



December 23, 2025

Shelter Island Town Board
c/o Supervisor Amber Brach-Williams
38 North Ferry Road
Shelter Island, NY 11964

RE: Dock Application of Chad Rustan Pike 2012 Revocable Trust
6 Bluff Avenue | SCTM #700-5-4-1

Dear Supervisor Brach-Williams and Councilmembers:

I reviewed the Town Attorney's Memorandum dated 12/11/2025 and the (2020) Town Code Chapter 53 that was attached, and compared the proposed dock plans dated 1/9/2024 to each provision of the Code. Upon review, while the dock plans met the provision stating that docks cannot exceed 100 feet in length as measured from mean high water (MHW), the plans did not meet the second half of that provision stating that docks cannot extend beyond the point where low water depth reaches four feet.

As such, please find enclosed proposed Dock Site Plans prepared by Costello Marine Contracting and last revised 12/23/2025 to reduce the total length of the proposed dock to meet all provisions of the Town Code. Specifically, the dock has been reduced by 11.5 feet, to 88.5 feet seaward MHW, with all structures terminating immediately landward of the -4' MLW water depth contour. Plans and sections have been revised and are enclosed. I respectfully request that the Town Board review these revised plans for approval of the proposed dock that meets all provisions of the Town Code.

If you have any questions or require additional information to enable review and approval of this dock project, please contact me at (631) 727-2400 or krisotto@landuse.us. Thank you.

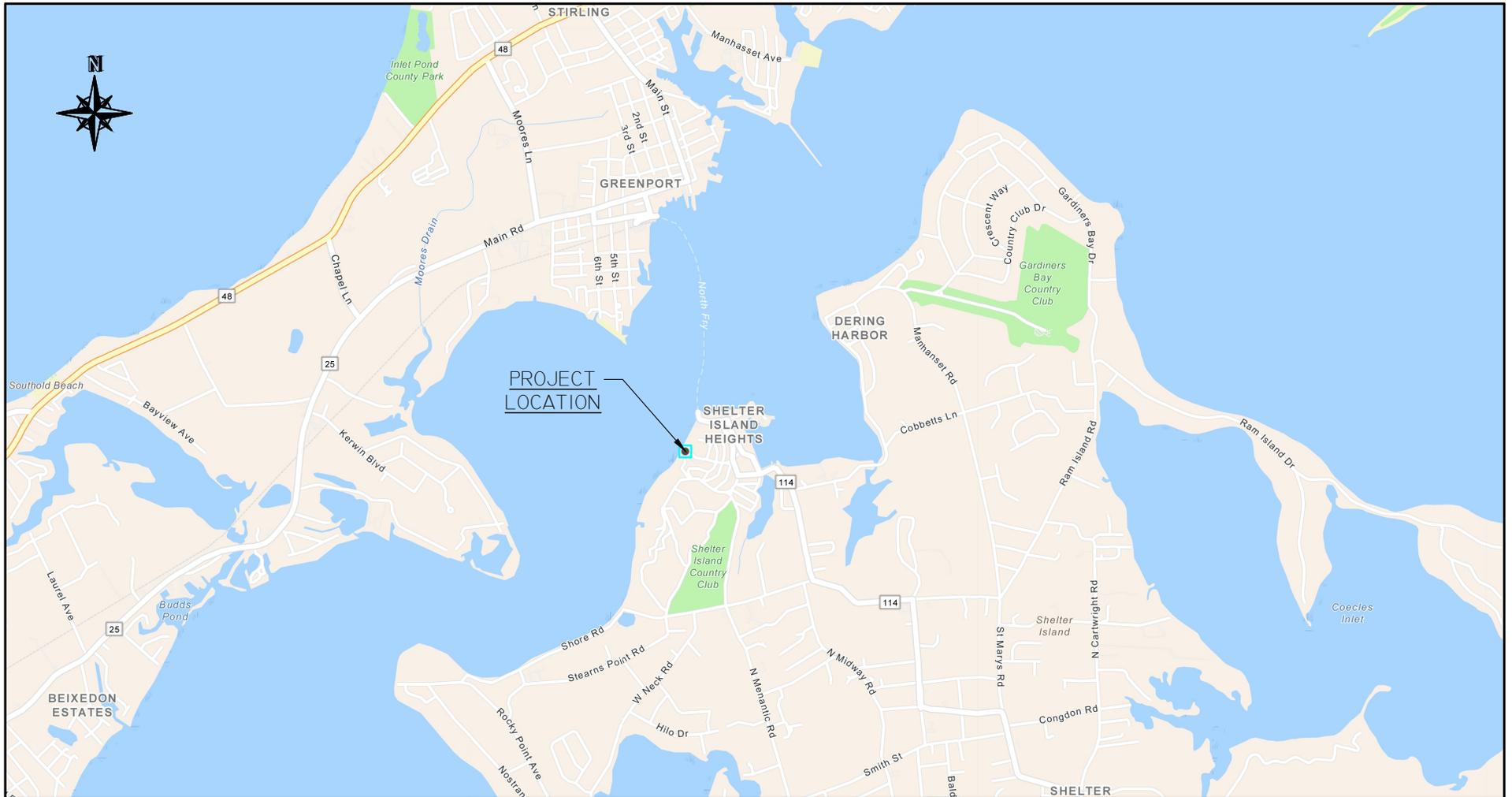
Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly M. Risotto", with a long, sweeping flourish extending to the right.

Kelly M. Risotto
Principal

Via email and via mail

CC: Amber Wilson, Town Clerk, via email
John Armentano, Farrell Fritz, via email



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

VICINITY MAP
 N41° 05' 06" W72° 21' 33"
 (SHEET 1 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
SCTM#: 700-5-4-1
DATE: 12/23/25, 01/10/24, 11/30/23

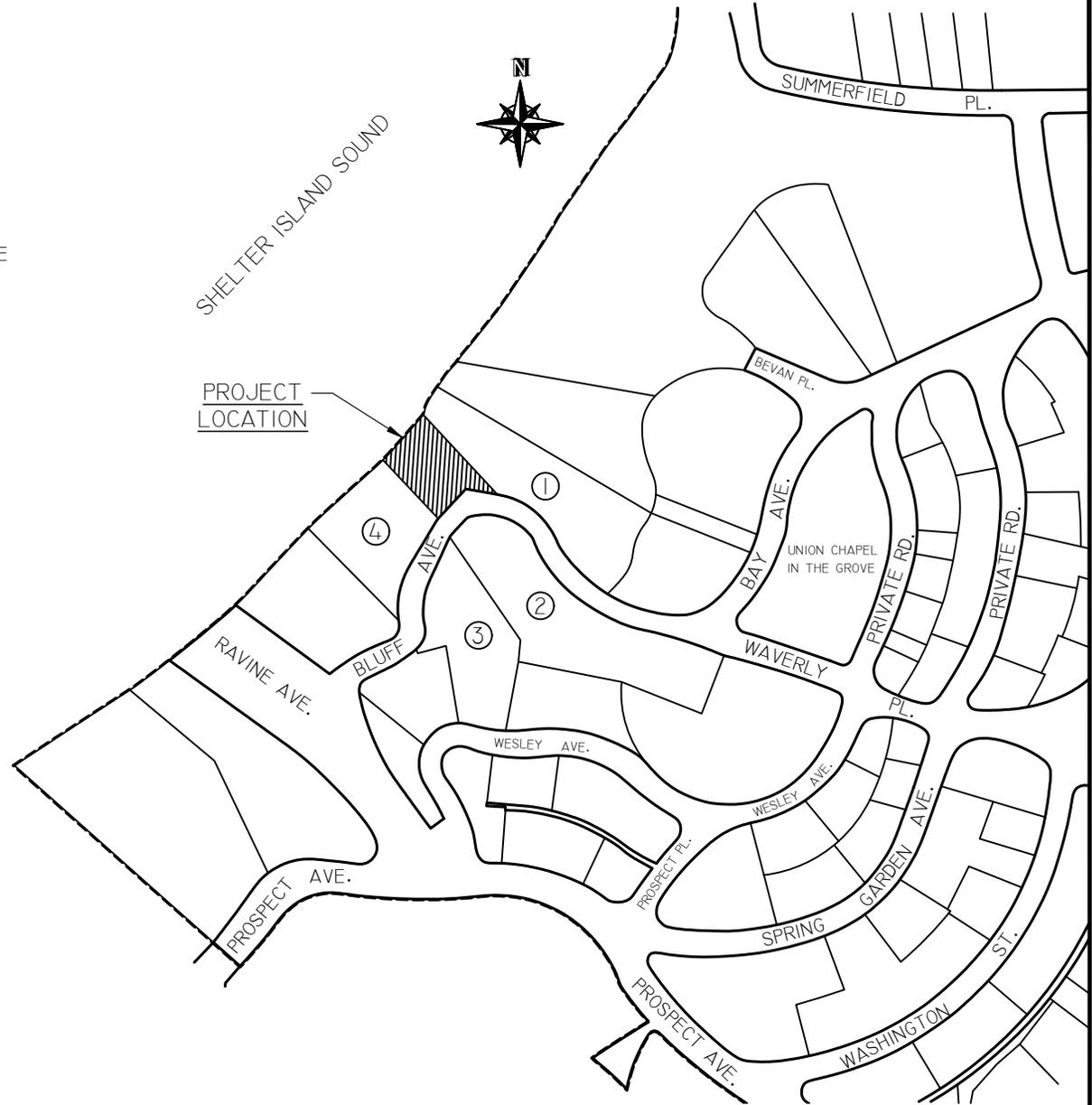
ADJACENT PROPERTY OWNERS

① RICHARD L. THIERINGER & JAMES S. THIERINGER, TRUSTEE
P.O. Box 1610
FOLLY BEACH, SC 29439
(4 BLUFF AVENUE)
(SCTM# 700-5-2-6)

② CHAD RUSTAN PIKE 2012 REV. TRUST
C/O ALAN PIKE, TRUSTEE
221 N. HOGAN STREET, STE. 403
JACKSONVILLE, FL 32202
(1 BLUFF AVENUE)
(SCTM# 700-5-4-9)

③ STEPHEN & LORRAINE ARADO WALKER
128 OLD FULTON STREET, APT. 3E
BROOKLYN NY 11201
(3 BLUFF AVENUE)
(SCTM# 700-5-4-26.1)

④ SHARON L. EDWARDS & TIMOTHY J. PURTELL
3541 KINGSBORO
ATLANTA, GA 30319
(8 BLUFF AVENUE)
(SCTM# 700-5-4-2)



APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23

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

LOCATION MAP

N41° 05' 06" W72° 21' 33"

(SHEET 2 OF 7)

PROPOSED

- CONSTRUCT A 5'x98.5' MAIN PIER LEADING TO A 5'x27' "L" SECTION AT SEAWARD END.
- INSTALL A 70' SPLASHBOARD SYSTEM
- INSTALL ONE 2-PILE DOLPHIN
- INSTALL THREE LADDERS

MATERIALS:

PIER & "L"

PILING: 12"Ø - GREENHEART
STRINGERS: 8"x8" - CCA
CAP: 6"x12" - CCA
DECKING: 5/4"x6" - PURPLEHEART
HARDWARE: H.D. GALV & STN. STL. FASTENERS

SPLASHBOARD:

SPLASHBOARDS: 3"x10" - GREENHEART
STRINGERS: 6x8" - CCA
CLAMPS: 4"x8" - CCA
HARDWARE: H.D. GALV & STN. STL. FASTENERS

ACCESS:

BY WATER VIA BARGE

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

(SHEET 3 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23



SHELTER ISLAND SOUND
 N 41°39'24" E 98.34'

S 40°26'10" E 50.44'

JAMES S. THIERRINGER
 & RICHARD L. THIERRINGER
 N/O/F

N 40°26'10" W 37.11'

TIMOTHY J. PURTELL
 & SHARON L. EDWARDS
 N/O/F

BLUFF AVENUE
 S 71°02'41" W 121.88'

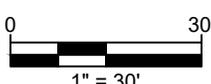
KATHLEEN MILLARD
 N/O/F

NOTE:
 INFORMATION IN THIS SITE MAP WAS REFLECTED
 FROM NATHAN TAFT CORWIN III LAND SURVEYOR
 DATED MAY 2, 2011

ELEVATIONS ARE REFERENCES TO
 N.G.V.D. 1929 DATUM

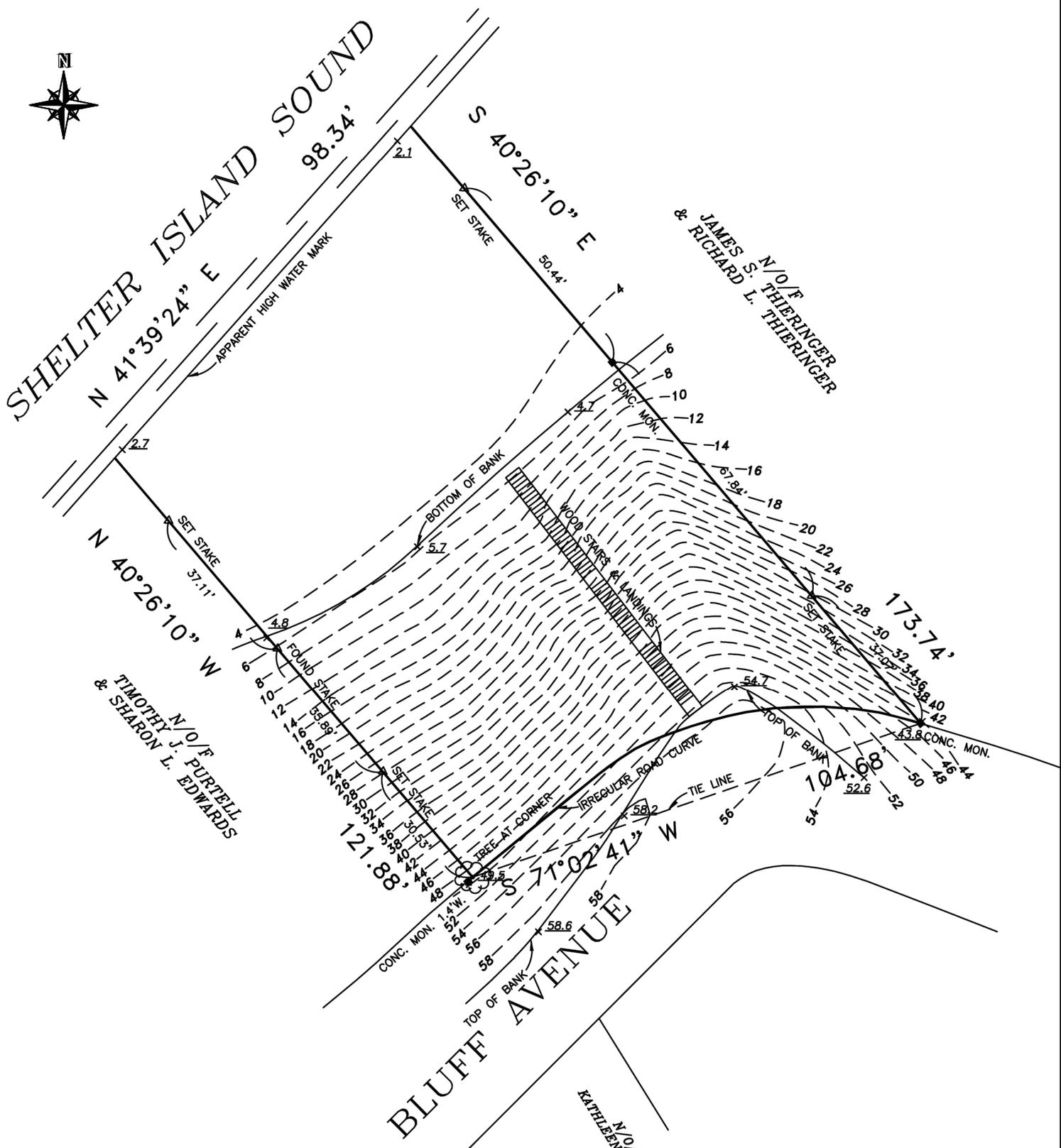
PREPARED BY: KS
 COSTELLO MARINE CONTRACTING CORP.
 P.O. BOX 2124, GREENPORT, N.Y. 11944
 (631)477-1199

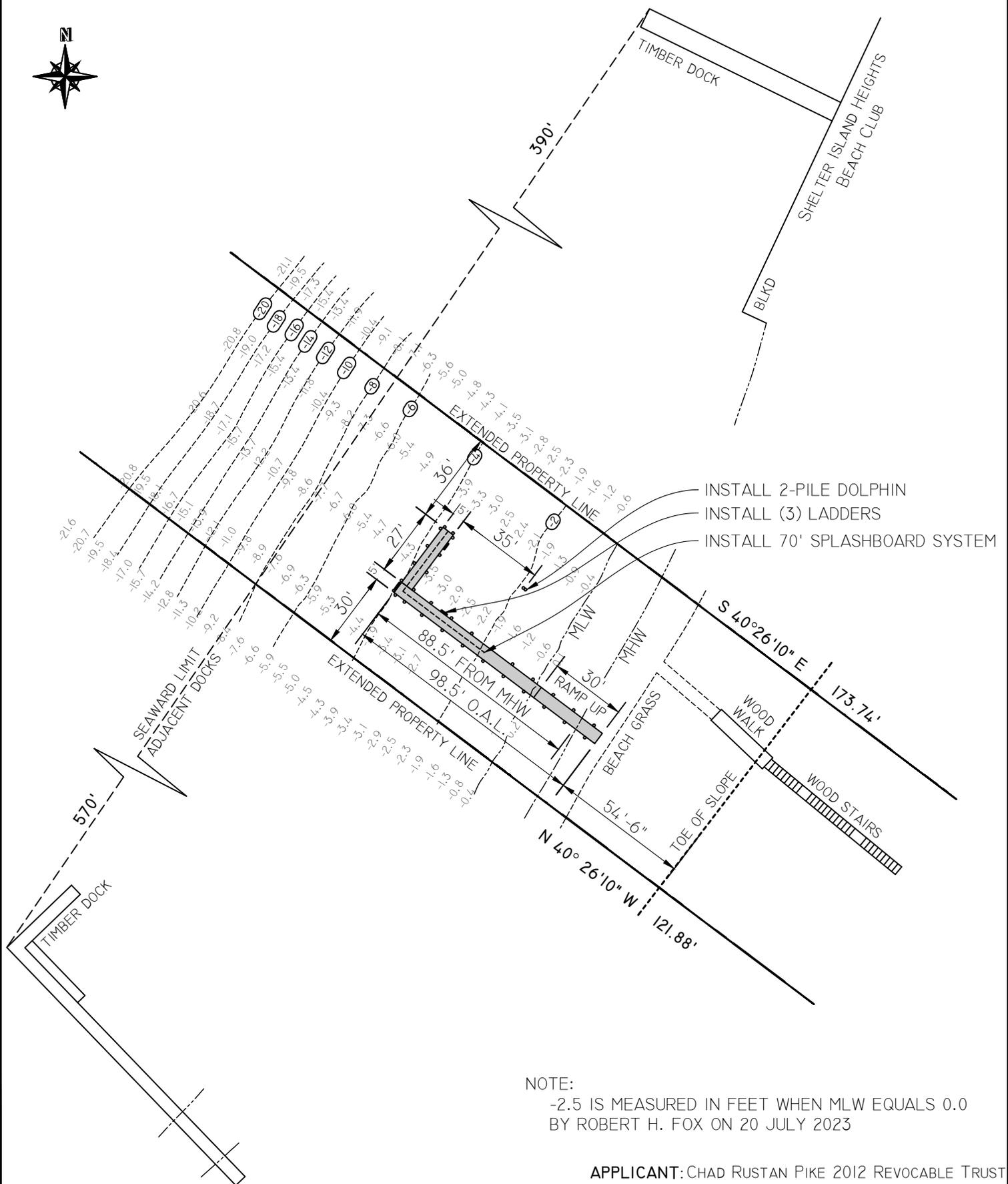
SITE MAP



(SHEET 4 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
 ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
 JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-4-1
 DATE: 12/23/25, 01/10/24, 11/30/23



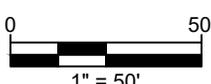


- INSTALL 2-PILE DOLPHIN
- INSTALL (3) LADDERS
- INSTALL 70' SPLASHBOARD SYSTEM

NOTE:
 -2.5 IS MEASURED IN FEET WHEN MLW EQUALS 0.0
 BY ROBERT H. FOX ON 20 JULY 2023

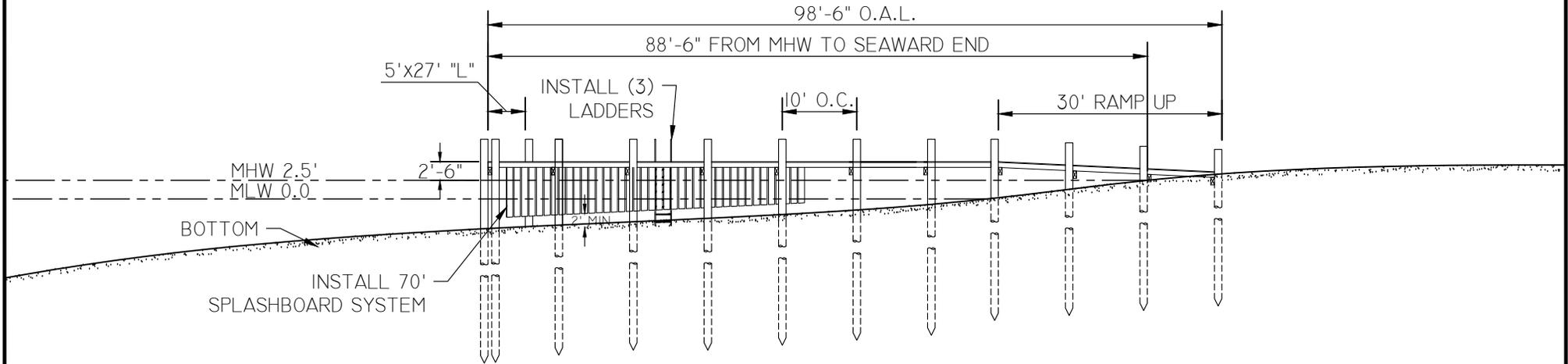
APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE
 ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202
 JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-4-1
 DATE: 12/23/25, 01/10/24, 11/30/23

SITE PLAN



(SHEET 5 OF 7)

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



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

ELEVATION



(SHEET 6 OF 7)

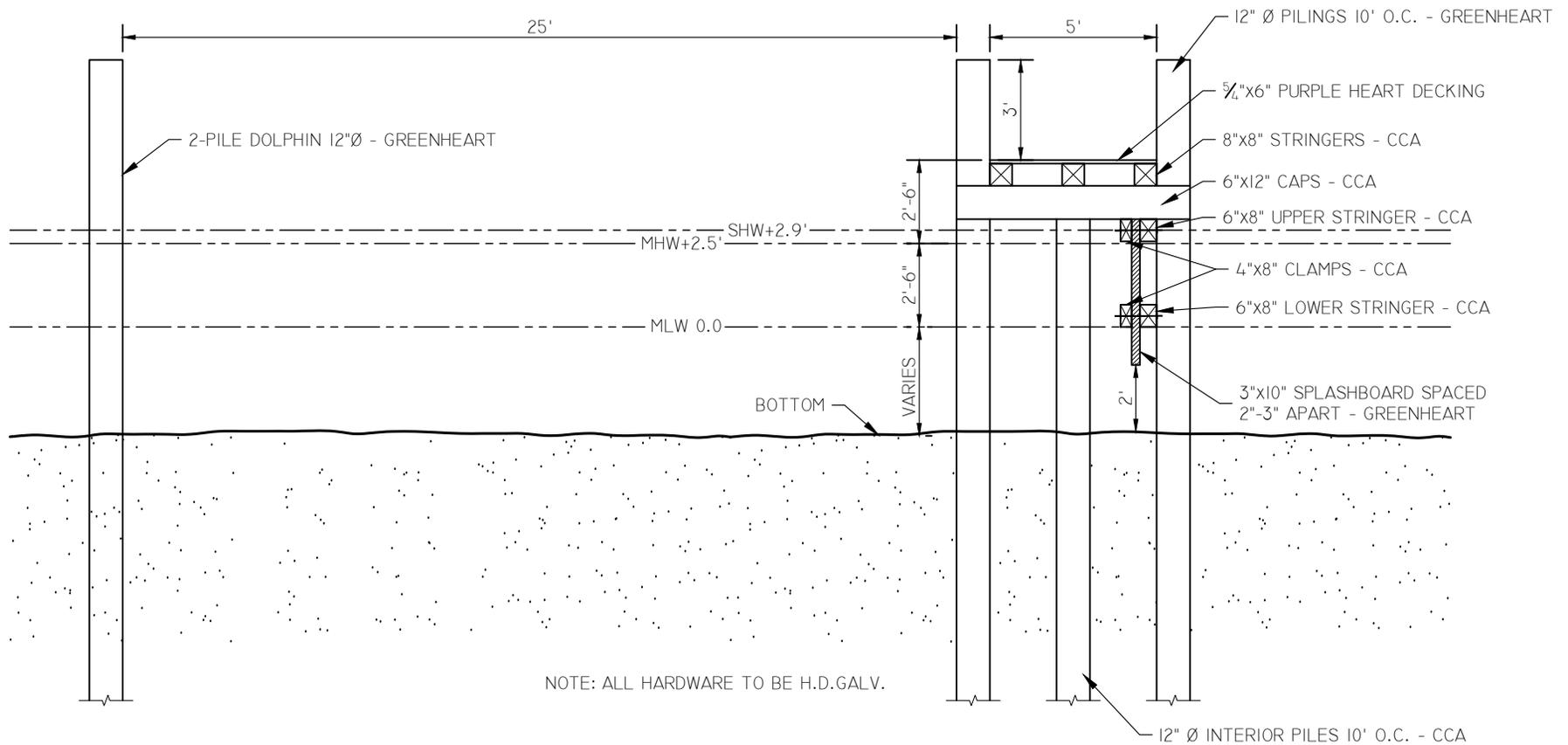
APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23



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

DETAIL



(SHEET 7 OF 7)

APPLICANT: CHAD RUSTAN PIKE 2012 REVOCABLE TRUST
 ALAN PIKE, TRUSTEE

ADDRESS: 221 N HOGAN STREET SUITE 403
 JACKSONVILLE, FL 32202

JOB SITE: 6 BLUFF AVENUE
 SHELTER ISLAND, NY 11964

SCTM#: 700-5-4-1

DATE: 12/23/25, 01/10/24, 11/30/23