



TOWN OF SHELTER ISLAND
38 North Ferry Road
P.O. Box 1549
Shelter Island, New York 11964

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

OFFICE (631) 749-1166
FAX (631) 749-3436
townclerk@shelterislandtown.gov
<https://www.shelterislandtown.gov>

APPLICATION FOR PERMIT

Docks, Dredging, Bulkheads, Groins, Repairs, & Water Control Structures (excluding moorings)
Fees: Application - \$1,250.00, Permit - \$3,750.00, Repairs and Dredging - \$175.00

Name R. James Royer Telephone Number(s) [REDACTED]

Mailing Address 240 Park Road, Franklin Lakes, NJ 07417

Email [REDACTED]

Description Of Work To Be Done maintenance dredging as done as required
previously for the past 40+ years with a 10 year NYDEC permit
no. 1-4732-00187-00024 (see enclosed documents)

Total Cost Of Work approximately \$6,000.00

Property Location/Street Address 36 Peconic Avenue

Tax Map Number Suffolk County Tax Map #21-1-26

Name, Address, Telephone # of Contractor Oysterponds Dock Building & Dredging
Corp., PO Box 446, Orient, NY 11957 (631)(-276-0968)

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.

2/27/25

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.

2/27/25

Date
(Rev. 6/2024)

Signature of Applicant



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
JAMES ROYER
40 PECONIC AVE
Shelter Island, NY 11965

Facility:
ROYER BOAT BASIN
36 PECONIC AVE|SCTM 0700-21-1-26
SHELTER ISLAND, NY 11964

Facility Application Contact:
SHAWN BARRON
124 PLEASURE DR
RIVERHEAD, NY 11901
(631) 786-6672

Facility Location: in SHELTER ISLAND in SUFFOLK COUNTY **Village:** Shelter Island
Facility Principal Reference Point: NYTM-E: 721.549 NYTM-N: 4547.362
Latitude: 41°02'50.5" Longitude: 72°21'50.2"

Project Location: 36 Peconic Ave - Watercourse - Shelter Island Sound

Authorized Activity: Maintenance dredge a 12-foot x 215-foot channel within the existing basin to a depth of -4 feet mean low water (MLW). Place approximately 150 cubic yards of dredge spoil at the bulkhead landward of apparent high water and approximately 280 cubic yards of dredge spoil upland. All authorized activities must be in strict conformance with the attached plans stamped NYSDEC approved on Aug. 23, 2018. (LFS)

Permit Authorizations

Tidal Wetlands - Under Article 25

Permit ID 1-4732-00187/00024

New Permit

Effective Date: 8/23/2018

Expiration Date: 8/22/2023

Water Quality Certification - Under Section 401 - Clean Water Act

Permit ID 1-4732-00187/00025

New Permit

Effective Date: 8/23/2018

Expiration Date: 8/22/2023

Excavation & Fill in Navigable Waters - Under Article 15, Title 5

Permit ID 1-4732-00187/00026

New Permit

Effective Date: 8/23/2018

Expiration Date: 8/22/2023



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 J SCOVAZZO, Deputy Regional Permit Administrator
Address: NYSDEC Region 1 Headquarters
SUNY @ Stony Brook|50 Circle Rd
Stony Brook, NY 11790 -3409

Authorized Signature:

Date

8/24/18

Distribution List

SHAWN BARRON
Marine Habitat Protection
LAURA F STAR

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

WATER QUALITY CERTIFICATION SPECIFIC CONDITION

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: TIDAL WETLANDS; WATER QUALITY CERTIFICATION; EXCAVATION & FILL IN NAVIGABLE WATERS

- 1. 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.
- 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.

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

PERMIT MODIFICATION #3

December 29, 2022

ROYER, JAMES
240 PARK RD
FRANKLIN LAKES, NJ 07417

Re: **ROYER BOAT BASIN
36 PECONIC AVE
SCTM 0700-21-1-26
SHELTER ISLAND, NY 11964
DEC ID: 1-4732-00187/00024**

Dear Permittee:

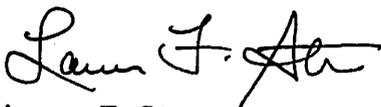
The Department of Environmental Conservation is in receipt of your request to extend the referenced permit, and the request has been reviewed pursuant to the Uniform Procedures Regulations (6NYCRR Part 621). In order to allow you to continue to conduct authorized activities, the permit is hereby extended to **August 22, 2028**.

This letter is a modification to the original permit and must be available at the permitted site whenever authorized work is in progress.

All other terms and conditions remain as written in the original permit.

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

Sincerely,



Laura F. Star
Deputy Permit Administrator

cc: BMHP - TW
file



**Department of
Environmental
Conservation**

NOTICE

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

Regional Permit Administrator

Permit Number

1-4732-00187/00024

Expiration Date

8/22/28

SUSAN ACKERMAN

NYSDEC - ENV. PERMITS
SUNY@STONY BROOK
50 CIRCLE ROAD
STONY BROOK, NY 11790-3409

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



PO Box 2764
Bigfork, MT 59911

Kingstone Insurance Company

15 Joys Ln, Kingston, NY 12401
Customer Service: (800) 364-7045

Product Code/State: HOV2 / NY
Policy Number: 266116

Policy Effective Date and Time: 02/08/2025 12:00:00 AM
Expiration Date and Time: 02/08/2026 12:00:00 AM
Policy Premium: \$7,834.00

Amended Declaration - Insured Copy

Insured Name and Mailing

R J ROYER
33 COMMERCE ROAD
CARLSTADT, NJ 07072

Agent 6802

McMann Price Agency, Inc.
828 Front Street
Greenport, NY 11944
Phone Number: (631) 477-1680

Property Information

Address 1	40-36 PECONIC AVE	Year Built	1960
Address 2		Construction Type	Frame
City	SHELTER ISLAND	Seasonal or Secondary?	Yes
State	NY	Number of Families	1
Zip	11964	Property Protection Class	5Y
County	SUFFOLK	Tier	8
Territory	46-East	Townhouse/Rowhouse?	No
Distance to Coast	15,841 - 21,120 ft		

Basic Coverage Information

Policy Form HO3

Coverages	Selection(s)	Premium	Discounts	Selection(s)	Premium
Dwelling - A	\$1,140,000	included	Affinity Discount	No	
Other Structures - B	\$0 - 0%	included	Companion Auto Credit	No	
Personal Property - C	\$285,000 - 25%	included	Flood Companion Credit	No	
Loss of Use - D	\$0 - 0%	included	New Home Buyer Discount	No	
Personal Liability - E	\$1,000,000	\$28.00	Multipolicy Discount	No	
Medical Payments - F	\$5,000	\$11.00	Prior Insurance	Yes	included
Deductibles			Protective Devices (KIC 04 16)		
All Perils Deductible	\$2,500	included	Fire	Yes	included
CAT Wind Deductible	\$22,800 - 2%	included	Theft	No	
NonCAT Wind Deductible	Same as AOP	included	Water	No	
Exclusions			Windstorm	No	
Off Premises Theft Exclusion (HO 23 95)	Yes	\$0	Total Individual Peril Premium		\$8,034.03
					Basic Premium (Discounts Applied)*
					\$7,673.00

* Basic Premium includes: Individual Peril Premiums, Discounts and Flat Dollar Charges for Coverages D,E and F



PO Box 2784
Bigfork, MT 59911

Kingstone Insurance Company

15 Joys Ln, Kingston, NY 12401
Customer Service: (800) 364-7045

Product Code/State: HOV2 / NY
Policy Number: 266116

Policy Effective Date and Time: 02/08/2025 12:00:00 AM
Expiration Date and Time: 02/08/2026 12:00:00 AM
Policy Premium: \$7,834.00

Amended Declaration - Insured Copy

Optional Coverages I

Coverage	Limit	Deductible	Premium
Animal Liability Coverage Limit			(Included)
Dangerous Dogs Liability Exclusion Endorsement			(Included)
Equipment Breakdown	\$100,000		\$30
Inflation Guard	4%		(Included)
Limited Water Back-up and Sump Discharge or Overflow Coverage – New York	\$5,000		\$83
Off-Premises Theft Exclusion - New York			\$0
Personal Injury Coverage (Aggregate Limit of Liability) – New York	\$25,000		\$11
Personal Property Replacement Cost Loss Settlement			(Included)
Refrigerated Property Coverage	\$500	\$100	\$12
Service Line Coverage	\$10,000	\$500	\$25
Specified Additional Amount of Insurance for Coverage A – Dwelling	25%		(Included)
Windstorm Deductible - New York Catastrophe Percentage and Non-Catastrophe Fixed-Dollar			(Included)
Windstorm Fixed Dollar Deductible	None		(Included)
Additional Endorsements			\$0
Total Optional Coverages I Premium			\$161

Optional Coverages II

Coverage	Limit	Deductible	Premium
Total Optional Coverages II Premium			\$0

Additional Information

Form	Description of Coverage
------	-------------------------

Blanket Personal Property

Category	Value	Premium
----------	-------	---------



PO Box 2764
Bigfork, MT 59911

Kingstone Insurance Company

15 Joys Ln, Kingston, NY 12401
Customer Service: (800) 364-7045

Product Code/State: HOV2 / NY
Policy Number: 266116

Policy Effective Date and Time: 02/08/2025 12:00:00 AM
Expiration Date and Time: 02/08/2026 12:00:00 AM
Policy Premium: \$7,834.00

Amended Declaration - Insured Copy

Total Blanket Personal Property Premium \$0.00

Scheduled Property

Category	Description	Appraisal Date	Value	Premium
----------	-------------	----------------	-------	---------

Total Schedule Property Premium \$0.00

Final Premium

Total Premium: \$7,834.00

Endorsement Reason: Other
Comments: *Added Animal Liability Coverage Limits*
Seasonal Secondary Safeguard Endorsement Added
Net change in Premium: \$0.00

Please check out our Customer Portal Visit kingstoneinsurance.com to view your policy documents, coverage details and make payments!

Please Remit Premium Payment to: Kingstone Insurance Company
PO Box 2764
Bigfork, MT 59911

Additional Interests

Forms and Endorsements

Coverage	Form	Edition
Homeowners 3 - Special Form	HO 00 03	05 11
Special Provisions - New York	HO 01 31	06 19
Catastrophe Deductible Notice - New York	KIC 99 07	07 20
Flood Mudslide Exclusion Advisory Notice to Policyholders - New York	IL N 160	09 08
Lead Exclusion Notice - New York	KIC 99 09	07 20
Windstorm Deductible Notice - New York	KIC 99 08	07 20
Workers' Compensation	HO 24 93	05 02
Seasonal Secondary Safeguards Notice to Policyholders	KIC-SS-PH-35	02/24
Seasonal Secondary Safeguards	KIC 99 05	12 23
Home-Sharing Host Activities Amendatory Endorsement	HO 06 53	02 17
Additional Section II - Liability Exclusions	KIC 99 01	07 20
Animal Liability Coverage Limit	KIC 24 79	04 22
Dangerous Dogs Liability Exclusion Endorsement	KIC 24 78	04 22



PO Box 2764
Bigfork, MT 59911

Kingstone Insurance Company

15 Joys Ln, Kingston, NY 12401
Customer Service: (800) 364-7045

Product Code/State: HOV2 / NY
Policy Number: 266116

Policy Effective Date and Time: 02/08/2025 12:00:00 AM
Expiration Date and Time: 02/08/2026 12:00:00 AM
Policy Premium: \$7,834.00

Amended Declaration - Insured Copy

Automatic Inflation Protection Coverage	KIC 99 90	10/22
Equipment Breakdown	KIC 99 02	07 20
Inflation Guard	HO 04 46	10 00
Limited Water Back-up and Sump Discharge or Overflow Coverage – New York	HO 23 85	05 15
Off-Premises Theft Exclusion - New York	HO 23 95	05 02
Personal Injury Coverage (Aggregate Limit of Liability) – New York	HO 24 95	10 11
Personal Property Replacement Cost Loss Settlement	HO 04 90	05 11
Premises Alarm, Water Device, or Fire Protection System	KIC 04 16	07 20
Refrigerated Property Coverage	HO 04 98	05 11
Service Line Coverage	KIC 99 06	01 21
Specified Additional Amount of Insurance for Coverage A – Dwelling	HO 04 20	05 11
Windstorm Deductible - New York Catastrophe Percentage and Non-Catastrophe Fixed-Dollar	HO 03 20	10 11
Windstorm Fixed Dollar Deductible	KIC 03 40	07 20

This replaces all previously issued policy Declarations, if any.
This policy applies only to accidents, occurrences or losses which happen during the policy period shown below.