

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 managing member of Overbrook Real Property (SI) LLC, owner of the property located at 16 Clinton Avenue, Shelter Island, NY 11964, SCTM# 700-5-3-8, hereby authorizes Costello Marine Contracting Corp. to act as agent to process all permit applications needed to reconstruct a bulkhead at my property.

Dated: 6/26/2025

Sign Here: *Emily Aitschul-Miller*

Printed Name: Emily Aitschul-Miller

SWORN TO BEFORE ME THIS 26th DAY OF June 2025

Ivy Garr
Notary Public Signature

IVY GARR
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6179255
Qualified in Kings County
My Commission Expires December 24, 2027



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

SHELBY MUNDY
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

Overbrook Real Property (SI) LLC

Name c/o Emily Altschul-Miller Telephone Number(s) [REDACTED]

Mailing Address 280 Park Avenue, Suite 2402, New York, NY 10017

Email [REDACTED]

Description Of Work To Be Done Remove and dispose of 128'-6" of existing face bulkhead and a 12' north return. Construct new 128'-6" of face bulkhead and 12' north return in-kind, in-place for a total of 140'-6".

Provide a 10' wide vegetated non-turf buffer with a 4' wide walking path.

Total Cost Of Work \$65,000

Property Location/Street Address 16 Clinton Avenue, Shelter Island, NY 11964

Tax Map Number 700-5-3-8

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

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

2/20/26
Date

[Signature]
Signature of Applicant

Dock Application Statement

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.
3. 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.
4. 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.

2/20/26
Date

2/20/2026
Date


Signature of Owner


Signature of the Applicant/Agent (if other than Owner)

Application Checklist:

An applicant for new dock construction must be a Resident, as defined by the Chapter 53 of the Shelter Island Town Code, and be the Owner of the subject location for a period of not less than one (1) year immediately preceding their application for a permit hereunder.

Submit sixteen (16) copies and PDF of all documents listed below collated in the packets:

New construction, modifications, alterations and permit required repairs:

- Construction **materials** to be used.
- Copies of **applications and permits** issued by other agencies such as New York State Department of Environmental Conservation and the US Army Corps of Engineers.
- A Dock Application **statement** (Included in the application form)
- The proof of **insurance**:
 - From the Owner, a certificate of insurance for at least \$300,000 liability on the location and operations covered by said permit; and
 - 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.
- The requisite **fee**.
- Any other information which the Town Board may deem necessary.

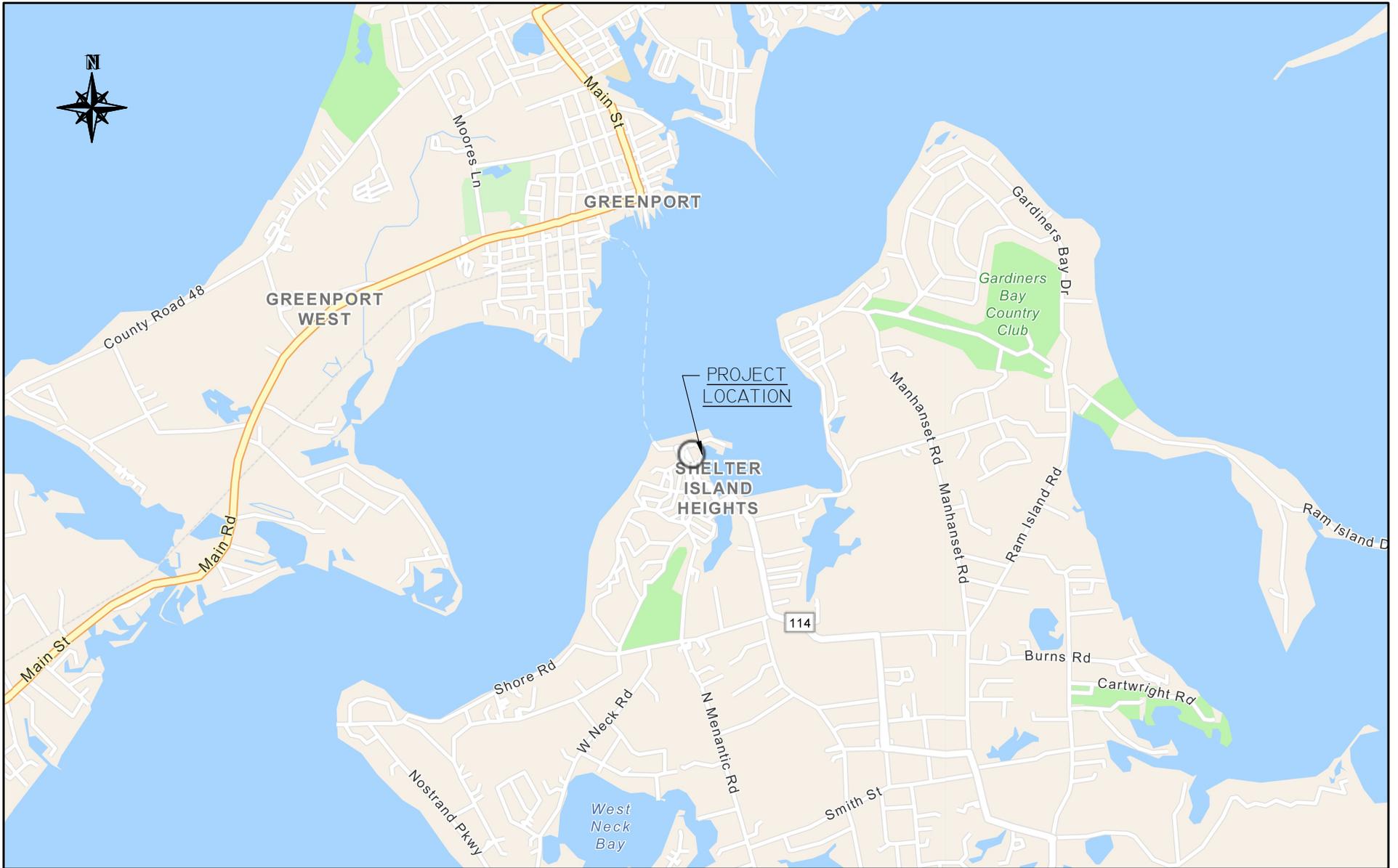
New Construction ONLY:

- 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, existing in-water structures, any unusual features on the property and adjacent waters and depths to the nearest tenth of a foot at five foot intervals to the end of the dock, measured at mean low water, as determined by a licensed surveyor. In the event the survey provided does not include all in-water structures and unusual features currently existing on the property, then a new survey shall be required.
- 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, internet and telephone) and the property lines extended in to the water the length of the dock with the distance between the end of the dock and the property line identified.

Note:

- Each extreme seaward corner of the footprint of the offshore location of the fixed or floating portion of the proposed dock must be clearly delineated with a stakes and that additional stakes be placed at the intersection of the mean high water mark with the proposed dock and the upland property boundaries. The location of any dolphin shall also be marked with a stake. The locations to be marked by these stakes shall be specifically labeled and correspond exactly to the configuration of the proposed dock on the scale drawing accompanying the permit application.

Please refer to the latest version of Chapter 53 (Local Law number 2-2025), amended on April 7, 2025 for updated design criteria and contact the Town Clerk with any questions.



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

VICINITY MAP

N41° 5' 12" W72° 21' 15.6"

(SHEET 1 OF 7)

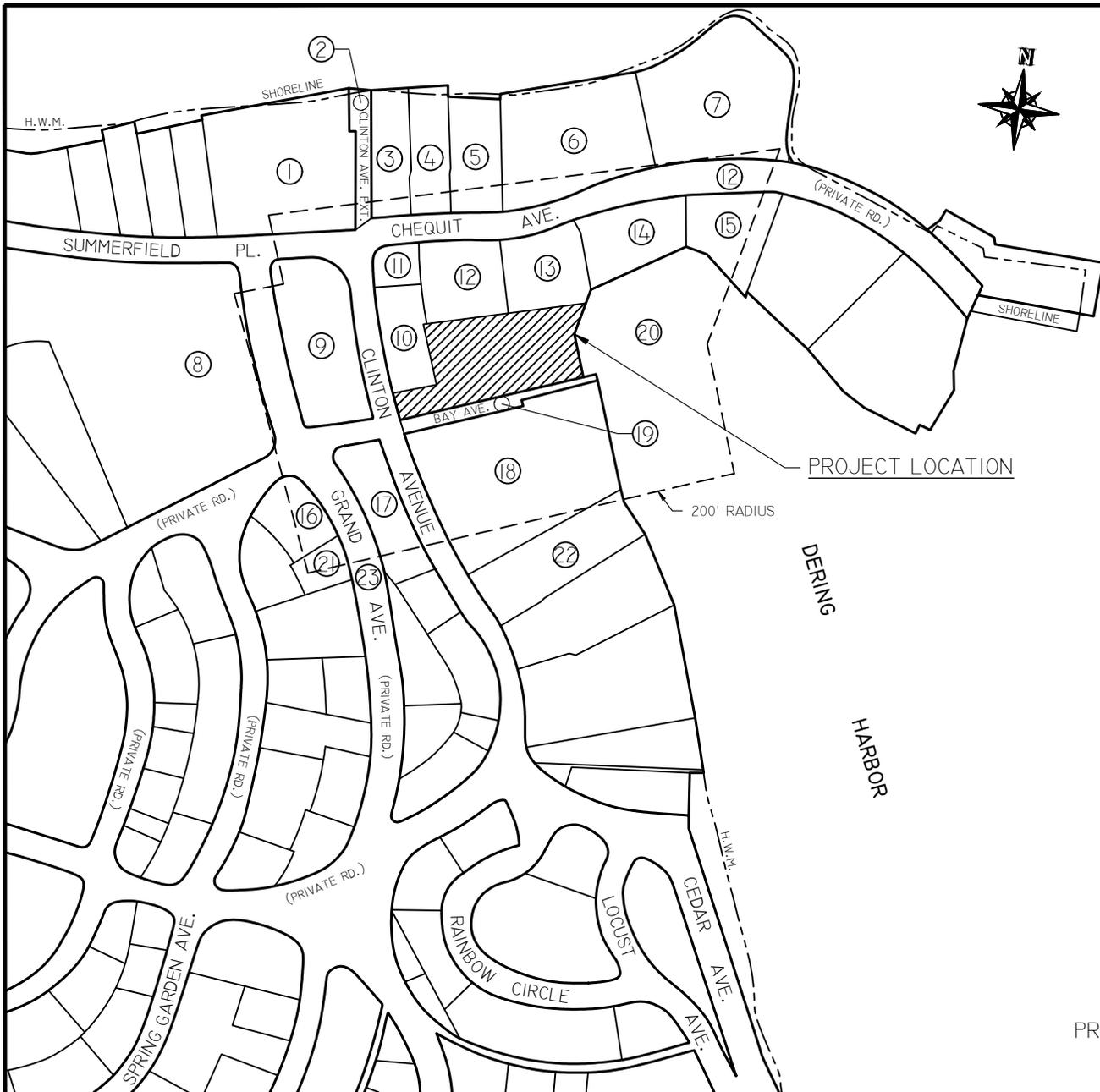
APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
 EMILY ALTSCHUL-MILLER

ADDRESS: 280 PARK AVE. SUITE 2402 WEST
 NEW YORK, NY 10017

JOB SITE: 16 CLINTON AVENUE
 SHELTER ISLAND, NY 11964

SCTM#: 700-5-3-8

DATE: 01/16/26, 07/24/25, 06/18/25



ADJACENT PROPERTY OWNERS

① MICHAEL D. & DOROTHY GRAY
 P.O. Box 3016
 SHELTER ISLAND HEIGHTS, NY 11965
 (2 SUMMERFIELD PLACE)
 (SCTM# 700-5-1-6)

② SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
 P.O. Box 589
 SHELTER ISLAND HEIGHTS, NY 11965
 (CLINTON AVENUE)
 (SCTM# 700-5-1-7)

③ ROCCO P. BEVILACQUA
 C/O MARY JO BEVILACQUA
 P.O. Box 364
 MYSTIC, CT 06355
 (1 CHEQUIT AVENUE)
 (SCTM# 700-5-1-8)

④ JOHN T. EVANS
 362 W BROADWAY
 NEW YORK, NY 10013
 (3 CHEQUIT AVENUE)
 (SCTM# 700-5-1-9)

⑤ 5 CHEQUIT, LLC
 103 E 86TH/ ST., APT. 10A
 NEW YORK, NY 10028
 (5 CHEQUIT AVENUE)
 (SCTM# 700-5-1-10)

PROPERTY OWNERS CONTINUE ON NEXT PAGE →

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
 EMILY ALTSCHUL-MILLER

ADDRESS: 280 PARK AVE. SUITE 2402 WEST
 NEW YORK, NY 10017

JOB SITE: 16 CLINTON AVENUE
 SHELTER ISLAND, NY 11964

SCTM#: 700-5-3-8

DATE: 01/16/26, 07/24/25, 06/18/25

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

LOCATION MAP

N41° 5' 12" W72° 21' 15.6"

(SHEET 2 OF 7)

ADJACENT PROPERTY OWNERS CONTINUED

- ⑥ CHEQUIT AVENUE LLC
C/O DEBORAH SHEPHERD
7 E MELROSE STREET
CHEVY CHASE, MD 20815
(7 CHEQUIT AVENUE)
(SCTM# 700-5-1-11)
- ⑦ SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
P.O. Box 589
SHELTER ISLAND HEIGHTS, NY 11965
(9 CHEQUIT AVENUE)
(SCTM# 700-5-1-12)
- ⑧ SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
P.O. Box 589
SHELTER ISLAND HEIGHTS, NY 11965
(9 SUMMERFIELD PLACE)
(SCTM# 700-5-2-1)
- ⑨ SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
P.O. Box 589
SHELTER ISLAND HEIGHTS, NY 11965
(22 GRAND AVENUE)
(SCTM# 700-5-2-33)
- ⑩ WESTLAKE COTTAGE LLC
39 EUSTON AVE
CRANSTON, RI 02910
(18 CLINTON AVENUE)
(SCTM# 700-5-3-7)
- ⑪ CHARLES H. STARK
285 AVENUE C, APT. 7B
NEW YORK, NY 10009
(20 CLINTON AVENUE)
(SCTM# 700-5-3-6)
- ⑫ IQBAL G. MAMDANI
6597 NICHOLAS BLVD., UNIT 403
NAPLES, FL 34108
(4 CHEQUIT AVENUE)
(SCTM# 700-5-3-5)
- ⑬ SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
P.O. Box 589
SHELTER ISLAND HEIGHTS, NY 11965
(6 CHEQUIT AVENUE)
(SCTM# 700-5-3-4)
- ⑭ SCOTT MURPHY
P.O. Box 802
SHELTER ISLAND HEIGHTS, NY 11965
(8 CHEQUIT AVENUE)
(SCTM# 700-5-3-3)
- ⑮ ANTHONY & ANNA MARIE FLOWER
714 YONKERS AVE.
YONKERS, NY 10704
(10 CHEQUIT AVENUE)
(SCTM# 700-5-3-2.5)
- ⑯ 37 GRAND AVE LLC
22 N HOGAN ST., SUITE 403
JACKSONVILLE, FL 32202
(37 GRAND AVENUE)
(SCTM# 700-5-2-31)
- ⑰ LAUREN PORCARO & CHRISTOPHER DORMENT, JR.
310 W. 72ND/ STREET, APT. 5E
NEW YORK, NY 10023
(13 CLINTON AVENUE)
(SCTM# 700-5-2-35.3)
- ⑱ SHELTER ISLAND CLINTON AVE LLC
1 N MOORE STREET, #2
NEW YORK, NY 10013
(12 CLINTON AVENUE)
(SCTM# 700-5-3-11.1)
- ⑲ SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
P.O. Box 589
SHELTER ISLAND HEIGHTS, NY 11965
(BAY AVENUE)
(SCTM# 700-5-3-9)
- ⑳ STATE OF NEW YORK
OFFICE OF GENERAL SERVICES
40TH/ FLOOR CORNING TOWER
ALBANY, NY 12242
(UNDERWATER)
(SCTM# 700-28-1-102.1)
- ㉑ JOHN QUIRKE & KEVIN QUIRKE
80 WORTENDYKE AVE
EMERSON, NJ 07630
(35 GRAND AVENUE)
(SCTM# 700-5-2-29)
- ㉒ LAWRENCE B. & ANTONETTE B. LANDRY
208 BAHAMA LANE
PALM BEACH, FL 33480
(10 CLINTON AVENUE)
(SCTM# 700-5-3-12)
- ㉓ SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
P.O. Box 589
SHELTER ISLAND HEIGHTS, NY 11965
(PRIVATE ROAD)
(SCTM# 700-5-2-32)

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

LOCATION MAP

N41° 5' 12" W72° 21' 15.6"

(SHEET 3 OF 7)

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER
ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017
JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964
SCTM#: 700-5-3-8
DATE: 01/16/26, 07/24/25, 06/18/25

PROPOSED

REMOVE AND DISPOSE OF 128'-6" OF EXISTING FACE BULKHEAD AND A 12' NORTH RETURN. CONSTRUCT NEW 128'-6" OF FACE BULKHEAD AND 12' NORTH RETURN IN-KIND, IN-PLACE FOR A TOTAL OF 140'-6". PROVIDE A 10' WIDE VEGETATED NON-TURF BUFFER WITH A 4' WIDE WALKING PATH.

MATERIALS:

STRINGER: 4"x6" - CCA
SHEATHING: VINYL INTERLOCKING, ESP 4.1 OR EQUAL, 8' IN LENGTH
CLAMP: 4"x6" - CCA
CAP: 2"x10" - CCA
BACKING: 3/4"x8' TIE-RODS CONNECTED TO A DOUBLE BACKING SYSTEM
HARDWARE: H.D. GALV. & STN. STL. FASTENERS

ACCESS:

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

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

(SHEET 4 OF 7)

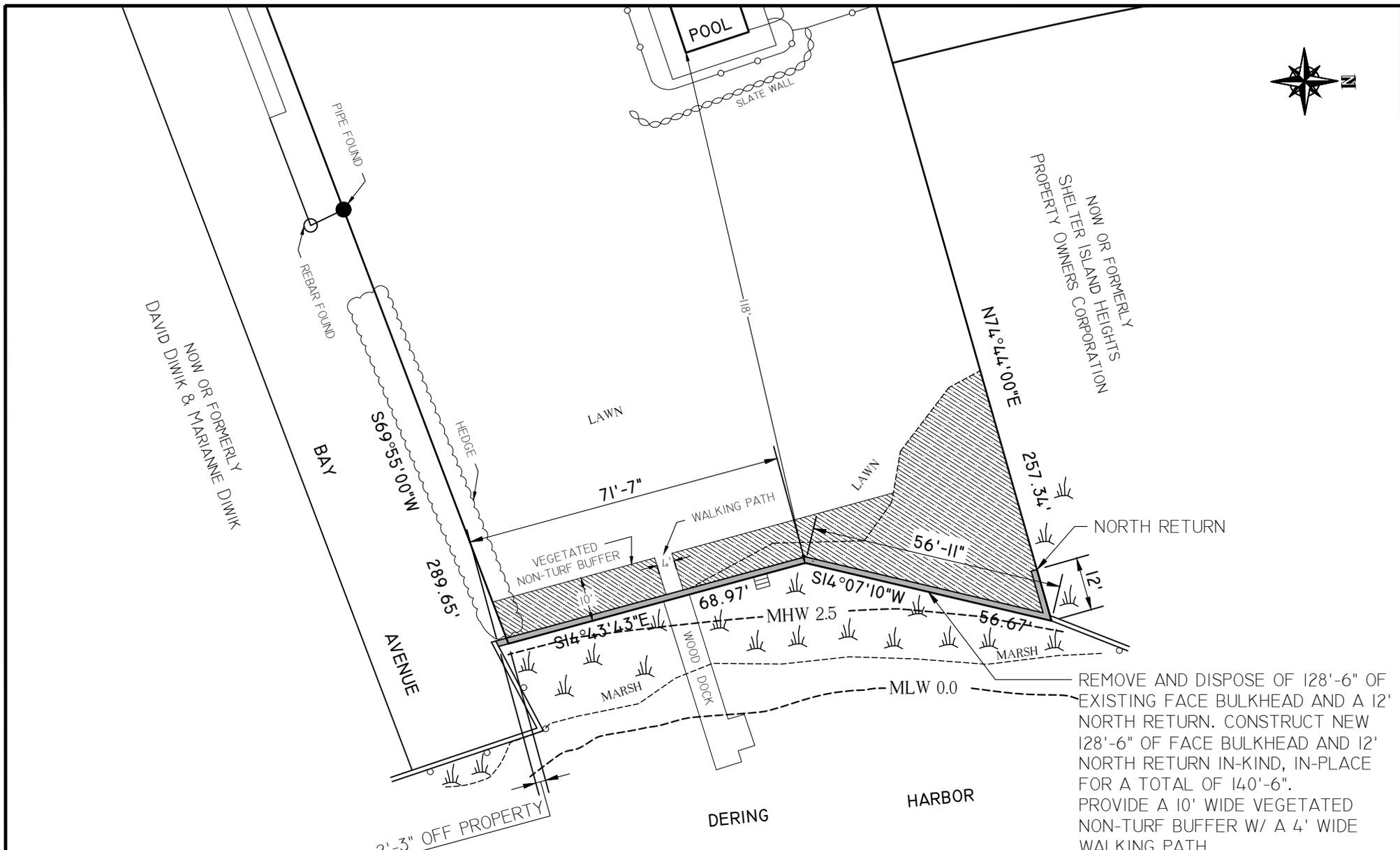
APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER

ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017

JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-3-8

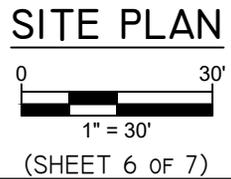
DATE: 01/16/26, 07/24/25, 06/18/25



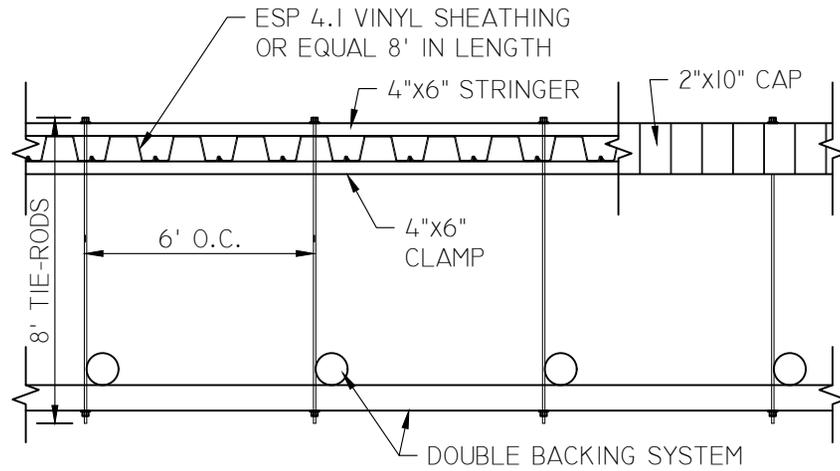
REMOVE AND DISPOSE OF 128'-6" OF EXISTING FACE BULKHEAD AND A 12' NORTH RETURN. CONSTRUCT NEW 128'-6" OF FACE BULKHEAD AND 12' NORTH RETURN IN-KIND, IN-PLACE FOR A TOTAL OF 140'-6". PROVIDE A 10' WIDE VEGETATED NON-TURF BUFFER W/ A 4' WIDE WALKING PATH

NOTE:
-2.5 IS MEASURED IN FEET WHEN MLW EQUALS 0.0 BY ROBERT H. FOX ON 12 JUNE 2024.
WETLANDS DELINEATED BY ROBERT H. FOX ON 12 JUNE 2024.

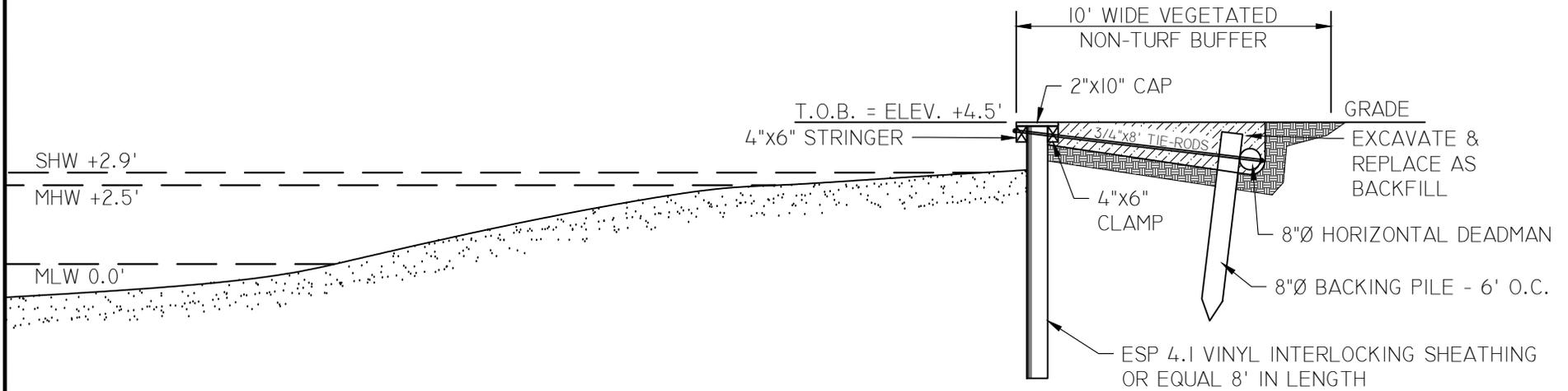
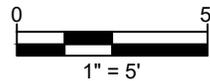
PREPARED BY: KS REVISD BY: KS
COSTELLO MARINE CONTRACTING CORP.
P.O. BOX 2124, GREENPORT, N.Y. 11944
(631)477-1199



APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER
ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017
JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964
SCTM#: 700-5-3-8
DATE: 01/16/26, 07/24/25, 06/18/25



TOP VIEW



BULKHEAD DETAIL (TYPICAL)



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

(SHEET 7 OF 7)

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
 EMILY ALTSCHUL-MILLER
 ADDRESS: 280 PARK AVE. SUITE 2402 WEST
 NEW YORK, NY 10017
 JOB SITE: 16 CLINTON AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-3-8
 DATE: 01/16/26, 07/24/25, 06/18/25



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

February 3, 2026

Overbrook Real Property (SI) LLC
C/O Emily Altschul-Miller
280 Park Avenue
Suite 2402 West
New York, NY 10017

Re: Application #1-4732-01192/00003
Facility: Overbrook Real Property (SI) LLC Property
Address: 16 Clinton Avenue, Shelter Island, NY 11964
SCTM#: 700-5-3-8

Dear Permittee:

In conformance with the requirements of the State Uniform Procedures Act (Article 70, ECL) and its implementing regulations (6NYCRR, Part 621) we are enclosing your permit for the referenced activity. Please carefully read all permit conditions and special permit conditions contained in the permit to ensure compliance during the term of the permit. If you are unable to comply with any conditions, please contact us at the address below.

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

Sincerely,

Jennifer McNamara
Environmental Analyst

Cc: Costello Marine Contracting Corp.
BMHP
File



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
OVERBROOK REAL PROPERTY (SI), LLC
280 PARK AVE STE 2402 WEST
NEW YORK, NY 10017

Facility:
OVERBROOK REAL PROPERTY (SI) LLC
16 Clinton Ave
Shelter Island, NY 11964

Facility Application Contact:
COSTELLO'S MARINE CONTRACTING
CORPORATION
PO BOX 2124
GREENPORT, NY 11944-2124
(631) 477-1199

Facility Location: in SHELTER ISLAND in SUFFOLK COUNTY

Facility Principal Reference Point: NYTM-E: 722.1886298224811 NYTM-N:
4551.74197878093

Latitude: 41°05'11.7" Longitude: 72°21'17.1"

Project Location: 16 Clinton Ave, Shelter Island NY 11964 SCTM# 700-5-3-8 Water: Dering Harbor

Authorized Activity: Repair and replace bulkhead in kind and in place and plant a 10' wide vegetated non-turf buffer with a 4' wide walking path. All work must be done according to the plans prepared by Costello Marine Contracting Corp, last revised 1/16/2026, and stamped NYSDEC approved on 2/3/2026. JRM.

Permit Authorizations

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

Permit ID 1-4732-01192/00001

New Permit Effective Date: 2/3/2026 Expiration Date: 2/2/2031

Tidal Wetlands - Under Article 25

Permit ID 1-4732-01192/00003

New Permit Effective Date: 2/3/2026 Expiration Date: 2/2/2031



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: SHERRI I AICHER, Regional Permit Administrator

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

Authorized Signature: _____

Date 2/3/2026

Distribution List

COSTELLO'S MARINE CONTRACTING CORPORATION
Bureau of Marine Habitat Protection
File

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. 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.



3. Conformance With Plans All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Costello Marine Contracting Corp, last revised 1/16/2026, and stamped NYSDEC approved on 2/3/2026.

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

5. 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.

6. Materials Disposed at Upland Site Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of in an authorized solid waste management facility. These materials shall be suitably stabilized as not to re-enter any water body, wetland or wetland adjacent area.

7. 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.

8. 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.

9. Maintain Erosion Controls All erosion control devices shall be maintained in good and functional condition until the project has been completed and the area has been stabilized.

10. 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.

11. Long Term Plant Survival The permittee shall ensure a minimum of 85% survival of plantings by the end of 5 growing seasons. If this goal is not met, the permit holder shall re-evaluate the restoration project to determine how to meet the mitigation goal. The permittee must submit these re-evaluation plans to the department for review along with the annual report for that respective calendar year. The report must be submitted by January 15th of each calendar year and sent to:

NYS DEC - Region 1

Bureau of Marine Habitat Protection, Attention Compliance

50 Circle Road

Stony Brook, NY 11790

12. Incidental Disturbance to Vegetation It is the responsibility of the applicant to remedy any incidental disturbances resulting in damage or removal of wetland vegetation. Upon completion of construction activities, any disturbed areas shall be planted with the appropriate marsh vegetation. Please contact the Bureau of Marine Habitat at (631)444-0295 for more information.

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



14. **Grade to Match That Adjacent to Bulkhead** All fill must be graded to match the elevation of the land immediately adjacent to the bulkhead.
15. **Backfilling** All peripheral berms, cofferdams, rock revetments, seawalls, gabions, bulkheads or other approved shoreline stabilization structures shall be completed prior to placement of any fill material behind such structures.
16. **No Equipment below Apparent High Water** Equipment operation below (seaward) apparent high water is strictly prohibited.
17. **No Seaward Extension of Bulkhead** The new bulkhead shall be constructed in place of the existing bulkhead with no seaward extension of the outermost bulkhead face.
18. **Jet-in Bulkhead** Bulkheads constructed directly adjacent to vegetated tidal wetlands shall be hand driven or jetted in with no disturbance to the tidal wetland. Trenching is strictly prohibited.
19. **No Structures on Bulkhead** No permanent structures shall be installed on the authorized bulkhead without first obtaining written department approval (permit, modification, amendment).
20. **Grade and Stabilize Slope of Tidal Wetland** The existing bank shall be graded and shaped to receive the revetment or other shoreline stabilization structure so that the final toe of slope extends no further seaward or closer to the tidal wetlands than the existing toe of slope.
21. **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.
22. **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.
23. **Cover Material For Footpath** Cover material used for footpaths is limited to natural wood/bark chips, stone, gravel or sand.
24. **Bulkhead Decking** No portion of the decking or boardwalk shall extend seaward of the bulkhead sheathing.
25. **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.

26. 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).

27. 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.

28. 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.

29. 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.

30. 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.



GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 1 Headquarters
SUNY @ Stony Brook|50 Circle Rd
Stony Brook, NY11790 -3409

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Excavation & Fill in Navigable Waters, Tidal Wetlands.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;



- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

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

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

PROPOSED

REMOVE AND DISPOSE OF 128'-6" OF EXISTING FACE BULKHEAD AND A 12' NORTH RETURN. CONSTRUCT NEW 128'-6" OF FACE BULKHEAD AND 12' NORTH RETURN IN-KIND, IN-PLACE FOR A TOTAL OF 140'-6". PROVIDE A 10' WIDE VEGETATED NON-TURF BUFFER WITH A 4' WIDE WALKING PATH.

MATERIALS:

- STRINGER: 4"x6" - CCA
- SHEATHING: VINYL INTERLOCKING, ESP 4.1 OR EQUAL, 8' IN LENGTH
- CLAMP: 4"x6" - CCA
- CAP: 2"x10" - CCA
- BACKING: 3/4"x8' TIE-RODS CONNECTED TO A DOUBLE BACKING SYSTEM
- HARDWARE: H.D. GALV. & STN. STL. FASTENERS

ACCESS:

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

PREPARED BY: KS REVISED 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 # 1-4732-01192-0003

DATE 2/3/26

 pg 114

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER
ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017

JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964
SCTM#: 700-5-3-8

DATE: 01/16/26, 07/24/25, 06/18/25



NOW OR FORMERLY
SHELTER ISLAND HEIGHTS
PROPERTY OWNERS CORPORATION

NOW OR FORMERLY
IOBAL G. I. MANDANI

NOW OR FORMERLY
TRAFTON O. BADGER

DERING

HARBOR

TIE LINE ALONG FACE OF
WOOD BULKHEAD

$S14^{\circ}07'10''W$
56.67'

$S14^{\circ}43'43''E$
68.97'

118

$N74^{\circ}44'00''E$

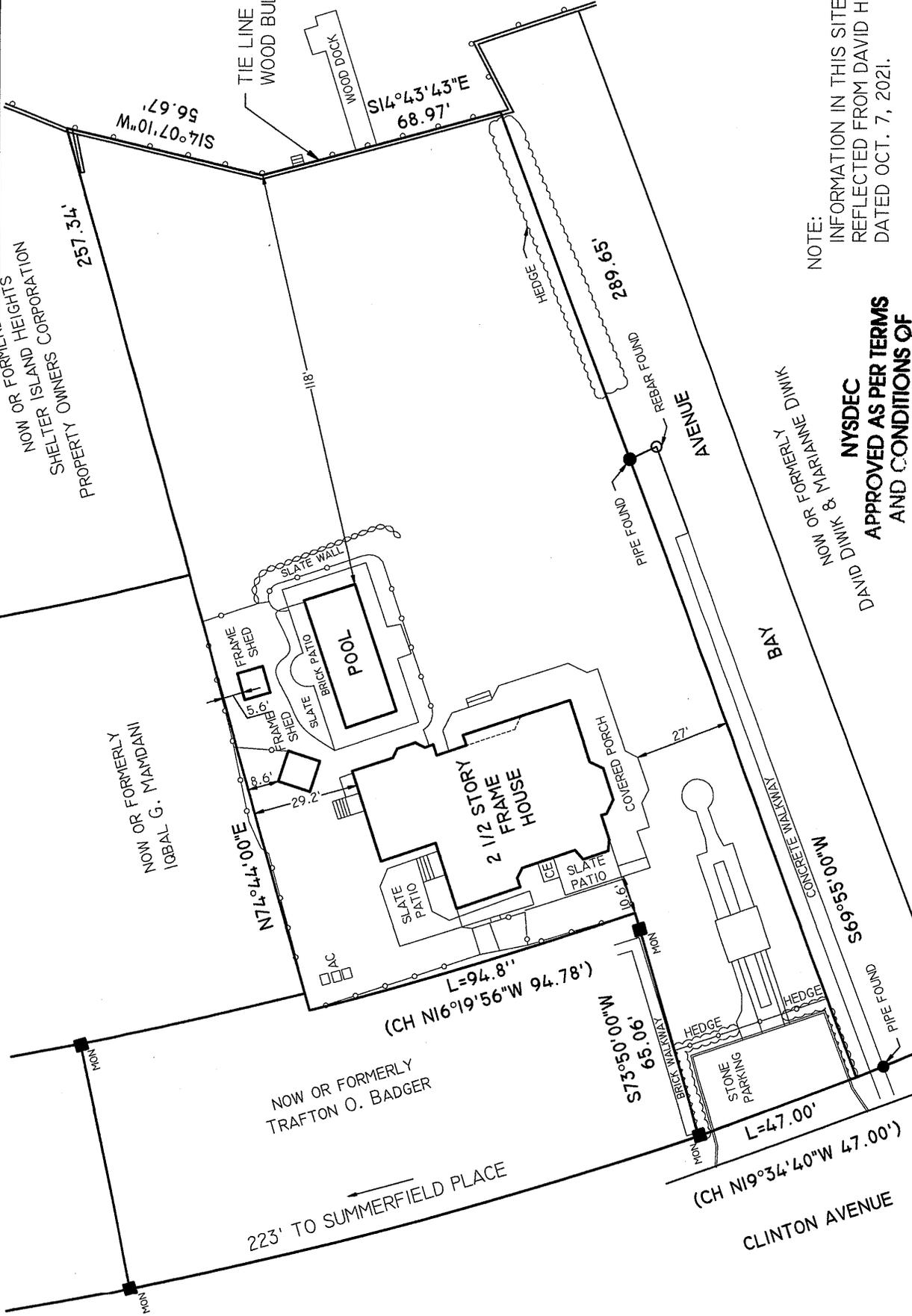
$(CH N16^{\circ}19'56''W 94.78')$
L=94.8'

$N00^{\circ}00'53.5''S$
65.90'

$(CH N19^{\circ}34'40''W 47.00')$
L=47.00'

223' TO SUMMERFIELD PLACE

CLINTON AVENUE



NOTE:
INFORMATION IN THIS SITE MAP WAS
REFLECTED FROM DAVID H. FOX L.S. P.C.
DATED OCT. 7, 2021.

NYSDEC
**APPROVED AS PER TERMS
AND CONDITIONS OF**
PERMIT # L-473a-21192/0003
DATE 2/23/26

David Dimik & Marianne Dimik

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER
ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017
JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964
SCTM#: 700-5-3-8
DATE: 01/16/26, 07/24/25, 06/18/25

SITE MAP



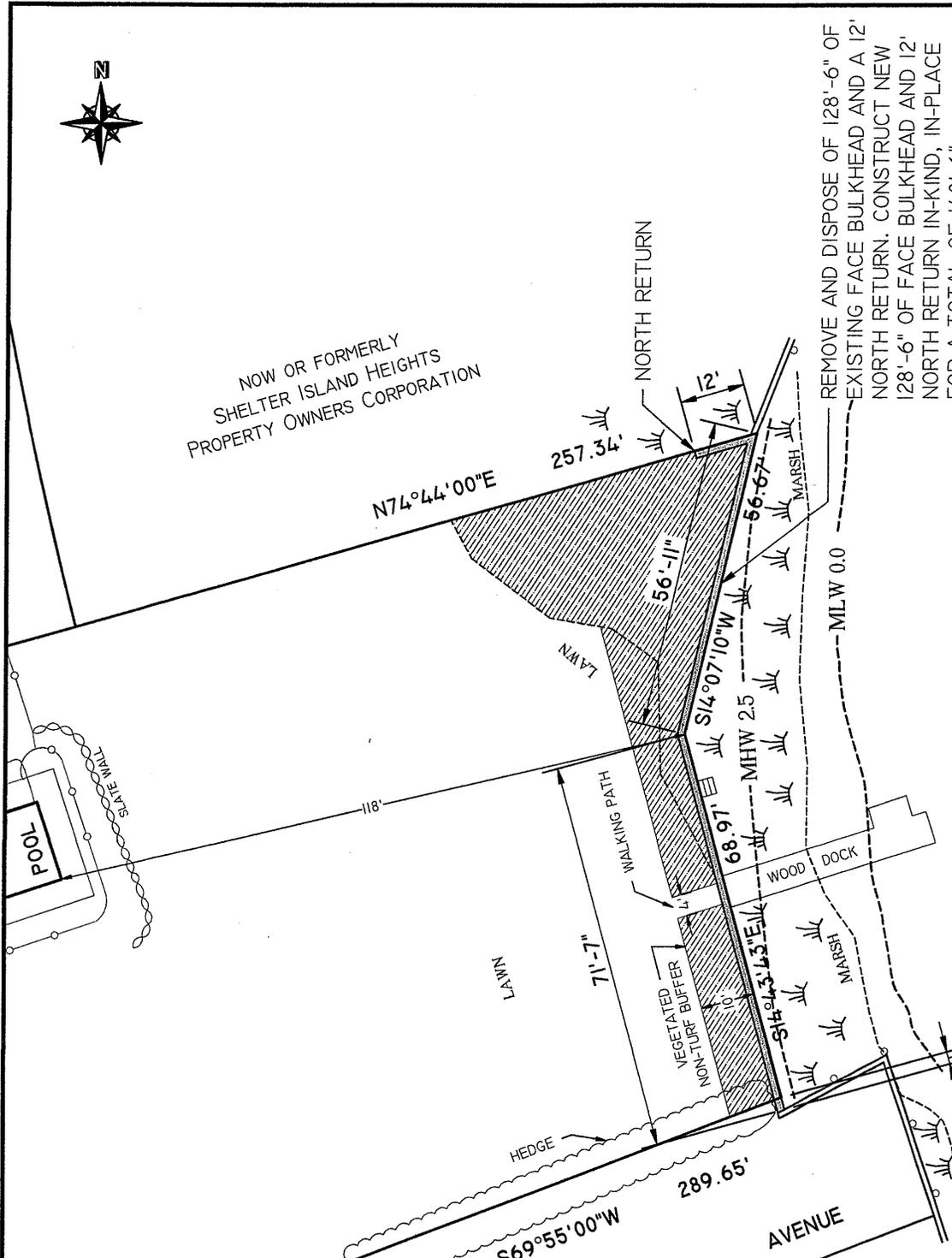
(SHEET 5 OF 7)

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



NOW OR FORMERLY
SHELTER ISLAND HEIGHTS
PROPERTY OWNERS CORPORATION

NOW OR FORMERLY
DAVID DIWIK & MARIANNE DIWIK



REMOVE AND DISPOSE OF 128'-6" OF
EXISTING FACE BULKHEAD AND A 12'
NORTH RETURN. CONSTRUCT NEW
128'-6" OF FACE BULKHEAD AND 12'
NORTH RETURN IN-KIND, IN-PLACE
FOR A TOTAL OF 140'-6".
PROVIDE A 10' WIDE VEGETATED
NON-TURF BUFFER W/ A 4' WIDE
WALKING PATH

HARBOR

DERING NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF
PERMIT # 1-4732-019260003
DATE 3/13/26

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER
ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017
JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964
SCTM#: 700-5-3-8
DATE: 01/16/26, 07/24/25, 06/18/25

SITE PLAN

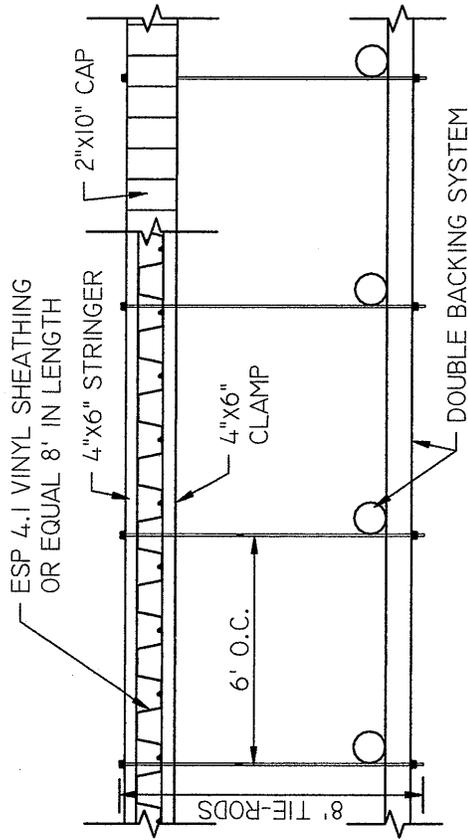


(SHEET 6 OF 7)

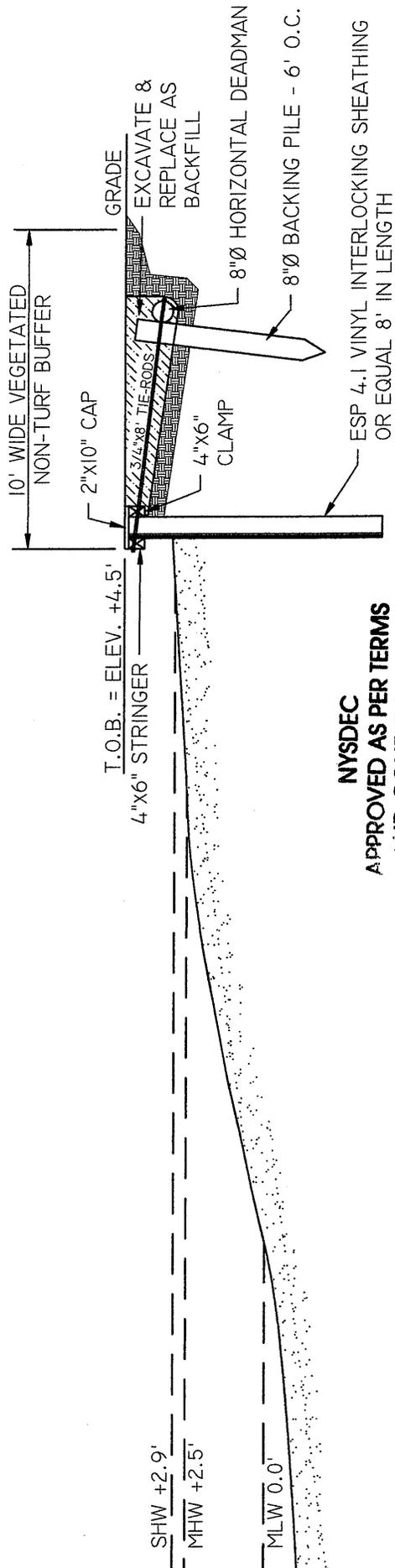
NOTE:
-2.5 IS MEASURED IN FEET WHEN MLW EQUALS 0.0 BY
ROBERT H. FOX ON 12 JUNE 2024.

WETLANDS DELINEATED BY ROBERT H. FOX ON 12 JUNE 2024.

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



TOP VIEW



NYSDEC
APPROVED AS PER TERMS
AND CONDITIONS OF

PERMIT # 1-1732-01192/00003
 DATE 3/3/26

Handwritten signature

BULKHEAD DETAIL (TYPICAL)



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

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
 EMILY ALTSCHUL-MILLER
 ADDRESS: 280 PARK AVE. SUITE 2402 WEST
 NEW YORK, NY 10017
 JOB SITE: 16 CLINTON AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-3-8
 DATE: 01/16/26, 07/24/25, 06/18/25

(SHEET 7 OF 7)



**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: 1-4732-01192/00003

Expiration Date: 2/2/2031

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

The Northern Long-Eared Bat Needs Your Help!



Please be advised that DEC has documented the summer occurrence of the Northern Long Eared Bat (NLEB) (*Myotis septentrionalis*), a species listed as “endangered” by both New York State and the US Fish & Wildlife Service, within 3 miles of your property.

Northern long-eared bats (NLEB) are primarily forest-dependent insectivores. Bats consume approximately 3,000 insects per day, including mosquitos and crop pests. They use a variety of forest habitats for roosting, foraging, and raising young. In general, any tree large enough to have a cavity or that has loose bark may be used by the bats for roosting or rearing young. The dramatic population decline has been caused by white-nose syndrome; a disease caused by an invasive fungus that ultimately causes hibernating bats to starve to death over the winter. A 98% decline in the abundance of NLEB has been observed since 2006.

DEC has determined that tree cutting at your property between March 1 and November 30 of any calendar year may impact the bats in your area and may result in the direct killing or injury of individual members of this protected species, interference with critical breeding, foraging, migratory or other essential behaviors, or adverse modification of the species’ habitat (these activities are defined as a “take” by the Environmental Conservation Law). The “take” of a species listed as endangered or threatened is prohibited in the absence of an incidental “take” permit. An incidental Take permit is subject to additional Department review and approval and must establish a Net Conservation Benefit to the species which will contribute to its recovery in New York State.

To avoid the possibility of an Endangered Species “take”, no tree cutting activities, except for removal of hazardous trees presenting an immediate threat to human life or property, may be conducted at your project site between the dates of March 1 and November 30 of any calendar year.

Depending on site conditions, an individual tree or very small trees may be cut at any time of the year without resulting in a “take” of endangered / threatened species or their habitat. Regardless of time of year, any proposal for large-scale tree clearing (5 acres or more) will require coordination with the DEC and US Fish and Wildlife Service. **If you have questions about the presence of protected species on or near your property, the potential effects of activities on these species, your responsibilities as a landowner or project sponsor under the Endangered Species Regulations, or the need for an incidental take permit, please contact the Regional Wildlife Manager at (631) 444-0310.**

Please note that if you received a DEC Permit with this NOTICE, any new project on your property may require additional DEC permits. For information contact the DEC Division of Environmental Permits at (631) 444-0355.

For more information on the Northern Long-eared Bat, please visit:

<https://www.dec.ny.gov/animals/106713.html>

For more information on protective measures required for Northern Long-eared Bats when a project occurs within occupied habitat, please visit: <https://www.dec.ny.gov/animals/106090.html>

STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
[HTTPS://DOS.NY.GOV](https://dos.ny.gov)

KATHY HOCHUL
GOVERNOR

Walter T. Mosley
SECRETARY OF STATE

July 29, 2025

Robert Lehmann
Costello Marine Contracting Corp
Post Office Box 2124
Greenport, New York 11944
permits@costellomarine.com

Re: F-2025-0495
U.S. Army Corps of Engineers/New York District
Permit Application
Overbrook Real Property (SI) LLC
Remove and dispose of 128'-6" of existing face
bulkhead and a 12' north return. Construct new 128'-
6" of face bulkhead and 12' north return in-kind, in-
place for a total of 140'-6".
16 Clinton Avenue, Dering Harbor
Town of Shelter Island, Suffolk County
General Concurrence

Dear Robert Lehmann:

The Department of State (DOS) received your Federal Consistency Assessment Form and consistency certification and supporting information for this proposal on 7/25/2025.

The Department of State has determined that this proposed activity meets the Department's general consistency concurrence criteria. Therefore, further review of the proposed activity by the Department of State and the Department's concurrence with an individual consistency certification for the proposed activity are not required.

This general concurrence is without prejudice to and does not obviate the need to obtain all other applicable licenses, permits, and other forms of authorizations or approvals which may be required pursuant to existing New York State statutes.

When communicating with us regarding this matter, please contact us at doscstlCR@dos.ny.gov and refer to our file #F-2025-0495.

Sincerely,



David J. Newman
Coastal Resources Specialist, 2
Office of Planning, Development and
Community Infrastructure



**Department
of State**

DJN/dc

ecc: COE/New York District – arlene.Tirado@usace.army.mil
DEC/Region 1 – dec.sm.dep.r1



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

Regulatory Branch

SUBJECT: Permit Application Number NAN-2025-00661
by Overbrook Real Property (SI) LLC

Overbrook Real Property (SI) LLC
Attn: Emily Altschul-Miller
280 Park Avenue, Suite 2402 West
New York, New York 10017

Dear Ms. Altschul-Miller:

On July 25, 2025, the New York District of the U.S. Army Corps of Engineers received a request for Department of the Army authorization for the discharge of fill material into and/or the placement of structures in and over navigable waters of the United States. The proposed work includes the removal and in-kind, in place replacement of approximately 129 linear feet of existing bulkhead and an approximately 12 linear foot return. The site is located in Dering Harbor, in the Town of Shelter Island, Suffolk County, New York.

Based on the information submitted to this office, [and accomplishment of notification in accordance with the applicable federal requirements,] our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Number 3. The nationwide permits are prescribed as a Reissuance and Modification of Nationwide Permits in the Federal Register dated December 27, 2021 (86 FR 73522). The work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, No. 3, Section C, any applicable New York District regional conditions, the following special condition(s), and any applicable regional conditions added by the State of New York, copies enclosed. The 2021 nationwide general permits in the State of New York, including their regional conditions, water quality certifications, and coastal zone management concurrence statements are also available at: <https://www.nan.usace.army.mil/Missions/Regulatory/Nationwide-Permits/>.

Special Conditions

(A) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions

Regulatory Branch

SUBJECT: Permit Application Number NAN-2025-00661
by Overbrook Real Property (SI) LLC

- 2 -

caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state and local government officials to ensure that the subject work is performed in compliance with their requirements.

This verification is valid until March 14, 2026, unless the nationwide permit is modified, reissued, or revoked. This verification will remain valid until March 14, 2026, if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

This authorization is conditional on the applicant's receipt of the required coastal zone management concurrence or waiver from the New York State Department of State (NYS DOS). No work may be accomplished until the required approval from NYS DOS has been obtained.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

In order for us to better serve you, please complete our Customer Service Survey located at <https://www.nan.usace.army.mil/Missions/Regulatory/Customer-Survey/>.

If any questions should arise concerning this matter, please contact Jarod Ostir, of my staff, at jarod.r.ostir@usace.army.mil

Sincerely,

Christopher W. Minck
Subject Matter Expert
Metro NY/NJ Section

NATIONWIDE GENERAL PERMIT
COMPLIANCE CERTIFICATION
AND REPORT FORM

Permit File Number: NAN-2025-00661

Permittee: Overbrook Real Property (SI) LLC

Location: 16 Clinton Avenue, Shelter Island, Suffolk County, New York

Date Permit Letter Issued: _____

Within 30 days of the completion of the activity authorized by this nationwide general permit and any mitigation required in the verification letter, please sign this certification and return it to the address at the bottom of this form.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the permit's terms and conditions you are subject to permit suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced nationwide general permit has been completed in accordance with the terms and conditions of said permit, and required mitigation was completed in accordance with the permit conditions.

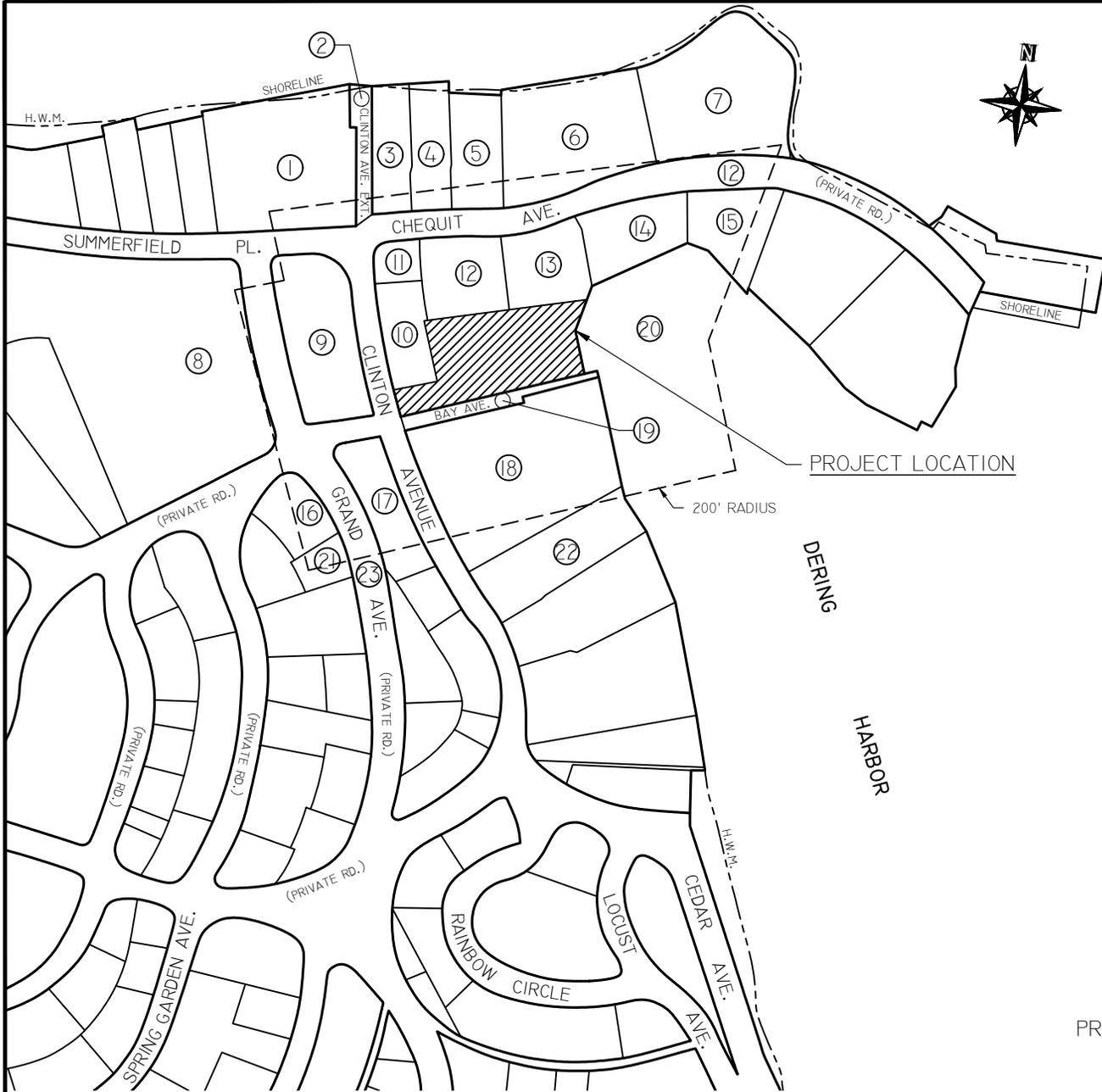
Signature of Permittee

Date

FOLD THIS FORM INTO THIRDS, WITH THE BOTTOM THIRD FACING OUTWARD. TAPE IT TOGETHER AND MAIL TO THE ADDRESS BELOW OR EMAIL TO CENAN-R-PERMIT-APP@USACE.ARMY.MIL.

**PLACE
STAMP
HERE**

**DEPARTMENT OF THE ARMY
NEW YORK DISTRICT CORPS OF ENGINEERS
USACE OPERATIONS/REGULATORY 16-406
C/O PSC MAIL CENTER 26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278**



ADJACENT PROPERTY OWNERS

① MICHAEL D. & DOROTHY GRAY
 P.O. Box 3016
 SHELTER ISLAND HEIGHTS, NY 11965
 (2 SUMMERFIELD PLACE)
 (SCTM# 700-5-1-6)

② SHELTER ISLAND HEIGHTS PROPERTY OWNERS CORP.
 P.O. Box 589
 SHELTER ISLAND HEIGHTS, NY 11965
 (CLINTON AVENUE)
 (SCTM# 700-5-1-7)

③ Rocco P. BEVILACQUA
 c/o MARY Jo BEVILACQUA
 P.O. Box 364
 MYSTIC, CT 06355
 (1 CHEQUIT AVENUE)
 (SCTM# 700-5-1-8)

④ JOHN T. EVANS
 362 W BROADWAY
 NEW YORK, NY 10013
 (3 CHEQUIT AVENUE)
 (SCTM# 700-5-1-9)

⑤ 5 CHEQUIT, LLC
 103 E 86TH/ ST., APT. 10A
 NEW YORK, NY 10028
 (5 CHEQUIT AVENUE)
 (SCTM# 700-5-1-10)

PROPERTY OWNERS CONTINUE ON NEXT PAGE →

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
 EMILY ALTSCHUL-MILLER

ADDRESS: 280 PARK AVE. SUITE 2402 WEST
 NEW YORK, NY 10017

JOB SITE: 16 CLINTON AVENUE
 SHELTER ISLAND, NY 11964

SCTM#: 700-5-3-8

DATE: 07/24/25, 06/18/25

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

LOCATION MAP

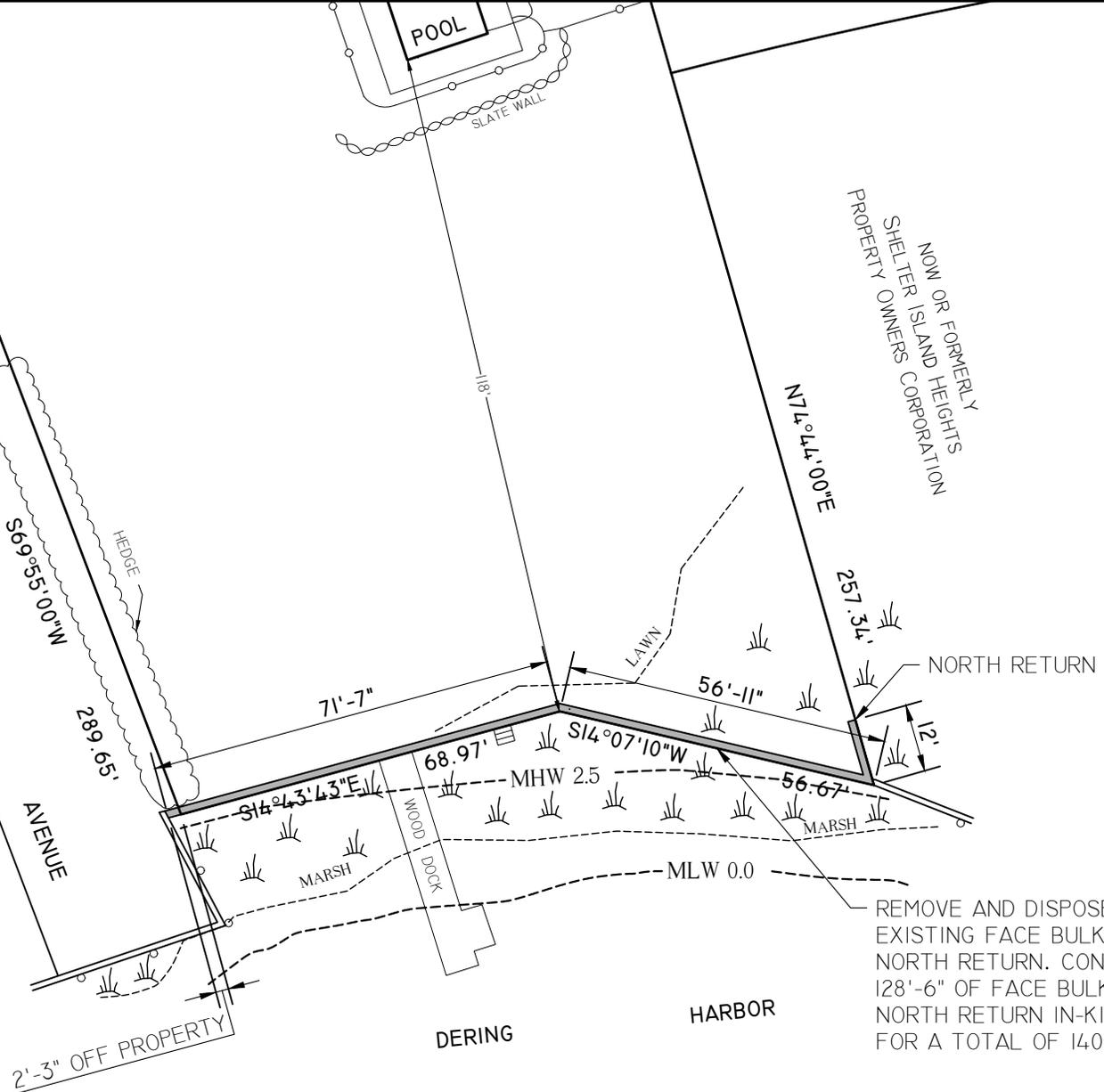
N41° 5' 12" W72° 21' 15.6"

(SHEET 2 OF 7)



DAVID DIWIK & MARIANNE DIWIK
NOW OR FORMERLY

PROPERTY OWNERS CORPORATION
NOW OR FORMERLY
SHELTER ISLAND HEIGHTS



REMOVE AND DISPOSE OF 128'-6" OF EXISTING FACE BULKHEAD AND A 12' NORTH RETURN. CONSTRUCT NEW 128'-6" OF FACE BULKHEAD AND 12' NORTH RETURN IN-KIND, IN-PLACE FOR A TOTAL OF 140'-6".

NOTE:

-2.5 IS MEASURED IN FEET WHEN MLW EQUALS 0.0 BY ROBERT H. FOX ON 12 JUNE 2024.

WETLANDS DELINEATED BY ROBERT H. FOX ON 12 JUNE 2024.

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

SITE PLAN



(SHEET 6 OF 7)

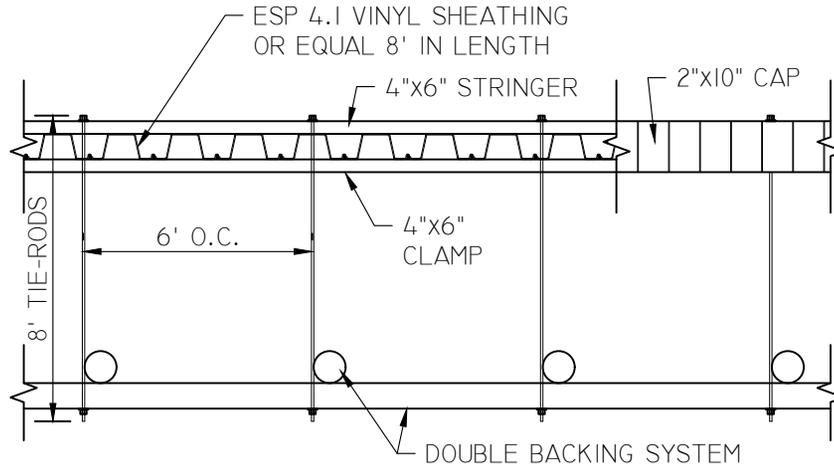
APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
EMILY ALTSCHUL-MILLER

ADDRESS: 280 PARK AVE. SUITE 2402 WEST
NEW YORK, NY 10017

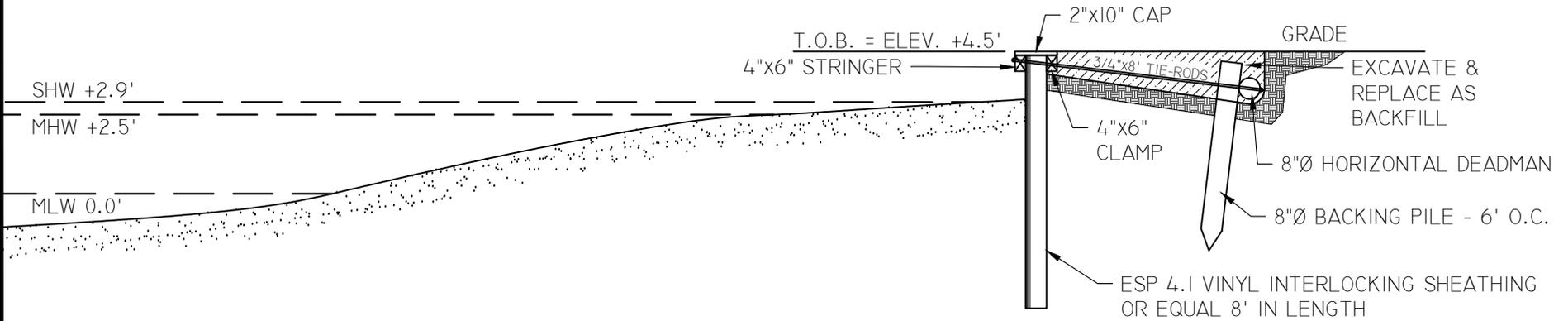
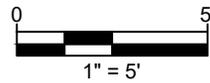
JOB SITE: 16 CLINTON AVENUE
SHELTER ISLAND, NY 11964

SCTM#: 700-5-3-8

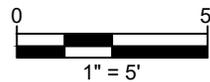
DATE: 07/24/25, 06/18/25



TOP VIEW



BULKHEAD DETAIL (TYPICAL)



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

(SHEET 7 OF 7)

APPLICANT: OVERBROOK REAL PROPERTY (SI) LLC
 EMILY ALTSCHUL-MILLER
 ADDRESS: 280 PARK AVE. SUITE 2402 WEST
 NEW YORK, NY 10017
 JOB SITE: 16 CLINTON AVENUE
 SHELTER ISLAND, NY 11964
 SCTM#: 700-5-3-8
 DATE: 07/24/25, 06/18/25



Survey for:
**OVERBROOK REAL
 PROPERTY (SI), LLC**

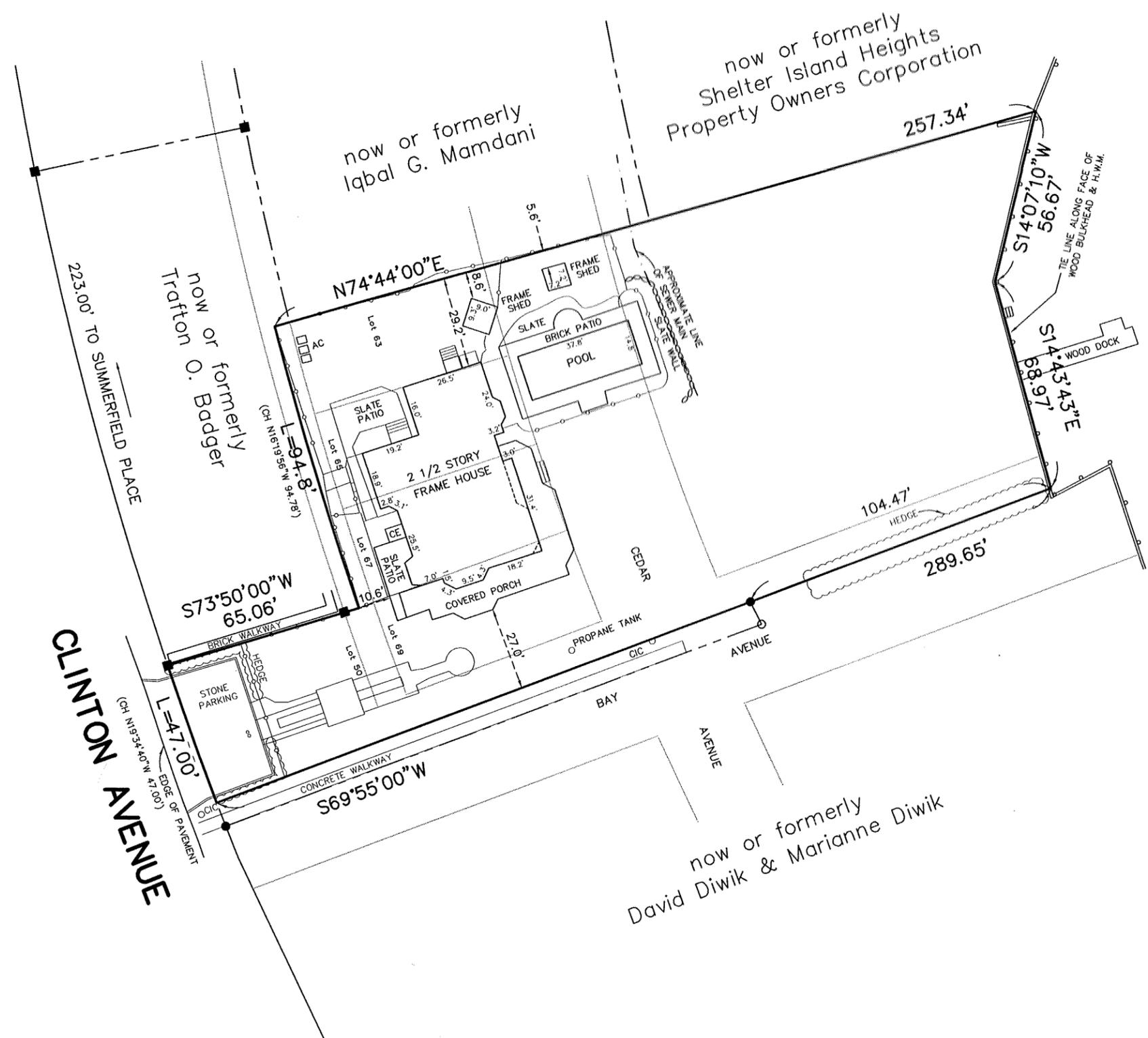
Lots 50, 63, 65, 67, 69 & p/o Cedar Avenue
 And a Described Parcel As Shown On
 "Map of Shelter Island Grove Association"

At
 Shelter Island Heights
 Town of
 Shelter Island
 Suffolk County, New York

S.C.T.M.: 0700-005.00-03.00-008.000

 SCALE: 1"=40'

DERING HARBOR

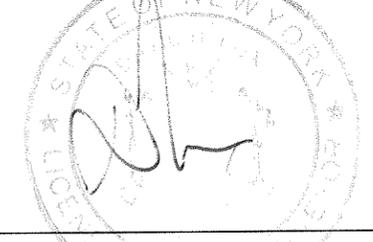


NOTES:

1. AREA = 33,480 S.F.
2. ■ = MONUMENT FOUND, ● = PIPE FOUND,
○ = REBAR FOUND, △ = STAKE FOUND.
3. MAP FILED IN THE OFFICE OF THE CLERK
OF SUFFOLK COUNTY ON NOV. 11, 1880 AS FILE NO. 166.
4. REF. DEEDS: L. 11857 P. 246 & L. 432 P. 84.

DATE: OCT. 07, 2021
 JOB NO: 2021-478

CERTIFIED TO:
 OVERBROOK REAL PROPERTY (SI), LLC
 FIRST REPUBLIC BANK, ISAOA ATIMA
 STEWART TITLE INSURANCE COMPANY



DAVID H. FOX, L.S. P.C. N.Y.S.L.S. #50234
FOX LAND SURVEYING
 64 SUNSET AVENUE
 WESTHAMPTON BEACH, N.Y. 11978
 (631) 288-0022

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY
 IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE
 EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING
 THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL
 SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE
 PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS
 BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY
 AND LENDING INSTITUTION LISTED HEREON, AND TO THE
 ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS
 ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
 OR SUBSEQUENT OWNERS.