

From: [Andrew Baird](#)
To: dos.sm.Cstl.CR
Subject: Dock App -First Dune Development - 496 Dune Rd Westhampton Beach NY - Suffolk County
Date: Thursday, January 29, 2026 11:36:55 AM
Attachments: [496 Dune Rd DOS Dock App 01-28-25.pdf](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear NY Dept. of State:

Attached please find our permit application for the proposed construction of a new fixed dock.

Applicant:

First Dunes Development 496 LLC
500 Northern Blvd
Great Neck NY 11021
516-869-3916
chad@chathamdevco.com

Project Purpose: Access to waterway and boat dockage
Project Location: 496 Dune Road, Westhampton Beach NY
Lat. N 40° 47' 11.87" Lon. W 72° 40' 32.42"
Water Body: Moriches Bay
Type of Request: General Concurrence

Best regards, Andrew

--

Andrew H. Baird
First Coastal Corp.
PO Box 1212
Westhampton Beach NY 11978
t. 631-288-2271 x5#
f. 631-288-8949



January 28, 2026

NYS DOS Coastal Management Program
41 State Street
Albany, NY 12231-0001
Attn: Consistency Review

**RE: First Dunes Development 496 LLC – Dock Permit Application
496 Dune Road, Westhampton Beach NY
SCTM# 0905-016-01-19.2**

Dear Sir/Madam:

Please find enclosed the following materials necessary to submit a permit application for this project at the above referenced property.

1. Completed DEC Joint Application Form - 1 copy
2. ENG Form 4345 - 1 copy
3. NANY Form 201 - 1 copy
4. Federal Consistency Assessment Form - 1 copy
5. FCA Supplement Form - 1 copy
6. Survey - 1 copy
7. Site Plan, Cross Section, Location Map - 1 copy

The project consists of the construction of a new fixed dock.

If you have any questions or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Baird".

Andrew H. Baird
Permit Administrator
631-288-2271 x5#
andrew@firstcoastal.com



Agent/Permittee Authorization Form

(please print and sign 2 original copies)

Contractor/Agent/Permittee

First Coastal
4 Arthur Street
P.O. Box 1212
Westhampton Beach, NY 11978
631 288-2271, FAX 631 288-8949

Project Location

496 Dune Road
Westhampton Beach
SCTM # 905-16-1-19.2

Owner/Client

First Dunes Development, LLC
c/o Harvey Gessin
500 Northern Blvd
Great Neck, NY 11021

The owner of the property above agrees to authorize First Coastal to act as agent and to secure information and permits as needed for the above referenced property. This authorization also includes "permission to inspect property" or any other authorization that may be necessary for the NYSDEC or any other regulatory agency to process the required applications.

Owner/Client Signature

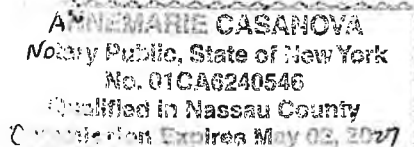


Date: 11/18/25

Sworn to before me this 18 day of November, 2025.



Notary Public



*First Coastal operates as a DBA of First Coastal Construction, Corp. and/or First Coastal Consulting, Corp. ATIMA.



JOINT APPLICATION FORM

For Permits for activities affecting streams, waterways, waterbodies, wetlands, coastal areas, sources of water, and endangered and threatened species.

You must separately apply for and obtain Permits from each involved agency before starting work. Please read all instructions.

1. Applications To:

>NYS Department of Environmental Conservation Check here to confirm you sent this form to NYSDEC.

Check all permits that apply:

<input type="checkbox"/> Stream Disturbance	<input type="checkbox"/> Dams and Impoundment Structures	<input checked="" type="checkbox"/> Tidal Wetlands	<input type="checkbox"/> Water Withdrawal
<input type="checkbox"/> Excavation and Fill in Navigable Waters	<input type="checkbox"/> 401 Water Quality Certification *	<input type="checkbox"/> Wild, Scenic and Recreational Rivers	<input type="checkbox"/> Long Island Well
<input checked="" type="checkbox"/> Docks, Moorings or Platforms	<input type="checkbox"/> Freshwater Wetlands	<input type="checkbox"/> Coastal Erosion Management	<input type="checkbox"/> Incidental Take of Endangered / Threatened Species

* See Instructions Page 3

>US Army Corps of Engineers Check here to confirm you sent this form to USACE.

Check all permits that apply: Section 404 Clean Water Act Section 10 Rivers and Harbors Act

Is the project Federally funded? Yes No

If yes, name of Federal Agency: _____

General Permit Type(s), if known: _____

Preconstruction Notification: Yes No

>NYS Office of General Services Check here to confirm you sent this form to NYSOGS.

Check all permits that apply:

State Owned Lands Under Water Utility Easement (pipelines, conduits, cables, etc.) Docks, Moorings or Platforms

>NYS Department of State Check here to confirm you sent this form to NYSDOS.

Check if this applies: Coastal Consistency Concurrence

2. Name of Applicant _____ Taxpayer ID (if applicant is NOT an individual) _____

First Dunes Development 496 LLC _____

Mailing Address _____ Post Office / City _____ State _____ Zip _____

500 Northern Blvd _____ Great Neck _____ NY _____ 11021 _____

Telephone _____ 516-869-3916 _____ Email _____ chad@chathamdevco.com _____

Applicant Must be (check all that apply): Owner Operator Lessee

3. Name of Property Owner (if different than Applicant) _____

Same as Applicant _____

Mailing Address _____ Post Office / City _____ State _____ Zip _____

_____ _____ _____ _____

Telephone _____ Email _____

For Agency Use Only Agency Application Number: _____

4. Name of Contact / Agent
 Andrew Baird - First Coastal
 Mailing Address: PO Box 1212
 Post Office / City: Westhampton Beach
 State: NY Zip: 11978
 Telephone: 631-288-2271 x5# Email: andrew@firstcoastal.com

5. Project / Facility Name
 496 Dune Road
 Project Street Address, if applicable: 496 Dune Road
 Post Office / City: Westhampton Beach
 State: NY Zip: 11978
 Property Tax Map Section / Block / Lot Number: 0905-016-01-19.2
 Provide directions and distances to roads, intersections, bridges and bodies of water
 See attached location map
 Town Village City County: Suffolk Stream/Waterbody Name: Moriches Bay
 Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:
 Latitude: 40 ° 47 ' 11.87 " Longitude: 72 ° 40 ' 34.42 "

6. Project Description: Provide the following information about your project. Continue each response and provide any additional information on other pages. **Attach plans on separate pages.**

a. Purpose of the proposed project:
 Construction of a new fixed dock.

b. Description of current site conditions:
 Single family dwelling (under construction).

c. Proposed site changes:
 Construct new 4' x 100' fixed dock with 8" dia. mooring piles (2). Untreated wood only to be used. Open grate material (60% open) to be used for decking.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):
 Construct new 4' x 100' fixed dock with 8" dia. mooring piles (2). Untreated wood only to be used. Open grate material (60% open) to be used for decking.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:
 Construct new 4' x 100' fixed dock with 8" dia. mooring piles (2). Untreated wood only to be used. Open grate material (60% open) to be used for decking.

f. Is tree cutting or clearing proposed? Yes If Yes, explain below. No
 Timing of the proposed cutting or clearing (month/year): n/a
 Number of trees to be cut: _____ Acreage of trees to be cleared: _____

g. Work methods and type of equipment to be used:

power and hand tools.

h. Describe the planned sequence of activities:

Construct new 4' x 100' fixed dock with 8" dia. mooring piles (2). Untreated wood only to be used. Open grate material (60% open) to be used for decking.

i. Pollution control methods and other actions proposed to mitigate environmental impacts:

Best Practices to be employed to minimize disturbance.

j. Erosion and silt control methods that will be used to prevent water quality impacts:

Best Practices to be employed to minimize disturbance.

k. Alternatives considered to avoid regulated areas. If no feasible alternatives exist, explain how the project will minimize impacts:

n/a

l. Proposed use: Private Public Commercial

m. Proposed Start Date: Estimated Completion Date:

n. Has work begun on project? Yes If Yes, explain below. No

o. Will project occupy Federal, State, or Municipal Land? Yes If Yes, explain below. No

p. List any previous DEC, USACE, OGS or DOS Permit / Application numbers for activities at this location:

NYSDEC Permit No. 1-4736-06040/00006 issued 07/08/2024

q. Will this project require additional Federal, State, or Local authorizations, including zoning changes?

Yes If Yes, list below. No

Southampton Town Trustees

7. Signatures.

Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant



Date 1/13/25

Applicant Must be (check all that apply): Owner Operator Lessee

Printed Name

First Dunes Development, LLC - Harvey Gessin

Title

Owner

Signature of Owner (if different than Applicant)

Date

Printed Name

Title

Signature of Contact / Agent



Date 01-28/25

Printed Name

ANDREW ISAAC

Title

AGENT

For Agency Use Only

DETERMINATION OF NO PERMIT REQUIRED

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name

Title

Signature

Date

Short Environmental Assessment Form

Part 1 - Project Information

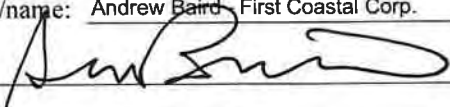
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 496 Dune Road			
Project Location (describe, and attach a location map): 496 Dune Road, Westhampton Beach NY 11978			
Brief Description of Proposed Action: Repair existing 4' x 25' walkway/stairs. Construct new 4' x 100' fixed dock with 8" dia. mooring piles (2). Untreated wood only to be used. Open grate material (60% open) to be used for decking.			
Name of Applicant or Sponsor: First Dunes Development 496 LLC		Telephone: 516-869-3916 E-Mail: chad@chathamdevco.com	
Address: 500 Northern Blvd			
City/PO: Great Neck		State: NY	Zip Code: 11021
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Yes, Southampton Town			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ <1 acres b. Total acreage to be physically disturbed? _____ <1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .25 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
Shinnecock Bay 400 sq ft			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Andrew Baird - First Coastal Corp.		Date: 1-28-25
Signature: 	Title: Agent	

**APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
(33 CFR 325)**

OMB APPROVAL NO. 0710-003

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, Searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Service Directorate of Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington VA 22202-4302; and to the Office of Management and Budget, Paperwork Reduction Project (0710-003), Washington, DC 20503. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in, or affecting, navigable waters of the United States; the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Routine uses: Information provided on this form will be used in evaluating the application for a permit. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor can a permit be issued.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and instructions) and be submitted to the District Engineer having jurisdiction over the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETED
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First Dunes Development 496 LLC	8. AUTHORIZED AGENT'S NAME & TITLE (an agent is not required) Andrew Baird, Permit Administrator
6. APPLICANT'S ADDRESS 500 Northern Blvd Great Neck NY 11021	9. AGENT'S ADDRESS P.O. Box 1212 Westhampton Beach, NY
7. APPLICANT'S PHONE NUMBERS WITH AREA CODE a. Residence 516-869-3916 b. Business chad@chathamdevco.com	10. AGENT'S PHONE NUMBERS WITH AREA CODE a. Residence b. Business 631-288-2271, Ext. 5#

11. STATEMENT OF AUTHORIZATION

I hereby authorize _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

Please see attached Agent/Permittee Authorization Form

APPLICANT'S SIGNATURE

DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) 496 Dune Road	
13. NAME OF WATERBODY, IF KNOWN (if applicable) Moriches Bay	14. PROJECT STREET ADDRESS(if applicable) 496 Dune Road Westhampton Beach NY 11978
15. LOCATION OF PROJECT Suffolk New York COUNTY STATE	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)	
17. DIRECTIONS TO THE SITE	

18. NATURE OF ACTIVITY (Description of project, include all features)

Repair existing 4' x 25' walkway/stairs. Construct new 4' x 125' fixed dock with 8" dia mooring piles (2). Untreated wood only to be used. Open grate material (60% open) to be used for decking.

19. PROJECT PURPOSE(Describe the reason or purpose of the project, see instructions)

Access to navigable water and boat dockage.

USE BLOCKS 20-22 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. REASON(S) FOR DISCHARGE

n/a

21. TYPE(S) OF MATERIAL BEING DISCHARGED AND THE AMOUNT OF EACH TYPE IN CUBIC YARDS

n/a

22. SURFACE AREA IN ACRES OF WETLANDS OR OTHER WATERS FILLED(see instructions)

n/a

23. IS ANY PORTION OF THE WORK ALREADY COMPLETE? YES NO IF YES, DESCRIBE THE WORK

24. ADDRESSES OF ADJOINING PROPERTY OWNERS, LESSEES, ETC. WHOSE PROPERTY ADJOINS THE WATERBODY (If more than can be entered here, please attach a supplemental list)

First Dunes Development 496 LLC
500 Northern Blvd
Great Neck NY 11021

Dave Singer
c/o Cybil Cohen
21 Chapel Pl Apt 1A
Great Neck NY 11021

25. LIST OF OTHER CERTIFICATIONS OR APPROVALS/DENIALS RECEIVED FROM OTHER FEDERAL, STATE, OR LOCAL AGENCIES FOR WORK DESCRIBED IN THIS APPLICATION

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
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* Would include but is not restricted to zoning, building and flood plain permits.

26. Application is hereby made for a permit or permits to authorize the work described in this application. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

The application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

ENVIRONMENTAL QUESTIONNAIRE

This is intended to supplement ENG Form 4345, Application for Department of the Army Permit, or the Joint Application for Permit used in the State of New York. Please provide complete answers to all questions below which are relevant to your project. Any answers may be continued on separate sheet(s) of paper to be attached to this form.

PRIVACY ACT STATEMENT

The purpose of this form is to provide the Corps of Engineers with basic information regarding your project. This information will be used to facilitate evaluation of your permit application and for public dissemination as required by regulation. Failure to provide complete information may result in your application being declared incomplete for processing, thereby delaying processing of your application.

GENERAL--APPLICABLE TO ALL PROJECTS

1. Explain the need for, and purpose of, the proposed work.

Access to navigable water and boat dockage (dock).

2. Provide the names and addresses of property owners adjacent to your work site (if not shown on the application form or project drawings).

First Dunes Development 496 LLC
500 Northern Blvd
Great Neck NY 11021

Dave Singer
c/o Cybil Cohen
21 Chapel Pl Apt 1A
Great Neck NY 11021

(Please note that depending upon the nature and extent of your project, you may be requested to provide the names and addresses of additional property owners proximate to your project site to ensure proper coordination.)

3. Photographs of the project site should be submitted. For projects in tidal areas, photographs of the waterway vicinity should be taken at low tide. Using a separate copy of your plan view, indicate the location and direction of each photograph as well as the date and time at which the photograph was taken. Provide a sufficient number of photographs so as to provide a clear understanding of conditions on and proximate to your project site.

4. Provide a copy of any environmental impact statement, or any other environmental report which was prepared for your project.

5. Provide a thorough discussion of alternatives to your proposal. This discussion should include, but not necessarily be limited to, the "no action" alternative and alternative(s) resulting in less disturbance to waters of the United States. For filling projects in waters of the United States, including wetlands, your alternatives discussion should demonstrate that there are no practicable alternatives to your proposed filling and that your project meets with current mitigation policy (i.e. avoidance, minimization and compensation).

The project purpose is to provide access to navigable water and boat dockage (dock).

No practicable alternatives exist to achieve the same goal.

DREDGING PROJECTS

Answer the following if your project involves dredging.

1. Indicate the estimated volume of material to be dredged and the depth (below mean low water) to which dredging would occur. Would there be overdepth dredging?

N/A

2. You can apply for a ten-year permit for maintenance dredging. If you wish to apply for a ten-year permit, please provide the number of additional dredging events during the ten-year life of the permit and the amount of material to be removed during future events.

n/a

3. Indicate of your drawings the dewatering area (if applicable) and disposal site for the dredged material (except landfill sites). Submit a sufficient number of photographs of the dewatering and disposal sites as applicable so as to provide a clear indication of existing conditions. For ten-year maintenance dredging permits, indicate the dewatering/disposal sites for future dredging events, if known.

4. Describe the method of dredging (i.e. clamshell, dragline, etc.) and the expected duration of dredging.

5. Indicate the physical nature of the material to be dredged (i.e. sand, silt, clay, etc.) and provide estimated percentages of the various constituents if available. For beach nourishment projects, grain size analysis data is required.

6. Describe the method of dredged material containment (i.e. hay bales, embankment, bulkhead, etc.) and whether return flow from the dewatering/disposal site would reenter any waterway. Also indicate if there would be any barge overflow.

MOORING FACILITIES

Answer the following if your project includes the construction or rehabilitation of recreational mooring facilities.

1. It is generally recommended that any fixed piers and walk ramps be limited to four feet in width, and that floats be limited to eight feet in width and rest at least two feet above the waterway bottom at mean low water. Terminal floats at private, non-commercial facilities should be limited to 20 feet in length. If you do not believe your proposal can meet with these recommendations, please provide the reason(s).

The proposed project meets these recommendations.

2. Using your plan view, show to scale the location(s), position(s) and size(s) (including length, beam and draft) of vessel(s) to be moored at the proposed facility, including those of transient vessel(s) if known.

3. For commercial mooring sites such as marinas, indicate the capacity of the facility and indicate on the plan view the location(s) of any proposed fueling and/or sewage pumpout facilities. If pumpout facilities are not planned, please discuss the rationale below and indicate the distance to the nearest available pumpout station.

4. Indicate on your plan view the distance to adjacent marine structures, if any are proximate and show the locations and dimensions of such structures.

5. Discuss the need for wave protection at the proposed facility. Please be advised that if a permit is issued, you would be required to recognize that the mooring facility may be subject to wave action from wakes of passing vessels, whose operations would not be required to be modified. Issuance of a permit would not relieve you of ensuring the integrity of the authorized structure(s) and the United States would not be held responsible for damages to the structure(s) and vessel(s) moored thereto from wakes from passing vessels.

The proposed work is designed to withstand wind and wave action at the proposed location.

BULKHEADING/BANK STABILIZATION/FILLING ACTIVITIES

Answer the following if your project includes construction of bulkheading (also retaining walls and seawalls) with backfill, filling of waters/wetlands, or any other bank stabilization fills such as riprap, revetments, gabions, etc.

1. Indicate the total volume of fill (including backfill behind a structure such as a bulkhead) as well as the volume of fill to be placed into waters of the United States. The amount of fill in waters of the United States can be determined by calculating the amount of fill to be placed below the plane of spring high tide in tidal areas and below ordinary high water in non-tidal areas.

2. Indicate the source(s) and type(s) of fill material.

3. Indicate the method of fill placement (i.e. by hand, bulldozer, crane, etc.). Would any temporary fills be required in waterways or wetlands to provide access for construction equipment? If so, please indicate the area of such waters and/or wetlands to be filled, and show on the plan and sectional views.

The foregoing requests basic information on the most common types of projects requiring Department of the Army permits. It is intended to obviate or reduce the need for requesting additional information; however, additional information may be requested above and beyond what is requested in this form.

Please feel free to add any additional information regarding your project which you believe may facilitate our review.

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U.S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency.

A. APPLICANT (please print)

1. Name: First Dunes Development 496 LLC
2. Address: 500 Northern Blvd Great Neck NY 11021
3. Telephone: Area Code () 516-869-3916 chad@chathamdevco.com

B. PROPOSED ACTIVITY

1. Brief description of activity:

Construct 4' x 100' with 8" dia. float-securing piles (2).
No treated wood to be used. Open grate decking to be used for dock.

2. Purpose of activity:

Access to navigable water and boat dockage (dock).

3. Location of activity:

<u>Suffolk</u>	<u>Westhampton Beach</u>	<u>496 Dune Road</u>
County	City, Town, or Village	Street or Site Description

4. Type of federal permit/license required: Letter of Permission

5. Federal application number, if known: _____

6. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application or permit number, if known:

NYSDEC

C. COASTAL ASSESSMENT Check either "YES" or "NO" for each of these questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity.

1. Will the proposed activity result in any of the following: YES NO
- a. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43) X
 - b. Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44) X
 - c. Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1) X
 - d. Reduction of existing or potential public access to or along coastal waters? (19, 20) X
 - e. Adverse effect upon the commercial or recreational use of coastal fish resources? (9,10) X
 - f. Siting of a facility essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf? (29) X
 - g. Siting of a facility essential to the generation or transmission of energy? (27) X
 - h. Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35) X
 - i. Discharge of toxics, hazardous substances or other pollutants into coastal waters? (8, 15, 35) X
 - j. Draining of stormwater runoff or sewer overflows into coastal waters? (33) X
 - k. Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36, 39) X
 - l. Adverse effect upon land or water uses within the State's small harbors? (4) X

2. Will the proposed activity affect or be located in, on, or adjacent to any of the following: YES NO
- a. State designated freshwater or tidal wetland? (44) X
 - b. Federally designated flood and/or state designated erosion hazard area? (11, 12, 17,) X
 - c. State designated significant fish and/or wildlife habitat? (7) X
 - d. State designated significant scenic resource or area? (24) X
 - e. State designated important agricultural lands? (26) X
 - f. Beach, dune or barrier island? (12) X
 - g. Major ports of Albany, Buffalo, Ogdensburg, Oswego or New York? (3) X
 - h. State, county, or local park? (19, 20) X
 - i. Historic resource listed on the National or State Register of Historic Places? (23) X

3. Will the proposed activity require any of the following: YES NO
- a. Waterfront site? (2, 21, 22) X
 - b. Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5) X
 - c. Construction or reconstruction of a flood or erosion control structure? (13, 14, 16) X
 - d. State water quality permit or certification? (30, 38, 40) X
 - e. State air quality permit or certification? (41, 43) X

4. Will the proposed activity occur within and/or affect an area covered by a State approved local waterfront revitalization program? (see policies in local program document) X

D. ADDITIONAL STEPS

1. If all of the questions in Section C are answered "NO", then the applicant or agency shall complete Section E and submit the documentation required by Section F.
2. If any of the questions in Section C are answered "YES", then the applicant or agent is advised to consult the CMP, or where appropriate, the local waterfront revitalization program document*. The proposed activity must be analyzed in more detail with respect to the applicable state or local coastal policies. On a separate page(s), the applicant or agent shall: (a) identify, by their policy numbers, which coastal policies are affected by the activity, (b) briefly assess the effects of the activity upon the policy; and, (c) state how the activity is consistent with each policy. Following the completion of this written assessment, the applicant or agency shall complete Section E and submit the documentation required by Section F.

E. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with the State's CMP or the approved local waterfront revitalization program, as appropriate. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program, or with the applicable approved local waterfront revitalization program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Andrew Baird, First Coastal Corporation

Address: P.O. Box 1212, Westhampton Beach, NY

Telephone: Area Code (631) 288-2271, Ext. 5#

Applicant/Agent's Signature:  Date: 01-28-26

F. SUBMISSION REQUIREMENTS

1. The applicant or agent shall submit the following documents to the New York State Department of State, Office of Coastal, Local Government and Community Sustainability, Attn: Consistency Review Unit, 1 Commerce Plaza - Suite 1010, Albany, New York 12231.

- a. Copy of original signed form.
- b. Copy of the completed federal agency application.
- c. Other available information which would support the certification of consistency.

2. The applicant or agent shall also submit a copy of this completed form along with his/her application to the federal agency.

3. If there are any questions regarding the submission of this form, contact the Department of State at (518) 474-6000.

*These state and local documents are available for inspection at the offices of many federal agencies, Department of environmental Conservation and Department of State regional offices, and the appropriate regional and county planning agencies. Local program documents are also available for inspection at the offices of the appropriate local government.

Federal Consistency Application Form Supplement

Applicant:

First Dunes Development 496 LLC
500 Northern Blvd
Great Neck NY 11021

Project Location:

496 Dune Road
Westhampton Beach NY 11978

Project Description:

Construct 4' x 100' dock with 8" dia. float-securing piles (2). No treated wood to be used. Open grate decking to be used for dock.

POLICY ANALYSIS:

POLICY 44

This activity is consistent with the above coastal policy because it is a generally compatible activity under the Tidal Wetland Regulations.

POLICIES 11, 12, 17

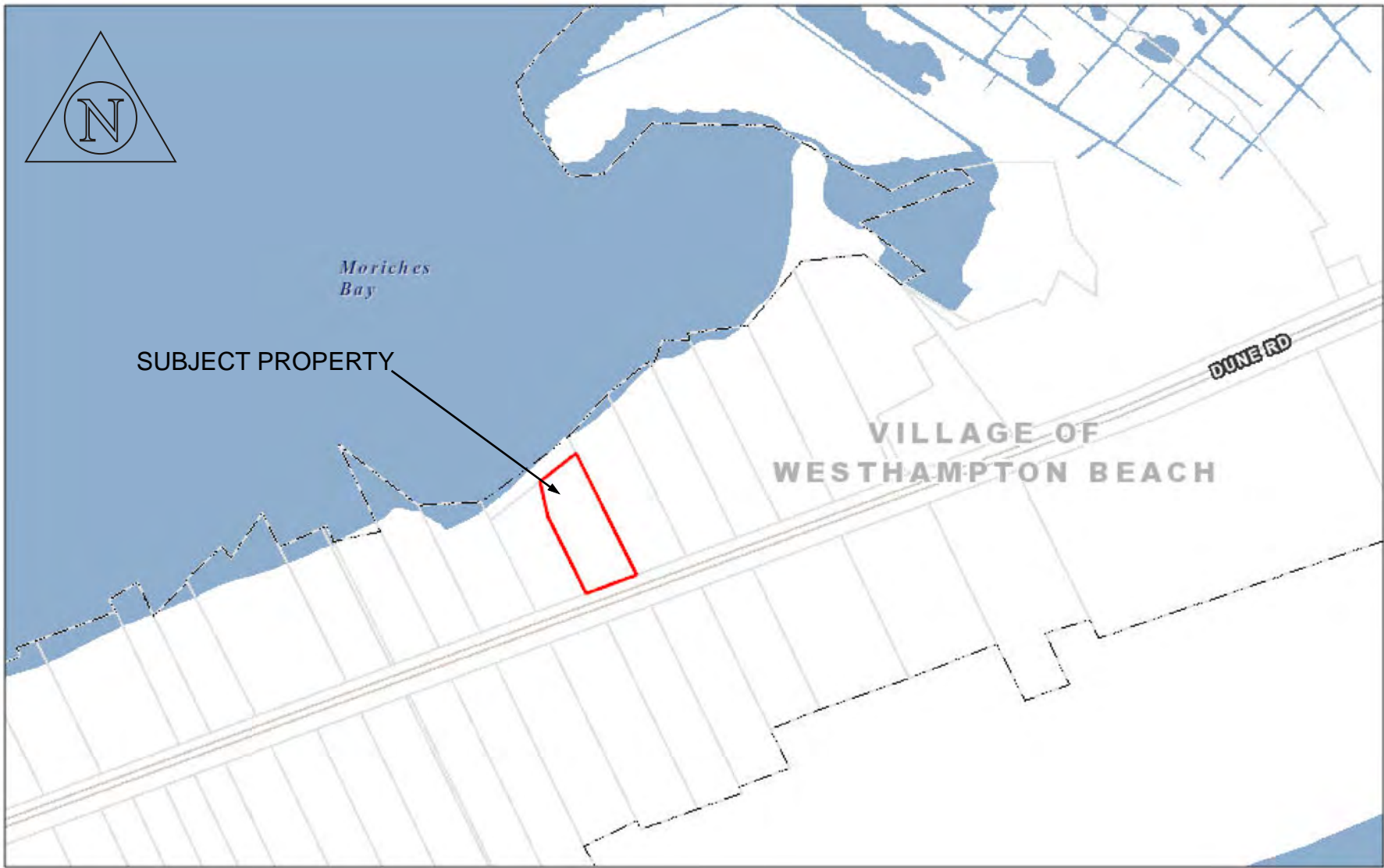
The project is located on Moriches Bay. The project will have no adverse impact on the Creek. The project will in no way increase potential property damage due to flooding. There already exist similar structures in the vicinity of this property.



POLICIES 2, 21, 22

The project will not inhibit water dependent recreation in the area. Other uses of the coast such as scientific research, wildlife viewing, boating, fishing etc., will not be limited in any way. There already exists similar structures in the vicinity of this property.

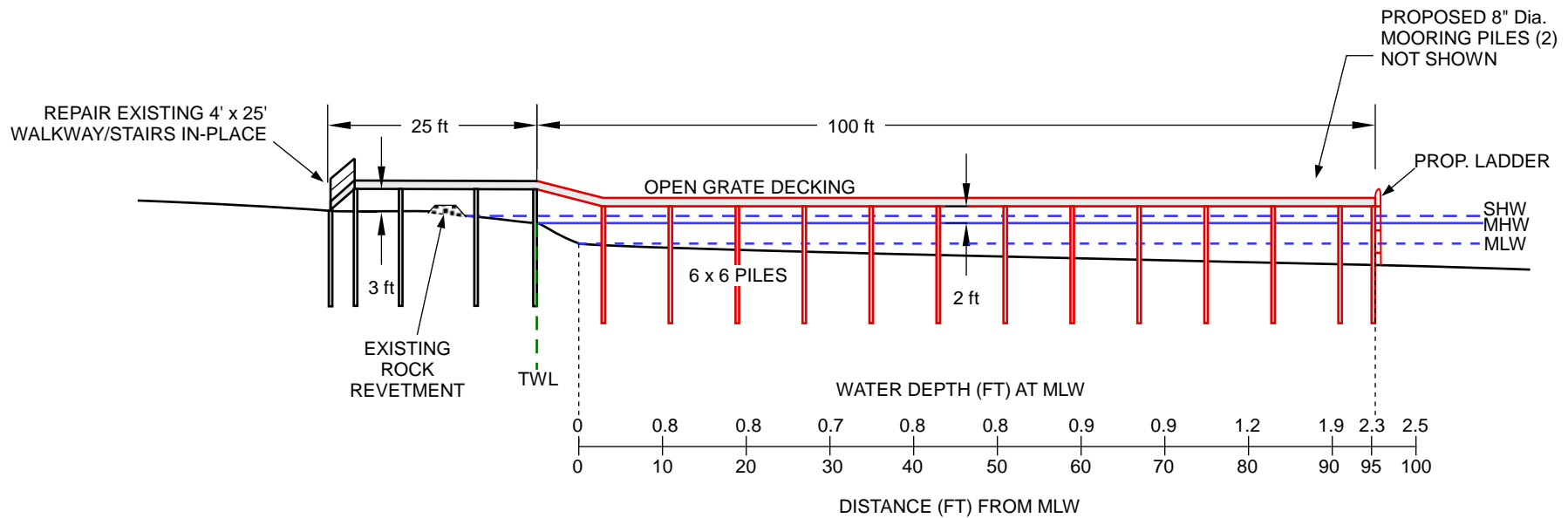
POLICY 7


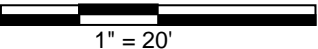
Moriches Bay is listed as a significant fish and wildlife habitat. The proposed project will not adversely impact the bay habitat. There already exists similar structures in the vicinity of this property.



REVISIONS	DATE	 P.O. Box 1212, 4 Arthur Street Westhampton Beach, N.Y. 11978 (631)288-2271; fax (631)288-8949		FIRST DUNES DEVELOPMENT LLC 496 DUNE ROAD WESTHAMPTON BEACH NY 11978 SCTM # 0905-016-01-19.2		
		Drawing No.: Location Map - A	SCALE: 			
		Date: 12/15/25	Drawn By: AHB			Sheet No: 1 OF 3

PROPOSED 4' x 125' DOCK
WITH 8" Dia. MOORING PILES (2)



REVISIONS	DATE	 P.O. Box 1212, 4 Arthur Street Westhampton Beach, N.Y. 11978 (631)288-2271; fax (631)288-8949		FIRST DUNES DEVELOPMENT 496 LLC 496 DUNE ROAD WESTHAMPTON BEACH NY 11978 SCTM # 0905-016-01-19.2	
		Drawing No.: DOCK - B	SCALE: 		
		Date: 12/15/25	Drawn By: AHB	Sheet No: 3 OF 3	




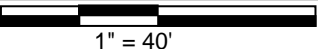
VIEW EAST: SHORELINE AT SUBJECT PROPERTY.



VIEW WEST: SHORELINE AT SUBJECT PROPERTY.



VIEW NORTH: SHORELINE AT SUBJECT PROPERTY.

REVISIONS	DATE	 P.O. Box 1212, 4 Arthur Street Westhampton Beach, N.Y. 11978 (631)288-2271; fax (631)288-8949		FIRST DUNES DEVELOPMENT 496 LLC 496 DUNE ROAD WESTHAMPTON BEACH NY 11978 SCTM # 0905-016-01-19.2	
		Drawing No.:	Photographs - A	SCALE:	 1" = 40'
		Date:	12/15/25	Drawn By:	AHB
				Sheet No:	1 of 1

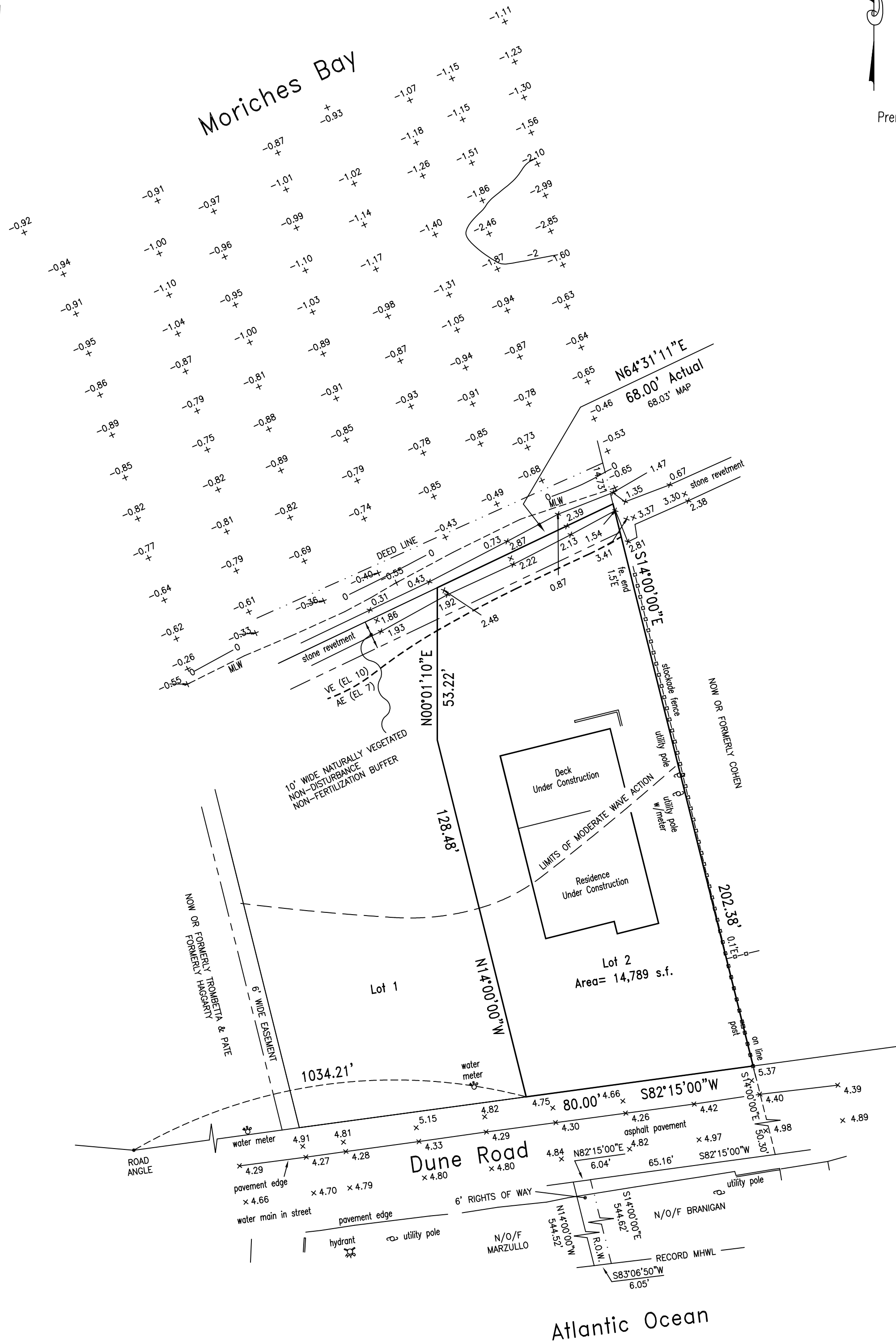
SEAWARD ELEVATIONS REFER TO VDATUM MLW
 LANDWARD ELEVATIONS REFER TO NAVD 1988

Area= 14,789 s.f.

FEMA DATA
 Community No. 36103C0766H
 Effective: 9-25-2009
 Zones:
 VE (EL 10) &
 AE (EL 7)

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.
 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.
 GUARANTEES 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. GUARANTEES ARE NOT TRANSFERABLE.

Premises known as:
 # 496 Dune Road, Westhampton Beach



Boundary Survey of Lot 2
 SUBDIVISION MAP OF 496 Dune Road
 situate in the Incorporated Village of
 Westhampton Beach
 Town of Southampton
 Suffolk County, New York
 District 905 Section 16 Block 1 P/O Lot 19
 Scale 1"= 30' Surveyed January 23, 2025
 Updated August 5, 2025
 GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

Michael W. Minto, L.S.P.C.

LICENSED PROFESSIONAL LAND SURVEYOR
 NEW YORK STATE LICENSE NUMBER 050871

87 Woodview Lane
 Centereach, N.Y. 11720

PHONE/FAX: (631) 580-1202

CELLULAR: (631) 766-9714

EMAIL: mikemintolspc@gmail.com

