

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 Big Ram, LLC c/o RHI Operations, LLC Telephone Numbers (include area code)

Mailing Address PO BOX 644 Home \_\_\_\_\_

Shelter Island Heights, NY 11965 Business \_\_\_\_\_

Email [REDACTED] Cell [REDACTED]

#### Description of work to be done

Construct a new 4'x26' angled walkway leading to a 4'x65' catwalk. Construct a 3' wide pedestrian access stairs landward end of catwalk. Install a new 3'x14' aluminum ramp leading to a 6'x25' float. Supply and install (2) 10" tie-off piling and (3) 10" piling to secure float into place. Remove debris located around existing staircase and plant native vegetation in any bare areas around existing staircase.

Property Location/Street Address (include tax map number) SCTM #700-10-1-7.2

2 S. Ram Island Drive, 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.

19 June 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.

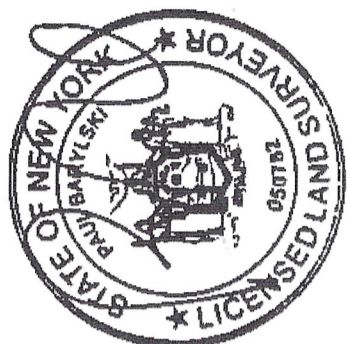
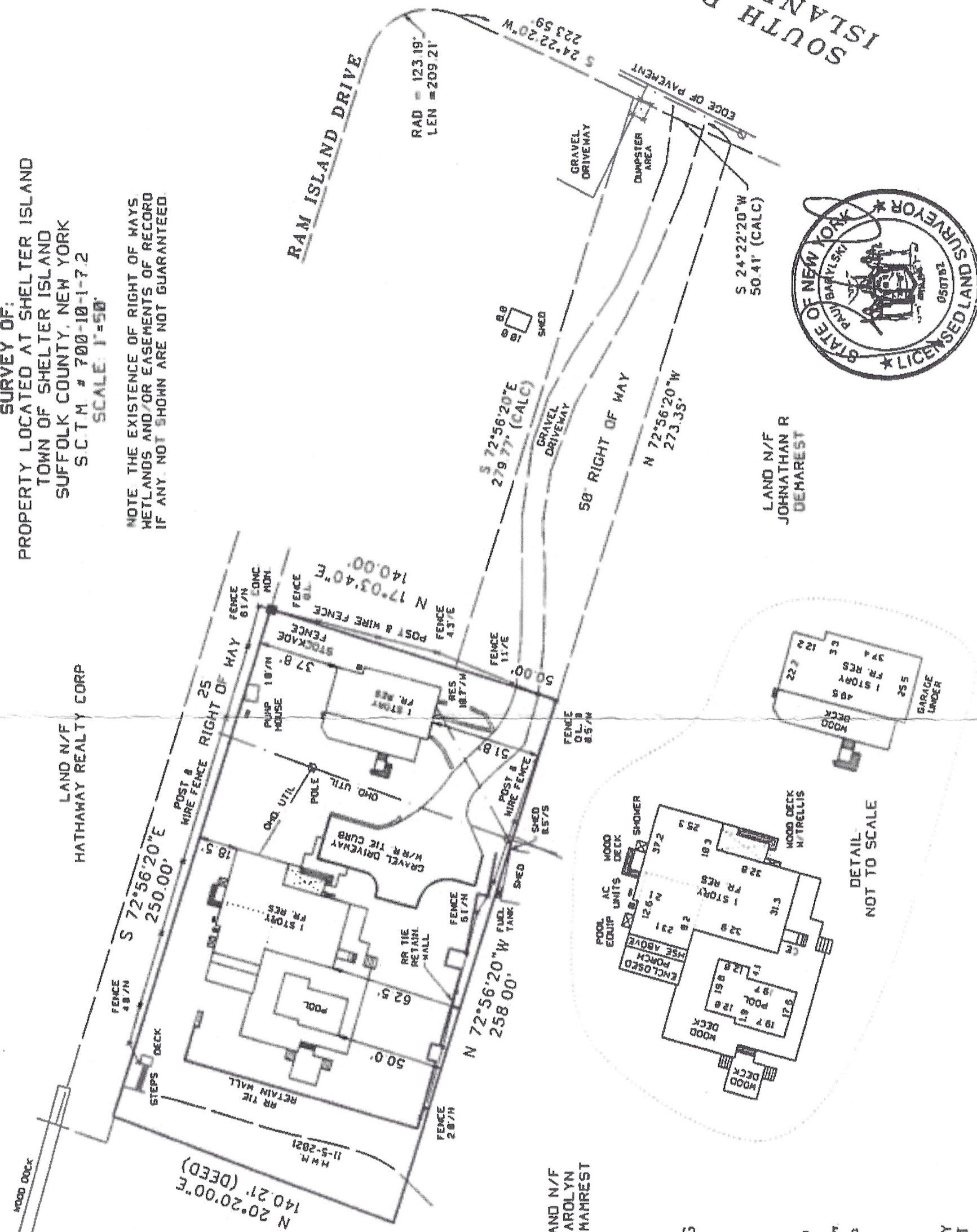
19 June 2023  
Date

Andrea Carter  
Signature of Applicant



**SURVEY OF:**  
**PROPERTY LOCATED AT SHELTER ISLAND**  
**TOWN OF SHELTER ISLAND**  
**SUFFOLK COUNTY, NEW YORK**  
**S.C.T.M. # 700-10-1-7.2**  
**SCALE: 1"=50'**

**NOTE THE EXISTENCE OF RIGHT OF WAYS,**  
**WETLANDS AND/OR EASEMENTS OF RECORD**  
**IF ANY NOT SHOWN ARE NOT GUARANTEED.**



**LAND N/F**  
**JOHNATHAN R**  
**DEMARREST**

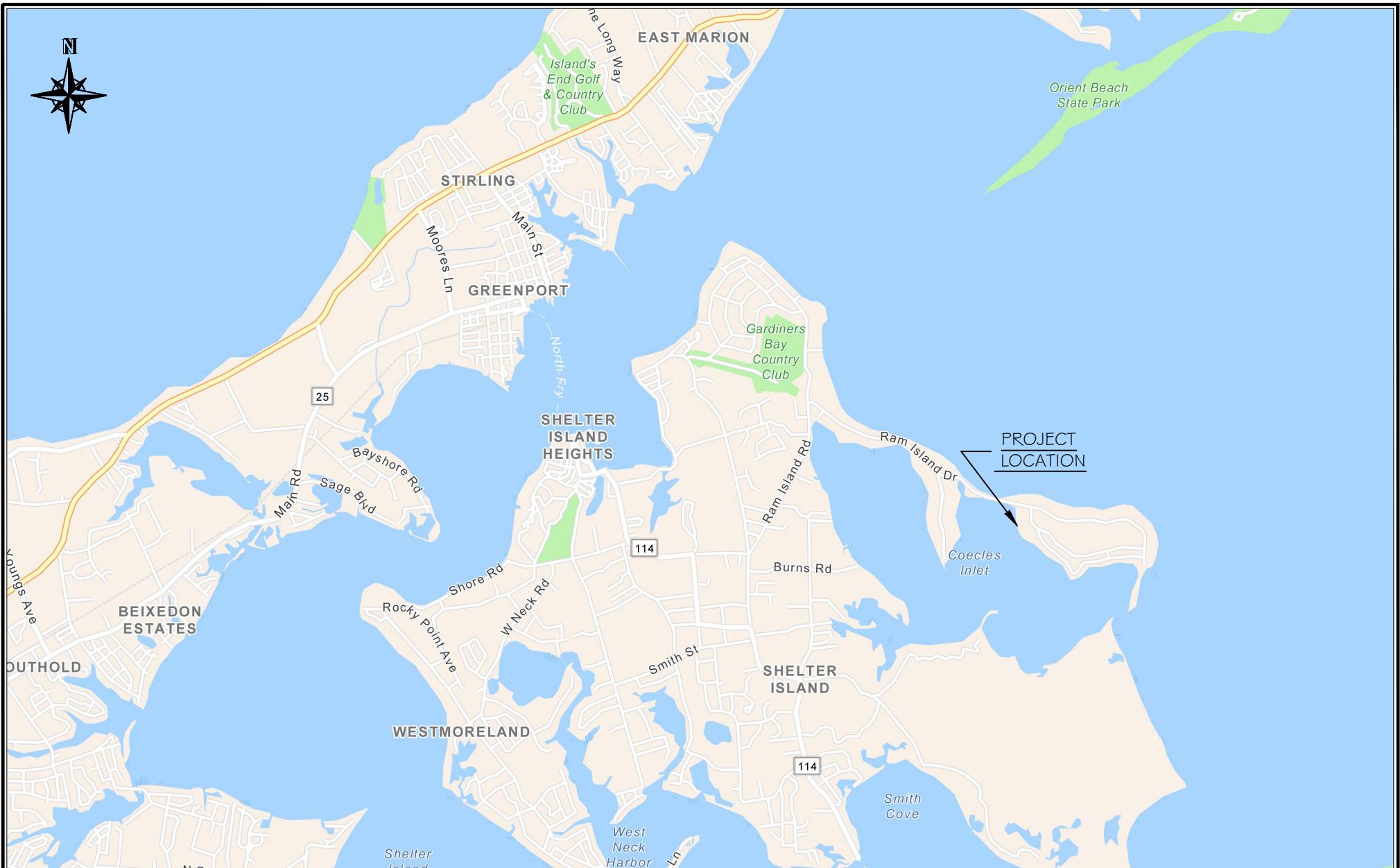
**LAND N/F**  
**CAROLYN**  
**DEMARREST**

**COECLES**  
**HARBOR**

**SURVEYED BY:**  
**PAUL BARYLSKI LAND SURVEYING**  
**PATCHOGUE NY 11772**  
**PHONE 631-294-6985**  
**FAX 631-627-3186**  
**PAULBARYLSKI@YAHOO.COM**  
**NOVEMBER 5, 2021**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7205 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS' INKED OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS 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 LIMITED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**CERTIFIED TO:**  
**BIG RAM LLC**  
**CHICAGO TITLE INSURANCE COMPANY**  
**CLASSIC ABSTRACT LTD., AS AGENT**



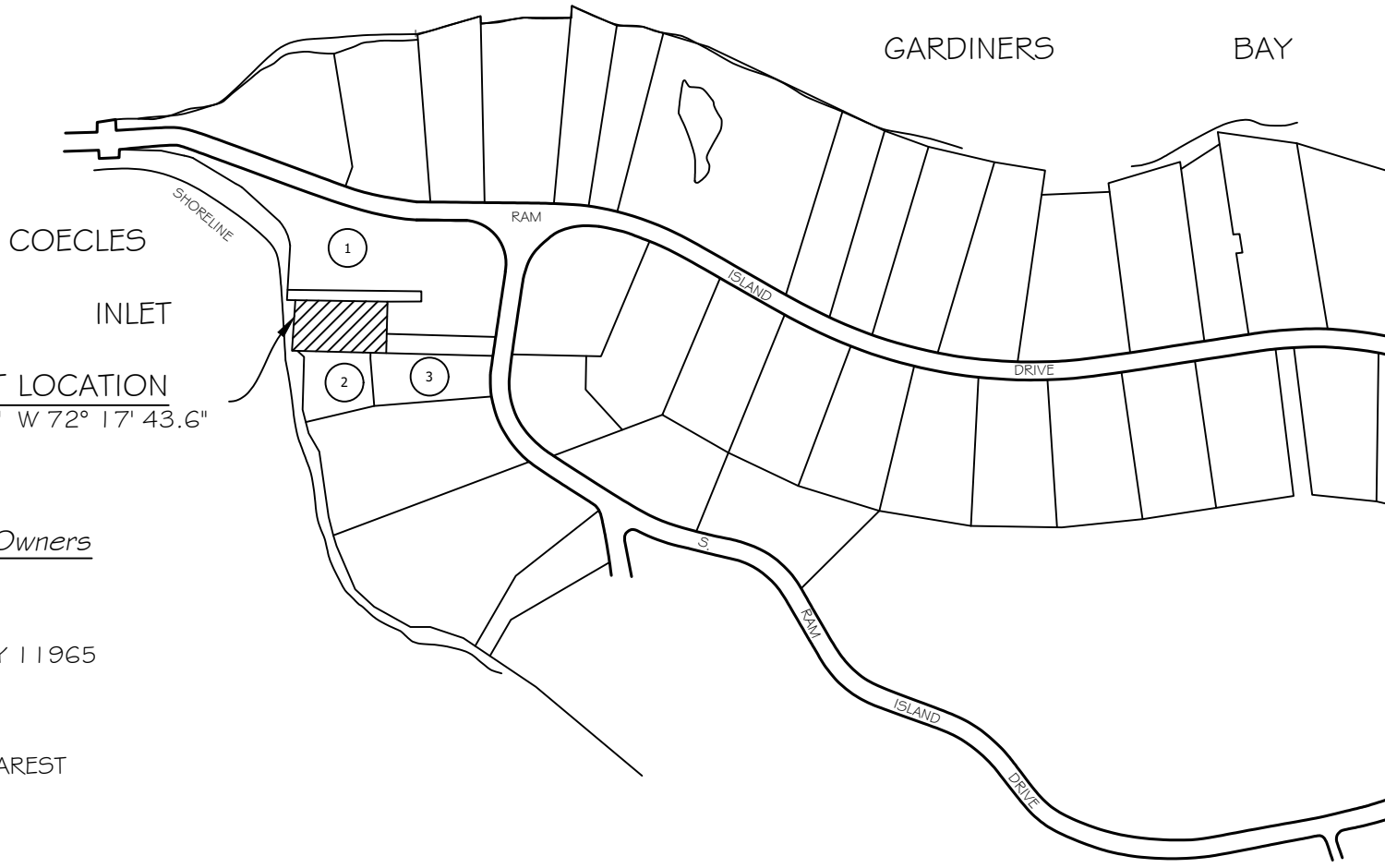
PREPARED BY: KS REVISED BY: KS  
 COSTELLO MARINE CONTRACTING CORP.  
 P.O. BOX 2124, GREENPORT, N.Y. 11944  
 (631)477-1199

**VICINITY MAP**  
 N 41° 4' 45.5" W 72° 17' 43.6"

(SHEET 1 of 10)

APPLICANT: BIG RAM, LLC  
 ADDRESS: P.O. BOX 664  
 SHELTER ISLAND HEIGHTS, NY 11965  
 JOB SITE: 2 S. RAM ISLAND DRIVE  
 SHELTER ISLAND, NY 11964  
 SCTM: #700-10-1-7.2  
 DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22





PROJECT LOCATION  
 N 41° 4' 45.5" W 72° 17' 43.6"

Adjacent Property Owners

- ① RAM'S HEAD INN, LLC  
 P.O. BOX 644  
 SHELTER ISLAND HEIGHTS, NY 11965  
 (108 RAM ISLAND DRIVE)  
 (SCTM# 700-10-1-7.9)
- ② RICHARD C. & CAROLYN DEMAREST  
 57 CLEARLAND AVENUE  
 CARLE PLACE, NY 11514  
 (6A S. RAM ISLAND DRIVE)  
 (SCTM# 700-11-2-2.2)
- ③ JONATHAN, NELSON & PAMELA DEMAREST  
 2547 WESTLAKE AVENUE  
 OCEANSIDE, NY 11572-2423  
 (6 RAM ISLAND DRIVE)  
 (SCTM# 700-11-2-2.3)

APPLICANT: BIG RAM, LLC  
 ADDRESS: P.O. BOX 664  
 SHELTER ISLAND HEIGHTS, NY 11965  
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 DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22

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 COSTELLO MARINE CONTRACTING CORP.  
 P.O BOX 2124, GREENPORT, N.Y. 11944  
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LOCATION MAP

## PROPOSED

- CONSTRUCT A NEW 4'x26' ANGLED WALKWAY LEADING TO A 4'x65' CATWALK.
- CONSTRUCT 3' WIDE PEDESTRIAN ACCESS STAIRS LANDWARD END OF CATWALK.
- INSTALL A NEW 3'x14' ALUMINUM RAMP LEADING TO A 6'x25' FLOAT.
- SUPPLY AND INSTALL (2) 10"Ø TIE-OFF PILING AND (3) 10"Ø PILING TO SECURE FLOAT INTO PLACE.
- REMOVE DEBRIS LOCATED AROUND EXISTING STAIRCASE AND PLANT NATIVE VEGETATION IN ANY BARE AREAS AROUND EXISTING STAIRCASE.

### MATERIALS:

#### CATWALK & WALKWAY:

- PILING: 10" CCA
- FRAMING: 4"x6" CCA
- DECKING: SURE STEP OPEN GRATE

#### RAMP:

- 3'x14' ALUMINUM.

#### FLOATING DOCK:

- 8'x25' FLOAT

#### TIE-OFF & FLOAT PILING:

- PILING: 10" CCA.

#### ACCESS:

BY WATER VIA BARGE AND BY LAND THROUGH APPLICANTS' PROPERTY

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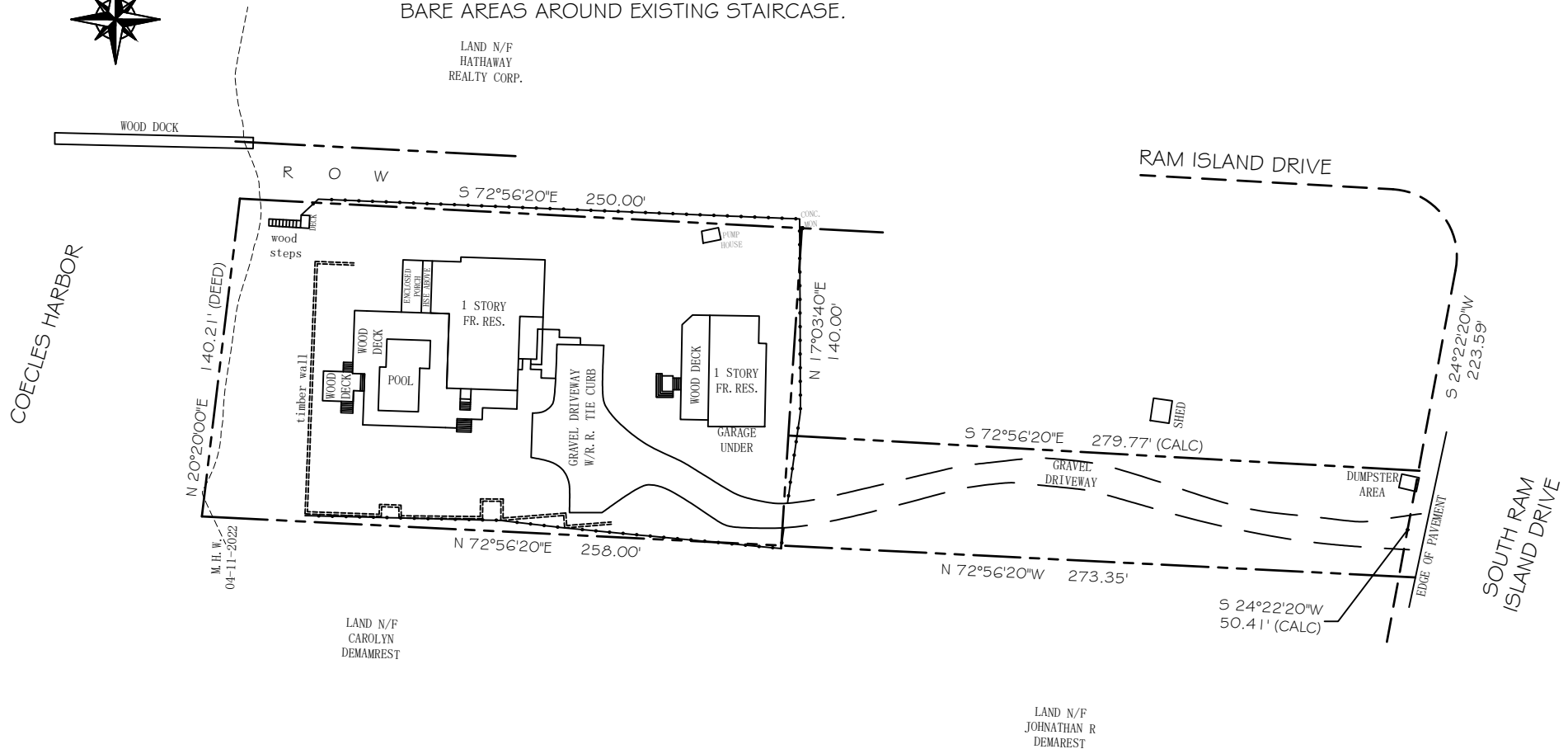
(SHEET 3 of 10)

APPLICANT: BIG RAM, LLC  
ADDRESS: P.O. BOX 664  
SHELTER ISLAND HEIGHTS, NY 11965  
JOB SITE: 2 S. RAM ISLAND DRIVE  
SHELTER ISLAND, NY 11964  
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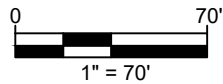
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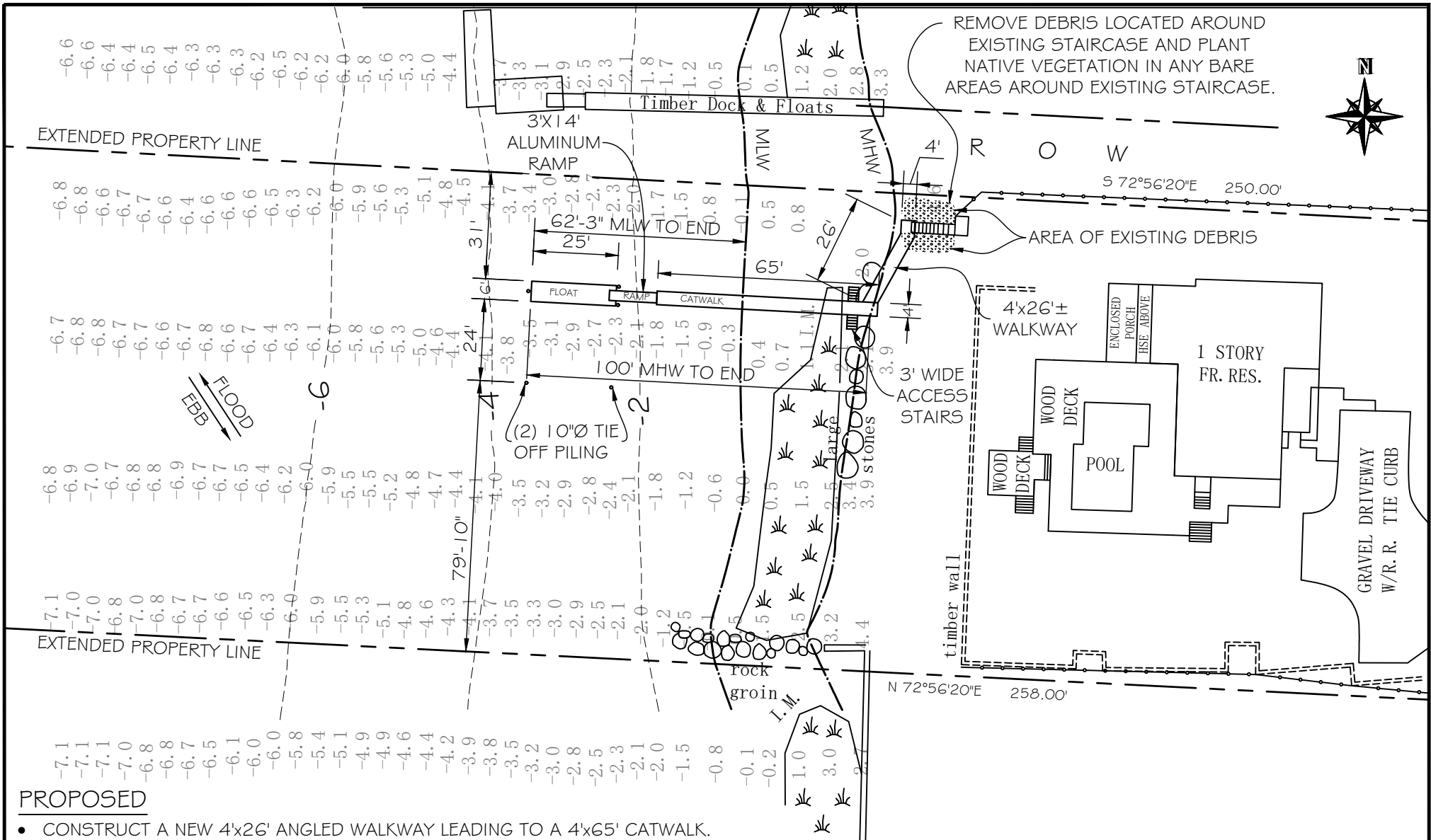
PREPARED BY: KS REVISED BY: KS  
 COSTELLO MARINE CONTRACTING CORP.  
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### SITE MAP



(SHEET 4 of 10)

APPLICANT: BIG RAM, LLC  
 ADDRESS: P.O. BOX 664  
 SHELTER ISLAND HEIGHTS, NY 11965  
 JOB SITE: 2 S. RAM ISLAND DRIVE  
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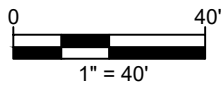


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**SITE PLAN**



(SHEET 5 of 10)

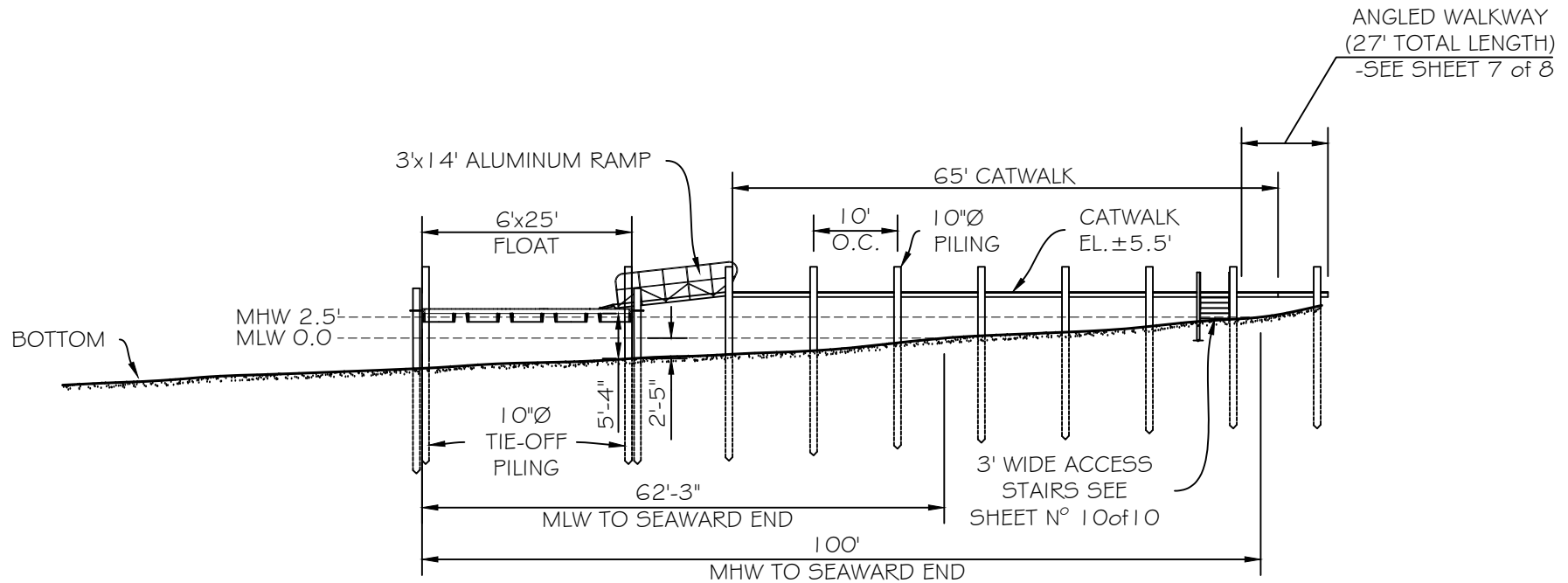
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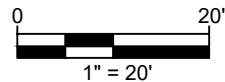


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## CATWALK ELEVATION



(SHEET 6 of 10)

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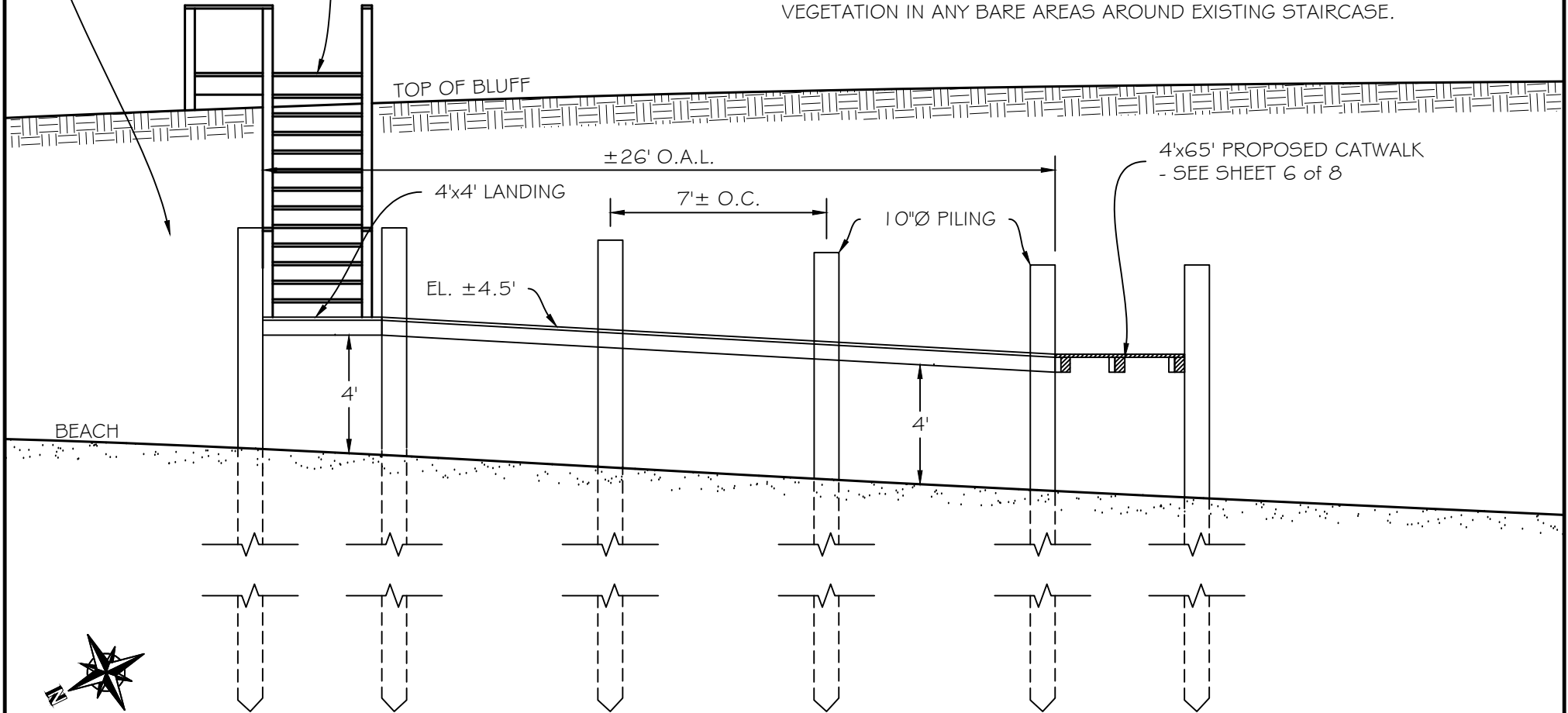
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 ADDRESS: P.O. BOX 664  
 SHELTER ISLAND HEIGHTS, NY 11965  
 JOB SITE: 2 S. RAM ISLAND DRIVE  
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REMOVE FOREIGN DEBRIS AND PLANT NATIVE VEGETATION WITHIN ANY BARE AREAS AROUND EXISTING STAIRCASE.

EXISTING PLATFORM W/ STAIRS LEADING DOWN BLUFF TO BEACH. WALKWAY LANDING WILL MEET FLUSH WITH EXISTING STAIRS.

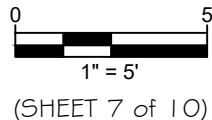
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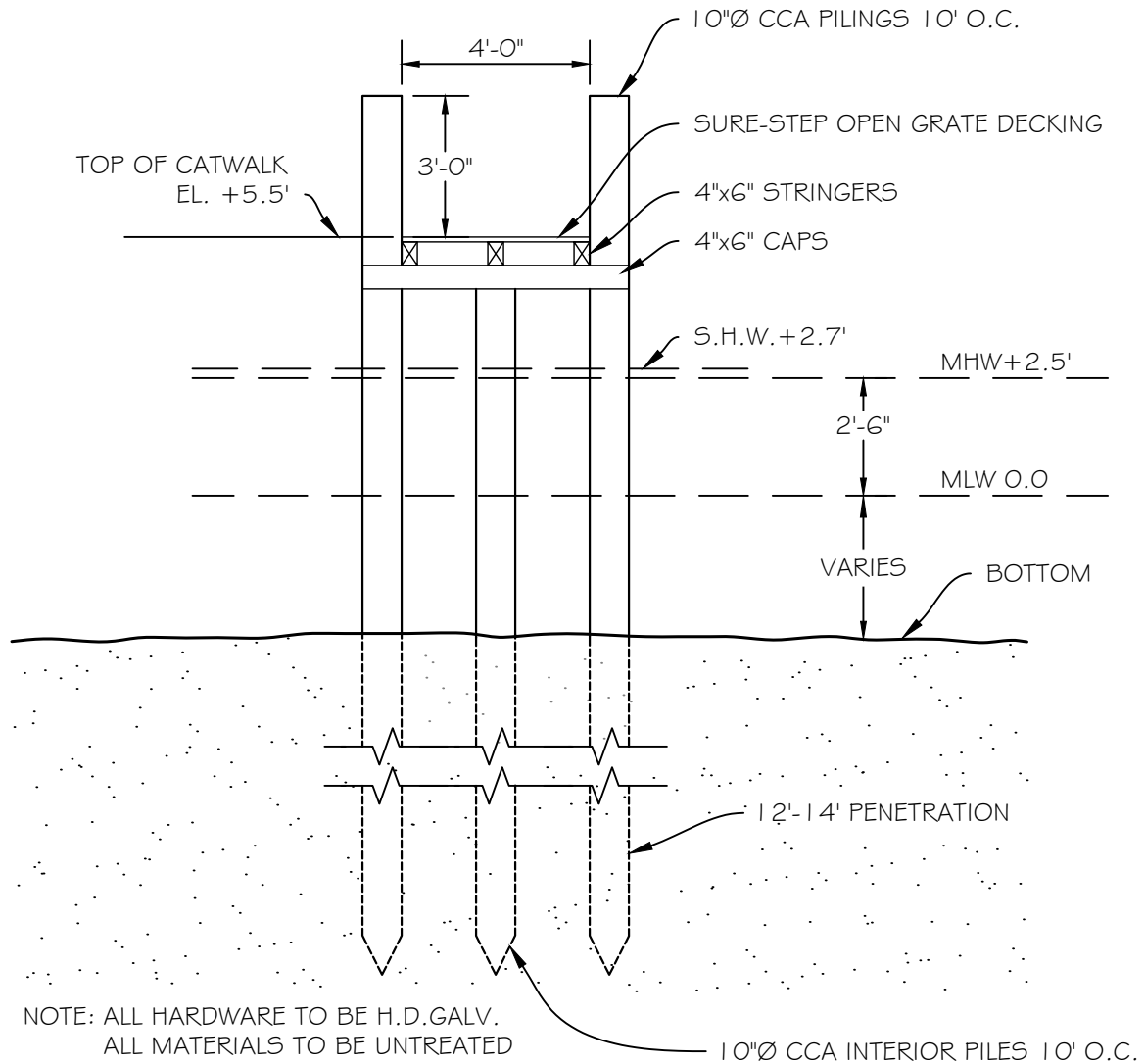


STAIR & WALKWAY ELEVATION

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



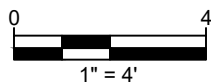
APPLICANT: BIG RAM, LLC  
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NOTE: ALL HARDWARE TO BE H.D.GALV.  
ALL MATERIALS TO BE UNTREATED

WALKWAY TO BE CONSTRUCTED IN  
SIMILAR FASHION

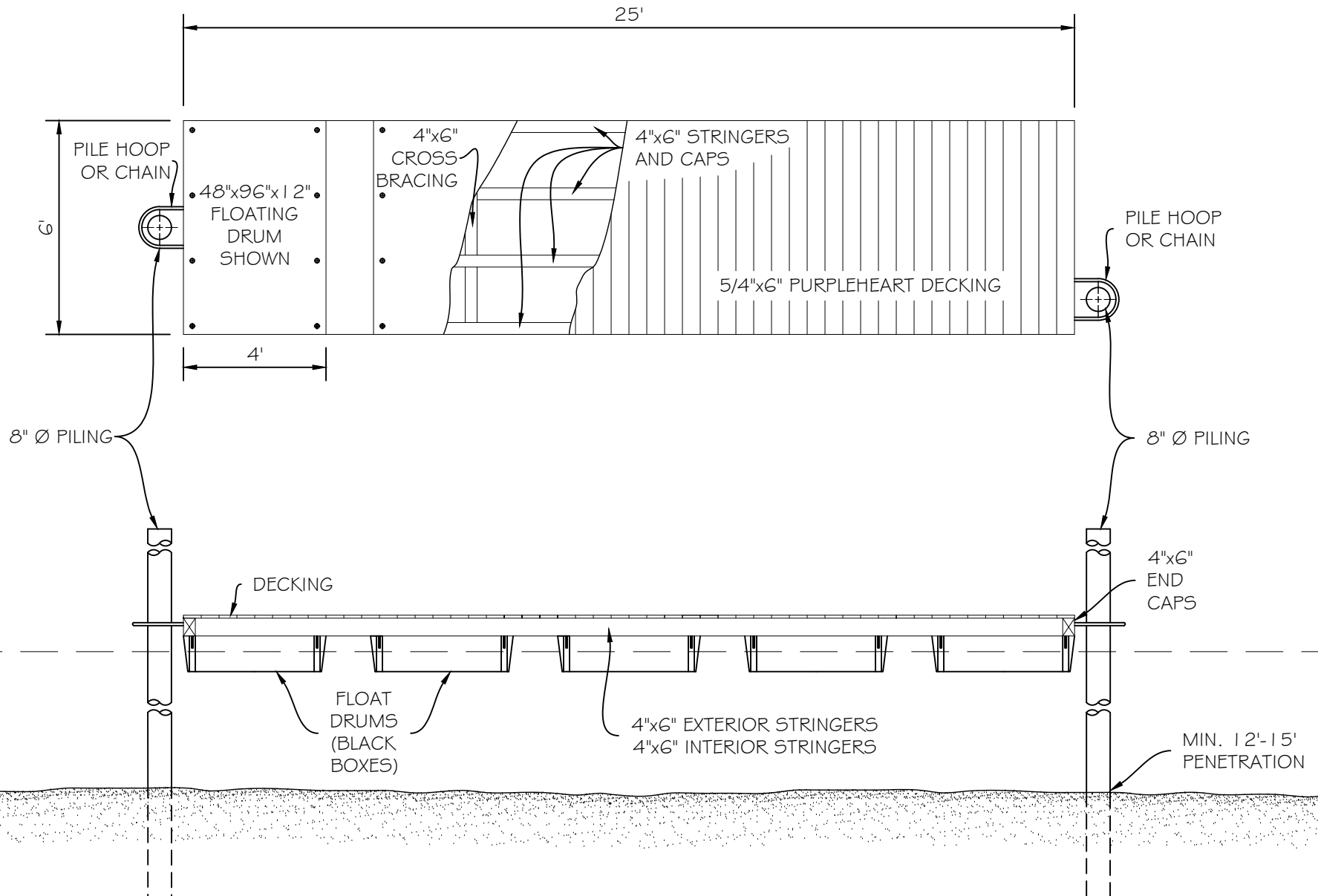
### CATWALK DETAIL



PREPARED BY: KS REVISED BY: KS  
COSTELLO MARINE CONTRACTING CORP.  
P.O BOX 2124, GREENPORT, N.Y. 11944  
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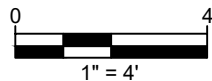
(SHEET 8 of 10)

APPLICANT: BIG RAM, LLC  
ADDRESS: P.O. BOX 664  
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### FLOAT DETAIL

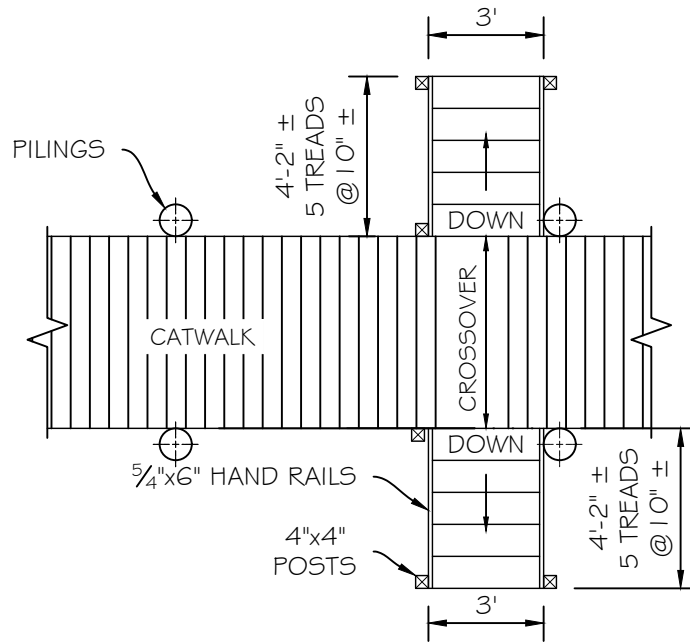


(SHEET 9 of 10)

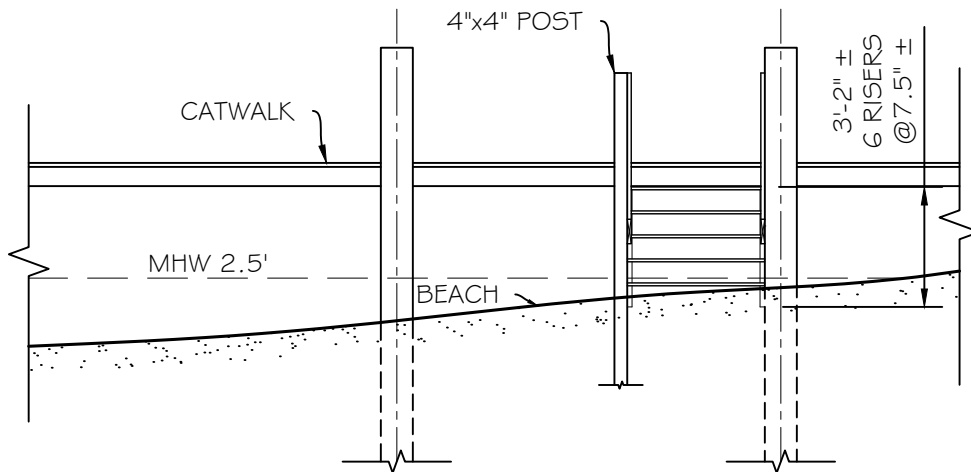
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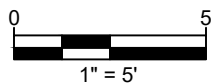
# TOP VIEW



# ELEVATION VIEW



# ACCESS STAIR DETAIL



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

(SHEET 10 of 10)

APPLICANT: BIG RAM, 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

June 16, 2023

Big Ram LLC  
C/O RHI Operations, LLC  
P.O. Box 644  
Shelter Island Heights, NY 11965

Re: Permit ID 1-4732-01163/00001  
Big Ram LLC  
2 S. Ram Island Drive  
Shelter Island  
SCTM # 700-10-1-7.2  
Expiration Date: 6/15/2028

Dear Permittee:

In conformance with the requirements of the State Uniform Procedures Act (Article 70, ECL) and its implementing regulations (6 NYCRR, Part 621) we are enclosing your permit. Please carefully read all 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.

Also 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 form.

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

Sincerely,



Matthew R. Penski  
Environmental Analyst

Distribution List:

Costello Marine Contracting Corp.  
BMHP  
File



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

**Permittee and Facility Information**

**Permit Issued To:**  
BIG RAM LLC  
C/O RHI OPERATIONS LLC  
PO BOX 644  
SHELTER ISLAND HEIGHTS, NY 11965-0644

**Facility:**  
BIG RAM LLC  
2 S RAM ISLAND DR|700-10-1-7.2  
SHELTER ISLAND, NY 11964

**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: 727.186    NYTM-N: 4551.093  
Latitude: 41°04'45.8" Longitude: 72°17'44.0"

**Project Location:** Coecles Harbor

**Authorized Activity:** Remove the existing debris near the existing stairway and plant native vegetation in any bare areas. Construct a walkway and dock assembly consisting of a 4' x 26' angled walkway leading to a 4' x 65' catwalk having 3' wide pedestrian access stairs near the landward end, 3' x 14' ramp, 6' x 25' float, and (2) tie off pilings. All work shall be done in accordance with the plans by KS, Costello Marine Contracting Corp. last dated 05/03/23, and stamped NYSDEC Approved on on 6/16/2023.

**Permit Authorizations**

**Tidal Wetlands - Under Article 25**

Permit ID 1-4732-01163/00001

New Permit

Effective Date: 6/16/2023

Expiration Date: 6/15/2028



**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: KEVIN A KISPERT, Deputy Regional Permit Administrator  
Address: NYSDEC Region 1 Headquarters  
SUNY @ Stony Brook|50 Circle Rd  
Stony Brook, NY 11790 -3409

Authorized Signature: 

Date 6/16/2023

**Distribution List**

COSTELLO MARINE CONTRACTING CORP  
Marine Habitat Protection  
Environmental Permits

**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. 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.

**2. 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.

**3. 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 KS, Costello Marine Contracting Corp. last dated 05/03/23, and stamped NYSDEC Approved on on 6/16/2023.





- 4. Prohibition Period for Nesting Birds** To protect nesting shorebirds, including threatened and/or endangered species, no regulated activities may occur between April 1 and August 31, inclusive, of any calendar year.
- 5. Storage of Equipment, Materials** The storage of construction equipment and materials shall be confined to the upland area landward of the top of the bluff and or on a barge. The barge may not rest on grade, disturb benthic sediment, or intertidal vegetation.
- 6. 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.
- 7. 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.
- 8. Bluff Restoration** The bluff/bank restoration shall be completed within 30 days of the completion of the authorized structure, as shown on the NYSDEC approved plan and cross-section.
- 9. Vegetate All Disturbed Areas** The permittee shall revegetate all exposed faces and disturbed areas to prevent soil erosion prior to the project completion or expiration date of this permit, whichever comes first.
- 10. 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.
- 11. 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.
- 12. No Alteration of Bluff for Stairway** Alteration of the existing grade of the bluff or hill during construction of the stairway is prohibited.
- 13. Stairway Design** The stairs and landings shall be a maximum of 4 feet in width and constructed a minimum of 3-4 feet above grade over the dune/bluff face.
- 14. Repairs to Structures** All repairs to existing structures shall be confined to replacement of existing elements with no change in design, dimension or materials, unless specifically authorized by this permit.
- 15. 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.

**16. 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.

**17. 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).

**18. 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.

**19. 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).

**20. 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.

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

**22. 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.

**23. 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.



**24. 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.

**25. No Runoff down Bluff or onto Beach** There shall be no discharge of runoff or other effluent on, in or down the bluff face or onto the beach.

**26. 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.

**27. 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.

**28. 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.

**29. 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.

**30. 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.

**31. 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  
**SHERRI AICHER**

Permit Number: 1-4732-01163/00001

Expiration Date: 6/15/2028

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'x26' ANGLED WALKWAY LEADING TO A 4'x65' CATWALK.
- CONSTRUCT 3' WIDE PEDESTRIAN ACCESS STAIRS LANDWARD END OF CATWALK.
- INSTALL A NEW 3'x14' ALUMINUM RAMP LEADING TO A 6'x25' FLOAT.
- SUPPLY AND INSTALL (2) 10"Ø TIE-OFF PILING AND (3) 10"Ø PILING TO SECURE FLOAT INTO PLACE.
- REMOVE DEBRIS LOCATED AROUND EXISTING STAIRCASE AND PLANT NATIVE VEGETATION IN ANY BARE AREAS AROUND EXISTING STAIRCASE.

MATERIALS:

CATWALK & WALKWAY:

- PILING: 10" CCA
- FRAMING: 4"x6" CCA
- DECKING: SURE STEP OPEN GRATE

RAMP:

- 3'x14' ALUMINUM.

FLOATING DOCK:

- 8'x25' FLOAT

TIE-OFF & FLOAT PILING:

- PILING: 10" CCA.

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

1 of 8

**NYSDEC**

APPROVED AS PER TERMS

AND CONDITIONS OF

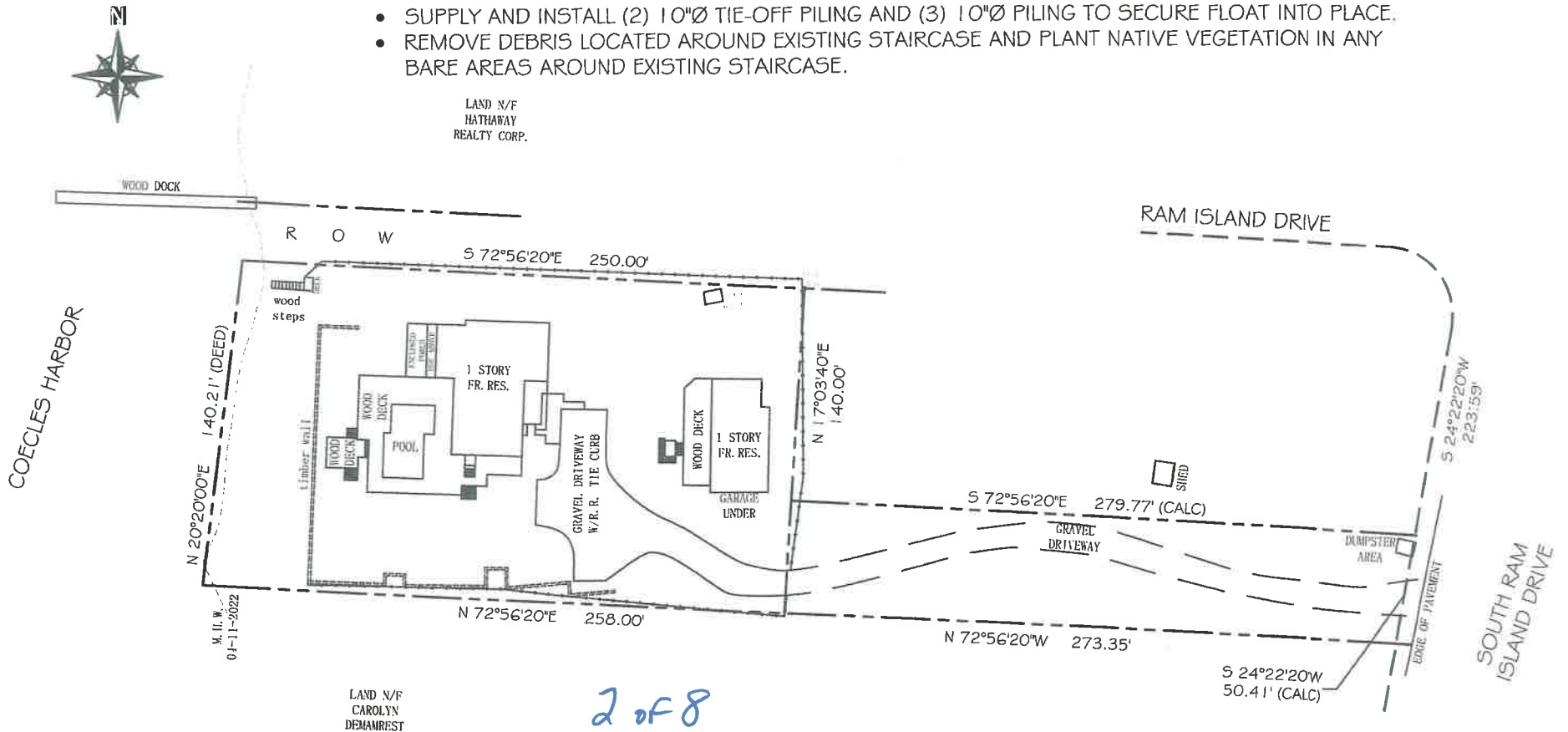
PERMIT NO 1-4732-01163/00001

DATE 6/16/2023 *MR*

APPLICANT: BIG RAM, LLC  
ADDRESS: P.O. BOX 664  
SHELTER ISLAND HEIGHTS, NY 11965  
JOB SITE: 2 S. RAM ISLAND DRIVE  
SHELTER ISLAND, NY 11964  
SCTM: #700-10-1-7.2  
DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22

PROPOSED

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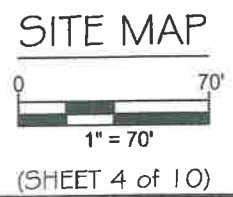
LAND N/F  
CAROLYN  
DEMARREST

2 of 8

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

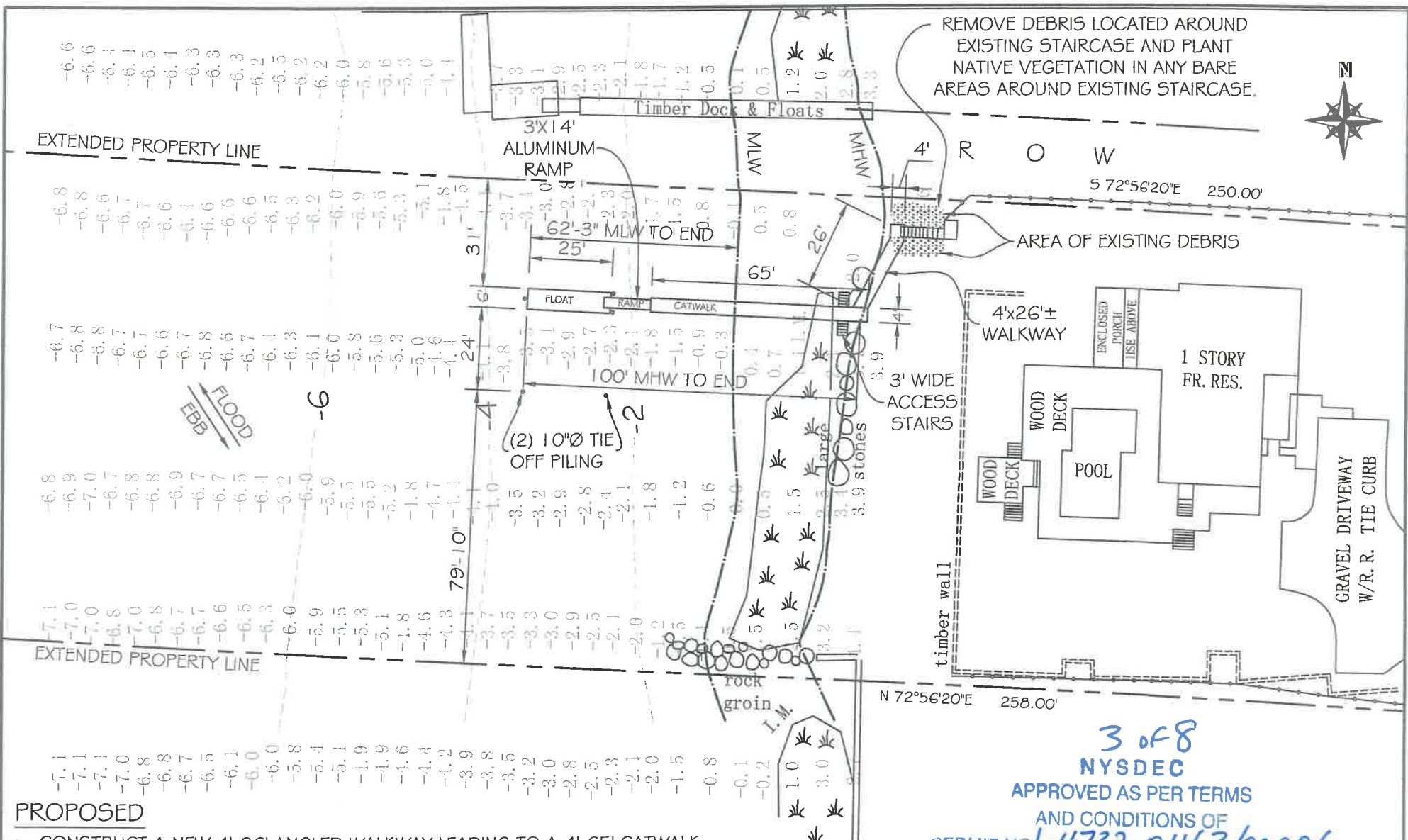
PERMIT NO 1-4732-01163/00001  
DATE 6/16/2023 *MP*

LAND N/F  
JOHNATHAN R  
DEMARREST



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

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

**SITE PLAN**



(SHEET 5 of 10)

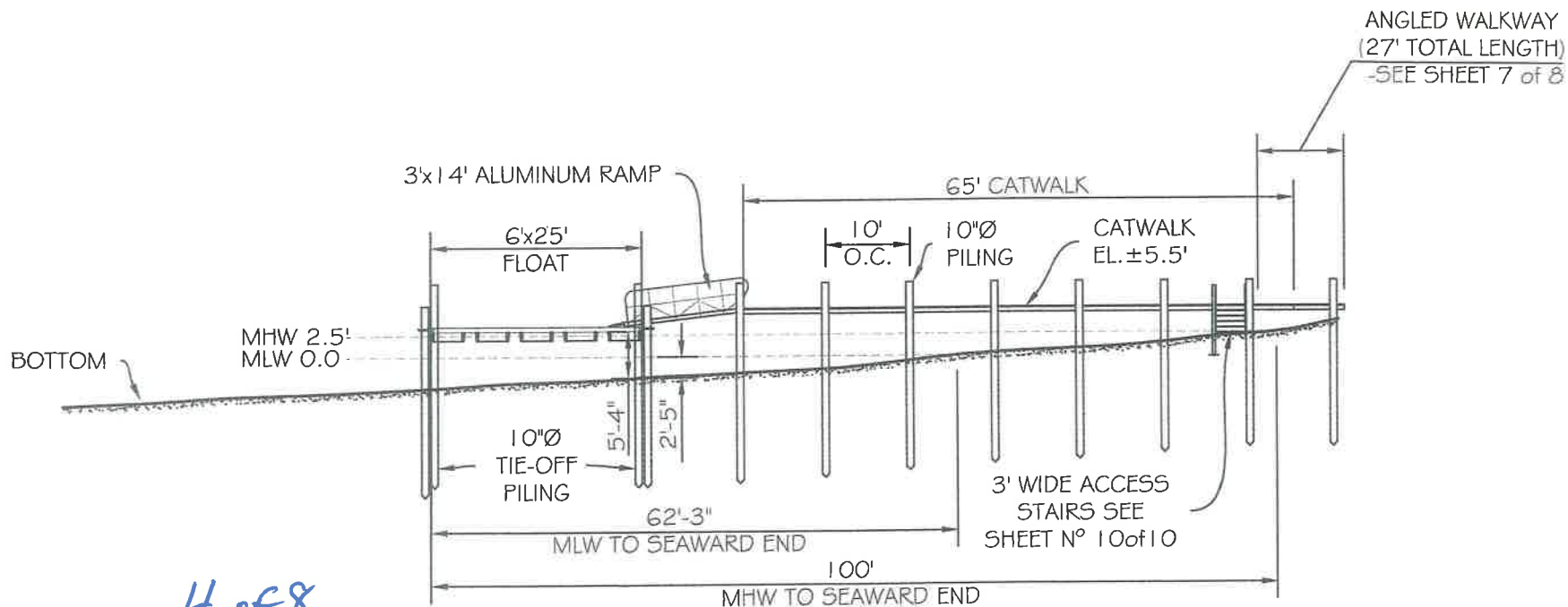
3 of 8  
 NYSDEC  
 APPROVED AS PER TERMS  
 AND CONDITIONS OF  
 PERMIT NO. 1-4732-01163/00001  
 DATE 6/16/2023 MRP

APPLICANT: BIG RAM, LLC  
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4 of 8

NYSDEC

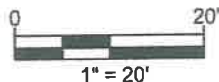
APPROVED AS PER TERMS

AND CONDITIONS OF

PERMIT NO 1-4732-01163/00001

DATE 6/16/2023 *MRP*

### CATWALK ELEVATION



(SHEET 6 of 10)

APPLICANT: BIG RAM, LLC  
 ADDRESS: P.O. BOX 664  
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 SHELTER ISLAND, NY 11964  
 SCTM: #700-10-1-7.2  
 DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22

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

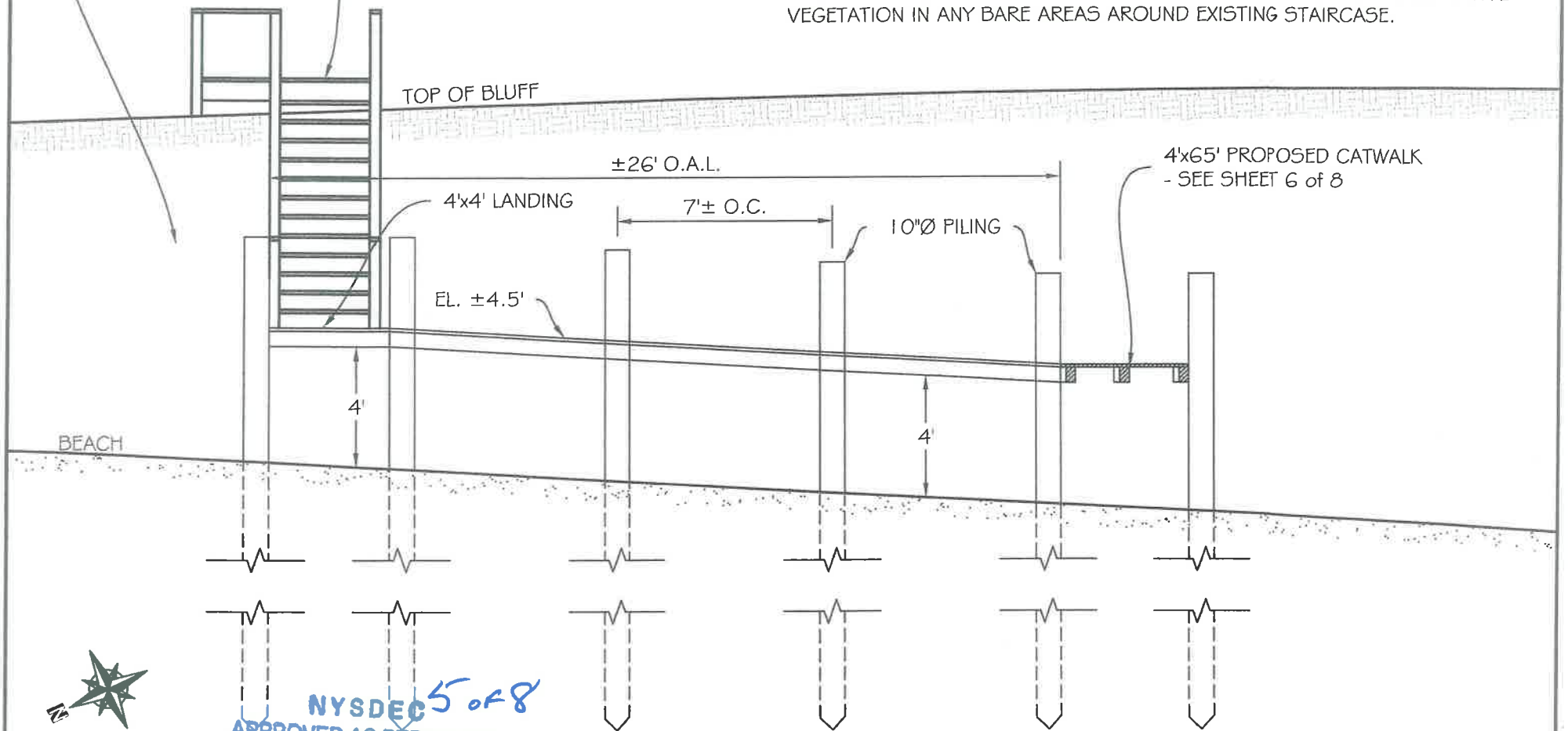


REMOVE FOREIGN DEBRIS AND PLANT NATIVE VEGETATION WITHIN ANY BARE AREAS AROUND EXISTING STAIRCASE.

EXISTING PLATFORM W/ STAIRS LEADING DOWN BLUFF TO BEACH. WALKWAY LANDING WILL MEET FLUSH WITH EXISTING STAIRS.

### PROPOSED

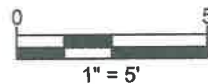
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**NYSDEC 5 of 8**  
 APPROVED AS PER TERMS  
 AND CONDITIONS OF  
 PERMIT NO. 1-4732-01163/00001  
 DATE 6/16/2023 *MRJ*

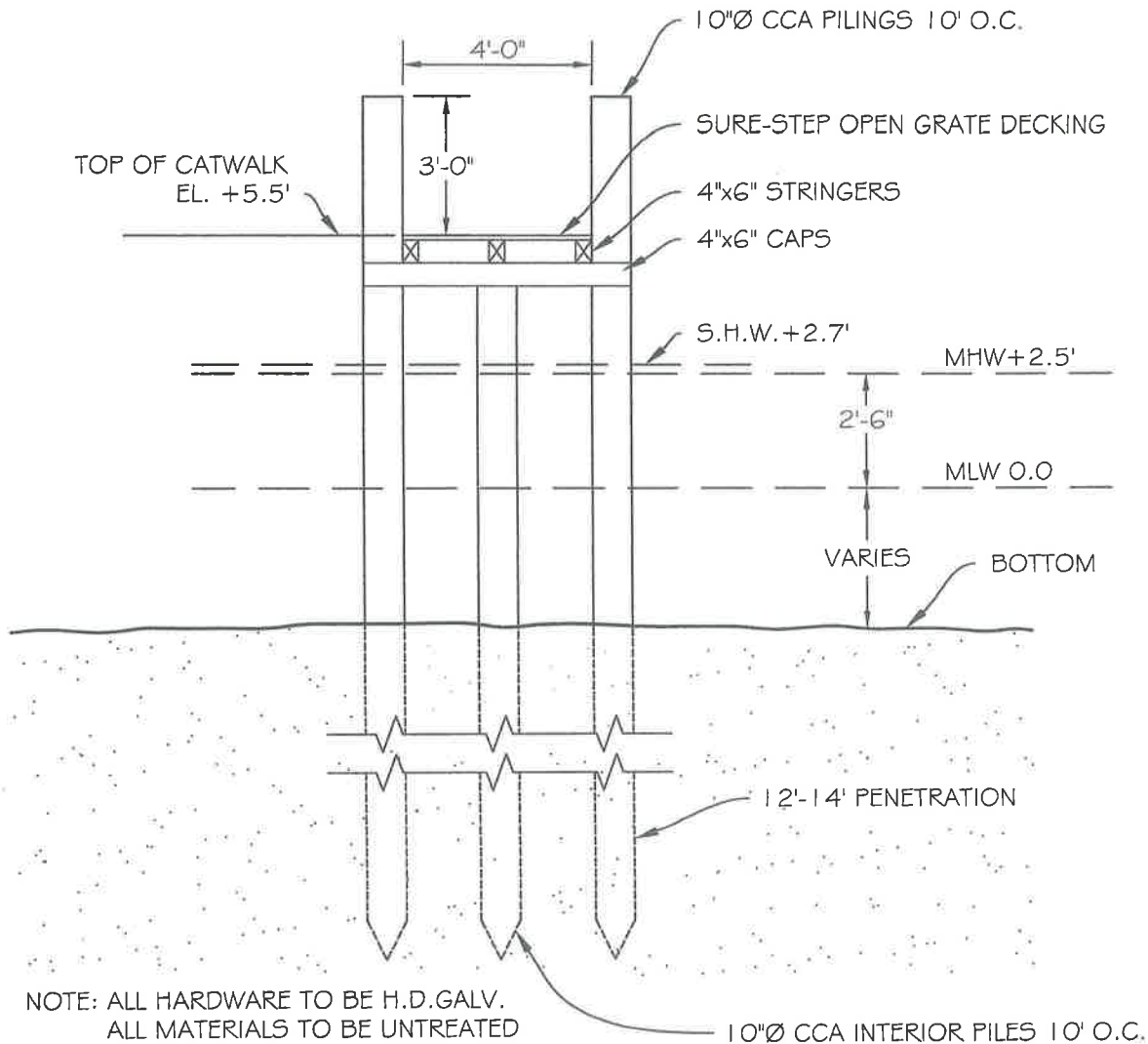
### STAIR & WALKWAY ELEVATION

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



(SHEET 7 of 10)

APPLICANT: BIG RAM, LLC  
 ADDRESS: P.O. BOX 664  
 SHELTER ISLAND HEIGHTS, NY 11965  
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 SHELTER ISLAND, NY 11964  
 SCTM: #700-10-1-7.2  
 DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22



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

WALKWAY TO BE CONSTRUCTED IN  
SIMILAR FASHION

CATWALK DETAIL



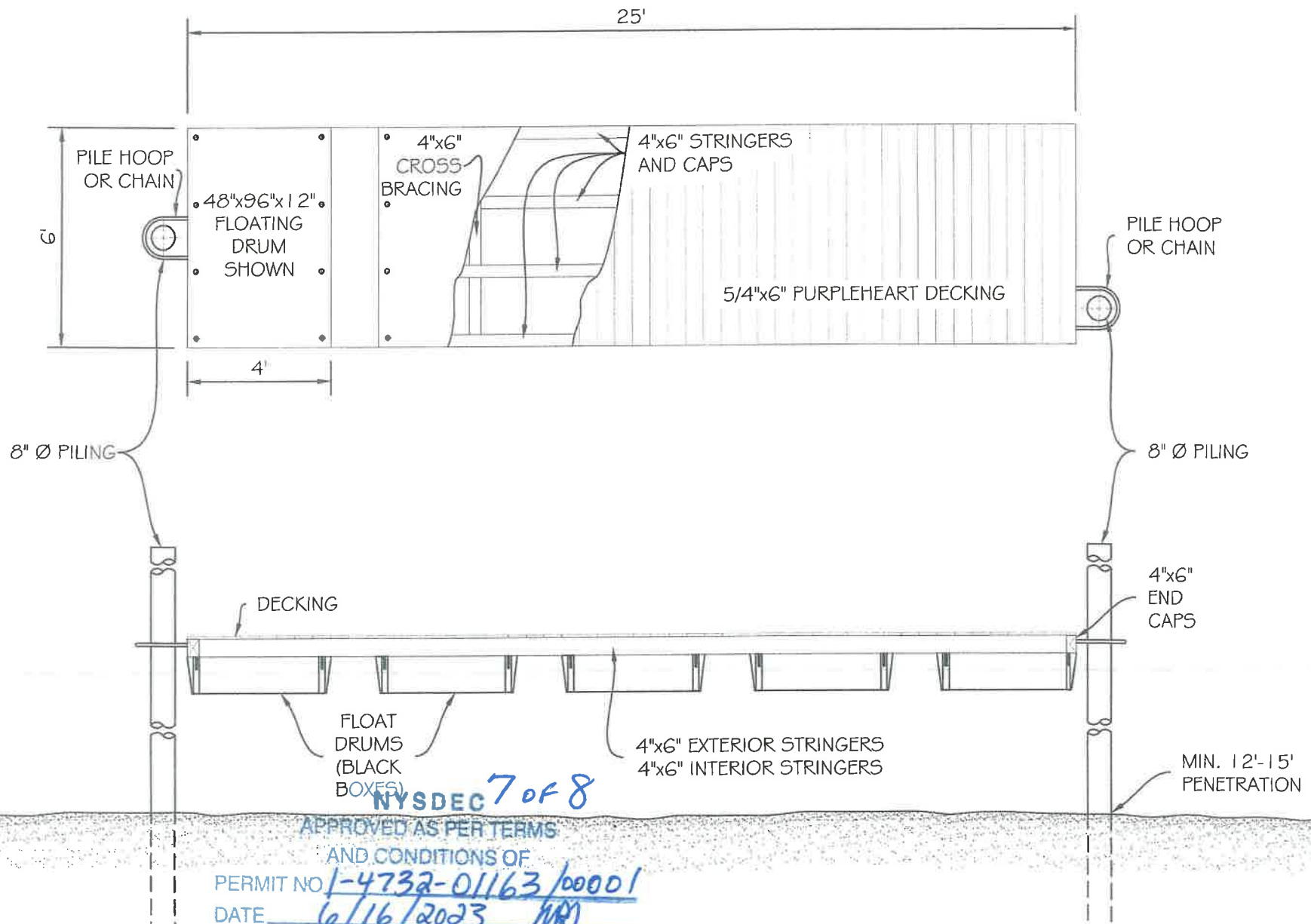
6 of 8  
NYSDEC  
APPROVED AS PER TERMS  
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PERMIT NO. 1-4732-01163/00001  
DATE 6/16/2023 *MRP*

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

(SHEET 8 of 10)

APPLICANT: BIG RAM, LLC  
ADDRESS: P.O. BOX 664  
SHELTER ISLAND HEIGHTS, NY 11965  
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DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22



NYSDEC 7 of 8

APPROVED AS PER TERMS AND CONDITIONS OF

PERMIT NO 1-4732-01163/00001  
 DATE 6/16/2023 HR

FLOAT DETAIL

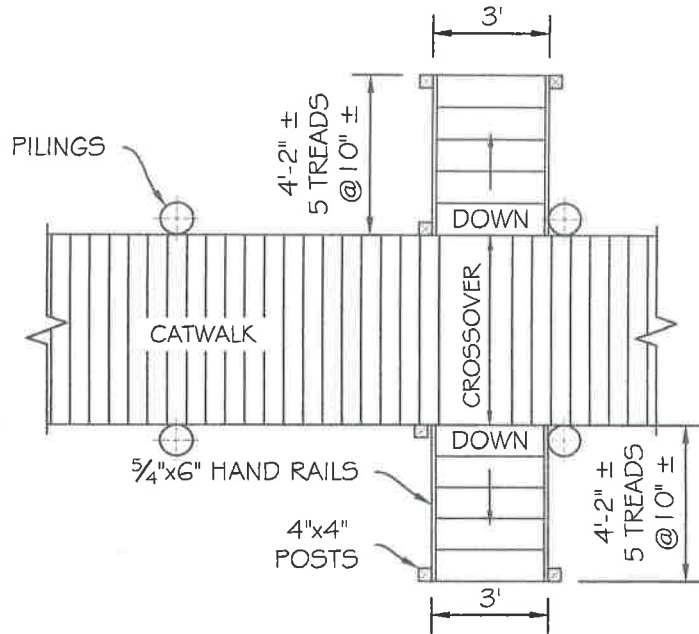


(SHEET 9 of 10)

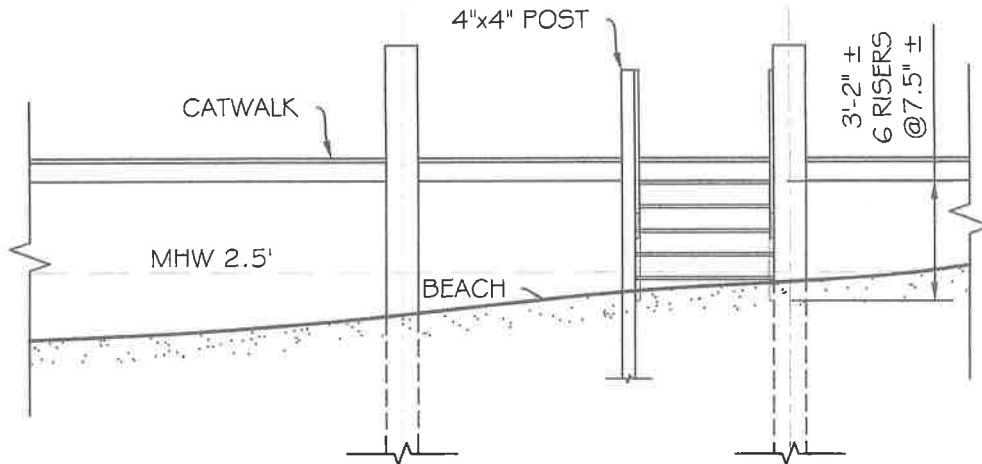
APPLICANT: BIG RAM, LLC  
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PREPARED BY: KS REVISED BY: KS  
 COSTELLO MARINE CONTRACTING CORP.  
 P.O BOX 2124, GREENPORT, N.Y. 11944  
 (631)477-1199

TOP VIEW



ELEVATION VIEW



ACCESS STAIR DETAIL



8 of 8  
**NYSDEC**  
 APPROVED AS PER TERMS  
 AND CONDITIONS OF

PERMIT NO 1-4732-01163/00001  
 DATE 6/16/2023 *MA*

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

(SHEET 10 of 10)

APPLICANT: BIG RAM, LLC  
 ADDRESS: P.O. BOX 664  
 SHELTER ISLAND HEIGHTS, NY 11965  
 JOB SITE: 2 S. RAM ISLAND DRIVE  
 SHELTER ISLAND, NY 11964  
 SCTM: #700-10-1-7.2  
 DATE: 05/03/23, 04/19/23, 12/1/22, 11/29/22



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
**08/04/2023**

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> Robert P. Brady Agency, Inc. 487 New York Avenue Huntington, NY 11743 Clifford T. Brady		<b>631-673-0500</b>	<b>CONTACT NAME:</b> Clifford T. Brady <b>PHONE (A/C, No, Ext):</b> 631-673-0500 <b>FAX (A/C, No):</b> 631-423-0956 <b>E-MAIL ADDRESS:</b>	
			<b>INSURER(S) AFFORDING COVERAGE</b>	
			<b>INSURER A:</b> Tokio Marine Specialty Ins. Co	
			<b>INSURER B:</b> Capitol Indemnity Corp.	
			<b>INSURER C:</b> Guard Insurance Companies	
			<b>INSURER D:</b>	
			<b>INSURER E:</b>	
			<b>INSURER F:</b>	
<b>INSURED</b> Big Ram, LLC 2 S. Ram Island Drive Shelter Island, NY 11964				

**COVERAGES**

**CERTIFICATE NUMBER:**

**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
<b>A</b>	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			<b>PPK2438840</b>	<b>07/07/2023</b>	<b>07/07/2024</b>	EACH OCCURRENCE \$ <b>1,000,000</b>
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ <b>N/A</b>
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ <b>1,000,000</b>
	OTHER:						GENERAL AGGREGATE \$ <b>2,000,000</b>
	<b>AUTOMOBILE LIABILITY</b>						PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY		<input type="checkbox"/> SCHEDULED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY		<input type="checkbox"/> NON-OWNED AUTOS ONLY				BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
<b>B</b>	<input type="checkbox"/> UMBRELLA LIAB			<b>XS23032016</b>	<b>07/12/2023</b>	<b>07/12/2024</b>	EACH OCCURRENCE \$ <b>1,000,000</b>
	<input checked="" type="checkbox"/> EXCESS LIAB		<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ <b>2,000,000</b>
	DED		RETENTION \$				\$
<b>C</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			<b>RHWC446484</b>	<b>07/01/2023</b>	<b>07/01/2024</b>	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	Y / N				E.L. EACH ACCIDENT \$ <b>1,000,000</b>
	If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b>
							E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>

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

**RE: 2 S. Ram Island Drive is a residential address.**  
**The Town of Shelter Island is included as additional insured.**

**CERTIFICATE HOLDER**

**CANCELLATION**

<b>Town of Shelter Island</b> <b>38 North Ferry Road</b> <b>PO Box 1549</b> <b>Shelter Island, NY 11964</b>	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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