

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 Douglas Branson & Elizabeth Hurtt

Telephone Numbers (include area code)

Mailing Address 5139 Westminister Place

Home [REDACTED]

Pittsburg, PA 15232

Business [REDACTED]

Email [REDACTED]

Cell [REDACTED]

Description of work to be done

**Construct a new 4'x150' dock. Install two tie-off piling, two ladders and access stairs on the inshore end.**

Property Location/Street Address (include tax map number) SCTM #700-25-1-66

29 East Brander Parkway, 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.

May 9, 2023  
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)

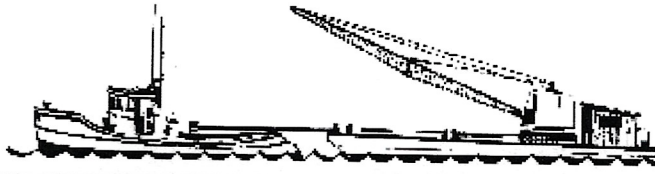
The undersigned certifies the following:

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.

May 9, 2023  
Date

[Handwritten Signature]  
Signature of Applicant






# COSTELLO MARINE CONTRACTING CORP

DOCKS • BULKHEADS • ROCK REVETMENTS • JETTY REPAIR • DECKS • BLUFF STAIRS • PILE INSTALLATION

To: Shelter Island Town Board  
New York State Department of Environmental Conservation  
New York State Department of State  
Army Corps of Engineers

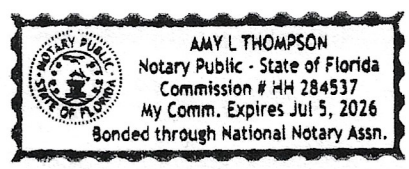
### AUTHORIZATION

The undersigned, as owner of property located at 29 East Brander Parkway, Shelter Island, NY 11964 SCTM #700-25-1-66, here by authorizes Costello Marine Contracting Corp. to act as agent to process all permit applications needed to construct a dock at my property.

Dated: March 15, 2023 Sign Here:   
Printed Name: Douglas Branson

SWORN TO BEFORE ME THIS 15<sup>th</sup> DAY OF March 2023

  
Notary Public Signature





Area=  
19,576 sq.ft.  
0.45 acres

DRAWN BY: JM	CHECKED BY: JM
CAD FILE DATE: Oct. 2021	
DRAWING NO.: 21\East Brander	

Note: ALL SUBSURFACE STRUCTURES; WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES, SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS.

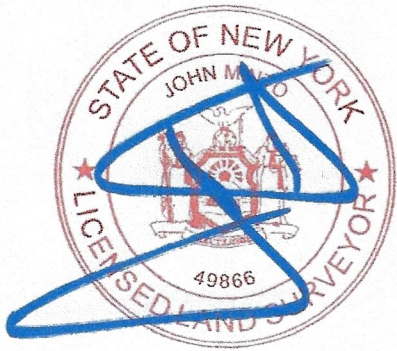
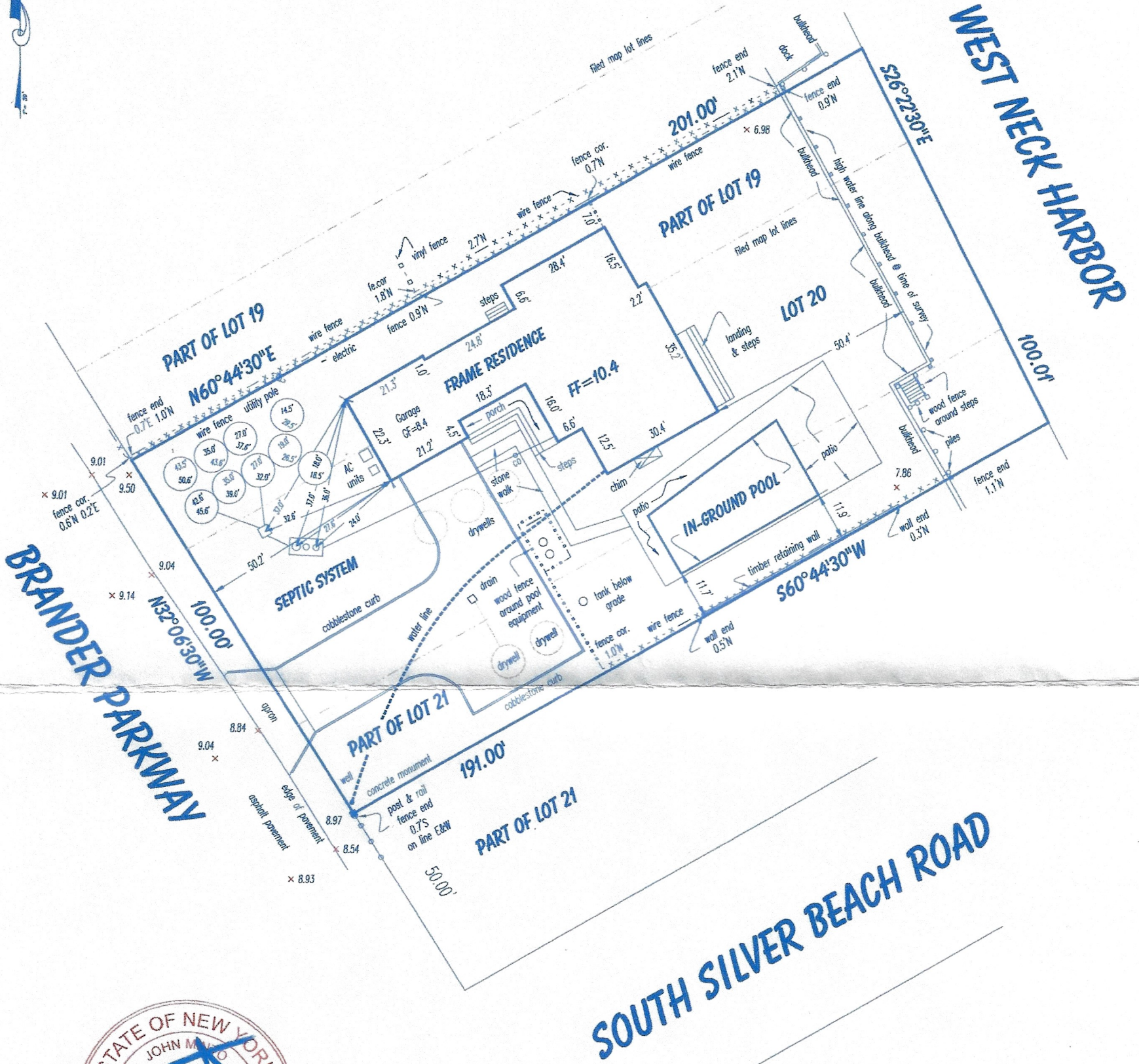
THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

Premises known as:  
#29 East Brander Parkway

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE.



**Final**  
**Survey of Lot 20 and part of Lot's 19 & 21**  
**Block 2**

MAP OF SECTION ONE, SILVER BEACH  
FILED July 27, 1929 MAP NO. 191  
situate on

**Shelter Island**  
Town of Southold  
Suffolk County, New York  
Tax Map #700-25-01-66

October 20, 2021 Scale 1" = 30'

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



LAND SURVEYING  
Mintoville@aol.com

- SUBDIVISIONS
- TITLE & MORTGAGE SURVEYS
- TOPOGRAPHIC SURVEYS
- SITE PLANS

John Minto, L.S.      Jacqueline Marie Minto, L.S.  
LICENSED PROFESSIONAL LAND SURVEYOR      LICENSED PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LIC. NO. 49866      NEW YORK STATE LIC. NO. 51085

Phone: (631) 724-4832

P.O. Box 1408      Smithtown, N.Y. 11787

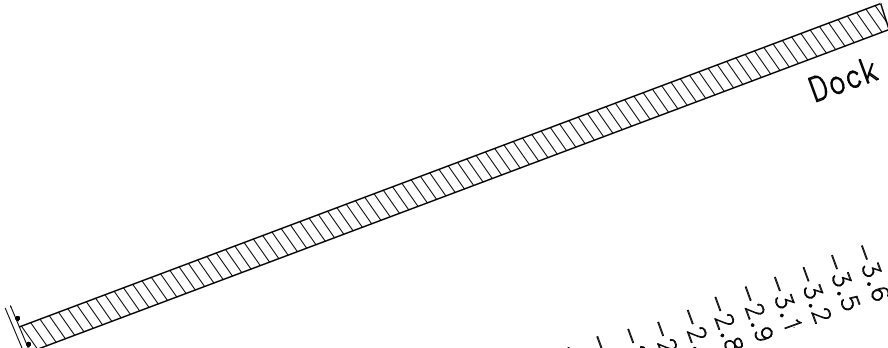


# Hydrographic Map

Surveyed: 25 August 2022  
Town: Shelter Island  
Suffolk County, NY  
Datum: MLW



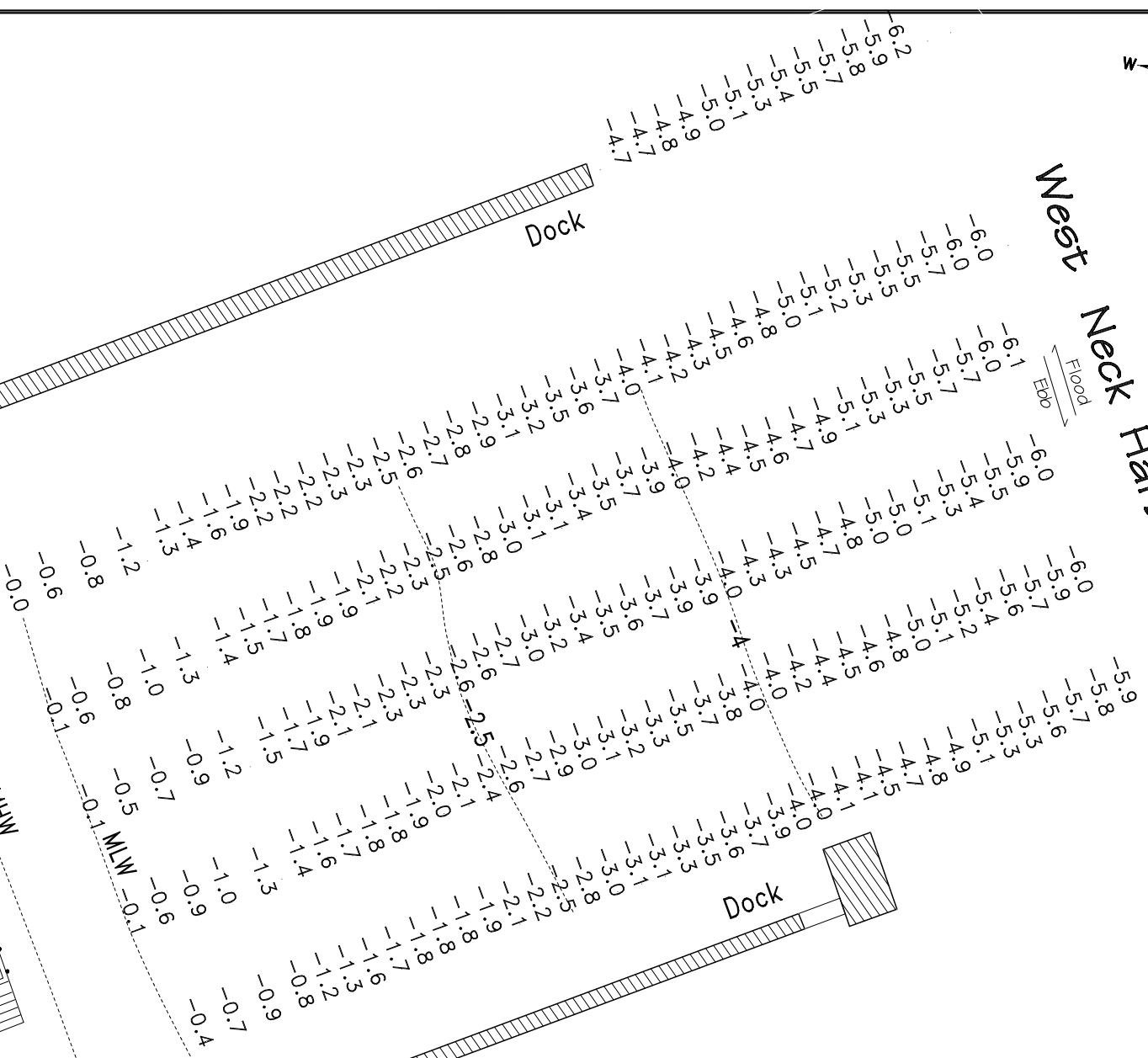
40'



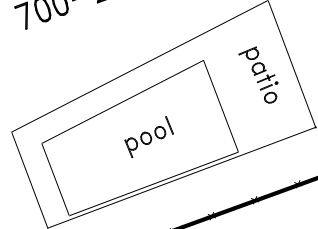
Dock

Nest  
Neck  
Harbor

Flood  
E00



29 East Brander Pkwy.  
SCT# 700-25-1-66



blkd.

MHW

MLW

Dock

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



# 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

May 1, 2023

Douglas Branson & Elizabeth Hurtt  
5139 Westminister Pl  
Pittsburgh, PA 15232

**Re: Permit # 1-4732-00948/00003**

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,



Thomas Kohlmann  
Environmental Analyst



Department of  
Environmental  
Conservation



**PERMIT**  
**Under the Environmental Conservation Law (ECL)**

**Permittee and Facility Information**

**Permit Issued To:**

Douglas Branson  
5139 Westminster Pl  
Pittsburgh, PA 15232  
(412) 624-3437

**Facility:**

BRANSON PROPERTY  
29 E BRANDER PKWY|SCTM 700-25-1-66  
SHELTER ISLAND, NY 11965

**Facility Application Contact:**

COSTELLO MARINE CONTRACTING CORP  
PO BOX 2124  
GREENPORT, NY 11944-2124  
(631) 477-1199

**Facility Location:** in SHELTER ISLAND in SUFFOLK COUNTY

**Facility Principal Reference Point:** NYTM-E: 722.584 NYTM-N: 4547.042  
Latitude: 41°02'39.1" Longitude: 72°21'06.3"

**Project Location:** 29 East Brander Pkwy, Shelter Island, NY Watercourse: West Neck Harbor

**Authorized Activity:** Construct new 4' x 150' open grate pier with access stairs, ladders, and two tie-off pilings. All work shall be in strict conformance with the attached plans stamped "NYSDEC Approved" on 5/1/2023. (TSK)

**Permit Authorizations**

**Tidal Wetlands - Under Article 25**

Permit ID 1-4732-00948/00003

New Permit

Effective Date: 5/1/2023

Expiration Date: 4/30/2028

**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: LAURA F STAR, Deputy Regional Permit Administrator

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

Authorized Signature: \_\_\_\_\_

Date 5/1/23



## Distribution List

COSTELLO MARINE CONTRACTING CORP  
Bureau of Marine Habitat Protection  
THOMAS S KOHLMANN

## 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. 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 4/20/2023.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.





**8. 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.

**9. Catwalk Decking- 60% Open Space** The catwalk decking shall be constructed of fiberglass grating with a minimum of 60% open space to reduce shading impacts.

**10. No Floats** This permit does not authorize the installation of floats.

**11. 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.

**12. No Dredging or Excavation** No dredging, excavating or other alteration of shoreline or underwater areas is authorized by this permit, nor shall issuance of this permit be construed to suggest that the Department will issue a permit for such activities in the future.

**13. 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).

**14. 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.



**15. 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).

**16. Install, Maintain Erosion Controls** Necessary erosion control measures, i.e., straw bales, silt fencing, etc., are to be placed on the downslope edge of any disturbed area. This sediment barrier is to be put in place before any disturbance of the ground occurs and is to be maintained in good and functional condition until thick vegetative cover is established.

**17. 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.

**18. 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.

**19. 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.

**20. 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.

**21. 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.



**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  
**SHERRI AICHER**

Permit Number: 1-4732-00948/00003

Expiration Date: 4/30/2028

NYSDEC Region 1 Environmental Permits  
50 Circle Road  
Stony Brook, NY 11790-3409  
Email: [dep.r1@dec.ny.gov](mailto:dep.r1@dec.ny.gov)

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

## PROPOSED

CONSTRUCT A NEW 4'x150' DOCK. INSTALL TWO TIE-OFF PILING, TWO LADDERS AND ACCESS STAIRS ON THE INSHORE END.

**NYSDEC**  
**APPROVED AS PER TERMS**  
**AND CONDITIONS OF**

PERMIT NO 1-4732-00948/00003

DATE 5/1/2023 JSK 1 of 5

### MATERIALS:

POSTS: 8"Ø - CCA  
FRAMING: 4"x6" - CCA  
DECKING: SURE-STEP OPEN GRATE

### ACCESS:

BY WATER VIA BARGE AND BY LAND THROUGH APPLICANTS' PROPERTY

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

(SHEET 3 of 8)

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT

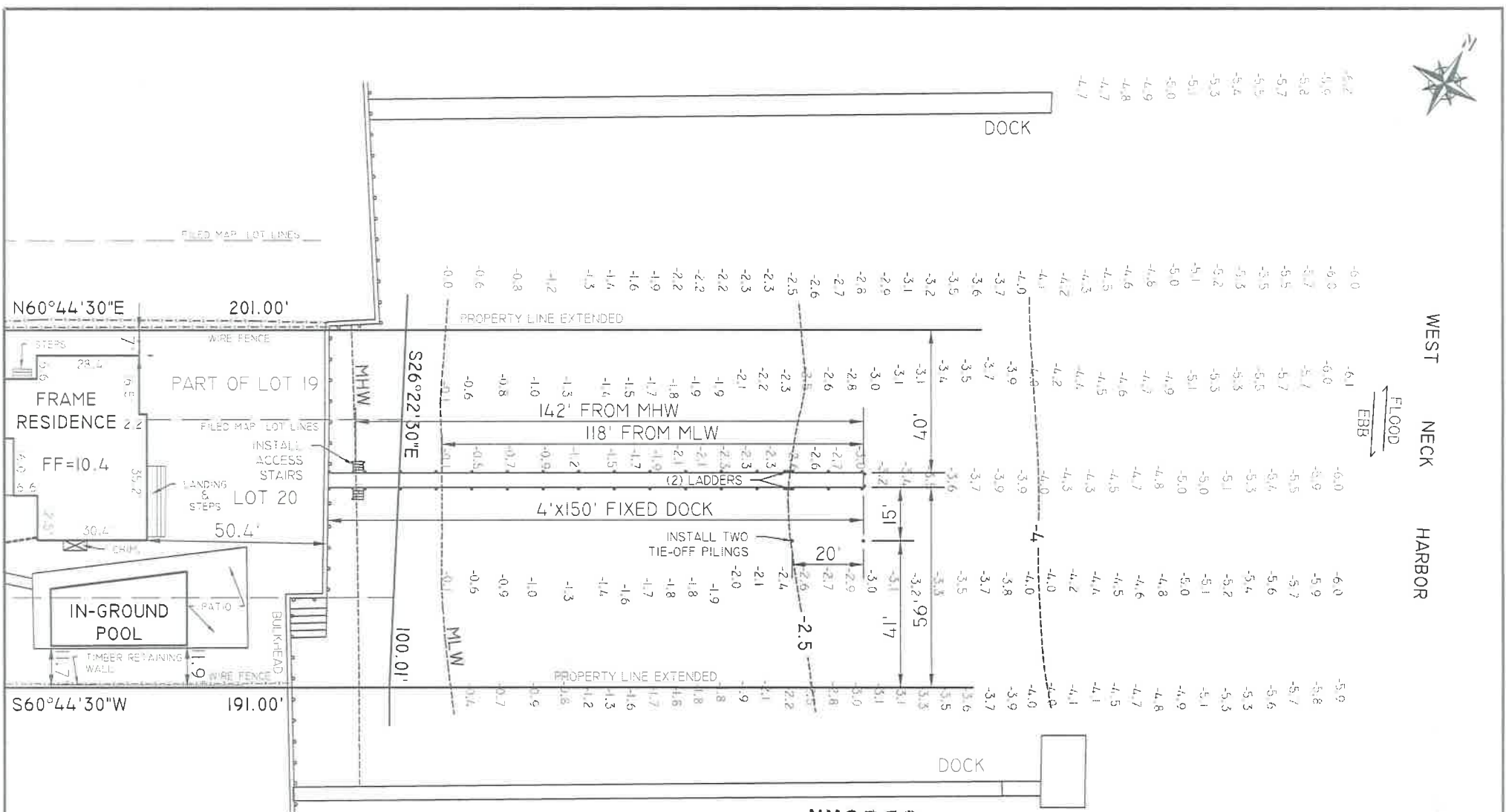
ADDRESS: 5139 WESTMINISTER PL  
PITTSBURG, PA 15232

JOB SITE: 29 EAST BRANDER PARKWAY  
SHELTER ISLAND, NY 11964

SCTM#: 700-25-1-66

DATE: 04/20/23, 03/16/23, 03/01/23



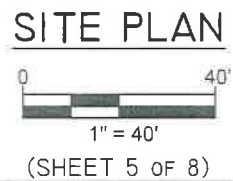


**NYSDEC**  
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**AND CONDITIONS OF**

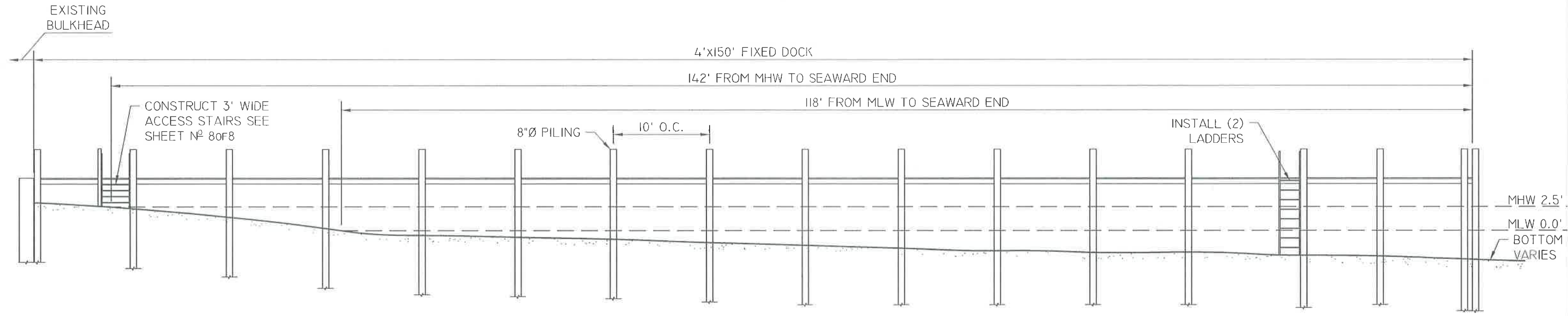
PERMIT NO 1-4732-00948/00003  
 DATE 5/1/2023 JK 2 of 5

NOTE:  
 -2.5 IS MEASURED IN FEET WHEN MLW EQUALS  
 0.0 BY ROBERT H. FOX ON 25 AUGUST 2022.

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 P.O. BOX 2124, GREENPORT, N.Y. 11944  
 (631)477-1199



APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
 ADDRESS: 5139 WESTMINSTER PL  
 PITTSBURG, PA 15232  
 JOB SITE: 29 EAST BRANDER PARKWAY  
 SHELTER ISLAND, NY 11964  
 SCTM#: 700-25-1-66  
 DATE: 04/20/23, 03/16/23, 03/01/23



**NYS DEC**  
**APPROVED AS PER TERMS**  
**AND CONDITIONS OF**  
 PERMIT NO. 1-4132-00948/0003  
 DATE 5/1/2023 TJK 3 of 5

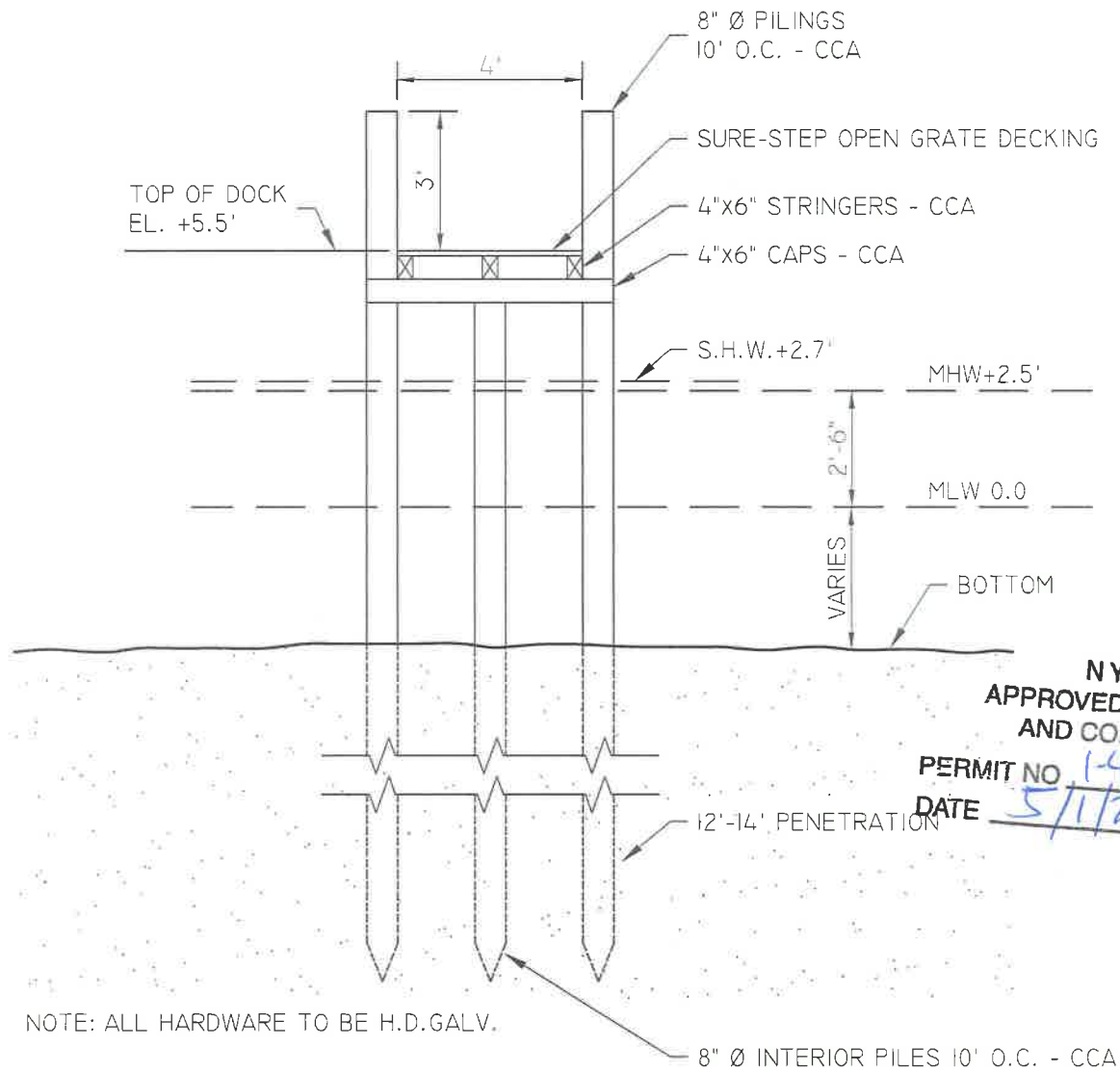
**DOCK ELEVATION**



(SHEET 6 OF 8)

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 P.O. BOX 2124, GREENPORT, N.Y. 11944  
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APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
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 SHELTER ISLAND, NY 11964  
 SCTM# 700-25-1-66  
 DATE 04/20/23, 03/16/23, 03/01/23



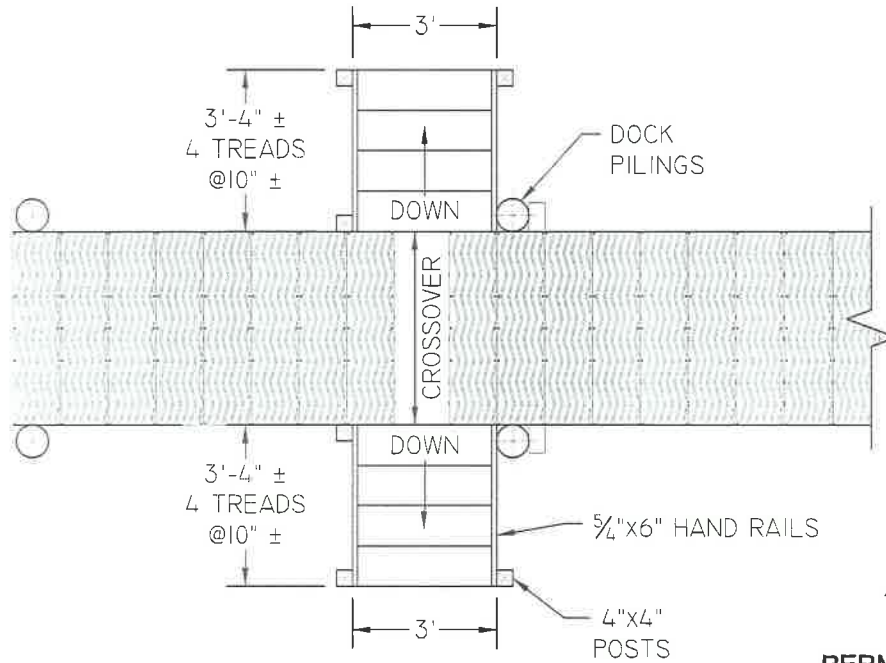
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**DOCK DETAIL**



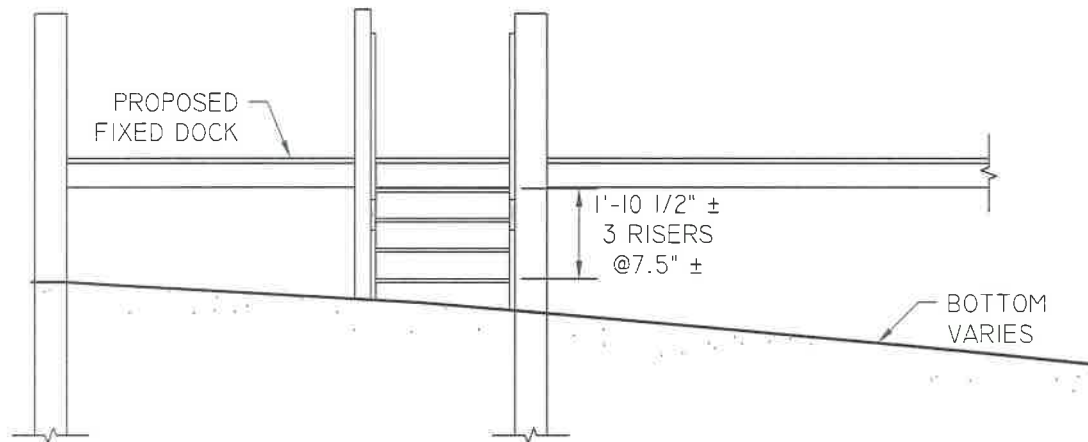
(SHEET 7 OF 8)

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
 ADDRESS: 5139 WESTMINSTER PL  
 PITTSBURG, PA 15232  
 JOB SITE: 29 EAST BRANDER PARKWAY  
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 SCTM#: 700-25-1-66  
 DATE: 04/20/23, 03/16/23, 03/01/23



**NYS DEC**  
**APPROVED AS PER TERMS**  
**AND CONDITIONS OF**

PERMIT NO. 1-4732-0094B/00003  
 DATE 5/1/2023 TX 5 of 5



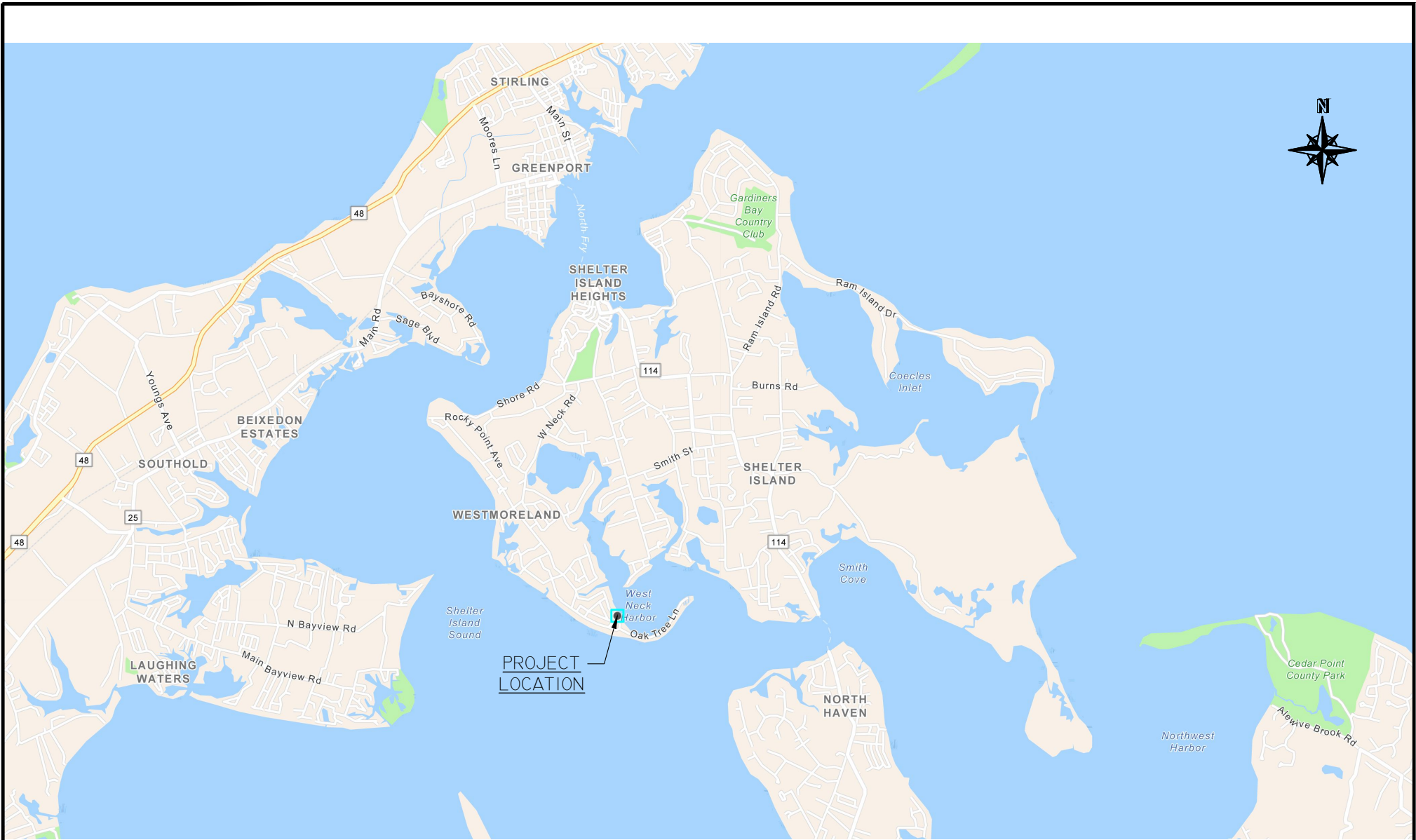
**STAIR DETAIL**



(SHEET 8 OF 8)

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 P.O. BOX 2124, GREENPORT, N.Y. 11944  
 (631)477-1199

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
 ADDRESS: 5139 WESTMINSTER PL  
 PITTSBURG, PA 15232  
 JOB SITE: 29 EAST BRANDER PARKWAY  
 SHELTER ISLAND, NY 11964  
 SCTM#: 700-25-1-66  
 DATE: 04/20/23, 03/16/23, 03/01/23



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 (631)477-1199

**VICINITY MAP**  
 N41° 2' 37" W72° 21' 6"  
 (SHEET 1 OF 8)

**APPLICANT:** DOUGLAS BRANSON & ELIZABETH HURTT  
**ADDRESS:** 5139 WESTMINSTER PL  
 PITTSBURG, PA 15232  
**JOB SITE:** 29 EAST BRANDER PARKWAY  
 SHELTER ISLAND, NY 11964  
**SCTM#:** 700-25-1-66  
**DATE:** 04/20/23, 03/16/23, 03/01/23

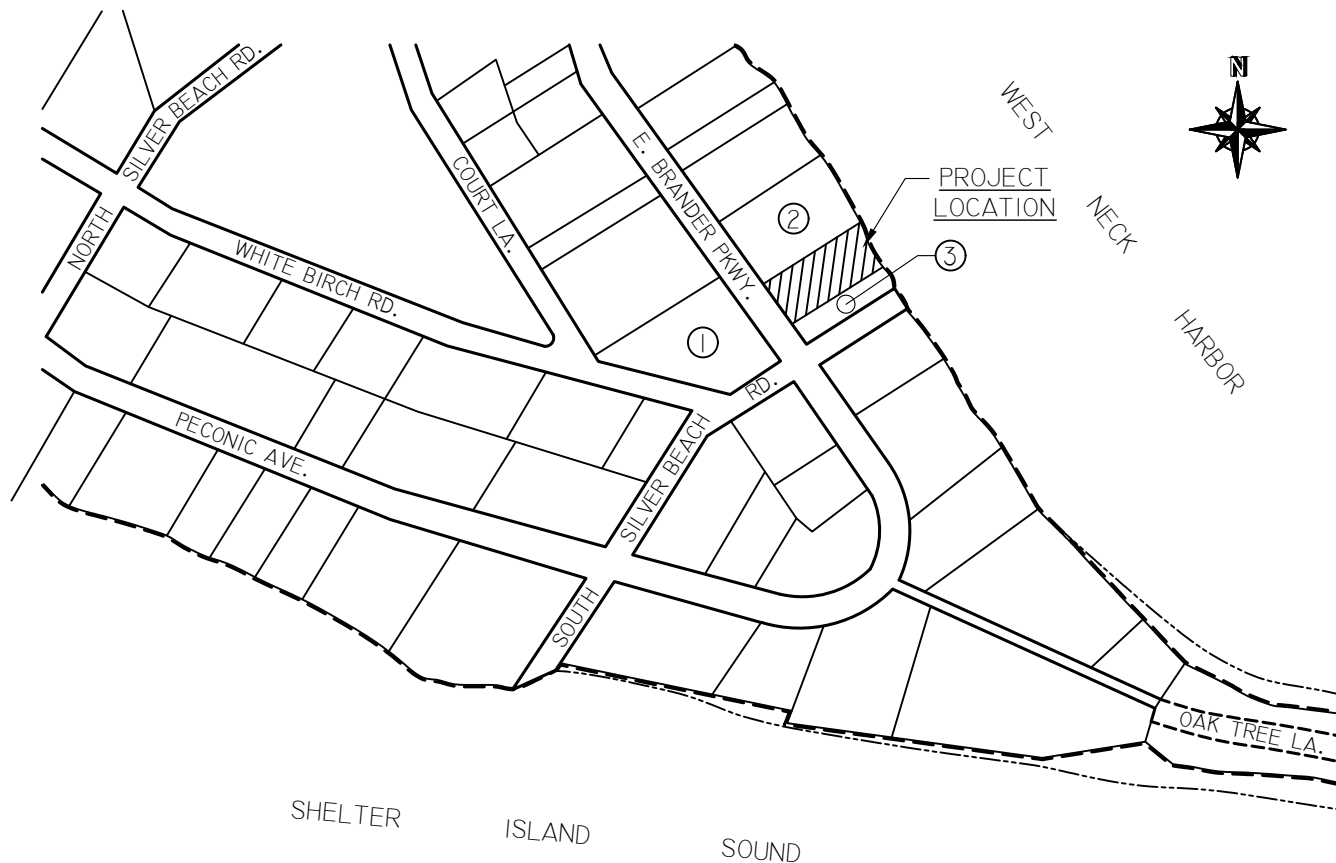


ADJACENT PROPERTY OWNERS

① THOMAS McMAHON & LINDA GIBBS  
360 FURMAN STREET, APT. 519  
BROOKLYN, NY 11201  
(26 EAST BRANDER PARKWAY)  
(SCTM# 700-25-1-52)

② CHARLES J. & SUSAN NOTO  
2 BUTLER PATH  
ST. JAMES, NY 11780  
(27 EAST BRANDER PARKWAY)  
(SCTM# 700-25-1-65)

③ LOTUS LAND LLC  
411 CHESTNUT STREET  
LEBANON, PA 17042  
(31 EAST BRANDER PARKWAY)  
(SCTM# 700-25-1-67)



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LOCATION MAP

N41° 2' 37" W72° 21' 6"

(SHEET 2 OF 8)

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
ADDRESS: 5139 WESTMINSTER PL  
PITTSBURG, PA 15232  
JOB SITE: 29 EAST BRANDER PARKWAY  
SHELTER ISLAND, NY 11964  
SCTM#: 700-25-1-66  
DATE: 04/20/23, 03/16/23, 03/01/23

## PROPOSED

CONSTRUCT A NEW 4'x150' DOCK. INSTALL TWO TIE-OFF PILING, TWO LADDERS AND ACCESS STAIRS ON THE INSHORE END.

### MATERIALS:

POSTS: 8"Ø - CCA  
FRAMING: 4"x6" - CCA  
DECKING: SURE-STEP OPEN GRATE

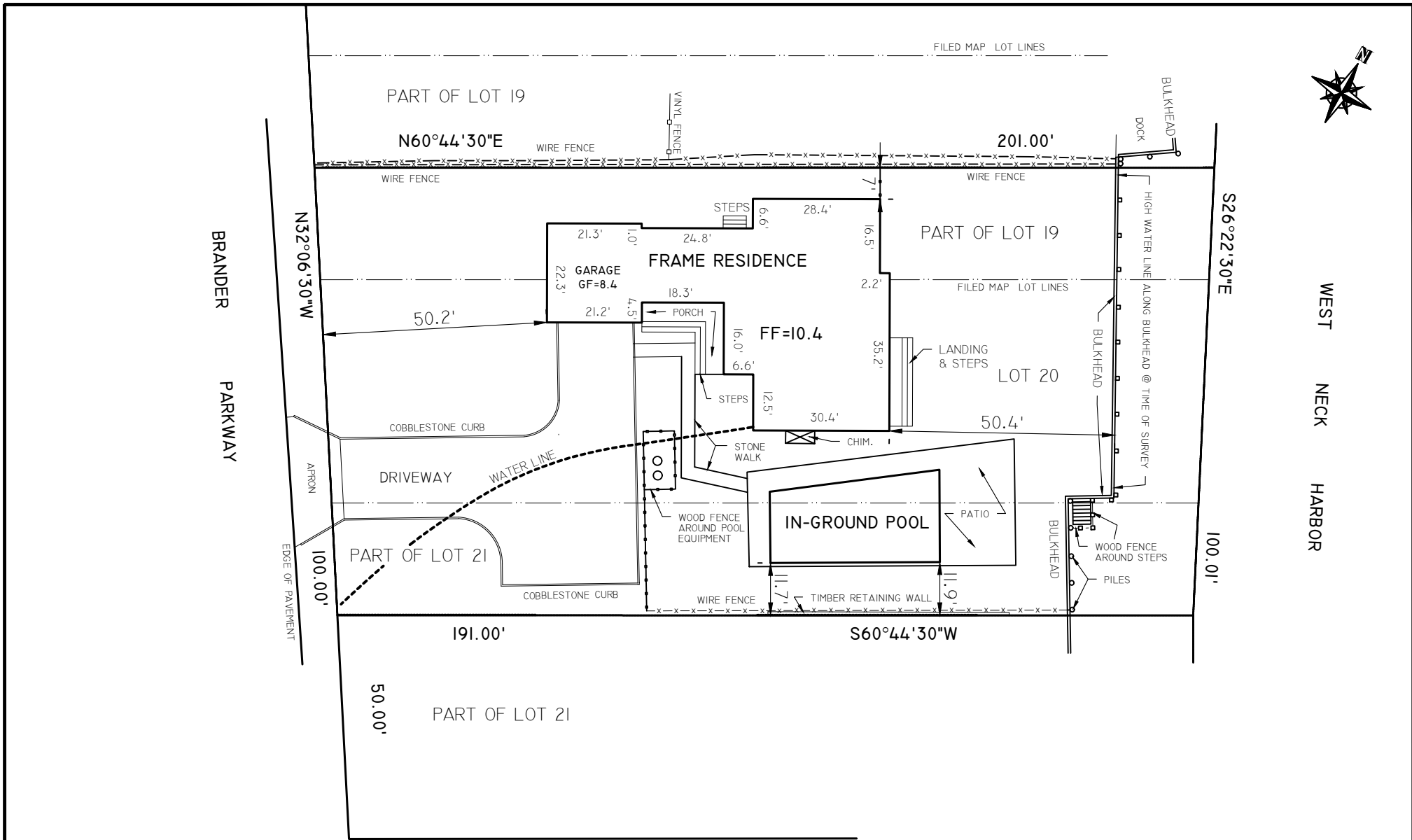
### ACCESS:

BY WATER VIA BARGE AND BY LAND THROUGH APPLICANTS' PROPERTY

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(SHEET 3 OF 8)

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
ADDRESS: 5139 WESTMINISTER PL  
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SHELTER ISLAND, NY 11964  
SCTM#: 700-25-1-66  
DATE: 04/20/23, 03/16/23, 03/01/23



NOTE:  
 INFORMATION IN THIS SITE MAP WAS  
 REFLECTED FROM JM LAND SURVEYING  
 DATED OCTOBER 20, 2021

SOUTH SILVER BEACH ROAD

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**SITE MAP**



1" = 30'

(SHEET 4 OF 8)

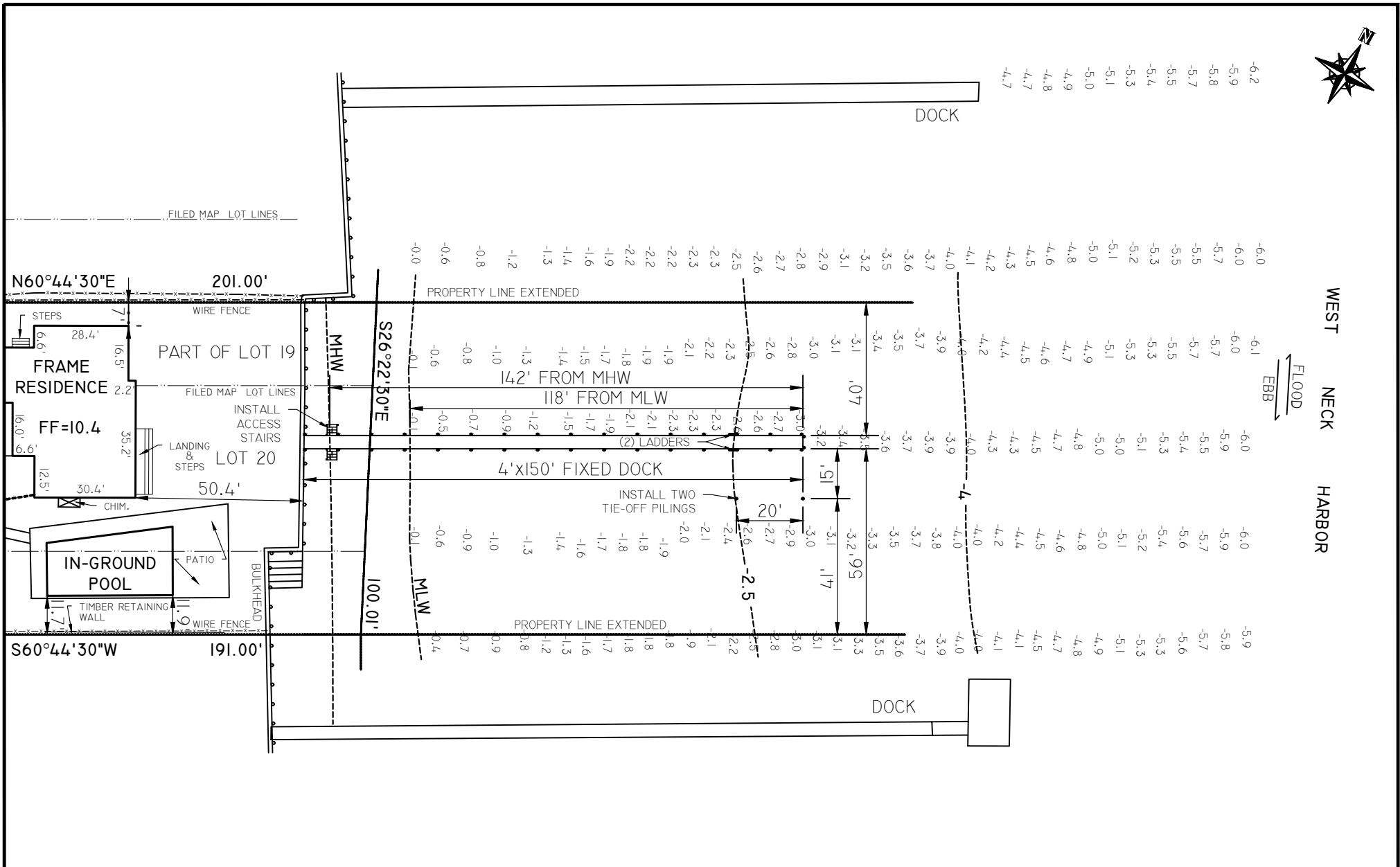
APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT

ADDRESS: 5139 WESTMINSTER PL  
 PITTSBURG, PA 15232

JOB SITE: 29 EAST BRANDER PARKWAY  
 SHELTER ISLAND, NY 11964

SCTM#: 700-25-1-66

DATE: 04/20/23, 03/16/23, 03/01/23



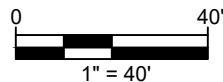
WEST NECK HARBOR

FLOOD  
EBB

NOTE:  
-2.5 IS MEASURED IN FEET WHEN MLW EQUALS  
0.0 BY ROBERT H. FOX ON 25 AUGUST 2022.

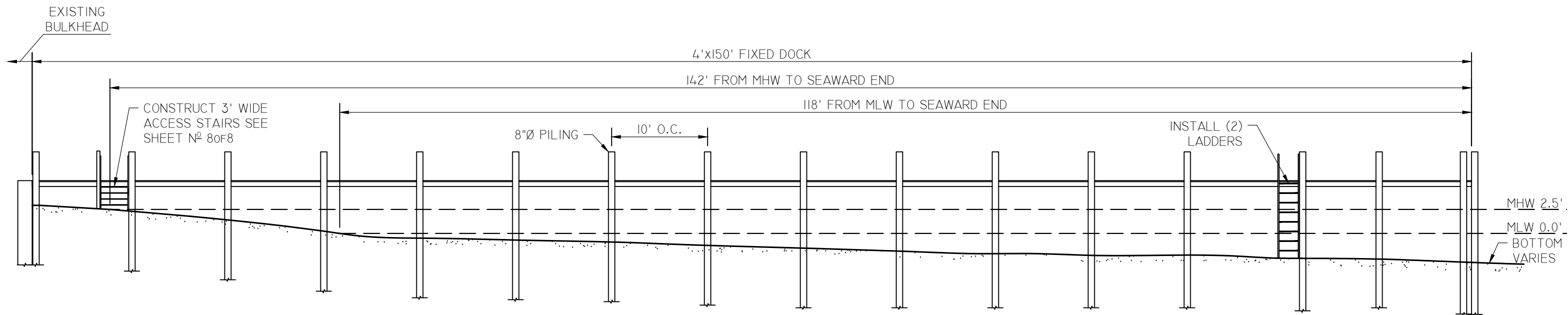
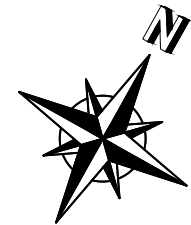
PREPARED BY: KS REVISED BY: KS  
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### SITE PLAN

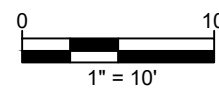


(SHEET 5 OF 8)

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT  
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SCTM#: 700-25-1-66  
DATE: 04/20/23, 03/16/23, 03/01/23



### DOCK ELEVATION

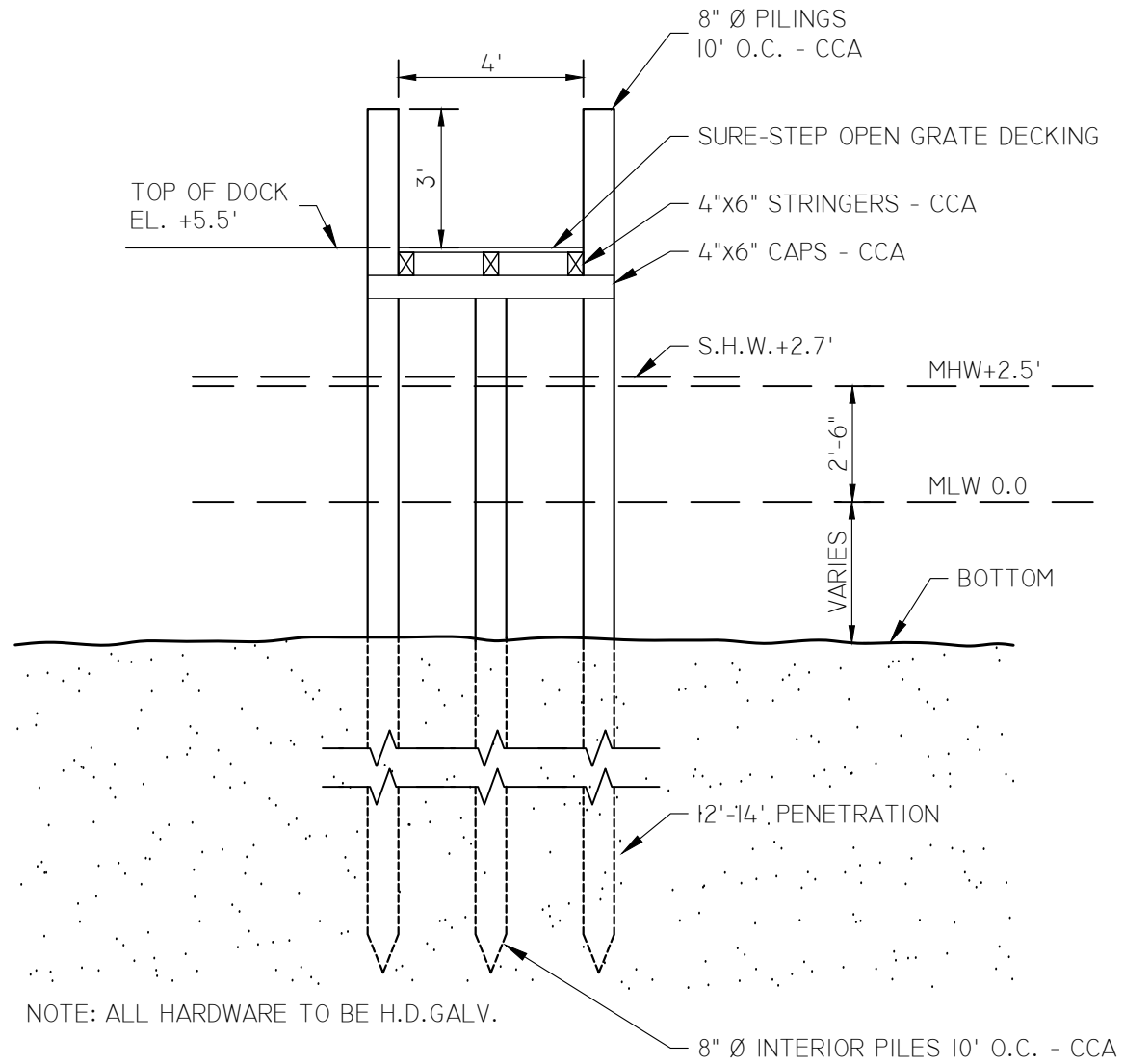


(SHEET 6 OF 8)

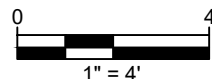
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### DOCK DETAIL



(SHEET 7 OF 8)

APPLICANT: DOUGLAS BRANSON & ELIZABETH HURTT

ADDRESS: 5139 WESTMINSTER PL

PITTSBURG, PA 15232

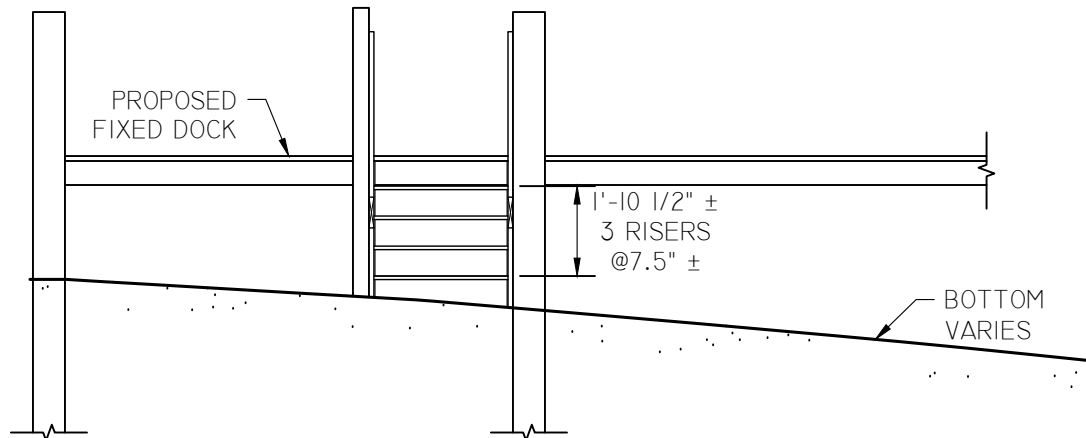
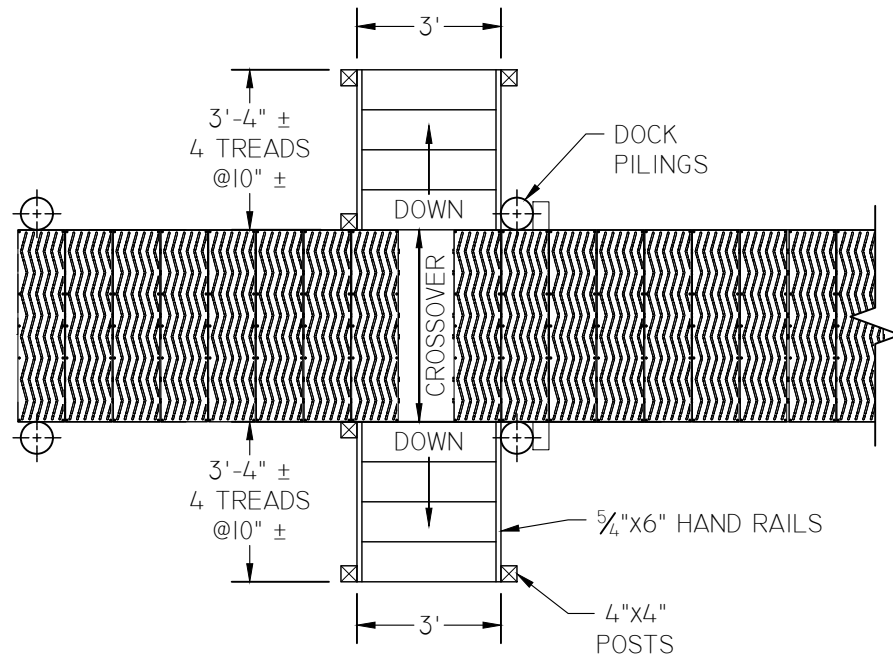
JOB SITE: 29 EAST BRANDER PARKWAY

SHELTER ISLAND, NY 11964

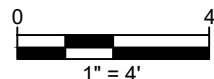
SCTM#: 700-25-1-66

DATE: 04/20/23, 03/16/23, 03/01/23

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## STAIR DETAIL



(SHEET 8 OF 8)

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 SHELTER ISLAND, NY 11964  
 SCTM#: 700-25-1-66  
 DATE: 04/20/23, 03/16/23, 03/01/23



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/27/2023

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).

<b>PRODUCER</b> Simpson & McCrady LLC 310-330 Grant Street Suite 1320 Pittsburgh PA 15219-2233		<b>CONTACT NAME:</b> Lisa McGee <b>PHONE (A/C, No, Ext):</b> (412) 261-2222 <b>E-MAIL ADDRESS:</b> lisa@simpson-mccrady.com <b>FAX (A/C, No):</b> (412) 261-3437	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Chubb National Insurance	<b>NAIC #</b> 10052
<b>INSURED</b>		<b>INSURER B:</b>	
Elizabeth S. Hurtt & Douglas M. Branson 29 East Brander Parkway Shelter Island, NY 11964		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: CL2362740253

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	<b>COMMERCIAL GENERAL LIABILITY</b>			1373292901	05/15/2023	05/15/2024	EACH OCCURRENCE	\$ 30000
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
	<input checked="" type="checkbox"/> Personal Liability						MED EXP (Any one person)	\$ 50000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$
	OTHER:						PRODUCTS - COMP/OP AGG	\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/>	<input type="checkbox"/>						\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$
	<input type="checkbox"/>	<input type="checkbox"/> OCCUR					AGGREGATE	\$
	<b>EXCESS LIAB</b>							\$
	<input type="checkbox"/>	<input type="checkbox"/> CLAIMS-MADE						\$
	DED	RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input type="checkbox"/> N	N / A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

**CERTIFICATE HOLDER****CANCELLATION**

	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  <i>Christopher R. McCrady</i>

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