

All plans/surveys must include the following information:

1. Location of all existing structures and proposed structures, including but not limited to docks, decks, swimming pools, bulkheads, sheds, tennis courts, retaining walls, etc.
2. Location of any wetlands (tidal or freshwater) or surface waters. Tidally influenced bodies of water must indicate the apparent high water mark and the apparent low water mark and the date and time the measurements were taken.
3. The applicant's name, the Preparer of the plan/survey, date prepared and any revision dates.

A. All plans for residential or accessory structures must be done by a licensed surveyor, architect or engineer and include the following:

1. Limits of clearing, filling or disturbance to vegetation.
2. The limit of wetlands, the date and the person or agency who provided the delineation should be marked. Any waterbody adjacent to or on the project site should be indicated and shaded.
3. An accurate depiction and location of either the proposed or existing sanitary system including a cross-sectional diagram, the system's distance to Apparent High Water and/or the edge of any wetlands or waterbody; any dry well(s) and their recharge capacity; location and date of a recent test hole result showing depth to groundwater; and the distance to any private well. If retaining wall(s) are required, top and bottom elevation should be indicated at each corner of the retaining wall(s) and the total amount of fill required.
4. If fill is required for the construction, then the type and source of material, existing and proposed contours at 1 or 2 foot intervals using National Geodetic Vertical Datum (NGVD) or Town of Brookhaven Datum must be provided. The flood zone designation should be indicated and proof that the structure will comply with the rules and regulations of the appropriate flood zone.
5. For primary residential structures or large impervious surfaces such as tennis courts and driveways, drainage calculations should be provided for four (4") inches of rainfall and adequate containment and overflow structures indicated.

B. Bulkhead, Revetment, Retaining Wall or Gabions Jetties, Groins and Breakwaters

1. Location of proposed and existing structure(s), Apparent High Water, Apparent Low Water or wetland edge, distance to existing or proposed structure(s) or reference points (i.e. house, roads, property line, monument). In addition, the survey should indicate any bulkheads within 100 feet of the proposed bulkhead.
2. Cross Sectional Plan View, drawn to scale, of the structure(s) should include: location of and Storm or Spring High Water; existing and proposed elevations seaward and landward of proposed structure according to National Geodetic Vertical Datum (NGVD) or Town of Brookhaven datum, and complete construction detail with specific dimensions.
3. Outline of excavation and/or fill. State amount, type and source of all required fill.
4. If the bulkhead is going to tie into that of the adjacent property, then consent from the appropriate property owner is required.
5. For any new Bulkhead or Erosion Control Device the following MUST be submitted with the application:
 - a. estimate of erosion over preceding twenty (20) years and identification of the cause of erosion.
 - b. analysis of available non-structural erosion protection measures. Before a structural measure can be considered for approval, the impracticality of non-structural measures must be shown.

C. Dock, Catwalk, Pier, Bridge:

1. Location of proposed structure(s) in relation to Mean High water or wetland edge, and distances to any existing structure(s).
2. Cross-sectional plan/view showing structure, dimensions and elevations above Mean Low Water, Mean High Water, and identified wetlands.

*** The Town Code of the Town of Brookhaven requires all piers and docks to be placed a minimum of 3.5 feet above any wetlands, not be located within 10 feet of any side property line, be of open construction, and have a maximum length not to exceed 15% the width of the waterway, 150 feet or end at a water depth not to exceed 3.0 feet. ***

D. Dredging:

1. Cross-sectional plan view of the area to be dredged to include depth below the Low Water mark showing proposed depths in relation to National Geodetic Vertical Datum and adjacent slope.
2. Amount, in cubic yards, showing how this was determined, and type of sediment to be removed.
3. Means of dredging (i.e. hydraulic, clam shell bucket).
4. Limits of proposed spoil site and cross sectional diagram of spoil site indicating containment volume and interior and exterior elevations according to NGV datum. If dredging is to be done hydraulically, a complete diagram of the dewatering system should be included.
5. Authorization by the owner for the use of the spoil site.

If you have any questions or require assistance, you may call the Town of Brookhaven Division of Environmental Protection at (631) 451-6455 between 9 AM and 4:30 PM. Before coming to the offices of the Division of Environmental Protection, One Independence Hill, Farmingville, NY 11738, it is recommended that you call for an appointment.