

COSTELLO MARINE CONTRACTING CORP

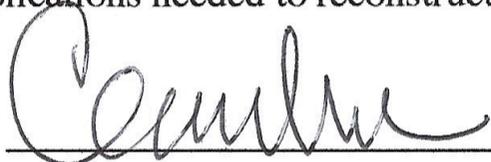
DOCKS • BULKHEADS • ROCK REVETMENTS • JETTY REPAIR • DECKS • BLUFF STAIRS • PILE INSTALLATION

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

AUTHORIZATION

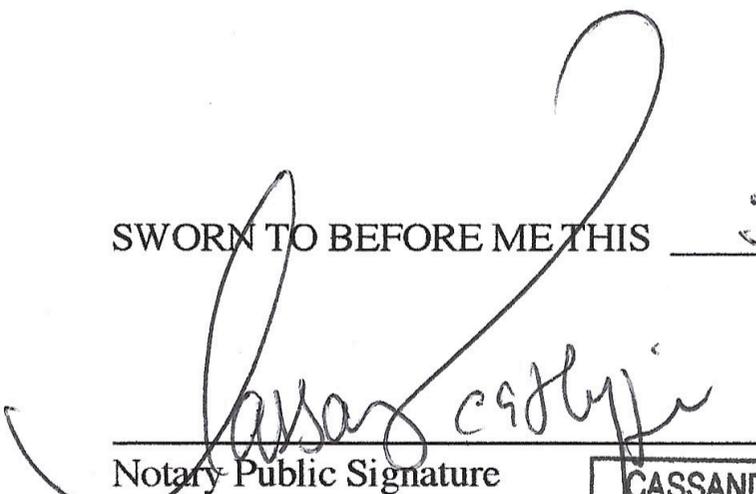
The undersigned, as Trustee of Gordon Thompson III Revocable Trust, owner of property located at 8C Pheasant Lane, Shelter Island, NY 11964, SCTM #700-26-1-13.1, hereby authorizes Costello Marine Contracting Corp. to act as agent to process all permit applications needed to reconstruct a bulkhead at my property.

Dated: June 25, 2025

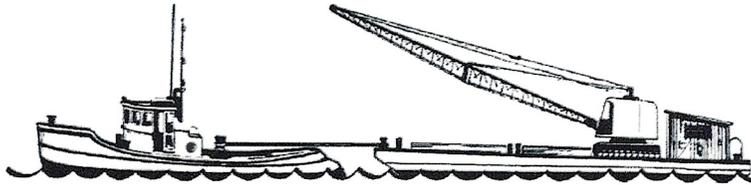
Sign Here: 

Printed Name: Gordon Thompson III

SWORN TO BEFORE ME THIS June DAY OF 25th 2025


Notary Public Signature

CASSANDRA U. SCATLIFFE
Notary Public - State of New York
No. 01SC6363546
Qualified in New York County
My Commission Expires 08/21/2025



COSTELLO MARINE CONTRACTING CORP

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

To:

Town of Shelter Island
38 North Ferry Road - P.O. Box 1549
Shelter Island, NY 11964

From:

Gordon Thompson III Revocable Trust
8C Pheasant Lane
Shelter Island, NY 11964

I, Gordon Thompson III, as Trustee of Gordon Thompson III Revocable Trust, owner of property located at 8C Pheasant Lane, Shelter Island, NY 11964, SCTM #700-26-1-13.1, understands that acceptance of the permit constitutes an agreement that I will indemnify and hold the Town of Shelter Island and its authorized representatives harmless from any and all liability or responsibility in connection with any property damage, loss, theft of boat, or boat's contents, or bodily injury that may occur as a result of the issuance of a permit hereunder.

Furthermore, I consent to the entry on the property by authorized representatives 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.

Dated:

08-15-2025

Sign Here:

A handwritten signature in cursive script, appearing to read "Gordon Thompson III".

Printed Name:

Gordon Thompson III

SWORN TO BEFORE ME THIS

15

DAY OF

August

2025

A handwritten signature in cursive script, appearing to read "Amber Dawn Wilson".
Notary Public Signature

AMBER DAWN WILSON
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01W16443800
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES NOVEMBER 14, 2020

JOHN A. COSTELLO, *President*

JACK F. COSTELLO, *Vice President*

JANE P. COSTELLO, *Secretary*

423 FIFTH STREET • P.O. BOX 2124 • GREENPORT, NY 11944 • 631.477.1199 (o) • 631.477.0005 (f) • OFFICE@COSTELLOMARINE.COM



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 Gordon Thompson III Revocable Trust Telephone Number(s) [REDACTED]

Mailing Address 33 West 67th Street, No. 4FE, New York, NY 10023

Email [REDACTED]

Description Of Work To Be Done Remove and dispose of 101' of face bulkhead & 11' west return. Construct new

101' of face bulkhead with an 11' west return and a 6' east return for a total of of 118' of bulkhead, in-kind, in-place.

Total Cost Of Work \$115,000

Property Location/Street Address 8C Pheasant Lane, Shelter Island, NY 11964

Tax Map Number 700-26-1-13.1

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

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

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

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

08.15.2025
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

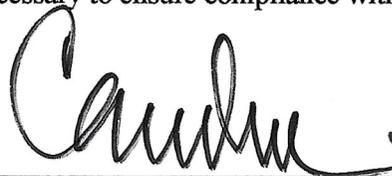
(Must be signed by applicant, not agent or contractor)

The undersigned certifies the following:

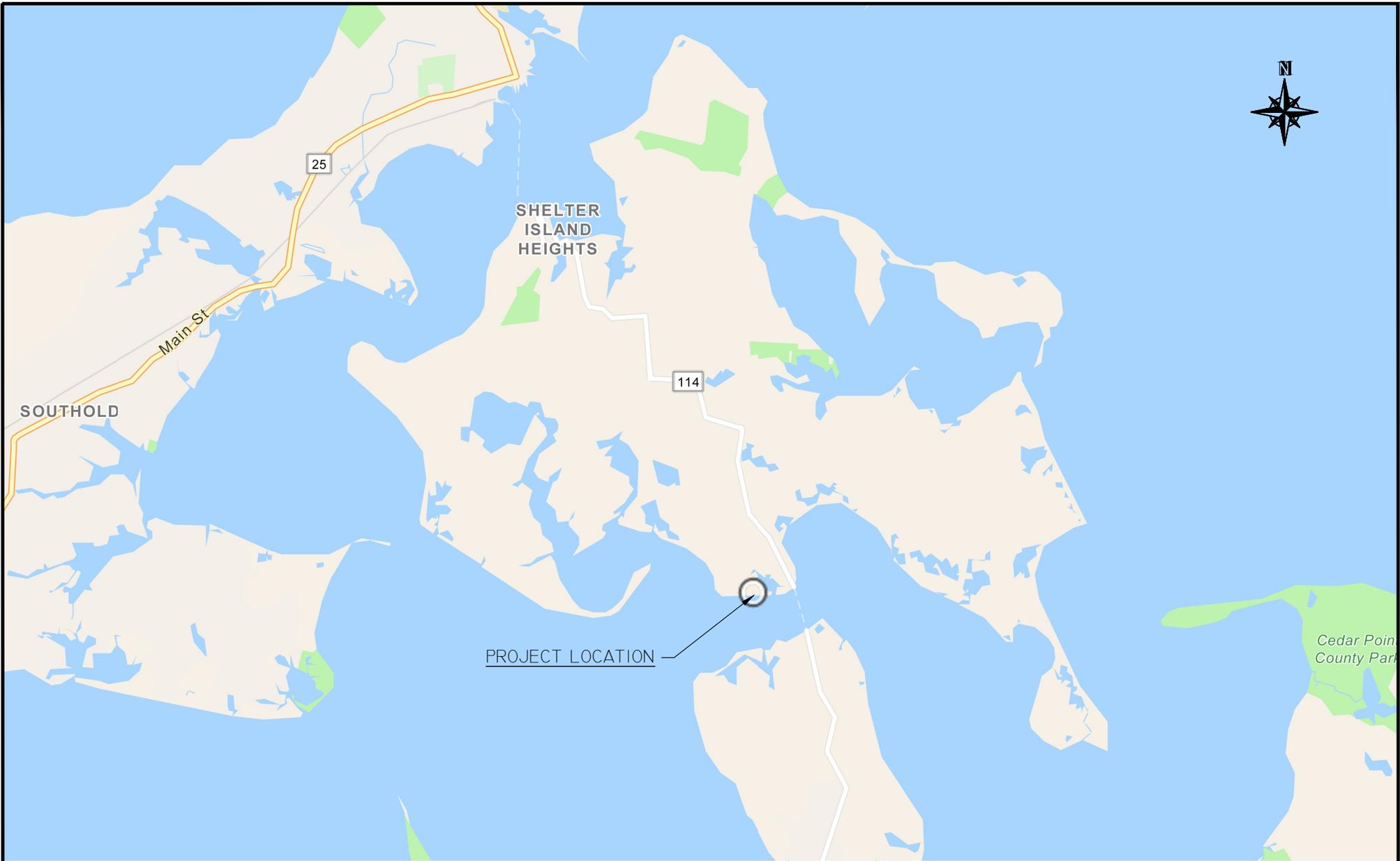
1. The materials and design of the dock will meet all pertinent federal, state, county and town regulations.
2. Acceptance of the permit shall constitute an agreement that the permittee:
 - a) will indemnify and hold the Town of Shelter Island and its authorized representatives harmless from any liability 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.

08.19.2025

Date
(Rev. 6/2024)



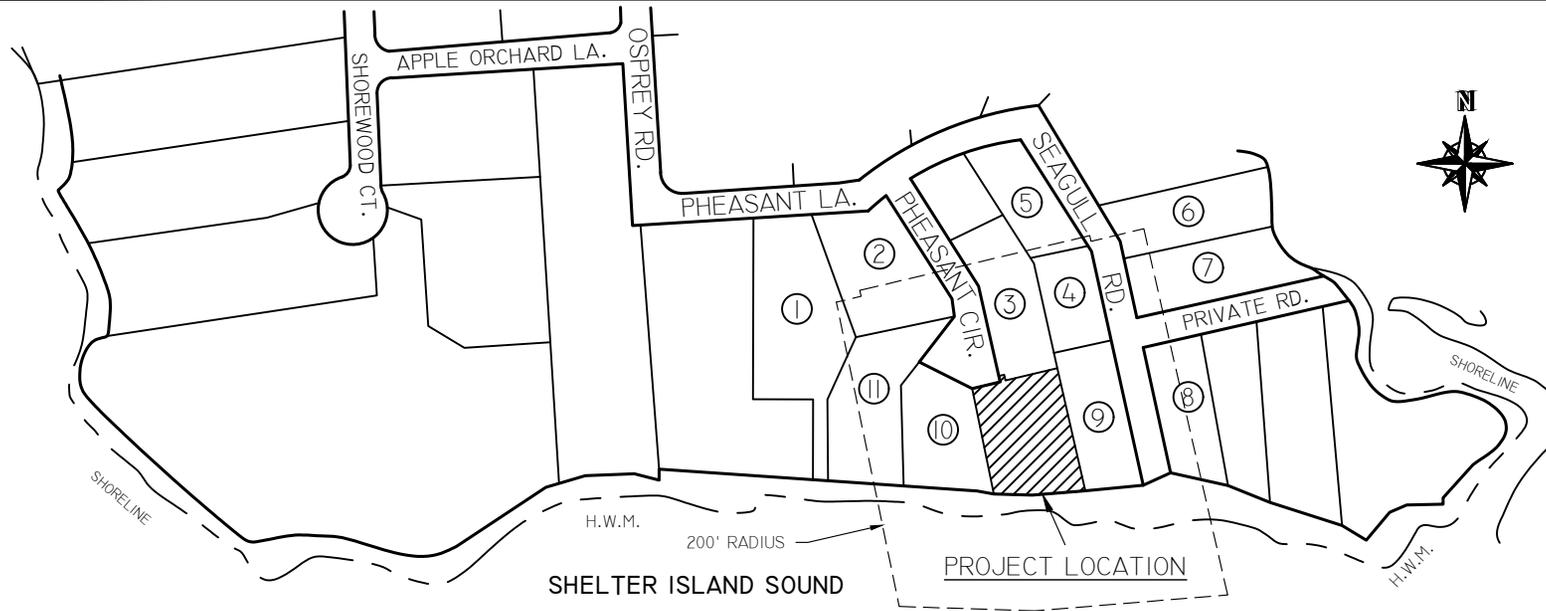
Signature of Applicant



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

VICINITY MAP
N41° 2' 37.14" W72° 19' 23.65"
(SHEET 1 OF 6)

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
ADDRESS: 33 WEST 67TH STREET, No 4FE
NEW YORK, NY 10023
JOB SITE: 8C PHEASANT LANE
SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-13.1
DATE: 06/12/25



ADJACENT PROPERTY OWNERS

- | | | | |
|---|--|---|--|
| ① JOSEPH THOMETZ & EVE MELTZER
171 DUANE STREET, APT. 4
NEW YORK, NY 10013
(4 PHEASANT LANE)
(SCTM# 700-26-1-3) | ④ JACQUELYN KNIGHT LIVING TRUST
P.O. Box 1642
SHELTER ISLAND, NY 11964
(4 SEAGULL ROAD)
(SCTM# 700-26-1-7) | ⑦ IAN R. SAVAGE & RACHEL M. NOWIKAS
163 E. ELM STREET
GREENWICH, CT 06830
(5 SEAGULL ROAD)
(SCTM# 700-26-1-19) | ⑩ ALYSSA SENTER & STACEY GOLDBAUM
94 WHEATLEY ROAD
OLD WESTBURY, NY 11568
(8F PHEASANT LANE)
(SCTM# 700-26-1-11) |
| ② DAVID J. WECHSLER & ROBIN A. WIEDER
23 WELLINGTON COURT
BROOKLYN, NY 11230
(6 PHEASANT LANE)
(SCTM# 700-26-1-4) | ⑤ BLUE KINGFISHER LLC
516 SONOMA ISLES CIRCLE
JUPITER, FL 33478
(2 SEAGULL ROAD)
(SCTM# 700-26-1-6) | ⑧ NINA E. PINTO ECP GST TST.
DOUGLAS KAUFMAN ECP GST TST.
516 SONOMA ISLES CIRCLE
JUPITER, FL 33478
(9 SEAGULL ROAD)
(SCTM# 700-26-1-15) | ⑪ STEWART & DONNA SENTER
94 WHEATLEY ROAD
OLD WESTBURY, NY 11568
(8E PHEASANT LANE)
(SCTM# 700-26-1-10) |
| ③ PETER T. MURRAY & LESLIE S. FLEMING
P.O. Box 68
SHELTER ISLAND, NY 11964
(8B PHEASANT LANE)
(SCTM# 700-26-1-8) | ⑥ 3 SEAGULL Rd LLC
P.O. Box 19
WAINSCOTT, NY 11975
(3 SEAGULL ROAD)
(SCTM# 700-26-1-20) | ⑨ PAULETTE KOHANE
C/O TOBIN KOHANE
450 7TH/ AVENUE, SUITE 2209
NEW YORK, NY 10123
(6 SEAGULL ROAD)
(SCTM# 700-26-1-14) | |

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
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 NEW YORK, NY 10023
JOB SITE: 8C PHEASANT LANE
 SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-13.1
DATE: 06/12/25

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

LOCATION MAP

N41° 2' 37.14" W72° 19' 23.65"

(SHEET 2 OF 6)

PROPOSED

REMOVE AND DISPOSE OF 101' OF FACE BULKHEAD & 11' WEST RETURN. CONSTRUCT NEW 101' OF FACE BULKHEAD WITH AN 11' WEST RETURN AND A 6' EAST RETURN FOR A TOTAL OF 118' OF BULKHEAD, IN-KIND, IN-PLACE.

MATERIALS:

PILING: *10"Ø x 12' - CCA*
STRINGERS: *TWO 6"x6" - CCA*
SHEATHING: *VINYL INTERLOCKING, ESP 8.5 OR EQUAL, 10' IN LENGTH*
CLAMP: *4"x6" - CCA*
CAP: *ALUMINUM OPEN GRATE*
BACKING: *1" TIE-RODS CONNECTED TO A DOUBLE BACKING SYSTEM*
HARDWARE: *HD.GALV. BOLTS & STN. STL. FASTENERS*

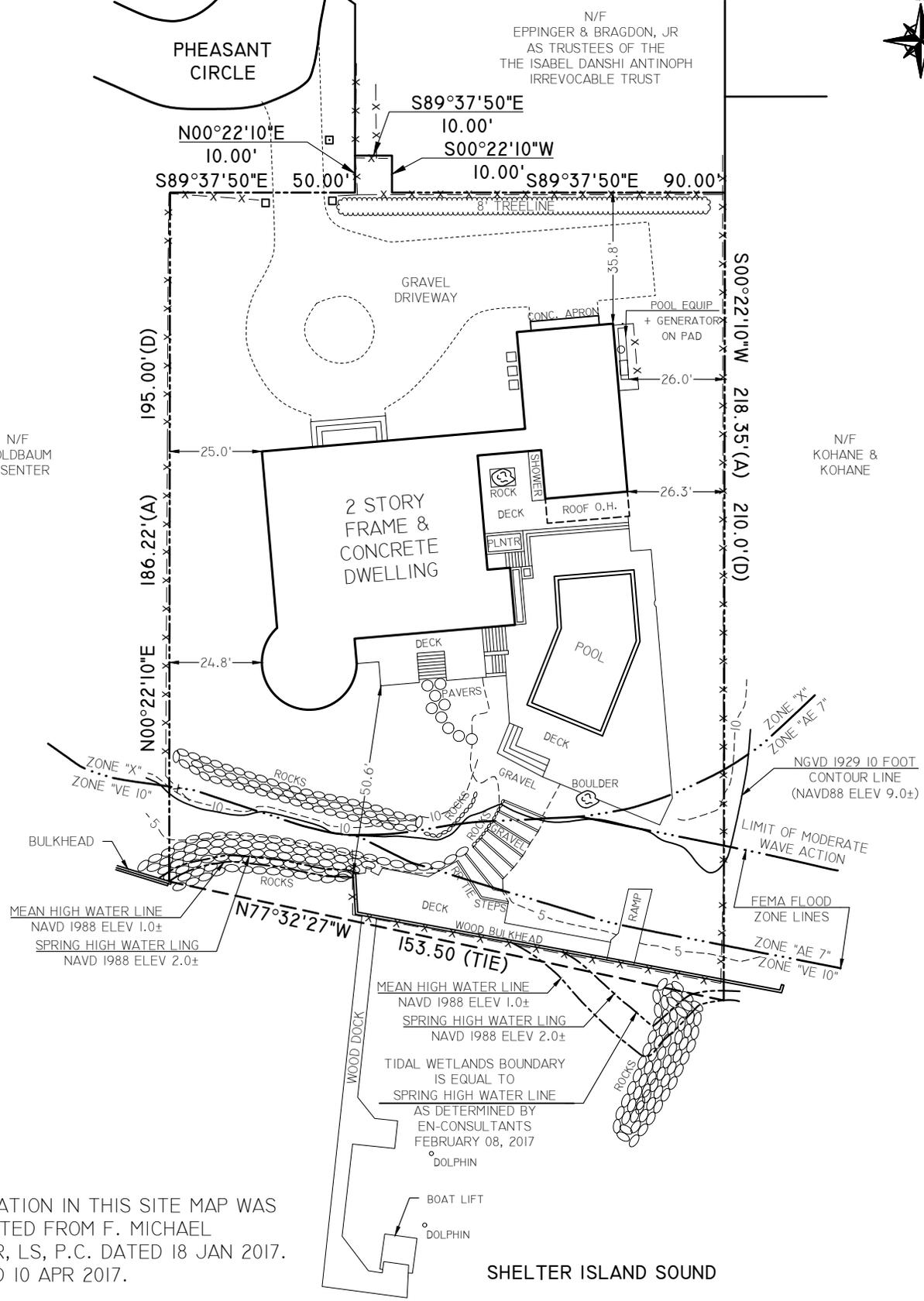
ACCESS:

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

PREPARED BY: KS
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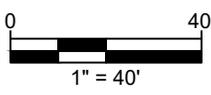
(SHEET 3 OF 6)

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
ADDRESS: 33 WEST 67TH STREET, No 4FE
NEW YORK, NY 10023
JOB SITE: 8C PHEASANT LANE
SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-13.1
DATE: 06/12/25



NOTE:
 INFORMATION IN THIS SITE MAP WAS REFLECTED FROM F. MICHAEL HEMMER, LS, P.C. DATED 18 JAN 2017. REVISED 10 APR 2017.

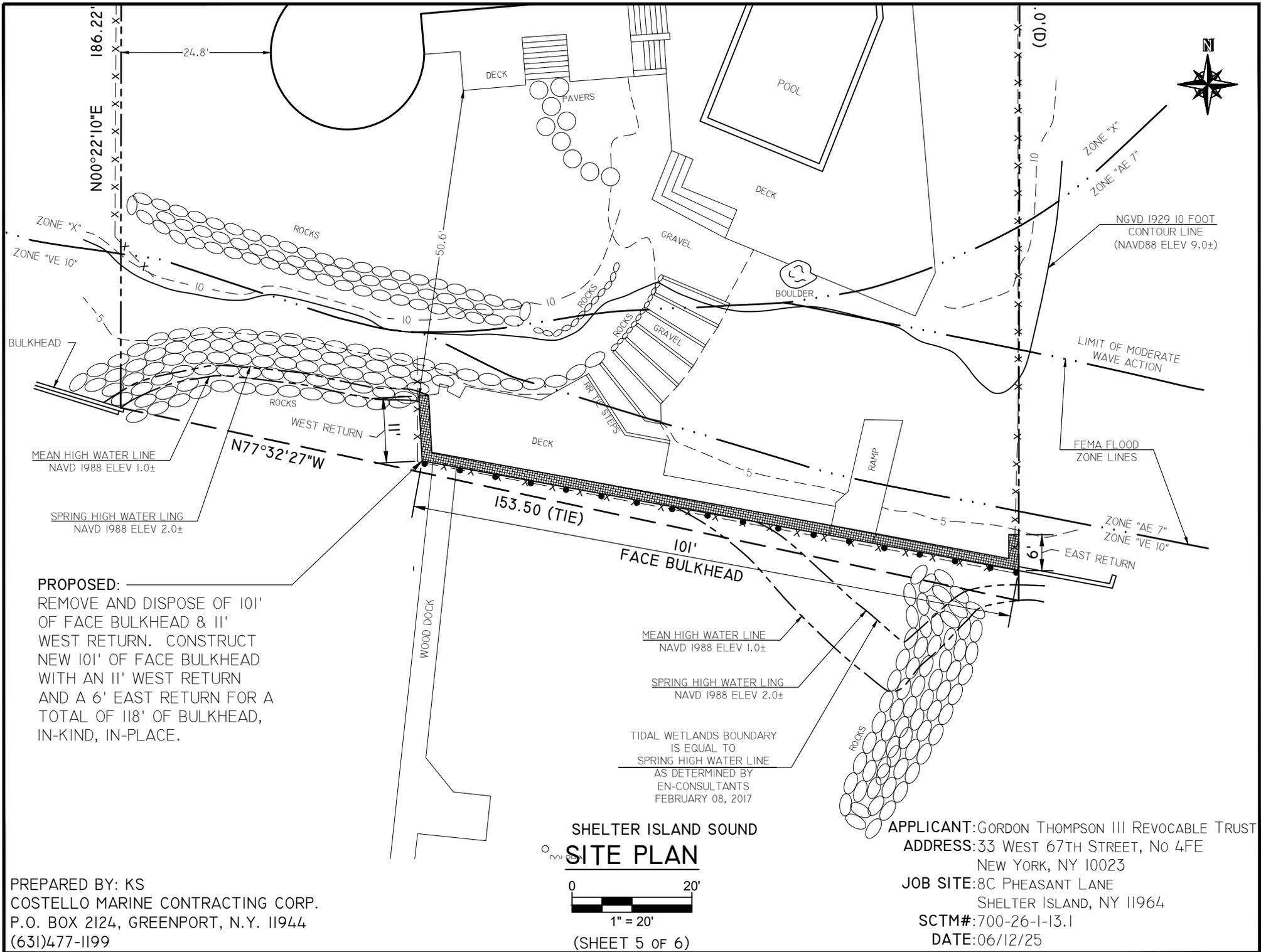
SITE MAP



(SHEET 4 OF 6)

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

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
 ADDRESS: 33 WEST 67TH STREET, No 4FE
 NEW YORK, NY 10023
 JOB SITE: 8C PHEASANT LANE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-13.1
 DATE: 06/12/25



PROPOSED:
 REMOVE AND DISPOSE OF 101'
 OF FACE BULKHEAD & 11'
 WEST RETURN. CONSTRUCT
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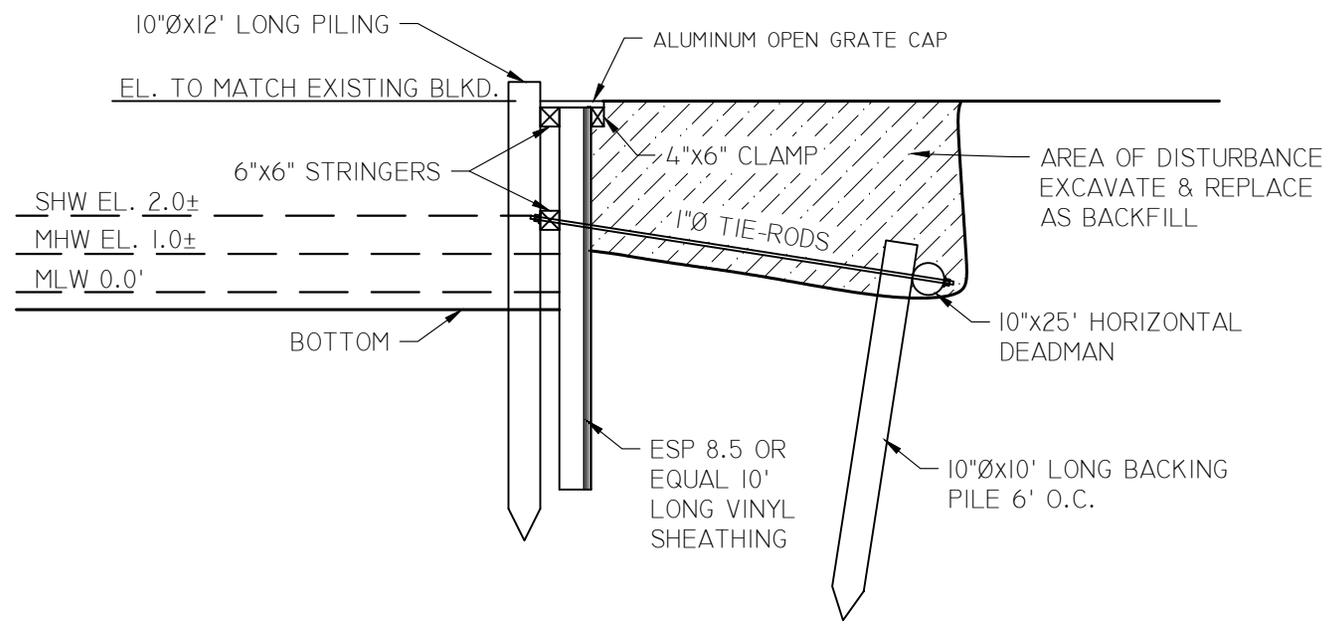
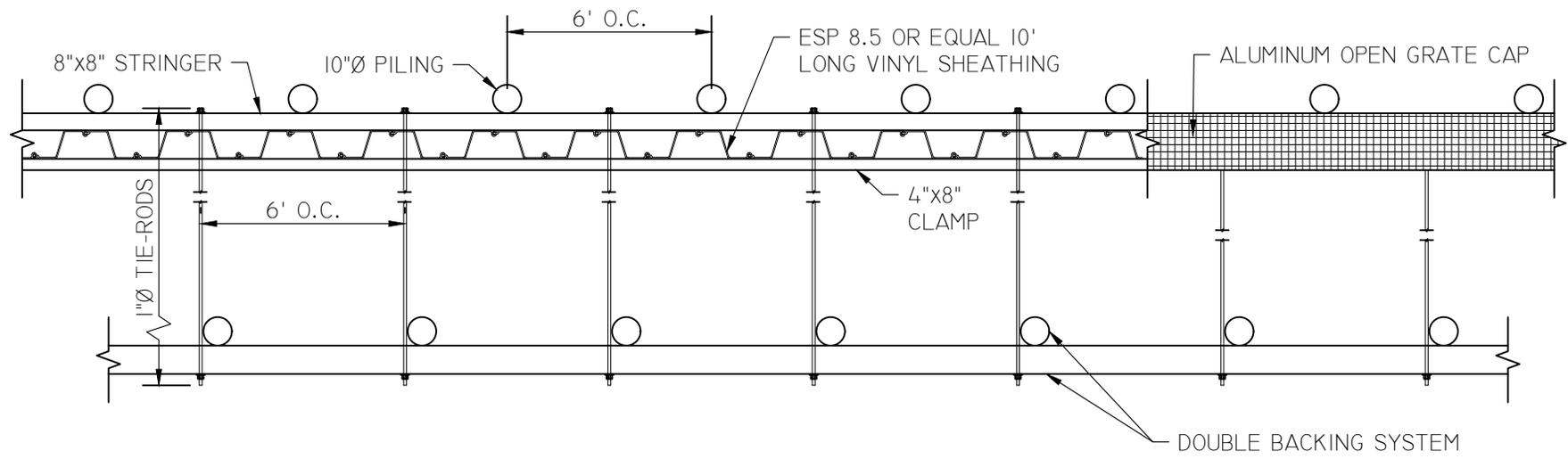
PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

**SHELTER ISLAND SOUND
 SITE PLAN**

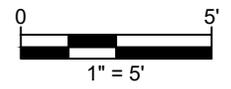


1" = 20'
 (SHEET 5 OF 6)

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
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SCTM#: 700-26-1-13.1
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BULKHEAD DETAIL (TYPICAL)



PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
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APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
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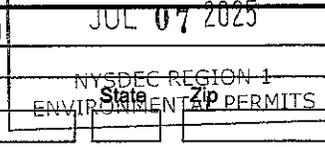


1-4732-01094/0002

1. Name Applicant Telephone Email
 Mailing Address Post Office City State Zip
 Applicant Must be (check all that apply): Owner Operator Lessee Taxpayer ID (if applicant is NOT an individual):



2. Name of Property Owner (if different than Applicant) Telephone Email
 Mailing Address Post Office City State Zip



3. Contact / Agent Name Telephone Email
 Mailing Address Post Office City State Zip

4. Project / Facility Name
 Project Location - street address, if applicable, or provide directions and distances to roads, bridges and bodies of water:

Property Tax Map Section / Block / Lot Number Proposed Start Date Estimated Completion Date
 Town / Village / City Stream/Waterbody Name
 County Name of USGS Quadrangle Map
 Location Coordinates: Enter NYTMs in kilometers OR Latitude/Longitude in degrees, minutes, seconds
 NYTM - E NYTM - N Latitude Longitude

5. Description of Project List any previous DEC Permit / Application numbers for activities at this location:

6. Certification. I have read this permit and will construct this project in compliance with the terms and conditions of the permit and the Environmental Conservation Law and applicable regulations. I understand that any false or inaccurate statements made in the application for this permit are punishable as a Class A misdemeanor. As a condition of this permit I accept full legal responsibility for all damage direct or indirect of whatever nature and by whomever suffered arising out of the project described herein and agree to indemnify and save harmless the state from suits actions damages and costs of every name and description resulting from this project.
 If applicant is not the owner both must sign the application. If you are submitting this application electronically you may print your name and check the box that certifies you are the responsible applicant or property owner in lieu of providing an original signature.

Signature of Applicant By checking this box, I certify that I am the responsible Applicant. Printed Name Date
 Signature of Owner By checking this box, I certify that I am the responsible Owner. Printed Name Date
 Signature of Agent / Contact Printed Name Date

Reset Page 1



For NYSDEC Use Only

Use of General Permit GP-1-22-001, Tidal Wetland Bulkhead With Dredging General Permit for the project described on Part 1 – Request for Authorization is AUTHORIZED.

Effective Date of Authorization

7/17/2025

Expiration Date of Authorization

10/24/2032

Additional Information and/or Conditions

[Empty box for additional information and/or conditions]

Use of General Permit GP-1-22-001, Tidal Wetland Bulkhead With Dredging General Permit for the project described on Part 1 – Request for Authorization is NOT AUTHORIZED.

Additional Information

[Empty box for additional information]

NYSDEC Authorization

Authorized Signature

Laura S. Star

Date

7/17/2025

Printed Name

Laura Star

DEC Permit ID

1-4732-01094/00002

Title

Deputy Permit Administrator

cc

- Costello Marine
- DEC BMHP
- File

Address

NYS Department of Environmental Conservation
Region 1
SUNY @ Stony Brook
50 Circle Drive
Stony Brook, NY 11790-3409



**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: 1-4732-01094/00002

Expiration Date: 10/24/2032

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

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



PERMIT
Under the Environmental Conservation Law (ECL)

GENERAL PERMIT GP-1-22-001
Bulkhead Replacement with Dredging

Permittee and Facility Information

Permit Issued To:

Applicant listed on the
Request for Authorization

Facility:

Facility listed on the
Request for Authorization

Applicable DEC Region(s): 1

General Permit Authorized Activity:

This General Permit applies only in Nassau and Suffolk Counties.

Areas excluded from this General Permit include:

- Coastal Erosion Hazard Areas (CEHA) and high energy wave areas
- Within 10' of vegetated tidal wetlands and eel grass/submerged aquatic vegetation (SAV)
- Marsh island communities within the bays of Nassau and Suffolk Counties

An individual permit is required for projects in these excluded areas.

This General Permit is for:

A. The removal and replacement of functional and lawfully existing bulkheads in tidal wetland areas designated as coastal shoals, bars and flats (SM), littoral zone (LZ) or adjacent area (AA) as defined by the Tidal Wetland Land Use Regulations (6 NYCRR Part 661). Bulkheads may be replaced either in-place or landward of the existing bulkhead, or re-sheathed with timber boards resulting in no more than a 4 inch seaward extension, or corrugated material resulting in no more than an 8 inch seaward extension.

B. Maintenance dredging associated with replacement of the functional bulkhead, with the placement of the resulting dredged material landward of the replacement bulkhead. Dredging is limited to:

- The littoral zone (LZ)
- 10' seaward of the bulkhead on bulkheaded canals, or 5' seaward of the bulkhead on bay and river fronts
- A maximum depth of -4 feet at Mean Low Low Water
- Dredging in areas of bay and river fronts is prohibited from January 1st through September 30th of each year to protect spawning shellfish and/or spawning finfish

Any proposed alteration or change in the bulkhead location or configuration, or alteration and change in the dredge areas at an individual site is not authorized by this General Permit. Such proposed changes will require an individual permit.



This General Permit is valid strictly for the activities listed above. Any other structures that are shown on the project plans; e.g., docks, cantilevered decks, boat lifts, floats, that are not lawfully existing will not be validated or "legalized" by use of this permit. Structures that are not lawfully existing are subject to possible Department legal action.

NYSDEC retains the right to exclude a proposed activity from authorization under this General Permit and to require the permittee to obtain an individual permit. Exclusions may be due to situations where the NYSDEC has identified a particular resource concern that may be impacted by the proposed activity, such as endangered species habitat, sensitive submerged aquatic vegetation or vegetated tidal wetlands. NYSDEC may limit or exclude dredging from the proposed project. Applicant may pursue the limited or excluded dredging through the individual permit process.

Permit Authorizations

Tidal Wetlands - Under Article 25

Effective Date: 10/25/2022 Expiration Date: 10/24/2032

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

Effective Date: 10/25/2022 Expiration Date: 10/24/2032

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.

General Permit Authorized by

Permit Administrator: SUSAN ACKERMAN , Regional Permit Administrator

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

Authorized Signature: _____

Date: 10/25/2022

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: EXCAVATION & FILL IN NAVIGABLE WATERS; TIDAL
WETLANDS**

1. Request for Authorization Prior to the use of this General Permit for a project, the applicant must submit a Request for Authorization Form and the following information to the Regional Permit Administrator:

1. Project location map
2. Project plans
3. Survey depicting existing and proposed conditions
4. Recent color photographs of the site
5. Permission to Inspect Property Supplement

Upon review of the project, the NYSDEC Regional Permit Administrator will determine if the project can be issued under this General Permit. The Request for Authorization Form signed by a NYSDEC Permit Administrator must be received prior to any work.

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. 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 the applicant or the applicant's agent.

5. Functional Bulkheads Only functional bulkheads, including returns and parallel capping boardwalks, may be replaced.

6. In-Place or Landward Replacement The new bulkhead shall be constructed in-place or landward of the existing bulkhead with no seaward extension of the outermost bulkhead face.

7. Bulkhead Resheathing The new sheathing shall be installed face to face with the existing sheathing, with timber boards no wider than 4" in width, or corrugated material no wider than 8" in width.

8. Bulkhead Materials Material used in the construction of bulkheads shall be limited to treated wood, naturally rot-resistant untreated wood, vinyl, plastic, fiberglass or steel.

9. Bulkhead Decking No portion of the decking or boardwalk shall extend seaward of the bulkhead sheathing.



10. Bulkhead Height The replacement bulkhead shall be no more than 18" higher than the height of the existing bulkhead or to the locally designated Federal Emergency Management Agency (FEMA) flood elevation or up to an elevation determined using applicable DEC Community Risk and Resiliency Act (CRRA) guidance, where justified.

11. No Increase in Stormwater Runoff The permitted activities must not result in stormwater scour to or flooding of adjacent properties.

12. Wood Preservatives

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

13. 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.

14. 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).

15. Closing Boat Ramps and Step Downs Reconstructed bulkheads may close off boat ramps provided that the bottom of the existing ramp is made of wood, concrete or other man-made material. Existing step downs may also be closed off during bulkhead reconstruction.

16. Existing Stormwater Infrastructure Existing stormwater infrastructure that extends through the face of the bulkhead may be repaired and replaced if necessary during bulkhead construction.

17. No Runoff Over or Through Bulkhead or into Wetland There shall be no discharge of runoff or other effluent over or through any bulkhead or shoreline stabilization structure or into any tidal wetland or protected buffer area.



18. Excavation for Bulkhead/Structure Prior to any construction or removal of bulkheads and other shoreline stabilization structures all backfill shall be excavated landward of the structure and retained so as not to enter the waterway, tidal wetland or protected buffer area.

19. Complete Bulkhead Prior to Backfilling Installation of the new bulkhead shall be completed prior to the placement of any fill material landward of the new structure.

20. Clean Fill Only All fill shall consist of clean sand, gravel, or soil (not asphalt, slag, flyash, broken concrete or demolition debris).

21. Grade to Match That Adjacent to Bulkhead All fill must be graded to match the elevation of the land immediately adjacent to the bulkhead.

22. Dredging Dredging associated with bulkhead replacement shall only occur in the littoral zone 10' seaward of the bulkhead on bulkhead canals and 5' seaward of the bulkhead on bay and river fronts to a maximum depth of -4' MLLW.

23. Bay and River Front Dredging Prohibition Period Dredging is specifically prohibited from January 1st through September 30th of each year in areas of bay and river fronts to protect spawning shellfish and/or spawning finfish.

24. One-time Dredging Only Dredging shall be undertaken only once in association with the bulkhead replacement.

25. Leave a Uniform Bottom Elevation All dredging shall be conducted so as to leave a uniform bottom elevation free of mounds or holes.

26. No Side-casting or Temporary Storage Excavated sediments shall be placed directly into the approved disposal site/dewatering site or conveyance vehicle. No side-casting (double-dipping) or temporary storage of excavated sediments is authorized.

27. Dragline Prohibited The use of a dragline for dredging is strictly prohibited.

28. No Hydraulic Dredging Hydraulic dredging is not authorized under the General Permit.

29. Restrict Spillage, Use Closed Bucket During the dredging operation, the pennittee and his contractor shall prevent spillage of sediment during excavation and haulage. Dredging shall be accomplished with a clam shell or other closed bucket equipment.

30. No Prop Dredging The use of prop dredging is strictly prohibited.

31. Remove, Replace Mooring Structures Mooring structures and beach access steps within the project area may be removed in order to facilitate bulkhead replacement. Upon project completion, those structures lawfully in existence may be replaced as they were prior to bulkhead replacement, with no change in material, dimensions, configuration or location.

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



33. Additional Docks and Floats Not Authorized The installation of additional docks or floats is not authorized by this permit.

34. Stabilize Disturbed Areas All areas of soil disturbance resulting from this project shall be immediately stabilized following project completion or within 30 days of commencement of work, whichever comes first. The disturbed areas must be stabilized with the appropriate vegetation (grasses, etc.).

35. Contain Exposed, Stockpiled Soils All disturbed areas where soil will be temporarily exposed or stockpiled for longer than 48 hours shall be contained by a continuous line of staked haybales/ silt curtains (or other NYSDEC approved devices) placed on the seaward side between the fill and the wetland or protected buffer area. Tarps are authorized to supplement these approved methods.

36. Seed, Mulch Disturbed Areas If seeding is impractical due to the time of year, a temporary mulch shall be applied within five days and final seeding shall be performed at the earliest opportunity when weather conditions favor germination and growth; but not more than six months following project completion and no later than the permit expiration date.

37. 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.

38. 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.

39. 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.

40. No Interference With Navigation There shall be no unreasonable interference with navigation by the work herein authorized.

41. 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.

42. 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.

43. 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.

44. 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.

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
SUNY @ Stony Brook
50 Circle Rd.
Stony Brook, NY 11790



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, Excavation & Fill in Navigable Waters.

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.

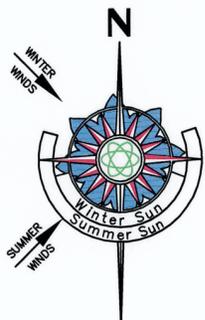
Item D: No Right to Trespass or Interfere with Riparian Rights

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.

- MONUMENT CONC or STONE
- STAKE WOOD or PLASTIC
- SPIKE, REBAR, IRON PIPE, ETC

North American Vertical Datum 1988

1" CERTIFICATION & ALTERATION NOTE:
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.
 COPYRIGHT 2020 F. MICHAEL HEMMER, LS, P.C. ALL RIGHTS RESERVED



Deed North
 TOTAL LOT AREA
 30,239± SQ.FT.
 0.694± ACRES
 TO MEAN HIGH
 WATER LINE

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY REPUTEDLY ENCUMBERED BY EASEMENT "FOR THE PURPOSE OF INGRESS AND EGRESS ON VEHICLE OR ON FOOT" AS DESCRIBED IN LIBER 9095, PAGE 204, DATED 6 OCTOBER 1981.
3. SUBJECT PROPERTY IN ZONE "A" AND IN NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND GEOGRAPHIC INFORMATION SYSTEM, JANUARY 23, 2017. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
5. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
6. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) FILE MAP (M) VALUES.
7. SEPTIC SYSTEM AND WELL LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATION IS LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
8. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED OR AS LOCATED BY FIELD MEASUREMENT.

TABLE OF AREAS (SQ. FT.)

LOT SIZE TO M. H. W. L.	30,363
EXISTING TOTAL BUILDING COVERAGE	4,754
ALLOWED TOTAL BUILDING COVERAGE	7,591
(30,363 * 0.25)	
EXISTING TOTAL LOT COVERAGE	9,747
ALLOWED TOTAL LOT COVERAGE	12,145
(30,363 * 0.40)	

SANITARY & WELL LOCATION TIES

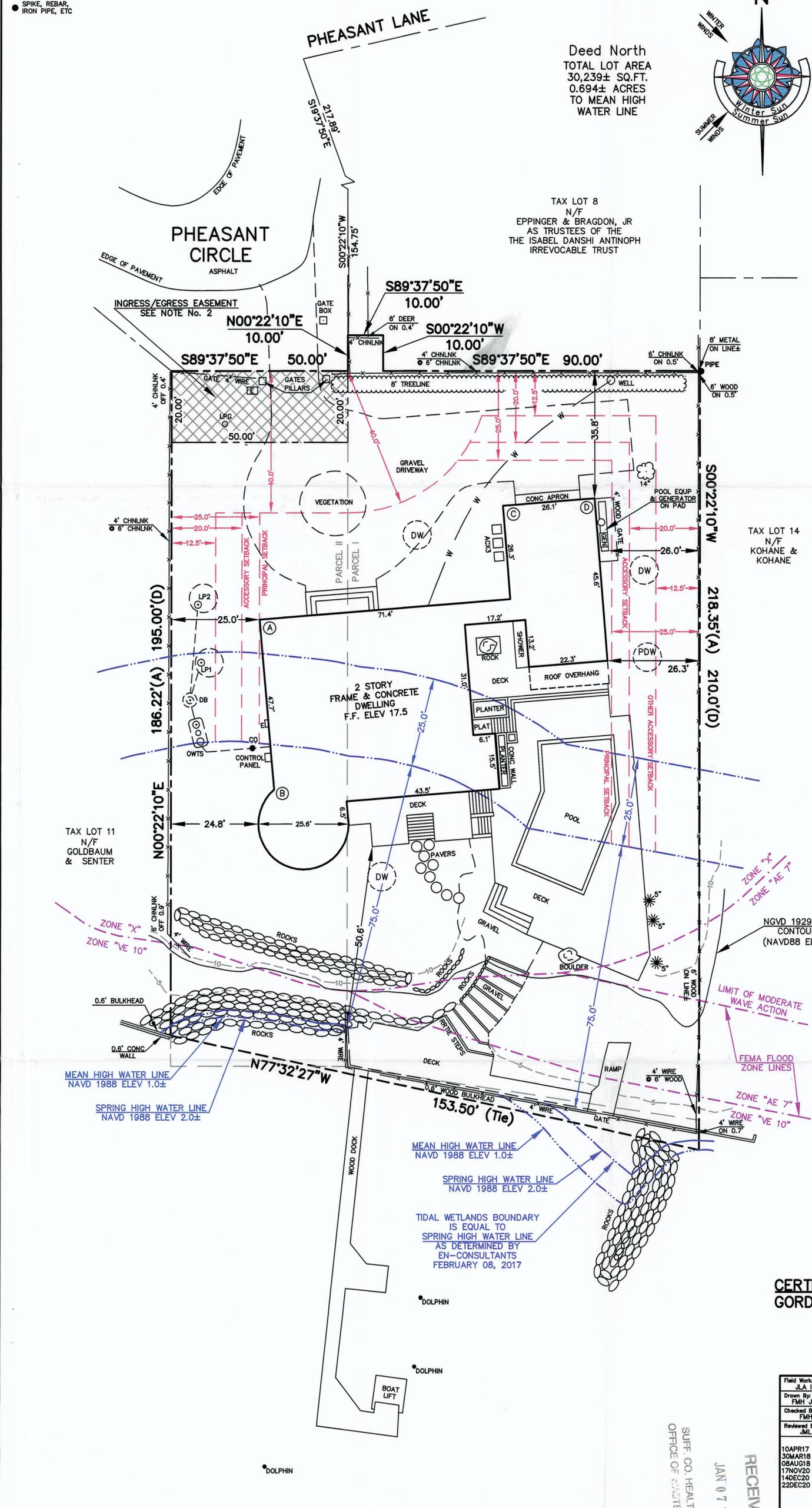
ITEM	DIST 'A'	DIST 'B'	DIST 'C'	DIST 'D'
OWTS	34.5'	28.5'		
DB	30.0'	34.5'		
LP#1	20.5'	41.0'		
LP#2	18.0'	56.0'		
WELL			46.8'	33.6'

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 APPROVAL OF CONSTRUCTED WORKS FOR
 A SINGLE FAMILY RESIDENCE
 Date FEB 03 2021 H.S. No. R07-17-0024
 The sewage disposal and water supply facilities at this location have been inspected and/or certified by this Department or other agencies and found to be satisfactory FOR A MAXIMUM OF 4 BEDROOMS.
 Craig Knepper, P.E., Chief
 Office of Wastewater Management

CERTIFIED TO:
 GORDON THOMPSON

Field Work: JLA IV	Project No: 16-101
Drawn By: FMH-JER	Drawing Name: 16-101_CO
Checked By: FMH	Scale: 1" = 20'
Reviewed By: JML	Date: 18 JAN 2017
Release: 10APR17 BULKHEAD/DECK 30MAR18 PROP STK PLAN 08AUG18 PROP PLOT PLAN 17NOV20 CO UPDATE 14DEC20 GATE UPDATE 22DEC20 CO TRANS	

THOMPSON
 PROPERTY SITUATE AT
8C PHEASANT LANE
 SHELTER ISLAND, NEW YORK
 COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
 DISTRICT 700, SECTION 26, BLOCK 1, LOT 17.1
 PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
 PROFESSIONAL SURVEYING SERVICES
 PO BOX 1328, SAG HARBOR, NEW YORK 11963
 (631) 725-7199 INFO@FMHLS.COM
 Sheet Title: **CERTIFICATE OF OCCUPANCY SURVEY** Sheet 1 OF 1

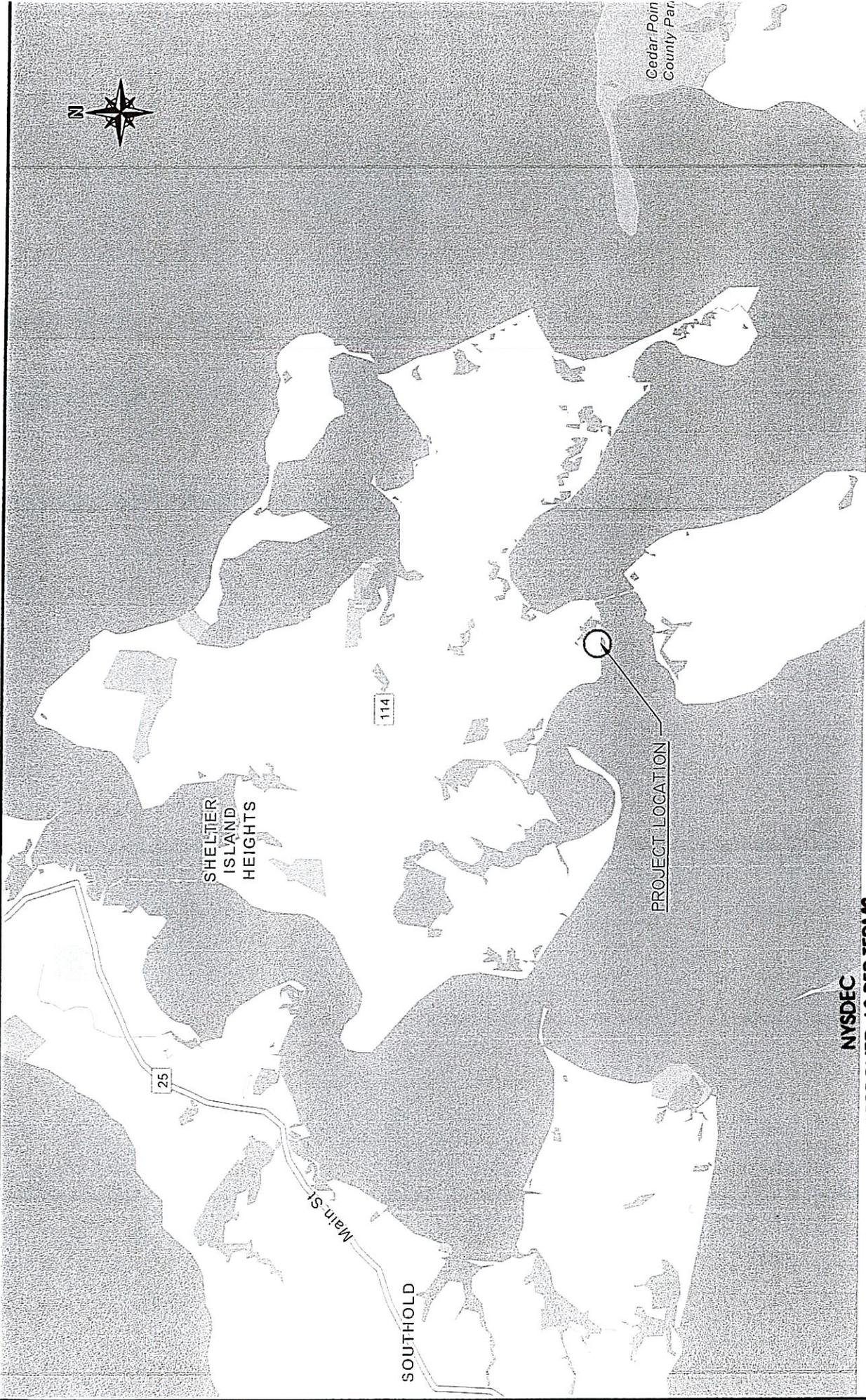


Shelter Island Sound

RECEIVED
 JAN 07 2021
 SUFF. CO. HEALTH SERVICES
 OFFICE OF WASTEWATER MGT.



Cedar Point
County Plan



APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
ADDRESS: 33 WEST 67TH STREET, NO 4FE
NEW YORK, NY 10023
JOB SITE: 8C PHEASANT LANE
SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-13.1
DATE: 06/12/25

VICINITY MAP

N41° 2' 37.14" W72° 19' 23.65"

(SHEET 1 OF 6)

NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF
PERMIT # 1-4732-01094/00002
DATE 7/17/2025 JEH pg 1 of 6

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



ADJACENT PROPERTY OWNERS

<p>① JOSEPH THOMETZ & EVE MELTZER 171 DUANE STREET, APT. 4 NEW YORK, NY 10013 (4 PHEASANT LANE) (SCTM# 700-26-1-3)</p>	<p>② DAVID J. WECHSLER & ROBIN A. WIEDER 23 WELLINGTON COURT BROOKLYN, NY 11230 (6 PHEASANT LANE) (SCTM# 700-26-1-4)</p>	<p>③ PETER T. MURRAY & LESLIE S. FLEMING P.O. Box 68 SHELTER ISLAND, NY 11964 (8B PHEASANT LANE) (SCTM# 700-26-1-8)</p>	<p>④ JACQUELYN KNIGHT LIVING TRUST P.O. Box 1642 SHELTER ISLAND, NY 11964 (4 SEAGULL ROAD) (SCTM# 700-26-1-7)</p>	<p>⑤ BLUE KINGFISHER LLC 516 SONOMA ISLES CIRCLE JUPITER, FL 33478 (2 SEAGULL ROAD) (SCTM# 700-26-1-6)</p>	<p>⑥ PETER T. MURRAY & LESLIE S. FLEMING P.O. Box 68 SHELTER ISLAND, NY 11964 (8B PHEASANT LANE) (SCTM# 700-26-1-8)</p>	<p>⑦ IAN R. SAVAGE & RACHEL M. NOWIKAS 163 E. ELM STREET GREENWICH, CT 06830 (5 SEAGULL ROAD) (SCTM# 700-26-1-9)</p>	<p>⑧ NINA E. PINTO ECP GST TST. DOUGLAS KAUFMAN ECP GST TST. 516 SONOMA ISLES CIRCLE JUPITER, FL 33478 (9 SEAGULL ROAD) (SCTM# 700-26-1-5)</p>	<p>⑨ PAULETTE KOHANE C/O TOBIN KOHANE 450 7TH AVENUE, SUITE 2209 NEW YORK, NY 10123 (6 SEAGULL ROAD) (SCTM# 700-26-1-14)</p>	<p>⑩ ALYSSA SENTER & STACEY GOLDBAUM 94 WHEATLEY ROAD OLD WESTBURY, NY 11568 (8F PHEASANT LANE) (SCTM# 700-26-1-11)</p>	<p>⑪ STEWART & DONNA SENTER 94 WHEATLEY ROAD OLD WESTBURY, NY 11568 (8E PHEASANT LANE) (SCTM# 700-26-1-10)</p>
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NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF
PERMIT # 1-4732-01094/00002
DATE 7/17/2025 JEH pg 2 of 6

LOCATION MAP

N41° 2' 37.14" W72° 19' 23.65"
 (SHEET 2 OF 6)

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

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
 ADDRESS: 33 WEST 67TH STREET, NO 4FE
 NEW YORK, NY 10023
 JOB SITE: 8C PHEASANT LANE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-13.1
 DATE: 06/12/25

PROPOSED

REMOVE AND DISPOSE OF 101' OF FACE BULKHEAD & 11' WEST RETURN. CONSTRUCT NEW 101' OF FACE BULKHEAD WITH AN 11' WEST RETURN AND A 6' EAST RETURN FOR A TOTAL OF 118' OF BULKHEAD, IN-KIND, IN-PLACE.

MATERIALS:

PILING: 10"Ø x 12' - CCA
STRINGERS: TWO 6"x6" - CCA
SHEATHING: VINYL INTERLOCKING, ESP 8.5 OR EQUAL, 10' IN LENGTH
CLAMP: 4"x6" - CCA
CAP: ALUMINUM OPEN GRATE
BACKING: 1" TIE-RODS CONNECTED TO A DOUBLE BACKING SYSTEM
HARDWARE: HD. GALV. BOLTS & STN. STL. FASTENERS

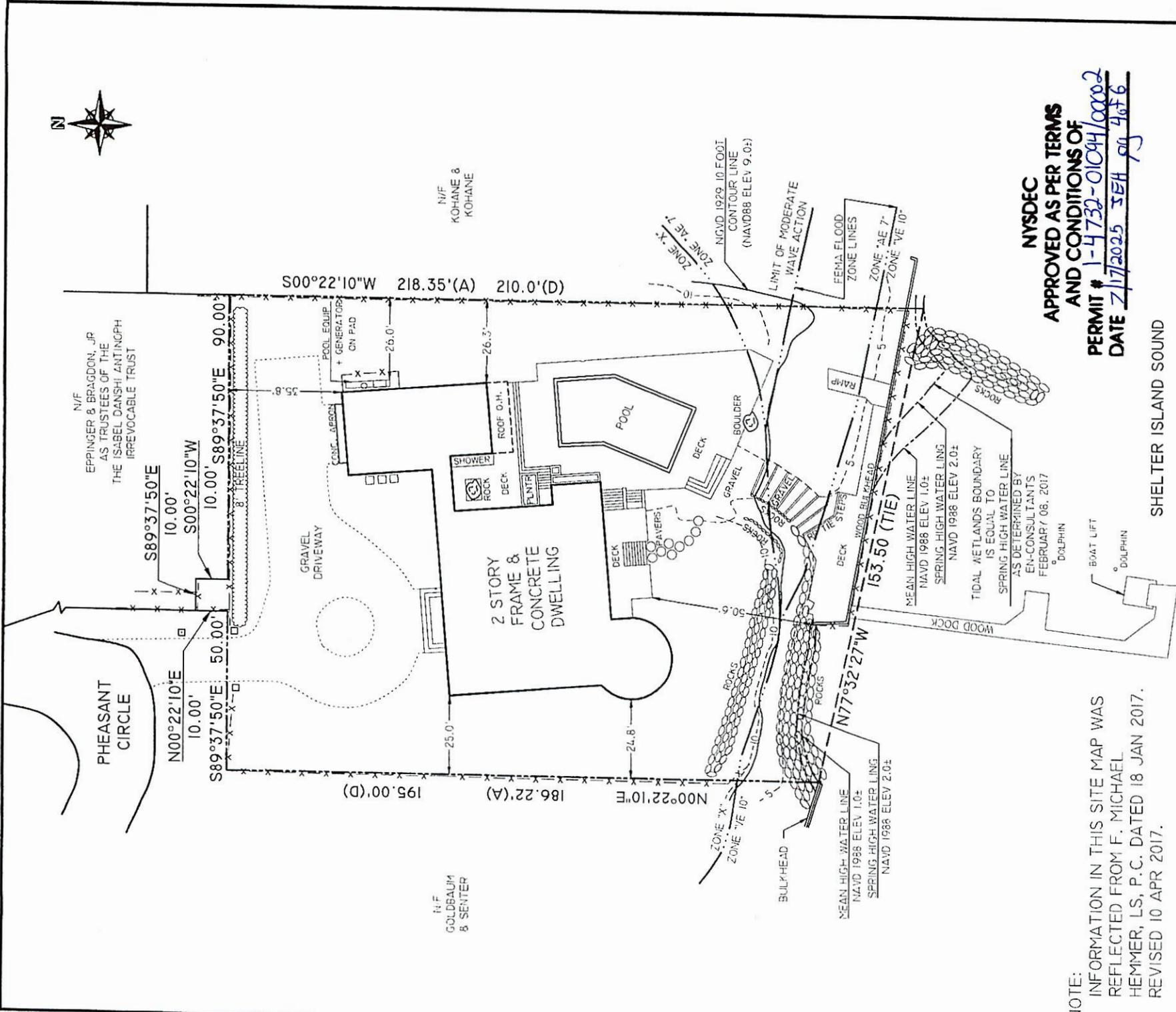
ACCESS:
BY WATER VIA BARGE AND BY LAND THROUGH APPLICANT'S PROPERTY

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

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

**PERMIT # 1-4732-01094/00002
DATE 2/17/2025 JEH PJ 3 of 6**

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
ADDRESS: 33 WEST 67TH STREET, NO 4FE
NEW YORK, NY 10023
JOB SITE: 8C PHEASANT LANE
SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-13.1
DATE: 06/12/25



N/F
EPPINGER & BRAGDON, JR
AS TRUSTEES OF THE
THE ISABEL DANSHI ANTINOPH
IRREVOCABLE TRUST

N/F
KOHANE &
KOHANE

N/F
GOLDBAUM
& SENTER

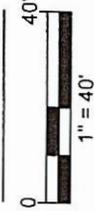
NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF
PERMIT # 1-4732-01094/0002
DATE 7/17/2025 SEH pg 4 of 6

NOTE:
INFORMATION IN THIS SITE MAP WAS
REFLECTED FROM F. MICHAEL
HEMMER, LS, P.C. DATED 18 JAN 2017.
REVISED 10 APR 2017.



SHELTER ISLAND SOUND

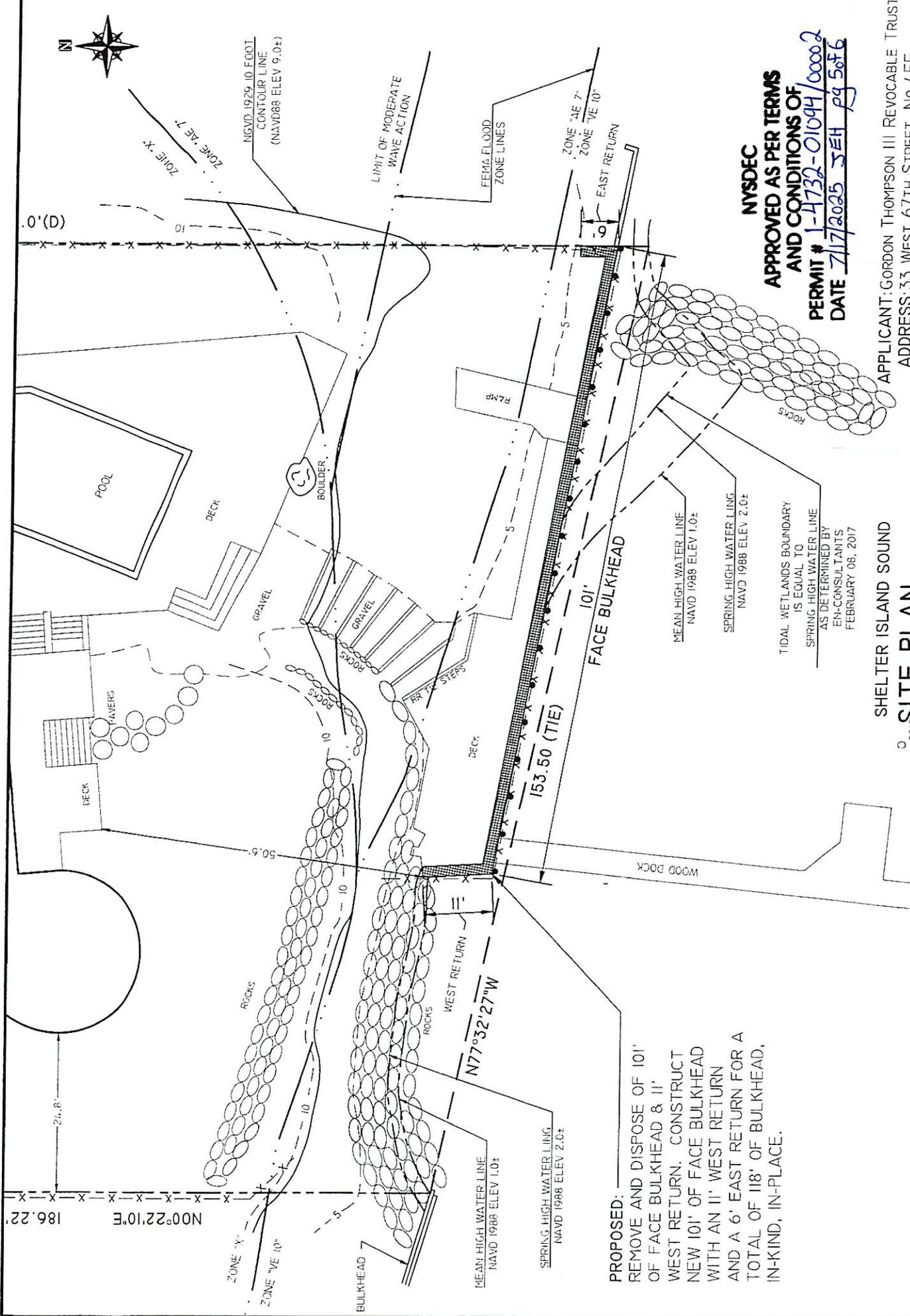
SITE MAP



APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
ADDRESS: 33 WEST 67TH STREET, NO 4FE
NEW YORK, NY 10023
JOB SITE: 8C PHEASANT LANE
SHELTER ISLAND, NY 11964
SCTM#: 700-26-1-13.1
DATE: 06/12/25

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

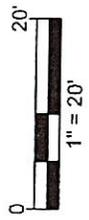
(SHEET 4 OF 6)



NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF
PERMIT # 1-A732-01094/00002
DATE 7/17/2025 SEH pg 5 of 6

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
 ADDRESS: 33 WEST 67TH STREET, NO 4FE
 NEW YORK, NY 10023
 JOB SITE: 8C PHEASANT LANE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-13.1
 DATE: 06/12/25

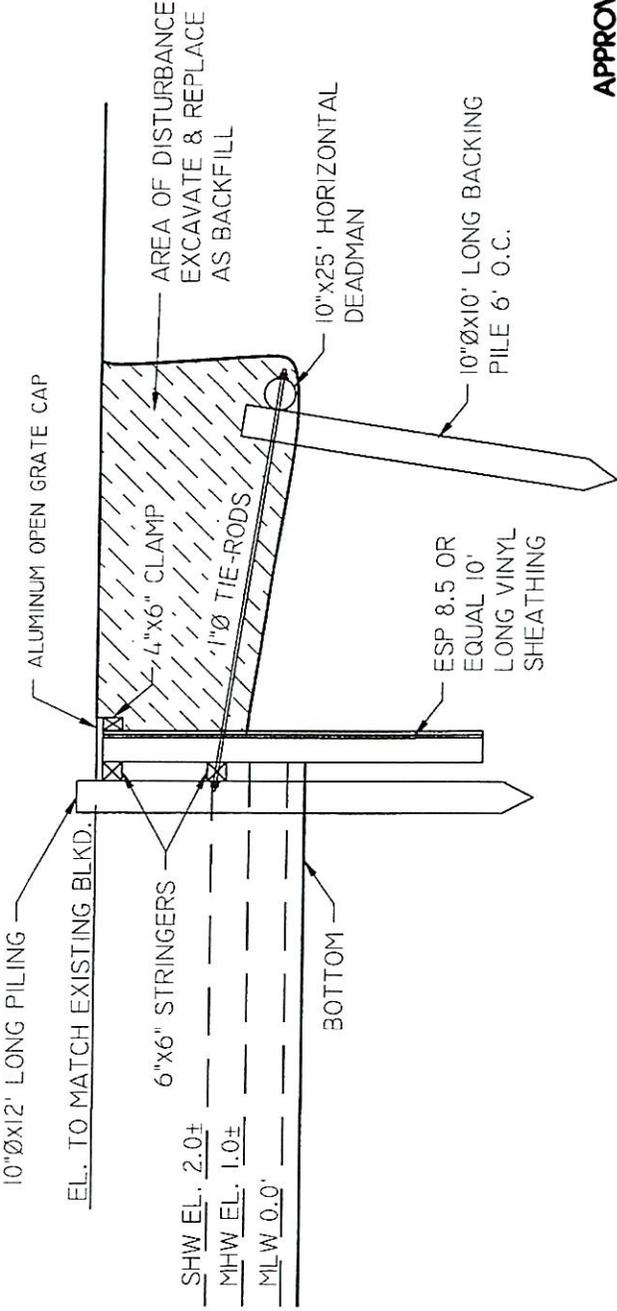
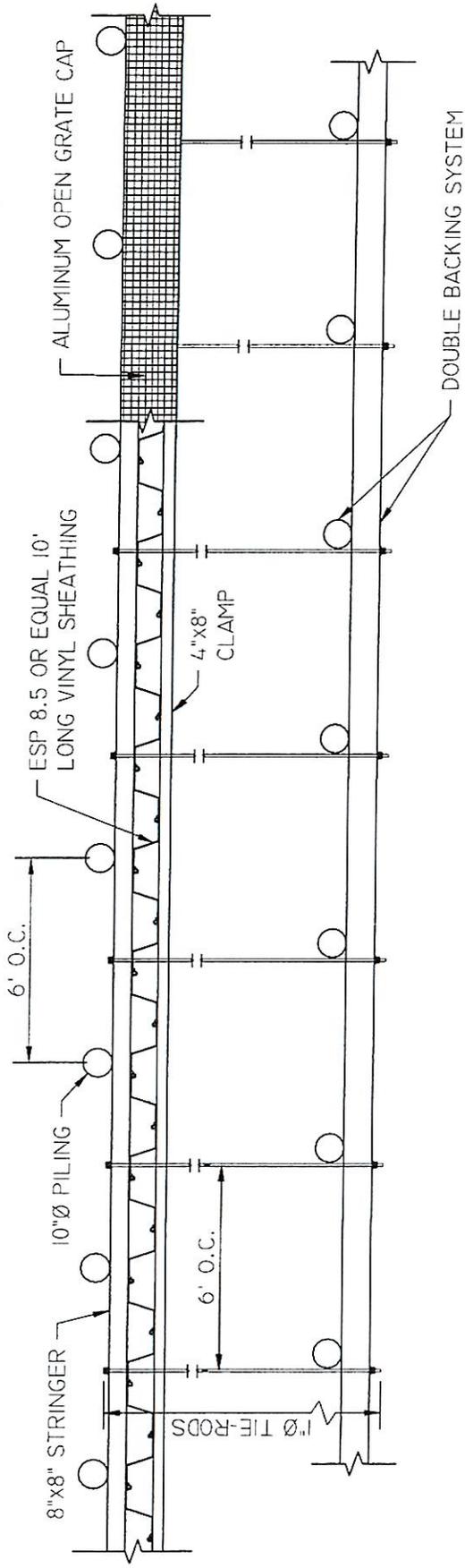
SHELTER ISLAND SOUND
SITE PLAN



(SHEET 5 OF 6)

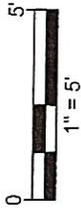
PROPOSED:
 REMOVE AND DISPOSE OF 101'
 OF FACE BULKHEAD & 11'
 WEST RETURN. CONSTRUCT
 NEW 101' OF FACE BULKHEAD
 WITH AN 11' WEST RETURN
 AND A 6' EAST RETURN FOR A
 TOTAL OF 118' OF BULKHEAD,
 IN-KIND, IN-PLACE.

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



SHW EL. 2.0±
 MHW EL. 1.0±
 MLW 0.0'

BULKHEAD DETAIL (TYPICAL)



(SHEET 6 OF 6)

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

NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF

PERMIT # 1-4732-01094/0002
DATE 7/17/2025 pg 6 of 6 JEH

APPLICANT: GORDON THOMPSON III REVOCABLE TRUST
 ADDRESS: 33 WEST 67TH STREET, NO 4FE
 NEW YORK, NY 10023
 JOB SITE: 8C PHEASANT LANE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-26-1-13.1
 DATE: 06/12/25