

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
Text		
11. Will the proposed action create a hazard to environmental resources or human health?		

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed minor subdivision of the existing 2.71 acre parcel will result in the creation of one vacant lot for single family residential use, that has a total of 52,929 sq. ft. The lot includes 5,779 sq. ft. of wetlands and a Park Area of 4,620 sq. ft. The useable portion of this lots is 42,530 sq. ft.

The second lot has a total area of 65,041 sq. ft. and is improved with a single family residence, sanitary system and dirt driveway. The lot includes 4,171 sq. ft. of wetlands and a Park Area of 7,186 sq. ft. The useable portion of this lots is 53,690 sq. ft.

The two proposed Park Areas total 11,806 sq. ft., which fulfills the Park requirement of 10% of the overall parcel.

The site has frontage on West Neck Creek. Both Lots will be subject to Town of Shelter Island and NYS Department of Environmental Conservation wetlands regulations. Being that the subdivision fronts on West Neck Creek, a tidal creek, the subdivision will require a Tidal Wetlands Permit from the NYSDEC.

According to the NYSDEC Environmental Mapper, the site may contain habitat for the Northern, Long-Eared Bat, a Threatened Species. in similar cases, the NYSDEC recommended banning the clear cutting of trees between April 1 and October 1.

Individual water supplies and sanitary systems are subject to approval by the Suffolk County Department of Health Services. The sanitary system that serves the existing house may have to be certified that it complies with SCDHS standards. If not, the sanitary system may have to be replaced.

The Planning Board has reviewed the proposed minor subdivision and found that it will have no significant environmental effect, will not make future development or redevelopment of the two resulting lots more difficult or impossible and that no other immediate or potential zoning, environmental or health problems would be created.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Planning Board - Town of Shelter Island

Name of Lead Agency

September 10, 2024

Date

Ian McDonald

Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)