

Memo

PLANNING BOARD, TOWN OF SHELTER ISLAND

Project: Preliminary Plat for 2012 Trudy Fallert Trust
From: Joe Lombardi @ The Raynor Group, P.E. & L.S. PLLC
Date: April, 8, 2025

Our office has received a map entitled Preliminary Plat Subdivision Map of 2012 Trudy Fallert Trust, prepared by F. Michael Hemmer, LS, P.C. dated February 13, 2025, A Preliminary Plat Application for Subdivisions, dated February 25, 2025 and a Full Environmental Assessment Form dated March 6, 2025 all prepared by Carl Benincasa, Esq. We offer the following comments:

- With the exception of a slight change in the common boundary line between Lots 4 and 5, the lot configuration is the same as what was proposed on the Sketch Plan. Lot 4 has been reduced in size to 117,239 s.f. and Lot 5 increased in size to 186,384 s.f.
- Open Space (Conservation Easements) areas are proposed along each lot's frontage on Nostrand Parkway. These Conservation Easements are intended to meet the park requirement. The sum of these Open Space (Conservation Easements) areas is 70,282 s.f.. The total area if the subject parcel is 703,148 s.f. The park requirement is ten percent of the total area or 70,315 s.f. Based on that calculation, the proposed Open Space (Conservation Easements) is 33 s.f. less than the park requirement. This will have to be corrected on the final plat.
- Section 111-15F. of the Town code requires that the subdivision boundary lines be shown as heavy solid line. A dashed line is used to depict the boundary line on the Preliminary Plat. We would recommend that the lot lines also be shown as a solid line. The lot lines should not be as heavy. This will have to be corrected on the final plat.
- The Principal and Accessory Structure setback lines and the Other Accessory Structure setback lines extend to the proposed Open Space (Conservation Easements). These setbacks should terminate at the proposed additional structure setback from the Open Space (Conservation Easements), which is 25 feet on lines 1, 2, 3 and 5 and 20 feet on Lot 4. This will have to be corrected on the final plat.

- The proposed five lot subdivision is a major subdivision. Pursuant to Chapter 60 of the Shelter Island Town Code, it is a Type I Action. Therefore, coordinated review is required.

The first step in the process is to determine the Lead Agency. The other involved agencies are the Suffolk County Department of Health Services and the New York State Department of Environmental Conservation.

The Planning Board will have to notify the other involved agencies and indicate that it would like to serve as Lead Agency.

A copy of the application, the Long Form Environmental Assessment Form and the subdivision map should be included with a letter requesting Lead Agency status.

The involved agencies have 30 to respond to the request.

Conclusion:

The proposed Preliminary Plat for 2012 Trudy Fallert Trust is generally adequate. The mapping items mentioned above are minor and do not have a significant effect on the Preliminary Plat. These mapping items can be addressed on the Final Plat.

A revised Environmental Assessment Form Part 1 has been submitted. It is adequate to be circulated to the involved agencies.

At this point, the Planning Board can begin coordinate the SEQRA Review process with the involved agencies and a Lead Agency will be determined.

It should be noted that a public hearing on the Preliminary Plat cannot take place until a SEQRA Determination has been made.