

John C. Armentano

Partner

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Hauppauge, NY 11788

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Our File No. 42226-100

December 31, 2025

VIA FEDERAL EXPRESS &

ELECTRONIC EMAIL - abwilliams@shelterislandtown.gov

Supervisor Amber Brach-Williams

Town Board of the Town of Shelter Island

38 North Ferry Road

Shelter Island, New York 11964

Re: Application of Chad Rustan Pike 2012 Revocable Trust – 6 Bluff Avenue

Supervisor Brach-Williams and Councilmembers:

Our firm represents the Chad Rustan Pike 2012 Revocable Trust (“Trust”), the owner of the premises known as 6 Bluff Avenue, Shelter Island, New York, and identified on the Suffolk County Tax Map as District 700, Section 5, Block 4, Lot 1 (“Premises”), in connection with its application for a permit to construct a 5’x110’ main pier leading to a 5’x27’ “L” section at seaward end, together with a 70’ splashboard system, one 2-pile dolphin, three ladders, and one bench (“Dock Application”). We respectfully request that the Town Board reopen the Dock Application record to include and consider updated/revised plans, last revised December 23, 2025, which reduced the proposed dock length relative to the mean high-water mark from 100’ to approximately 86’ (“Revised Plans”), filed with the Town Board on the same date. A copy of the Revised Plans is attached as Exhibit 1.

By memorandum dated and circulated December 11, 2025, the Town Attorney determined that the previous version of the Town Code applicable to docks applies to the Dock Application. In the Town Attorney’s circulation email to us, a new issue was raised for the first time: the proposed dock/pier extended beyond the point where mean low-water depth reaches four feet.¹

On December 22, 2025, in response to the Town Attorney’s memorandum and the new issue, we filed supplemental correspondence with the Town Board to explain, among other things, (i) that the Trust would forthwith submit the Revised Plans that reduced the dock length to approximately 86’ so as not to extend beyond the point where mean-low water depth reaches four feet, and (ii) how the Dock Application, as so revised, satisfies the requirements and criteria of both versions of the Town Code. Our supplemental correspondence incorporated the Revised Plans.

As soon as practicable, the following day, December 23, 2025, the Trust filed the Revised Plans

¹ Under both version of the Town Code, a private dock may not extend either more than 100 feet offshore from the mean high-water mark on the owner’s upland property or beyond the point where mean low-water depth reaches four feet, whichever of these two conditions occurs sooner. The prior version of the plans proposed the dock extending 100 feet from the mean high-water mark to approximately 4.5 feet of mean low-water depth.

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with the Town Board. However, one week later, on December 30, 2025, the Town Attorney advised us that the hearing record closed on December 22, 2025, and that the Revised Plans will not be considered by the Town Board as part of the Dock Application record.

The Revised Plans were incorporated by reference as part of the Trust's supplemental correspondence filed on December 22, 2025, and the Revised Plans should be a part of the record and considered by the Town Board as part of the Dock Application. Therefore, we respectfully request that the Town Board reopen the Dock Application record to include and consider the Revised Plans.

Thank you for your courtesy and consideration herein.

Respectfully submitted,

/s/John C. Armentano
John C. Armentano

encl.

cc: Thomas Crouch, Town Attorney, via email tcrouch@shelterislandtown.gov /
tcrouch@whalenfiler.com
Amber Wilson, Town Clerk, via email awilson@shelterislandtown.gov

EXHIBIT “1”



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.

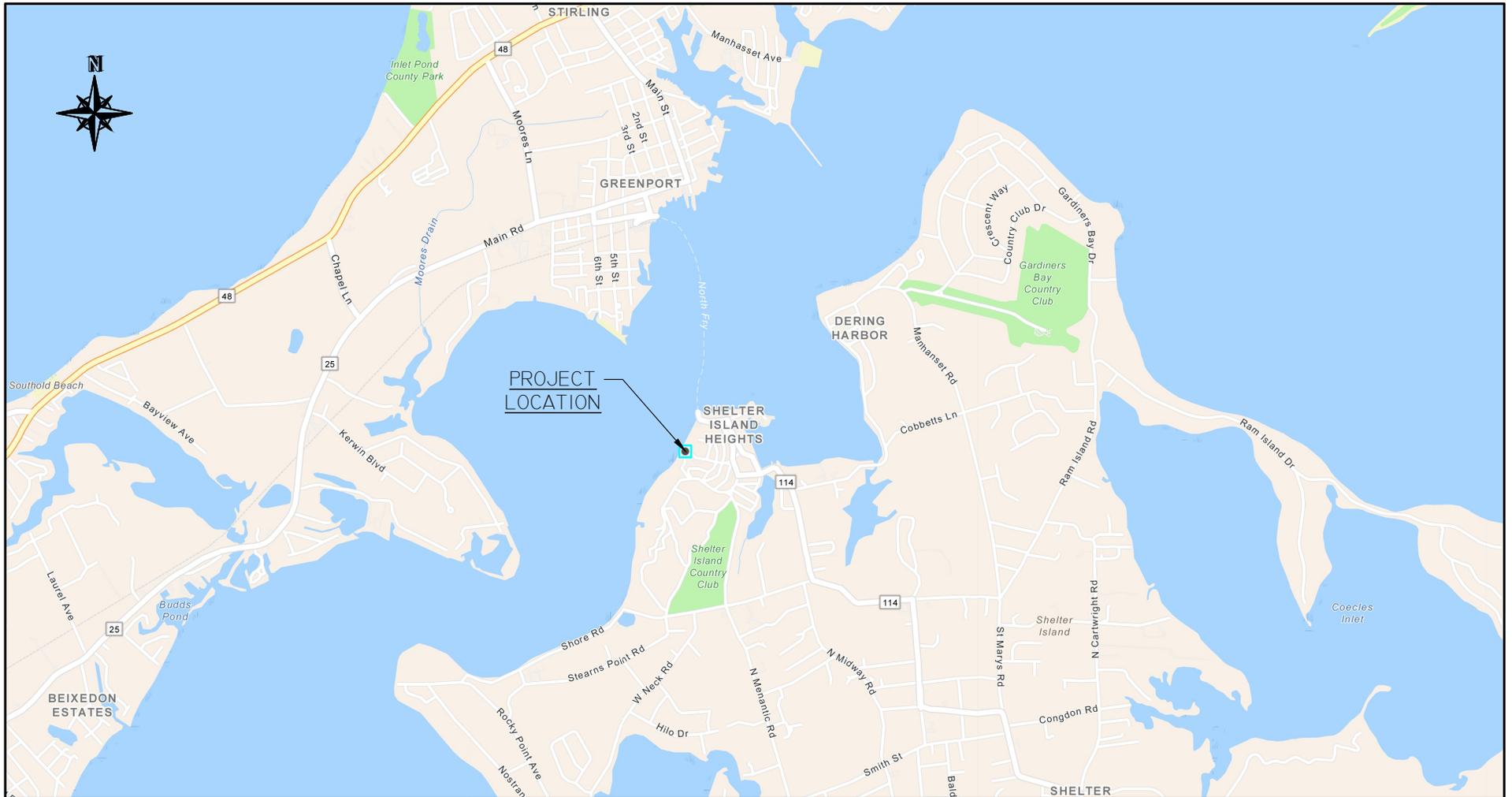
Sincerely,

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

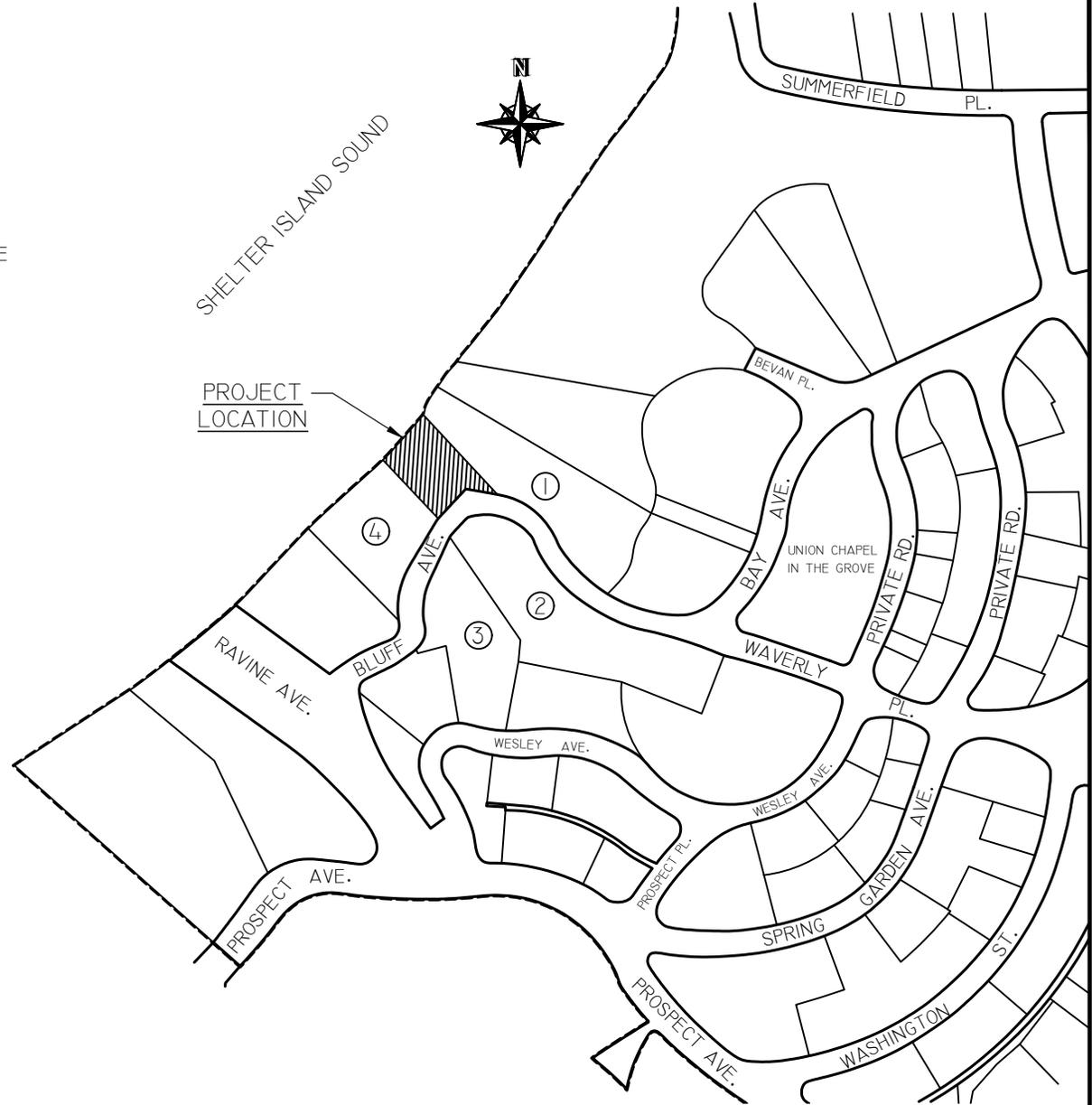
ADJACENT PROPERTY OWNERS

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
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(SHEET 3 OF 7)

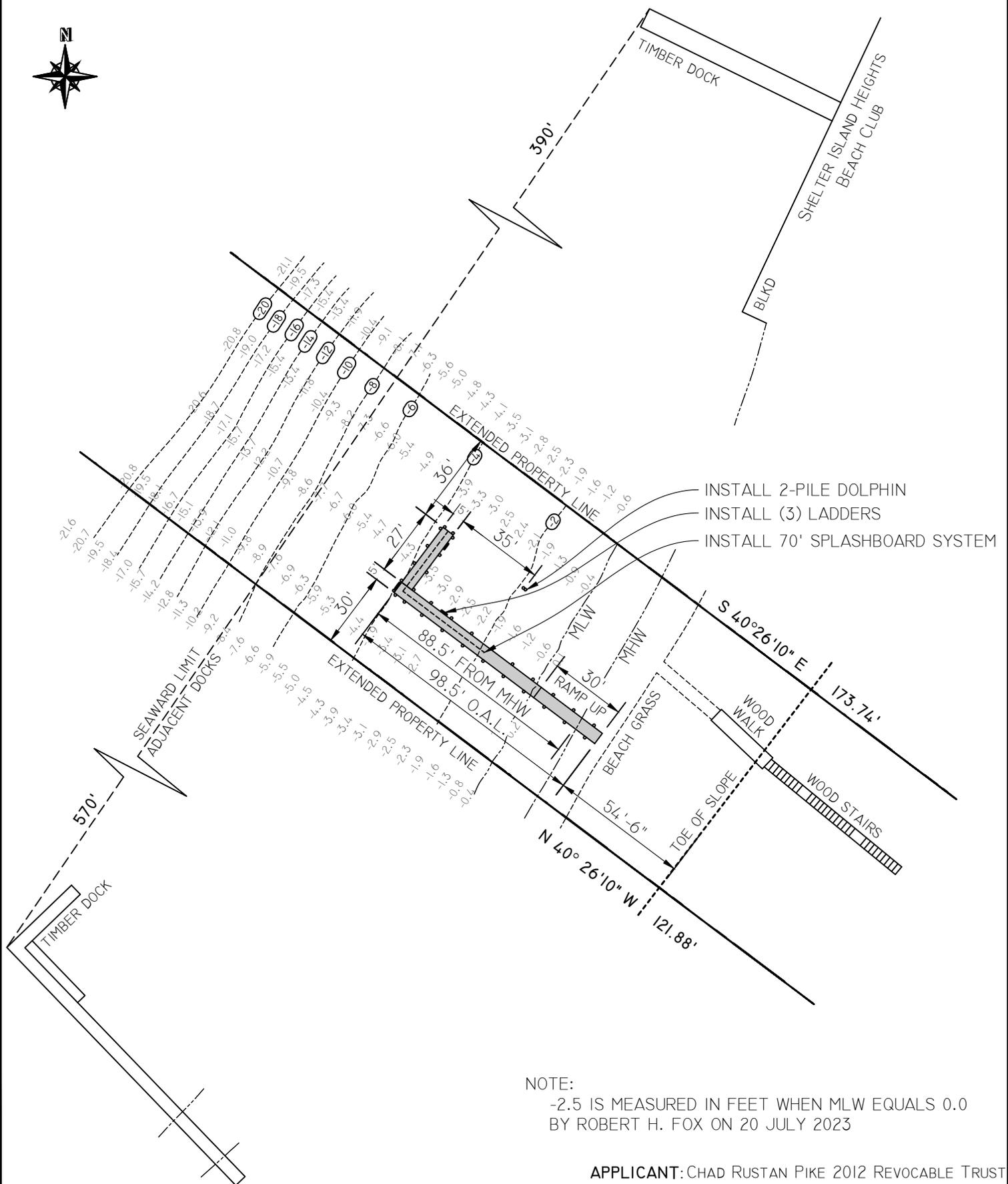
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ALAN PIKE, TRUSTEE

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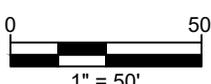


- INSTALL 2-PILE DOLPHIN
- INSTALL (3) LADDERS
- INSTALL 70' SPLASHBOARD SYSTEM

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

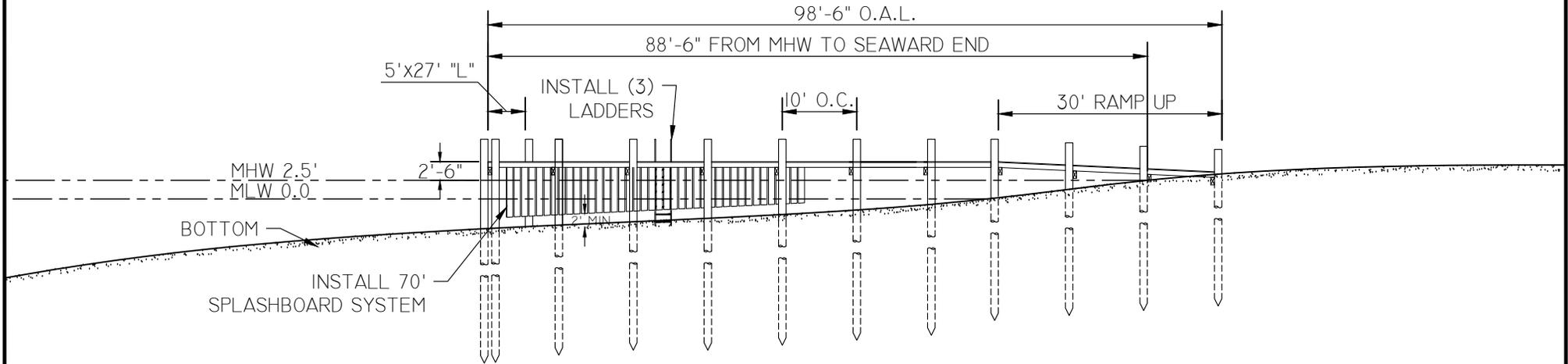
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SITE PLAN



(SHEET 5 OF 7)

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ELEVATION



(SHEET 6 OF 7)

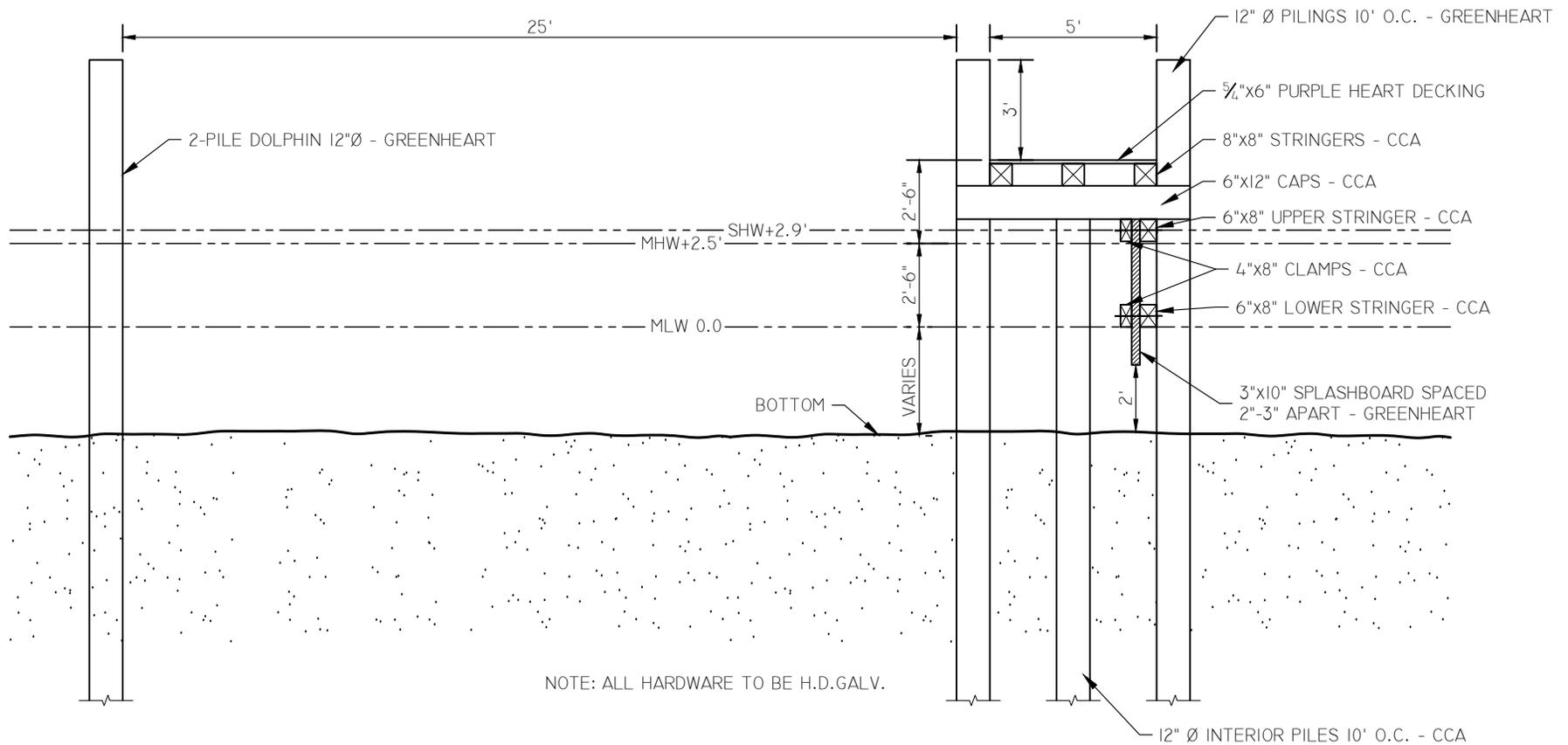
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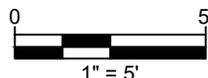
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PREPARED BY: KS
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DETAIL



(SHEET 7 OF 7)

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