

## PLANNING BOARD, TOWN OF SHELTER ISLAND

**Project:** Lot Line Adjustment for Defouw & Shearer  
**From:** Joe Lombardi @ The Raynor Group, P.E. & L.S. PLLC  
**Date:** October 2, 2024

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Our office has received a revised map entitled Lot Line Modification for Defouw & Shearer, prepared by F. Michael Hemmer, L.S., P.C. dated September 16, 2024. We offer the following comments:

- The map has been revised to address comments in memo from this office dated August 7, 2024.
- The map accompanies an application for a Lot Line Adjustment application between two properties owned by Christine & Kathleen Defouw and (Tax Map Parcel 700-22-1-150) and Alix & Philip Shearer (Tax Map Parcel 700-22-1-149).
- The properties are located on the easterly side of East Brander Parkway and the southerly side of North Silver Beach Road and are in Zoning District A, which requires lots with a minimum area of 40,000 sq. ft. and the Near Shore Overlay District. Neither lot conforms with minimum lot area.
- Both lots have frontage on West Neck Harbor. There is a vinyl and wood bulkhead along the entire frontage. Both lots have docks
- The project sponsors are seeking Planning Board approval to transfer of a wedge shaped parcel with an area 930 sq. ft. from Tax Map Parcel 700-22-1-149 (Alix & Philip Shearer) to Tax Map Parcel 700-22-1-150 (Christine & Kathleen Defouw). The transfer would increase the degree of lot area non-conformity of the Alix & Philip Shearer parcel and decrease the degree of lot area non-conformity of the Christine & Kathleen Defouw parcel.
- The existing Alix & Philip Shearer parcel located at 13 East Brander Parkway has an area of 37,318 sq. ft., to mean high water and is improved with a 2 story dwelling, 2 story garage, swimming pool, patio, wood dock and gravel driveway.

- The existing Christine & Kathleen Defouw parcel at 11 East Brander Parkway has an area of 13,585 sq. ft. and is improved with a 2 story dwelling, a garage, plastic dock and gravel driveway. In addition to having frontage of East Brander Parkway, this lot has frontage on North Silver Beach Lane, making it a corner lot.
- As a result of the proposed lot line adjustment of 930 sq. ft., Tax Map Parcel 700-22-1-150 (Christine & Kathleen Defouw) will increase in size to 14,515 sq. ft. Tax Map Parcel 700-22-1-149 (Alix & Philip Shearer) will decrease in size to 36,388 sq. ft.

**Conclusion:**

The materials submitted for this Lot Line Adjustment application are generally acceptable and the Planning Board may consider scheduling a public hearing on this matter.