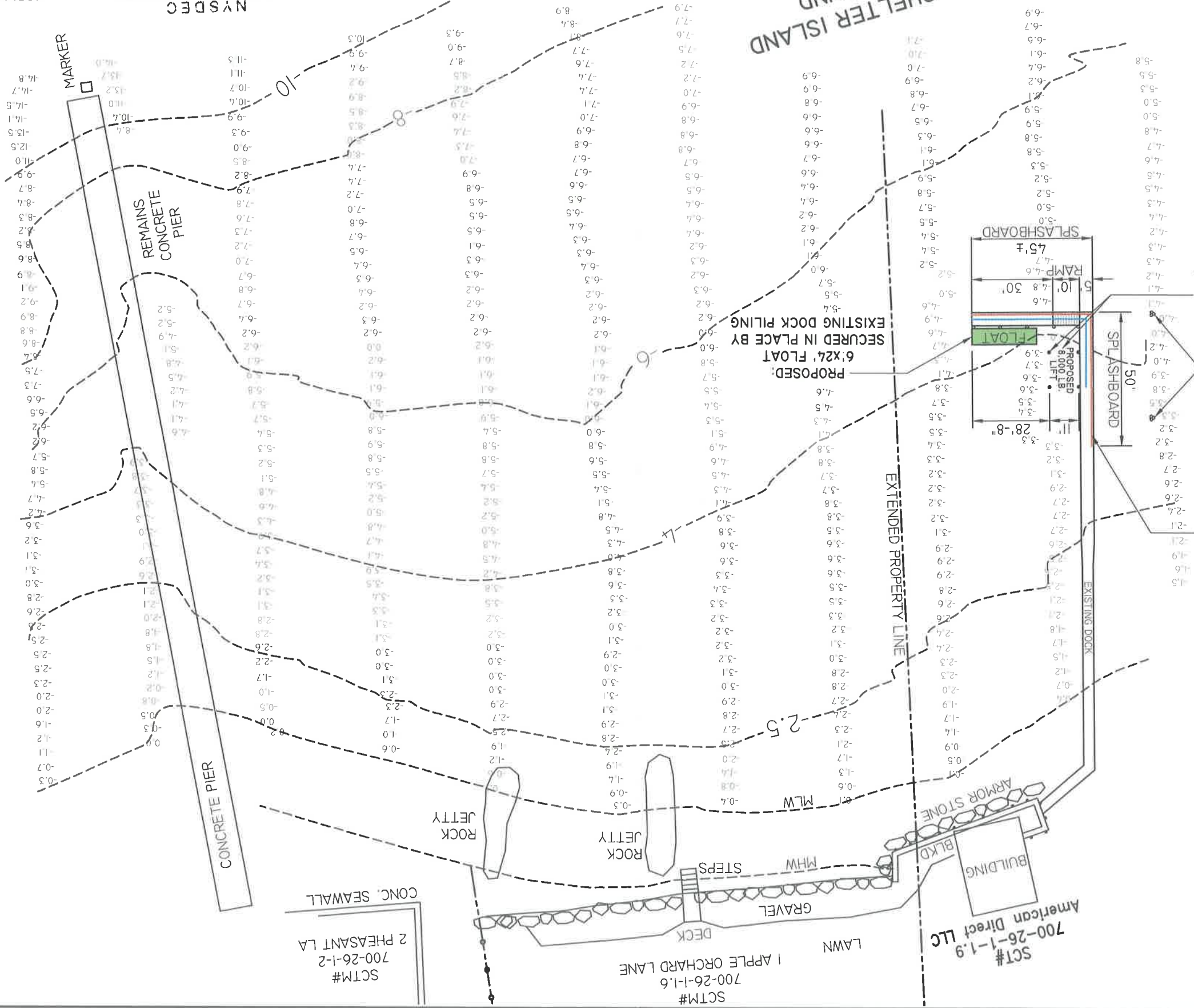
REMOVE EXISTING 8,000 LB.
 ELEVATOR STYLE BOAT LIFT.
 INSTALL TWO 12"Ø PILING &
 NEW 8,000 LB. 4-POINT
 STYLE BOAT LIFT.

SITE PLAN



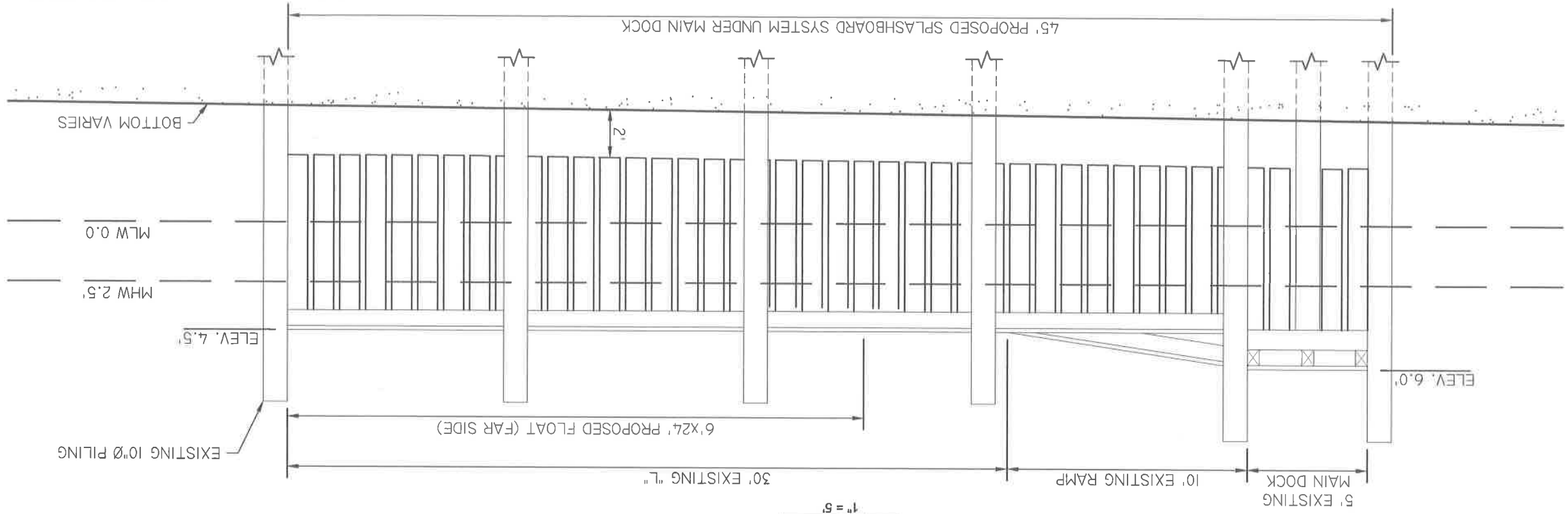
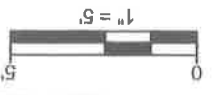
DATE: 5/31/2023
 PERMIT NO. 1-4732-00936/00016
 APPROVED AS PER TERMS
 AND CONDITIONS OF
 NYS DEC

APPLICANT: AMERICAN DIRECT LLC
 ADDRESS: 553 CENTRAL PARK - WEST
 NEW YORK, NY 10025
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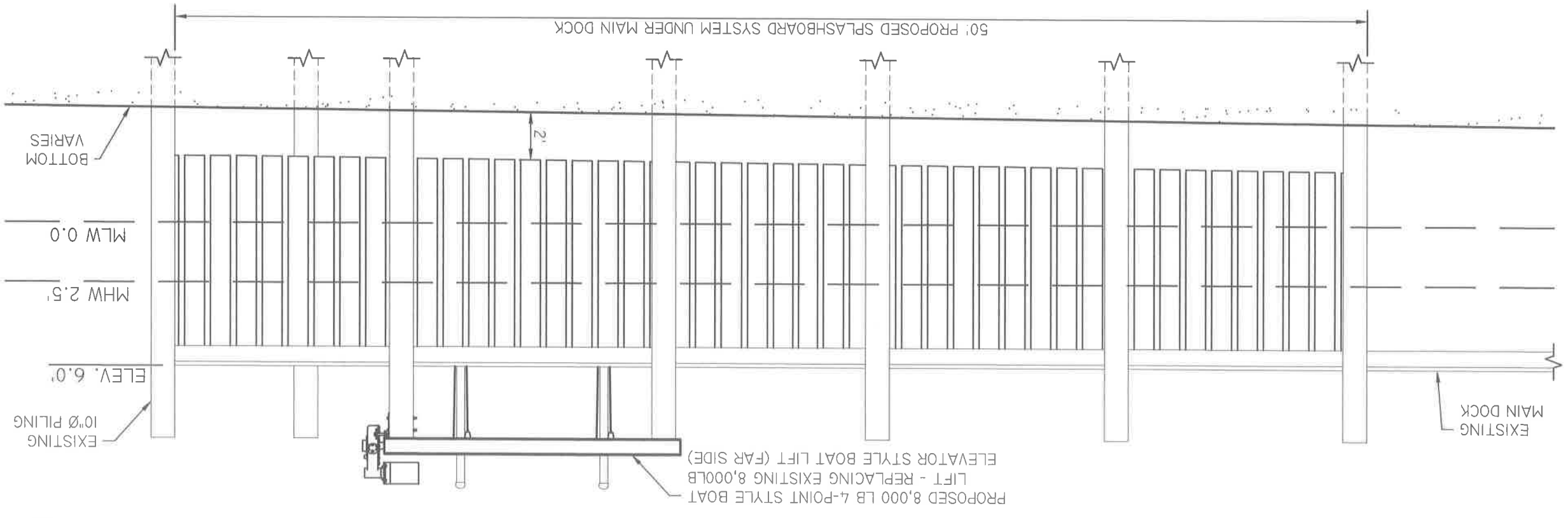


-2.5 INDICATES WATER
 DEPTH IN FEET WHEN MLW
 BY ROBERT H. FOX AUGUST
 30, 2022

NORTH ELEVATION VIEW



EAST ELEVATION VIEW



APPLICANT: AMERICAN DIRECT LLC
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N.Y.S.D.E.C.
 APPROVED AS PER TERMS
 AND CONDITIONS OF
 PERMIT NO. 1-4732-00936/00016
 DATE 5/31/2023
 3/5