

**From:** [Christen Chu](#)  
**To:** [dos.sm.Cstl.CR](#)  
**Subject:** 500 W Lake Dr, Montauk - Suffolk County - New Docks and Addition to Dock  
**Date:** Friday, February 13, 2026 3:54:46 PM  
**Attachments:** [Gosmans DOS App 2-13-2026.pdf](#)

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

Dear Dept. of State,

Attached please find our permit application for a project at 500 West Lake Drive, Montauk

Applicant: 500 W Lake Dr LLC  
c/o Stephen Deckoff, Gosman's Restaurant  
500 W Lake Drive  
Montauk, NY 11954  
[sdeckoff@bdcm.com](mailto:sdeckoff@bdcm.com)

Project Purpose: Install new docks at commercial property, construct addition to square off existing deck, install piles sistered to existing piles.

Project Location: 500 West Lake Drive, Montauk, Town of East Hampton, Suffolk County, NY Lat. N 41°04'33" Lon. W 72°56'18"

Thank you for your attention in this matter,

Christen Chu  
First Coastal Corp.  
4 Arthur St  
PO Box 1212  
Westhampton Beach, NY 11978  
631-288-2271  
[christen@firstcoastal.com](mailto:christen@firstcoastal.com)



Friday, February 13, 2026

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

**RE: 500 W Lake Dr LLC – Platform and Floating Dock Installation  
500 West Lake Drive, Montauk  
SCTM# 0300-006-01-08**

Dear Sir/Madam:

Please find enclosed one copy of the following materials necessary to submit a permit application for a bulkhead reconstruction and dredge project at the above referenced property.

1. Completed DEC Joint Application Form
2. ENG Form 4345
3. NANY Form 201
4. Federal Consistency Assessment Form
5. FCA Supplement Form
6. Photographs
7. Location Map
8. Survey
9. Hydrosurvey
10. Site Plan
11. Cross Section
12. A First Coastal Agent/Permittee Authorization Form

The project consists of the following:

- Installation of an 88 sqft platform (to square off an existing deck)
- Install six 10"-diameter piles sistered to existing piles
- Dock A: 8' x 8' platform, 3' x 15' ramp, 8' x 40' float
- Dock B: 8' x 101' fixed dock, four 3' x 15' ramps, and four 6' x 20' floats
- Dock C: 4' x 4' cantilevered platform, 3' x 15' ramp, and 8' x 20' float.

If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,  
**First Coastal Corporation**

Christen Chu  
631-288-2271 ext #1  
[christen@firstcoastal.com](mailto:christen@firstcoastal.com)





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 [checked] Check here to confirm you sent this form to NYSDEC.

- Check all permits that apply: [ ] Stream Disturbance, [ ] Excavation and Fill in Navigable Waters, [ ] Docks, Moorings or Platforms, [ ] Dams and Impoundment Structures, [ ] 401 Water Quality Certification \*, [ ] Freshwater Wetlands, [ ] Tidal Wetlands, [ ] Wild, Scenic and Recreational Rivers, [ ] Coastal Erosion Management, [ ] Water Withdrawal, [ ] Long Island Well, [ ] Incidental Take of Endangered / Threatened Species

\* See Instructions Page 3

>US Army Corps of Engineers [checked] 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 [checked] Check here to confirm you sent this form to NYSDOS.

- Check if this applies: [ ] Coastal Consistency Concurrence

2. Name of Applicant

500 W Lake Dr LLC
Mailing Address: c/o Stephen Deckoff, Gosman's Restaurant, 500 W Lake Drive
Telephone:
Email: sdeckoff@bdc.com
Applicant Must be (check all that apply): [checked] Owner [ ] Operator [ ] Lessee

Taxpayer ID (if applicant is NOT an individual)

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**  
 Christen Chu - First Coastal Corp  
 Mailing Address: PO Box 1212  
 Post Office / City: Westhampton Beach  
 State: NY Zip: 11978  
 Telephone: 631-288-2271 Email: christen@firstcoastal.com

**5. Project / Facility Name**  
 Gosman's Dock  
 Property Tax Map Section / Block / Lot Number: 300-6-1-8  
 Project Street Address, if applicable: 500 West Lake Drive  
 Post Office / City: Montauk  
 State: NY Zip: 11954  
 Provide directions and distances to roads, intersections, bridges and bodies of water  
 Town  Village  City County: Suffolk Stream/Waterbody Name: Lake Montauk  
 Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:  
 Latitude: 41° 04' 33" Longitude: 71° 56' 18"

**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:  
 Square off existing deck  
 Install floating docks for boating access to existing restaurant, shops, etc.

b. Description of current site conditions:  
 Property is a commercial property, currently improved with restaurants/cafes/bars, shops, outdoor public areas, various driveways, landscaping, hardscaping, docks, and bulkheads. Currently the property is bulkheaded on the seaward side, and public access is only via West Lake Drive.

c. Proposed site changes:  
 Construct 88 sqft addition to existing deck in order to square off deck. Install six 10"-diameter piles sistered to existing piles on existing deck.  
 Dock A: 8' x 8' platform, 3' x 15' ramp, 8' x 40' float  
 Dock B: 8' x 101' fixed dock, four (4) 3' x 15' ramps, four (4) 6' x 20' floats  
 Dock C: 4' x 4' platform, 3' x 15' ramp, 8' x 20' float

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.):  
 88 sqft deck addition  
 Dock A: 64 sqft of platform, 45 sqft of ramp, 320 sqft of float  
 Dock B: 180 sqft of ramps, 808 sqft fixed dock, 480 sqft of floats  
 Dock C: 16 sqft of platform, 45 sqft of ramp, 160 sqft of float

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:  
 N/A

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

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

Hand tools, power tools  
Access via upland and via barge

h. Describe the planned sequence of activities:

Construct 88 sqft addition to existing deck in order to square off deck. Install six 10"-diameter piles sistered to existing piles on existing deck.  
Dock A: 8' x 8' platform, 3' x 15' ramp, 8' x 40' float  
Dock B: 8' x 101' fixed dock, four (4) 3' x 15' ramps, four (4) 6' x 20' floats  
Dock C: 4' x 4' platform, 3' x 15' ramp, 8' x 20' float

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

Best management practices will be used to mitigate any potential environmental impacts, including but not limited to: use of untreated wood to avoid leaching chemicals into the lake, staging construction materials in the upland to prevent debris from entering the waterway, installing piles via water jetting to minimize disturbance and turbidity.

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

Best management practices will be used to mitigate any potential water quality impacts, including but not limited to: use of untreated wood to avoid leaching chemicals into the lake, staging construction materials in the upland to prevent debris from entering the waterway, installing piles via water jetting to minimize disturbance and turbidity.

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

No feasible alternatives exist that avoid regulated areas.

l. Proposed use:  Private  Public  Commercial

m. Proposed Start Date: 2026 Estimated Completion Date: 2 weeks

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:

1-4724-01308/00001 (NJ for sanitary system at 484 West Lake Dr)  
1-4724-01308/00002 (Bulkhead r/r at 484 West Lake Dr)  
1-4724-01308/00005 (Bulkhead repair at 484 West Lake Dr)  
1-4724-01308/00008 (Bulkhead r/r, dredge at 484 West Lake Dr)

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

Yes If Yes, list below.  No

Town of East Hampton  
US COE  
NYS DEC  
NYS DOS

**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 12/2/25
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Applicant Must be (check all that apply):  Owner  Operator  Lessee

Printed Name 500 W. Lake Dr LLC - Stephen Deckoff	Title Owner
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**Signature of Owner (if different than Applicant)**

	Date
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Printed Name	Title
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**Signature of Contact / Agent**

	Date 2.13.26
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Printed Name CHRISTEULAU	Title AGENT
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**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

**U.S. ARMY CORPS OF ENGINEERS  
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT**  
33 CFR 325. The proponent agency is CECW-CO-R.

*Form Approved -  
OMB No. 0710-0003  
Expires: 30-SEPTEMBER-2015*

Public reporting for this collection of information is estimated to average 11 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 the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. 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**

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated 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/or instructions) and be submitted to the District Engineer having jurisdiction over the location of 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 COMPLETE
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**(ITEMS BELOW TO BE FILLED BY APPLICANT)**

5. APPLICANT'S NAME First - Stephen      Middle -      Last - Deckoff Company - 500 W Lake Dr LLC E-mail Address - sdeckoff@bdc.com	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Christen      Middle -      Last - Chu Company - First Coastal E-mail Address - christen@firstcoastal.com
6. APPLICANT'S ADDRESS: Address- c/o Stephen Deckoff, Gosman's Restaurant, 500 W Lake Dr City - Montauk      State - NY      Zip - 11954      Country - USA	9. AGENT'S ADDRESS: Address- P.O. Box 1212 City - WH Beach      State - NY      Zip - 11978      Country - USA
7. APPLICANT'S PHONE NOs. w/AREA CODE a. Residence      b. Business      c. Fax	10. AGENTS PHONE NOs. w/AREA CODE a. Residence      b. Business      c. Fax 631-288-2271 Ext 1#

**STATEMENT OF AUTHORIZATION**

11. I hereby authorize,           Please see attached form           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.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

**NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY**

12. PROJECT NAME OR TITLE (see instructions) Gosman's Dock	
13. NAME OF WATERBODY, IF KNOWN (if applicable) Lake Montauk	14. PROJECT STREET ADDRESS (if applicable) Address 500 West Lake Drive
15. LOCATION OF PROJECT Latitude: +N 41 04' 33"      Longitude: -W 71 56' 18"	City - Montauk      State- NY      Zip- 11954
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID 300-6-1-8      Municipality Section -      Township -      Range -	

17. DIRECTIONS TO THE SITE

Please see attached location map.

18. Nature of Activity (Description of project, include all features)

Construct 88 sqft addition to existing deck in order to square off deck

Install six 10" diameter piles sistered to existing catwalk piles.

Dock A: 8' x 8' platform, 3' x 15' ramp, 8' x 40' float

Dock B: 8' x 101' fixed dock, four (4) 3' x 15' ramps, four (4) 6' x 20' floats

Dock C: 4' x 4' platform, 3' x 15' ramp, 8' x 20' float

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

Install 88 sqft addition to existing deck in order to square off irregular shape of deck

Install new docks to enable boating access for the public

Install new piles sistered to existing piles on existing catwalk for support & to attach a canopy

**USE BLOCKS 20-23 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:

Type	Type	Type
Amount in Cubic Yards	Amount in Cubic Yards	Amount in Cubic Yards

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

24. Is Any Portion of the Work Already Complete?  Yes  No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Town of East Hampton, 159 Pantigo Road

City - East Hampton State - NY Zip - 11937

b. Address- 484 W Lake Dr LLC, c/o Stephen Deckoff, Gosman's Restaurant, 500 W Lake Dr

City - Montauk State - NY Zip - 11954

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates 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
East Hampton Town	NRSP	Pending			
NYS DEC		Pending			
NYS DOS		Pending			
US COE		Pending			

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this 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                                            2.12.26  
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 any 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.**

Install 88 sqft addition to existing deck in order to square off deck  
Install new docks to enable boating access for restaurant patrons  
Install new piles sistered to existing piles for support

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

Town of East Hampton  
159 Pantigo Rd  
East Hampton, NY 11937

484 W Lake Dr LLC  
c/o Stephen Deckoff, Gosman's Restaurant  
500 W Lake Drive  
Montauk, NY 11954

***(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 purpose of the project is to provide boating access at an existing waterfront restaurant/shops, and to square off an existing deck. No practicable alternatives exist to achieve this goal. Best management practices will be employed during construction to minimize impacts to the site.

### **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.**

**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).**

All proposed docks meet the above depths and dimensions for a commercial property.

Applicant proposes a 8' x 40' floating dock (Dock A), the purpose of this size is to allow safe passage of staff, patrons, equipment and luggage to/from transient boats docking here in order to access the restaurant and other available amenities.

Dock B includes a 8' x 101' fixed dock with several 6' x 20' floats for the same purpose.

Dock C includes a 8' x 20' float for the same purpose.

**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.**

Site plan shows example size and positions of potential transient vessels

**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.**

Site plan shows example size and positions of potential transient vessels.

No fueling or sewage pumpout facilities proposed or existing (East Hampton Town instead employs pumpout boats). Proposed floats are for enabling access from the water to the restaurant, shops, etc at the site.

**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.**

Nearest adjacent marine structure are the piers/docks located approximately 190 ft south of Dock C.

**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.**

Proposed floats are designed to withstand expected wave action (including wakes) at the site.

### **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.**

N/A

**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.***



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: Christen Chu, First Coastal Corporation

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

Telephone: Area Code (631) 288-2271, Ext. 1#

Applicant/Agent's Signature:  Date: 12.13.26

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.



## 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

500 W Lake Drive  
Montauk  
SCTM # 300-006-01-08

### Owner/Client

500 W Lake Dr LLC  
c/o Stephen Deckoff  
Gosman's Restaurant  
500 W Lake Drive  
Montauk, NY 11954

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: 12/2/25

Sworn to before me this 2nd day of December, 2025.

  
Notary Public

KELLYANNE GOODWIN  
Notary Public, State of New York  
Reg. No. 0106378660  
Qualified in Suffolk County  
Commission Expires 07/30/2026

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





GOSMAN'S PROPERTY - LOCATION MAP  
500 AND 494 WEST LAKE DRIVE, MONTAUK, EAST HAMPTON  
MAP FROM TOWN OF SUFFOLK COUNTY G.I.S.

LAT 41° 4' 33" LONG 71° 56' 18"  
LAT 41° 4' 31" LONG 71° 56' 18"



PARCEL 3:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of East Hampton, County of Suffolk and State of New York, bounded and described as follows:  
BEGINNING at a concrete monument which is the southwesterly corner of the premises herein described on the easterly side of West Lake Drive, a public road 60 feet wide; said concrete monument being situate South 31 degrees 25 minutes 40 seconds East, 57.22 feet from a concrete monument marking Station S-JJ which Station is in turn situate North 54°17'28" East and East 2621.24 feet from U.S.C. & G. Triangulation Station L02, the zero of coordinates;  
RUNNING THENCE from the point of beginning along the easterly side of said public road, North 13 degrees 43 minutes 04 seconds West, 180.28 feet to a concrete monument and land of the Town of East Hampton;  
THENCE along land of the Town of East Hampton, North 72 degrees 44 minutes 00 seconds East, 292.35 feet to other land of the Town of East Hampton under the waters of Lake Montauk;  
THENCE along said lands under Lake Montauk, Town of East Hampton, South 12 degrees 16 minutes 00 seconds East, 202.46 feet to land now or formerly of Charles L. Banner;  
THENCE along said land of Charles L. Banner, the following two (2) courses and distances:  
South 71 degrees 11 minutes 39 seconds West, 177.71 feet;  
South 88 degrees 30 minutes 11 seconds West, 111.41 feet to the point or place of BEGINNING.  
FOR INFORMATION ONLY: Said premises being more commonly known and designated by the street address 500 West Lake Drive, Montauk, NY 11954; tax map designation District 0300 Section 006.00 Block 01.00 Lot 008.000.



ALTA/NSPS LAND TITLE SURVEY

SITUATE  
**MONTAUK**  
Town Of East Hampton, Suffolk Co., N.Y.  
Scale: 1"=30'  
Area: 57,934 S.F. or 1.330 Acres  
Lot Area (Excluding Underwater Land):  
44,859 S.F. or 1.030 Acres  
Zone: Waterfront

Certified To:  
500 W Lake Dr LLC  
WFG Title Insurance Company  
Dime Community Bank

COVERAGE (Excluding Structures Over Water)  
ALLOWED - 17,944 SF. OR 40%  
EXISTING - 13,865 SF.  
TOTAL COVERAGE (Excluding Structures Over Water)  
ALLOWED - 33,844 SF. OR 75%  
EXISTING - 32,145 SF.  
CLEARING  
EXISTING - 44,859 SF.

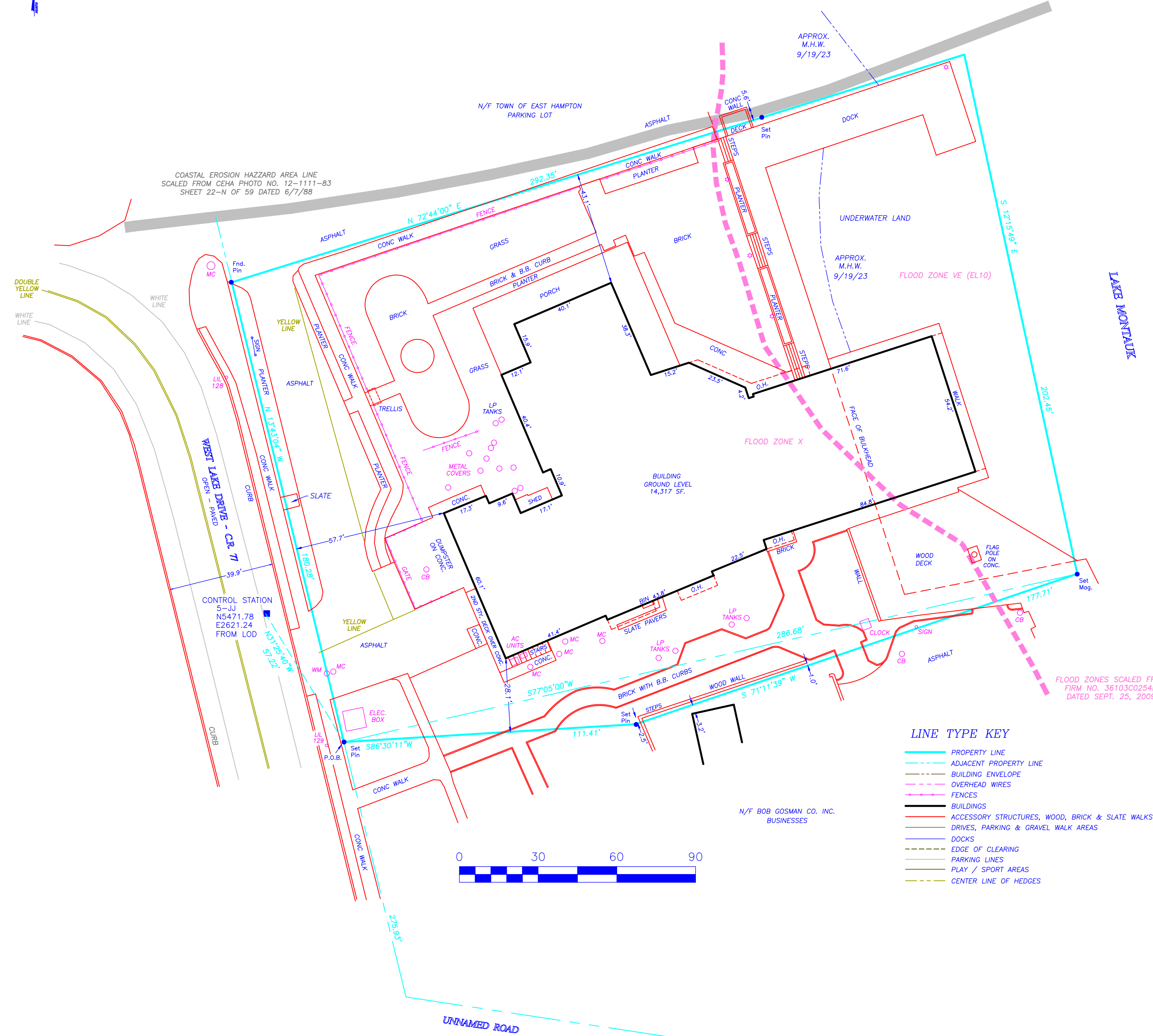
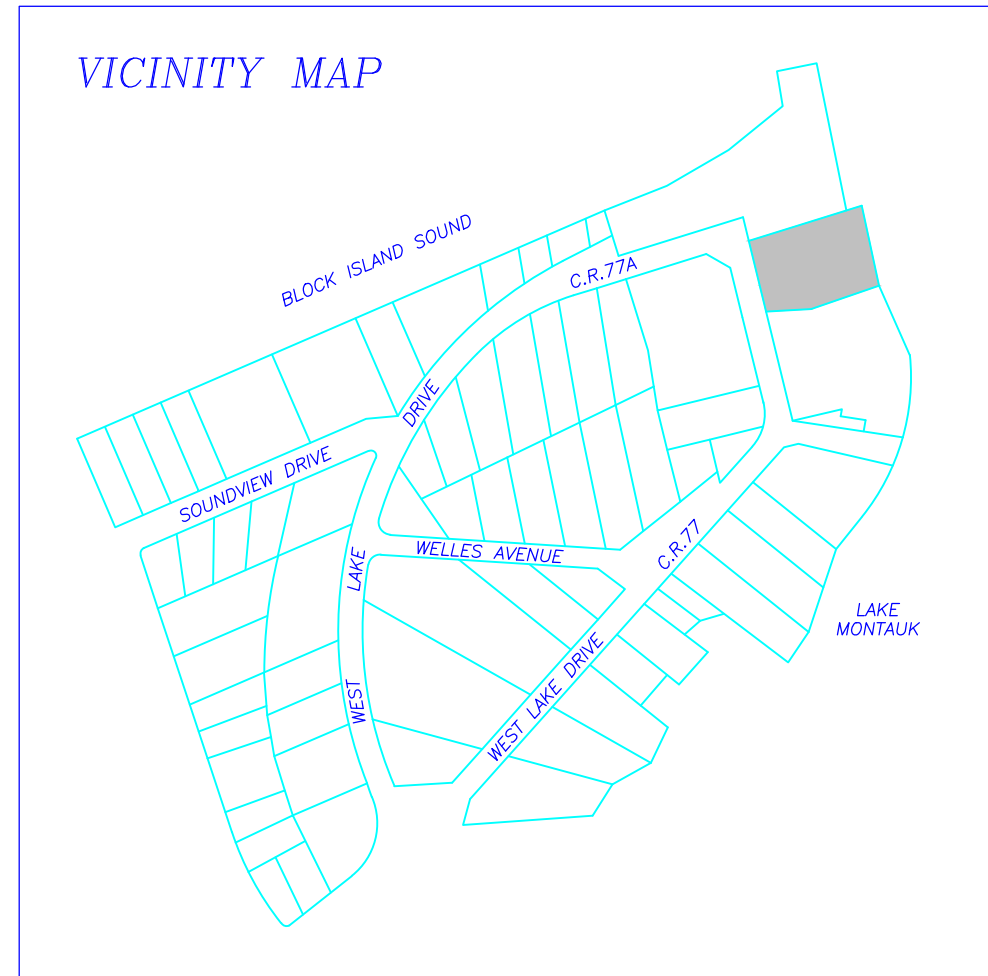
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 7(b)(1), 8-9, 11, 13, 16-17 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON Sept. 11, 2023. DATE OF PLAT OR MAP: Sept. 10, 2024

TABLE A.

ITEM 1.	MONUMENTS AT MAJOR CORNERS
ITEM 2.	ADDRESS - 500 WEST LAKE DRIVE, MONTAUK, NY 11954
ITEM 3.	FLOOD ZONE - X, VE(EL 10)
ITEM 4.	GROSS LAND AREA - 44,859 S.F.
ITEM 7a.	EXTERIOR DIMENSIONS OF BUILDINGS - ON DRAWING
ITEM 7b(1).	SQUARE FOOTAGE OF BUILDINGS AS GROUND LEVEL - ON DRAWING
ITEM 8.	SUBSTANTIAL FEATURES - ON DRAWING
ITEM 9.	NUMBER OF PARKING SPACES - NO PARKING SPACES
ITEM 11.	EVIDENCE OF UNDERGROUND UTILITIES - ON DRAWING
ITEM 13.	NAMES OF ADJOINING OWNERS - ON DRAWING
ITEM 16.	EVIDENCE OF RECENT EARTH WORK - NONE OBSERVED
ITEM 17.	EVIDENCE OF RECENT WORK TO, OR PROPOSED CHANGES IN, STREET RIGHT OF WAY - NONE
ITEM 18.	PLOTTABLE OFFSITE EASEMENTS - NONE

NOTE:

- THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE; HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FREEDOM LAND TITLE AGENCY LLC, TITLE NO. FL-48404 WITH A DATE OF AUG. 18, 2022, SEPT. 13, 2022, AND SEPT. 21, 2022
- UTILITIES PLOTTED USING ABOVE GROUND, VISIBLE EVIDENCE ONLY
- NO OBSERVABLE EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS



SYMBOL KEY

- SIGN
- AC AIR CONDITIONING
- CB CATCH BASIN
- CC CONC. COVER
- CE CELLAR ENTRY
- CHIM CHIMNEY
- CM CONC. MONUMENT
- EB ELECTRIC BOX
- EG EVERGREEN TREE
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FE FENCE
- FF FIRST FLOOR
- GM GAS METER
- GV GAS VALVE
- H.A.G. HEIGHT ABOVE GRADE
- HT HEIGHT
- HW HARDWOOD TREE
- HYD HYDRANT
- IR IRRIGATION BOX
- LB LIGHT BOX
- LP LEACHING POOL
- LTP LIGHT POST
- MC METAL COVER
- OH OVERHANG
- PT PROPANE TANK
- S STEP
- ST SEPTIC TANK
- TB TELEPHONE BOX
- TBR TO BE REMOVED
- TL TRAFFIC LIGHT
- TP TELEPHONE POLE
- UB UTILITY BOX
- WIN WINDOW
- WM WATER METER
- WV WATER VALVE

LINE TYPE KEY

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING ENVELOPE
- OVERHEAD WIRES
- FENCES
- BUILDINGS
- ACCESSORY STRUCTURES, WOOD, BRICK & SLATE WALKS
- DRIVES, PARKING & GRAVEL WALK AREAS
- DOCKS
- EDGE OF CLEARING
- PARKING LINES
- PLAY / SPORT AREAS
- CENTER LINE OF HEDGES



NOTE:

- Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 7209 of the New York State Education Law.
- Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
- Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
- The existence of subsurface improvements or encroachments, or wellheads, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Revised: Sept. 10, 2024 - Coverages  
Surveyed: Sept. 11, 2023

**GEORGE WALBRIDGE SURVEYORS, P.C.**  
Land Surveyors & Land Planners  
300 Pantigo Place - Suite 116  
East Hampton, Long Island, N.Y. 11937  
Phone: (631) 324-0412 Fax: (631) 324-9849  
E-mail: info@walbridgesurveyors.com

NOTE: THIS LAND MAY BE SUBJECT TO COVENANTS OR EASEMENTS AS RECORDED IN:  
 LIBER 1844 PAGE 507 PERMANENT EASEMENT ITS LOCATION SHOWN  
 LIBER 3015 PAGE 104 EASEMENT RELEASE FOR BULKHEAD CONSTRUCTION LOCATION CAN NOT BE DETERMINED BY RECORDED DOCUMENT  
 LIBER 3159 PAGE 280 COVENANTS AND RESTRICTIONS ITS LOCATION SHOWN  
 LIBER 4439 PAGE 537 COVENANTS AND RESTRICTIONS ITS LOCATION SHOWN  
 LIBER 4783 PAGE 26 EASEMENT RELEASE FOR DRAINAGE FACILITIES LOCATION CAN NOT BE DETERMINED BY RECORDED DOCUMENT  
 LIBER 6315 PAGE 348 COVENANTS AND RESTRICTIONS ITS LOCATION SHOWN  
 LIBER 8398 PAGE 495 AGREEMENT WITH TAX LOT 27.1 ITS LOCATION SHOWN  
 LIBER 7338 PAGE 304 EASEMENT RESERVED SHOWN IN DEEDS COVERING TAX LOT 29 ITS LOCATION SHOWN  
 LIBER 12364 PAGE 803 EASEMENT RESERVED SHOWN IN DEEDS COVERING TAX LOT 29 ITS LOCATION SHOWN  
 LIBER 12941 PAGE 197 BOUNDARY LINE AGREEMENT ITS LOCATION SHOWN

1230-44  
 1043-68  
 1156-16  
 1212-48

DC14539  
 MONTAUK  
 A48W5-MTK.txt

# ALTA/NSPS LAND TITLE SURVEY

## SITUATE MONTAUK

Town Of East Hampton, Suffolk Co., N.Y.  
 Scale: 1"=30'  
 Area: 92,685 S.F. or 2.128 Acres  
 Lot Area (Excluding Underwater Land):  
 90,336 S.F. or 2.074 Acres  
 Zone: Waterfront  
 Address:  
 484 West Lake Drive  
 Montauk, NY

Certified To:  
 484 W Lake Dr LLC  
 WFG National Title Insurance Company  
 Dime Community Bank

COVERAGE (Excluding Structures Over Water)  
 ALLOWED - 36,134 SF. OR 40%  
 EXISTING - 26,625 SF.

TOTAL COVERAGE (Excluding Structures Over Water)  
 ALLOWED - 67,752 SF. OR 75%  
 EXISTING - 65,296 SF.

CLEARING  
 EXISTING - 90,336 SF.

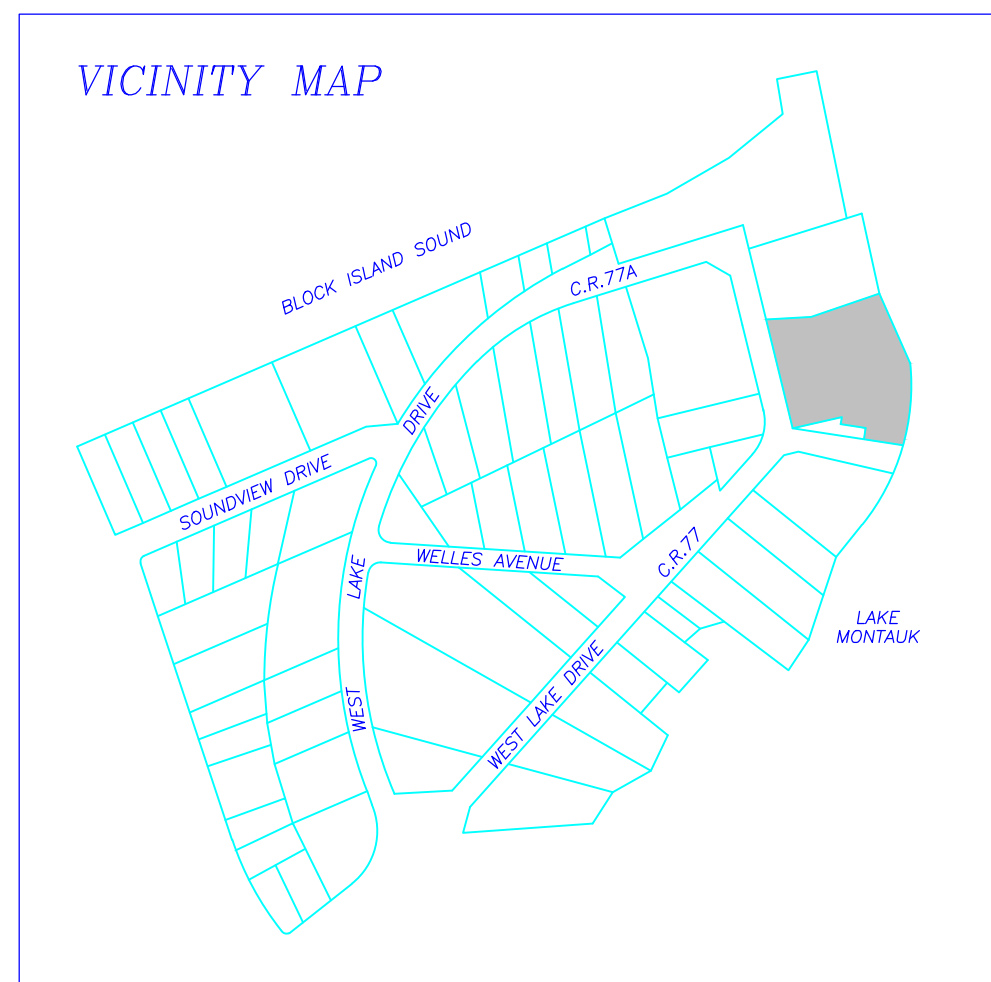
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### TABLE A.

- |             |  |
|-------------|--|
| ITEM 1.     | MONUMENTS AT MAJOR CORNERS   |
| ITEM 2.     | ADDRESS - 484 WEST LAKE DRIVE, MONTAUK, NY 11954                               |
| ITEM 3.     | FLOOD ZONE - X, AE(EL 7), VE(EL 8), VE(EL 10)                                  |
| ITEM 4.     | GROSS LAND AREA - 90,336 S.F.  |
| ITEM 7a.    | EXTERIOR DIMENSIONS OF BUILDINGS - ON DRAWING                                  |
| ITEM 7b(1). | SQUARE FOOTAGE OF BUILDINGS AS GROUND LEVEL - ON DRAWING                       |
| ITEM 8.     | SUBSTANTIAL FEATURES - ON DRAWING  |
| ITEM 9.     | NUMBER OF PARKING SPACES - ON DRAWING  |
| ITEM 11.    | EVIDENCE OF UNDERGROUND UTILITIES - ON DRAWING                                 |
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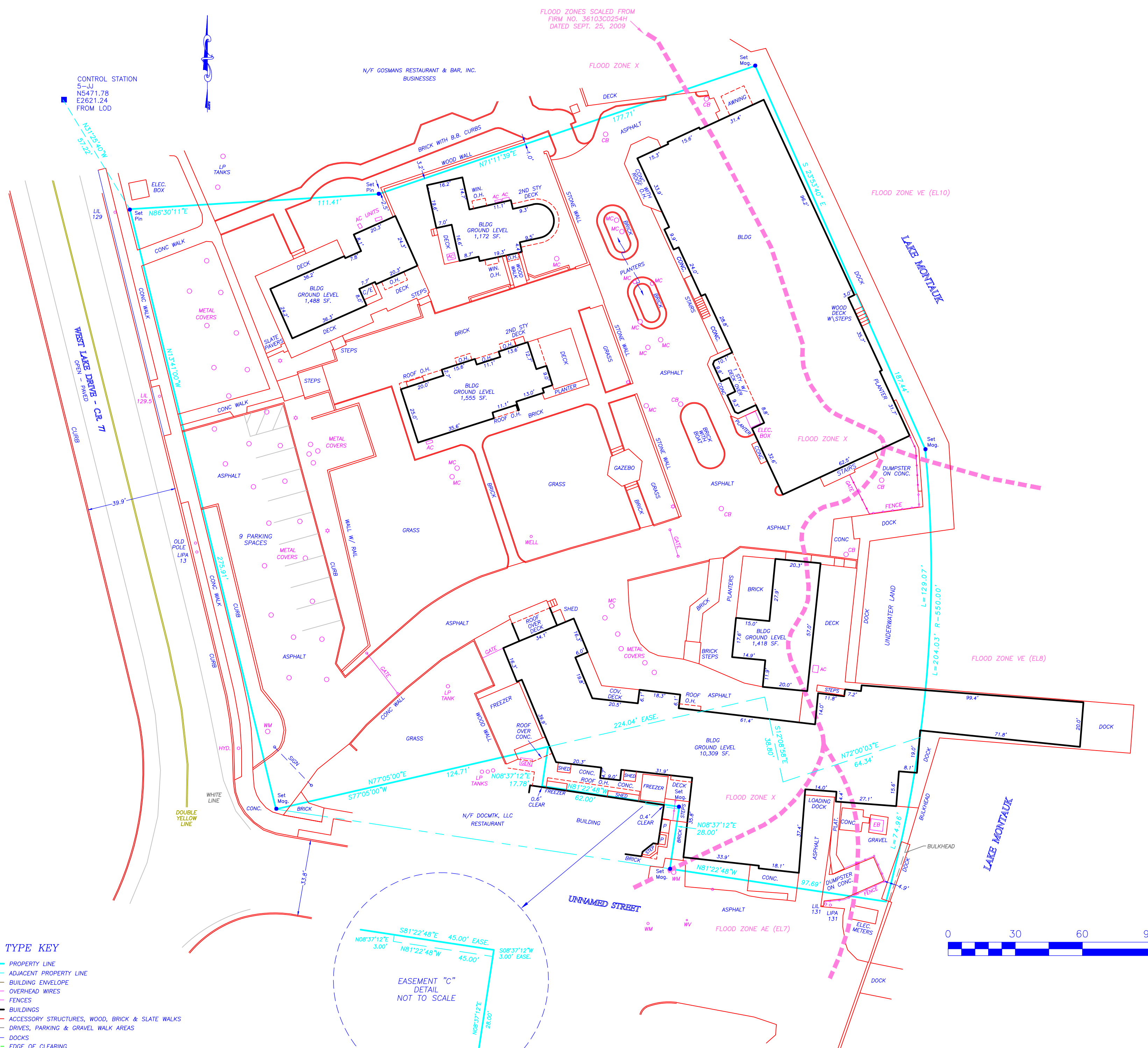
### SYMBOL KEY

- SIGN
- AC AIR CONDITIONING
- CB CATCH BASIN
- CC CONC. COVER
- CE CELLAR ENTRY
- CHM CHIMNEY
- CM CONC. MONUMENT
- EB ELECTRIC BOX
- EG EVERGREEN TREE
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FE FENCE
- FF FIRST FLOOR
- GM GAS METER
- GV GAS VALVE
- H.A.G. HEIGHT ABOVE GRADE
- HT HEIGHT
- HW HARDWOOD TREE
- HR HORIZONTAL
- IR IRRIGATION BOX
- LB LIGHT BOX
- LP LEADING POOL
- LTP LIGHT POST
- MC METAL COVER
- OV OVERHANG
- P PLANTER
- PT PROPANE TANK
- S STEP
- ST SEPTIC TANK
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### LINE TYPE KEY

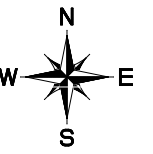
- PROPERTY LINE
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- FENCES
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- DRIVES, PARKING & GRAVEL WALK AREAS
- DOCKS
- EDGE OF CLEARING
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Revised: Sept. 10, 2024 \_ Coverages  
 Surveyed: Sept. 11, 2023

**GEORGE WALBRIDGE SURVEYORS, P.C.**  
 Land Surveyors & Land Planners  
 300 Pantigo Place - Suite 116  
 East Hampton, Long Island, N.Y. 11937  
 Phone: (631) 324-0412 Fax: (631) 324-9849  
 E-mail: info@walbridgesurveyors.com





N/F TOWN OF EAST HAMPTON

**DOCK A: Proposed**  
 8' x 8' Platform  
 3' x 15' Ramp  
 8' x 40' Float

Distance to opposite shore approx. 430 ft

Block Island Sound

**DOCK B: Proposed**  
 (1) 8' x 101' Fixed Dock  
 (4) 3' x 15' Ramps  
 (4) 6' x 20' Floats

Lake Montauk

Construct 88 sqft platform

Install six (6) 10" dia. piles sistered to existing piles

**DOCK C: Proposed**  
 4' x 4' Platform  
 3' x 15' Ramp  
 8' x 20' Float

ACOE Channel Toe

West Lake Drive # 500  
 SCT# 300-6-1-8

West Lake Drive # 494  
 SCT# 300-6-1-3.1

REVISIONS	DATE

**FIRST Coastal corporation**  
 P.O. Box 1212, 4 Arthur Street  
 Westhampton Beach, N.Y. 11978  
 (631)288-2271; fax (631)288-8949

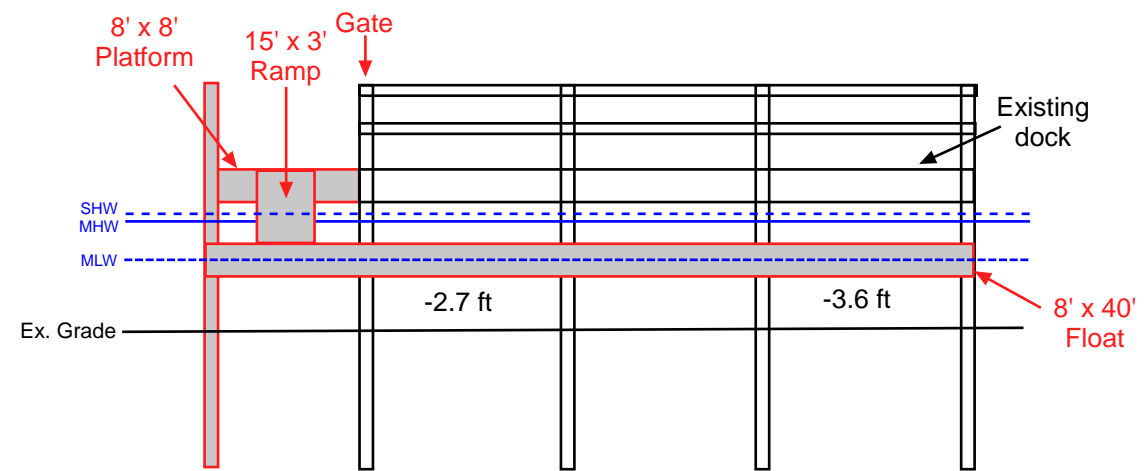
Drawing No: **DOCKS** SCALE: 1" = 40'

Date: **12/12/2025** Drawn By: **CMC** Sheet No: **1 OF 1**

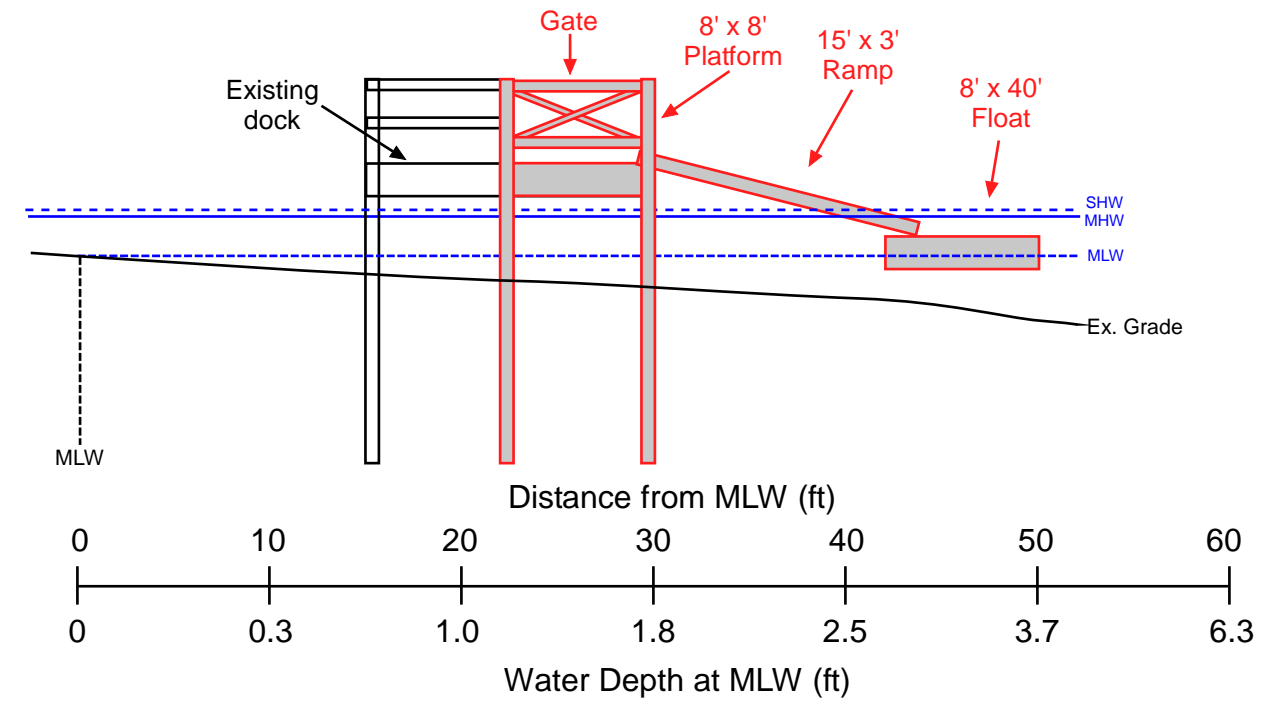
**GOSMAN'S DOCK**  
 500 & 494 WEST LAKE ROAD  
 EAST HAMPTON  
 SCTM# 300-6-1-8 & 3.1

**CROSS SECTION - DOCK A - VIEW WEST**

Water depths (ft) reference to MLW

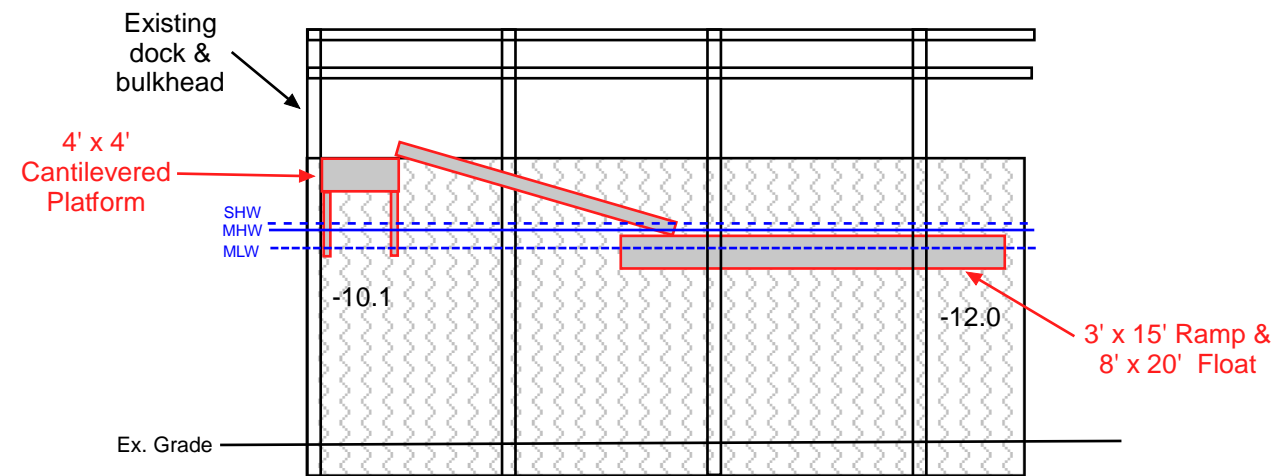


**CROSS SECTION - DOCK A - VIEW NORTH**

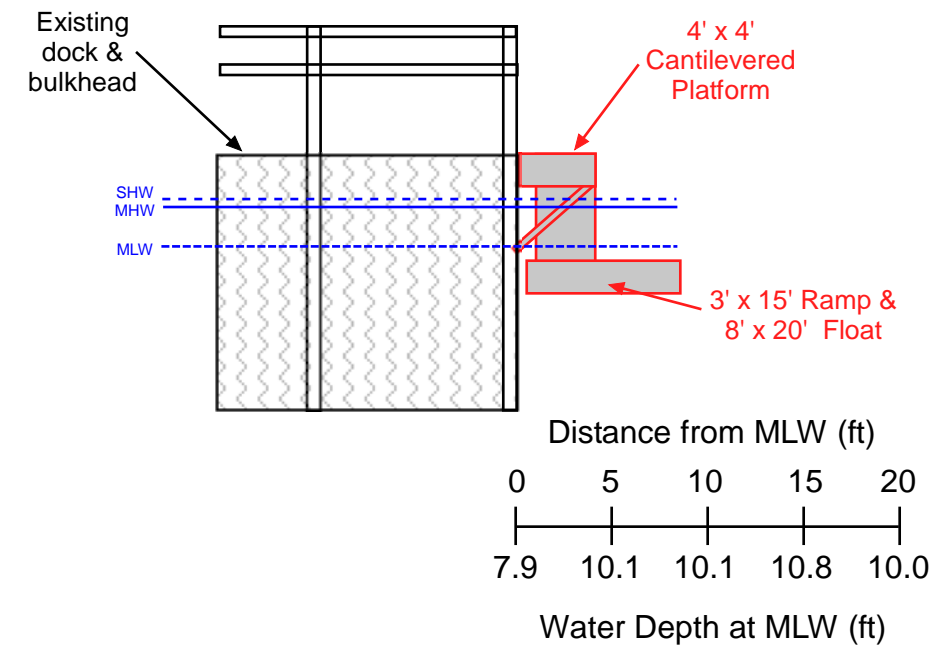


**CROSS SECTION - DOCK C - VIEW WEST**

Water depths (ft) reference to MLW



**CROSS SECTION - DOCK C - VIEW NORTH**



REVISIONS	DATE

**FIRST Coastal corporation**  
 P.O. Box 1212, 4 Arthur Street  
 Westhampton Beach, N.Y. 11978  
 (631)288-2271; fax (631)288-8949

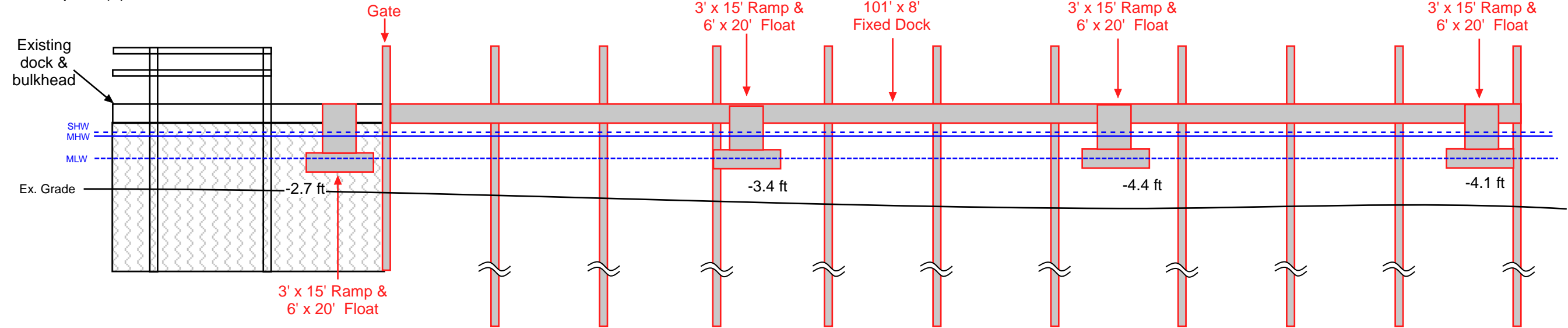
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Date: **12/12/2025** Drawn By: **CMC** Sheet No: **1 OF 2**

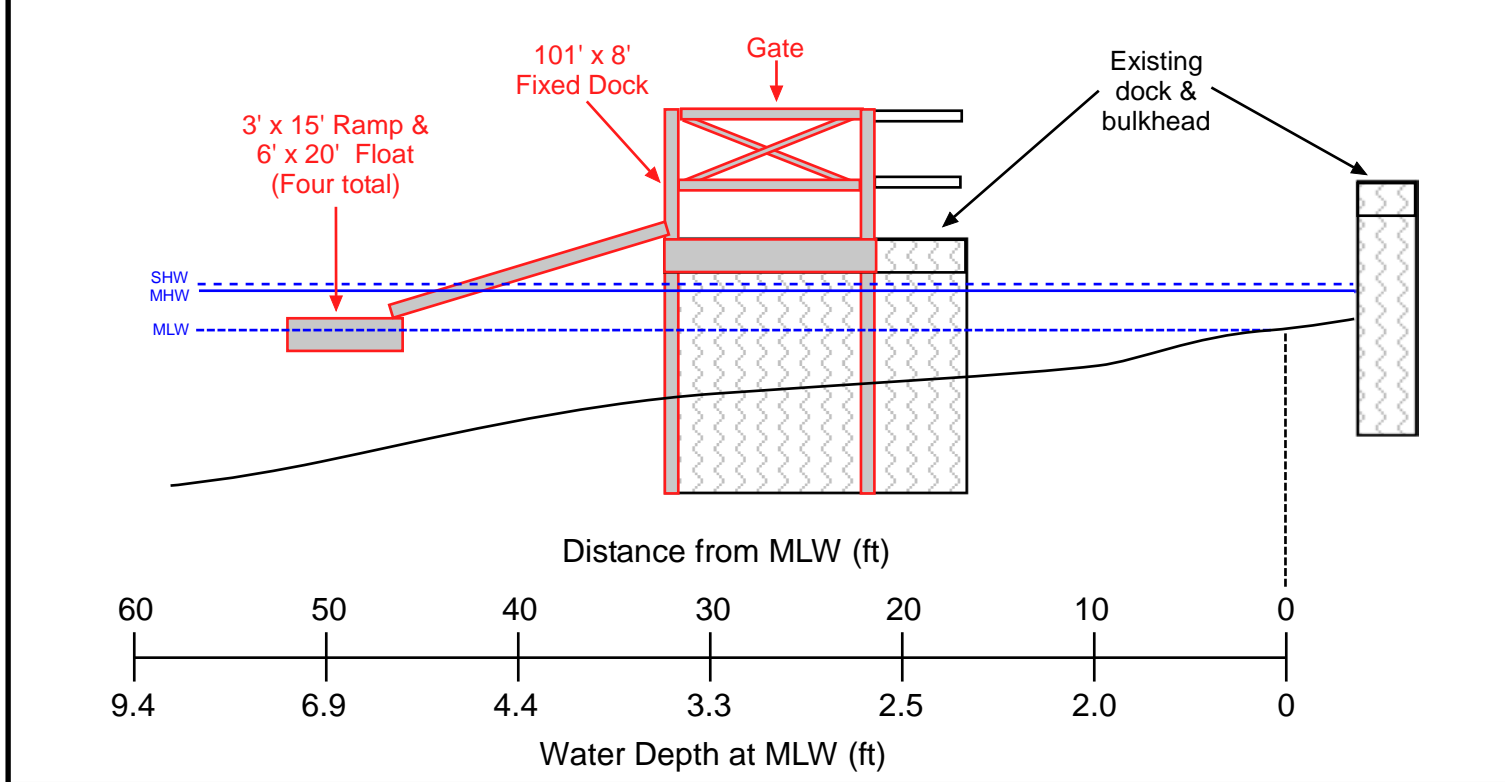
**GOSMAN'S DOCK**  
 500 WEST LAKE ROAD  
 EAST HAMPTON  
 SCTM# 300-6-1-8 & 3.1

**CROSS SECTION - DOCK B - VIEW WEST**

Water depths (ft) reference to MLW



**CROSS SECTION - DOCK B - VIEW SOUTH**



REVISIONS	DATE

**FIRST Coastal corporation**  
 P.O. Box 1212, 4 Arthur Street  
 Westhampton Beach, N.Y. 11978  
 (631)288-2271; fax (631)288-8949

Drawing No: **DOCKS XS**      SCALE: 1" = 40'

Date: **12/12/2025**      Drawn By: **CMC**      Sheet No: **2 OF 2**

**GOSMAN'S DOCK**  
 500 WEST LAKE ROAD  
 EAST HAMPTON  
 SCTM# 300-6-1-8 & 3.1