

# Memo

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## PLANNING BOARD, TOWN OF SHELTER ISLAND

**Project:** Minor Subdivision Sketch Plan Crescent Beach Properties  
**From:** Joe Lombardi @ The Raynor Group, P.E. & L.S. PLLC  
**Date:** January 14, 2025

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Our office has received a map entitled Minor Subdivision Map of Crescent Beach Properties, prepared by F. Michael Hemmer, LS, P.C. dated July 12, 2024. As well as a Sketch Plan Checklist for Subdivisions, a Sketch Plan Application Form signed by John Bennett, Esq. and a Short Environmental Assessment Form dated December 20, 2024, prepared by Michael Schiano of Inter-Science Research Associates, Inc. We offer the following comments:

- The subject parcel is 8.818 acres in size and is located at 11 Serpentine Drive. It is approximately 110 feet northwest of Sunnyside Avenue. The parcel also has frontage on Shore Road (County Road 42) and is approximately 193 feet northwest of Sunnyside Avenue.
- The parcel is in the AA zoning district and the Near Shore and Peninsula Overlay District. The minimum lot size is 80,000 s.f. Minimum lot frontage is 160 feet. The project sponsor is proposing to subdivide the parcel in four lots for single family residential use. A fifth lot is proposed to serve as the required park.
- There is a Shelter Island Heights water main located within Serpentine Drive. All four lots will be served by public water.
- The subject parcel has approximately 401 feet of frontage on Peconic Bay. The upland edge of the tidal wetlands along Peconic Bay were identified by Inter-Science Research Associates, Inc. on April 8, 2019. There are freshwater wetlands associated with a pond that is located on the southwesterly side of Shore Road. The upland edge of the freshwater wetlands along this pond were identified by Inter-Science Research Associates, Inc. on May 21, 2020. Required wetland setbacks are shown on Lot 1, which is the only lot that affected by wetlands.
- Proposed Lot 1, has an area of 103,286 s.f. Vehicular access for this lot will be taken from Shore Road. There is a 20 foot wide utility easement on proposed Lot 2 that will allow a connection to the water main on Serpentine Road. Proposed Lot 2 which has an area of 80,120 s.f. and Lot 3 which has an area of 83,522 s.f. Both lots have frontage on Serpentine Drive and will take access from that roadway. Proposed

Lot 4, which has an area of 80,408 s.f. has frontage on both Serpentine Drive and Shore Road. However, this lot will take access off of Serpentine Drive.

- The subject parcel slopes from east to west with the higher elevations 90' to 124' along Serpentine Drive. Contours at two foot intervals are provided.
- There are relatively flat areas along Serpentine Drive where homes could be located. After those flatter areas, the terrain drops off rather dramatically. Slopes in the westerly portions of the site exceed 40% in areas. Conservation Easements are proposed in the portions of Lot 2, 3 & 4 where the slopes are greatest. The Conservation Easements would prevent disturbance to these areas.
- The proposed subdivision map contains building envelopes on each lot. On Lots 2, 3 and 4, the building envelopes extend into the Conservation Easement Areas. The building envelopes should be revised so that they are outside of the proposed Conservation Easement Areas. The Planning Board may wish to consider having the building envelopes adjusted to provide a ten (10) foot setback from the edge of the Conservation Easement to ensure that those areas are not disturbed.
- Lot 5 is supposed to serve as the required Park Area for this subdivision. The lot designation is not necessary. It should simply be labeled "Park Area".
- The Park Area has a total area of 38,594 s.f. It is intended to meet the requirement that a park area of a size equal to 10% of the total acreage of the site. In this case, the 8.818 acre tract would require a 38,412 s.f. park. According to Section 111-34.1 (1), "Such park or recreation area shall not include...state or Town-regulated wetlands, state or Town-regulated wetland adjacent areas or wetlands regulated areas or buffer areas required pursuant to Section 133-12 of the Town Code".

If the wetlands and buffer areas are excluded from the proposed 38,594 s.f. Park Area, only about 7,450 s.f. of upland area can count towards meeting the 10% requirement. Therefore, the proposed subdivision will have to be revised to provide the required park area.

- As mentioned above, the subject parcel has frontage on Peconic Bay. Due to its unique ecology, Peconic Bay and its Environs was designated a Critical Environmental Area by Suffolk County in 1988.
- FEMA Flood Zone Lines are provided on the map. Only a small portion of Lot 1 lies within a flood zone. That area is located within the 75 feet vegetated buffer from the upland edge of wetlands.
- The minor subdivision map is labeled a "Preliminary Plat". It is not. It is a Sketch Plan.

- The map portion identifies Serpentine Drive as “Serpentine Road”. This should be corrected.

**Conclusion:**

The proposed Sketch Plan does not provide the required Park Area. Therefore, approval is not recommended at this time.