

Memo

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: April 8, 2025

Our office has received three maps for the above referenced minor subdivision sketch plan: Crescent Beach, LLC 4 Lot Yield Plan Version A dated February 4, 2025, Crescent Beach, LLC 4 Lot Yield Plan Version B dated February 4, 2025 and Crescent Beach, LLC 3 Lot Conceptual Yield Plan dated February 4, 2025. All were prepared by Inter-Science Research Associates, Inc. We offer the following comments:

- The 4 Lot Yield Plan Version A consists of the following:

Lot 1, a flag lot with frontage on Shore Road, (C.R. 42). It has an overall area of 85,061 s.f. The lot has frontage on Shelter Island Sound. The tidal wetlands along Shelter Island Sound were flagged by Inter-Science Research Associates, Inc. on April 8, 2019. The area of the wetlands on the lot is approximately 5,599 s.f. The lot area excluding wetlands is 79,462 s.f. The proposed flag strip is approximately 30' wide and has an area of approximately 11,150 s.f. The bulk portion of the flag lot, which excludes the flag strip and wetlands is 68,312 s.f.

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. While the Town Code does not specifically require the area of the wetlands and the flag strip to be excluded from the overall lot area, according to Section 111-37A, "All building lots shall at least comply with the requirements of the Zoning Ordinance of the Town." The Planning Board has interpreted this to mean the "bulk" of the lots should comply with zoning requirements.

Elevations across the proposed building envelope on Lot 1 range from 56 feet in the northeasterly corner to 12 feet in the southwesterly corner. Throughout most of the building envelope, slopes range from 25% to 45%. There is only a small portion of the building envelope where slopes are less than 10%.

According to the Soil Survey of Suffolk County, for the most part, the soils on the subject parcel are Carver and Plymouth sands, 15 to 35 percent slopes. The hazard of erosion is moderate to severe due to slopes and the soils having a sandy surface layer.

There are similar slopes found across the entire site. Our office would recommend that an Erosion and Sediment Control plan be prepared for each lot when a building permit application is applied for, even if a Storm Water Pollution Prevention Plan (SWPPP) is not needed.

Lot 2, has full frontage on Shore Road, (C.R. 42). It has an area of 94,836 s.f. This lot also has frontage on Shelter Island Sound. The area of the wetlands on the lot is approximately 7,224 s.f. The lot area excluding wetlands is 87,612 s.f.

Like Lot 1, for the most part, slopes across the proposed building envelope on Lot 2 are in the 25-45% range. Similarly, the hazard of erosion is moderate to severe.

Lot 3, which has an area of 81,316 s.f. and Lot 4, which has an area of 84,478 s.f. are located on the easterly side of the property and have frontage on Serpentine Drive.

The terrain along Serpentine Drive is relatively flat with slopes are less than 10%.

The proposed building envelopes for Lots 3 and 4 are located in the easterly portions of the lots to take advantage of the relatively flat areas. The building envelopes end before the areas of 25-45% slopes are encountered.

Should this map be approved, we would recommend that the metes and bounds of these building envelopes be shown on the final plat.

Based on a previous sketch plan that was submitted, there will be a 20' wide utility easement along the northerly side of Lot 3 in order to allow Lot 1 to connect to the public water main on Serpentine Drive.

There is a Park Area of 38,434 s.f., which represents 10% of the overall tract, shown on the 4 Lot Yield Plan Version A. This Park Area is located along Shore Road and consists entirely of upland area.

- The 4 Lot Yield Plan Version B consists of the following:

Lot 1, a flag lot with frontage on Shore Road, (C.R. 42). It has an overall area of 80,060 s.f. The lot has frontage on Shelter Island Sound. The tidal wetlands along Shelter Island Sound were flagged by Inter-Science Research Associates, Inc. on April 8, 2019. The area of the wetlands on the lot is approximately 5,674 s.f. The lot area excluding wetlands is 74,386 s.f. The proposed flag strip varies in width and has an area of approximately 13,750 s.f. The bulk portion of the flag lot, which excludes the flag strip and wetlands is 60,636 s.f. This area represents a little over 75% of the

minimum lot size in District AA which is 80,000 s.f.

It is unclear why the access strips for the flag lots on both Version A and B are so wide. Both could be narrowed to the typical 20' wide access strip.

Lot 2, which has an area of 80,013 s.f., Lot 3, which has an area of 80,010 s.f. and Lot 4, which has an area of 80,001 s.f. are located on the easterly side of the property and have frontage on Serpentine Drive.

The building envelopes on all three lots take advantage of the flatter areas found along Serpentine Drive. Should this map be approved, we would recommend that the metes and bounds of these building envelopes be shown on the final plat.

Lot 4 also has frontage on Shore Road. We would recommend that the only means of access to Lot 4 be taken from Serpentine drive.

Based on a previous sketch plan that was submitted, there will be a 20' wide utility easement along the northerly side of Lot 2 in order to allow Lot 1 to connect to the public water main on Serpentine Drive.

The 4 Lot Yield Plan Version B complies with the park requirement by providing two park areas. Park Area A & B are located in the southwesterly corner of the site and have frontage on Shelter Island Sound. Park Area A consists of the upland portion of the overall park and had has an area of 15,464 s.f. Park Area B consists of the wetlands and 75' buffer from the upland edge of the wetlands and has an area of 25,629 s.f. Park Area A & B has frontage on Shore Road.

Park Area C is located in the southeasterly corner of the site and also has frontage on Shore Road. It has an area of 22,948 s.f.

The sum of the park areas is 64,041 s.f. of this a total of 38,412 s.f. is neither wetlands nor wetlands buffer. The 38,412 s.f. represents 10% of the overall site.

The Planning Board will have to decide if having the Park Area provided in two separate parcels is acceptable.

- The 3 Lot Conceptual Yield Plan consists of the following:

Lot 1, has an area of 172,304 s.f. and is contains all of the frontage on Shelter Island Sound. The area of wetlands on the lot is 12,823 s.f. Excluding the wetlands, Lot 1 has an area of 159,481 s.f. parcel. The lot has frontage on Shore Road, (C.R. 42). A 20' wide Utility Easement across the northerly side of Lot 2 to allow Lot 1 to connect to the existing public water main on Serpentine Drive.

Except for a few limited areas that are near the 100' setback from the wetlands, the slopes across the building envelope are in the 25%-45% range. As mentioned above, the hazard of erosion is moderate to severe in areas with slopes such as these.

Lot 2, which has an area of 87,099 s.f. and Lot 3, which has an area of 86,247 s.f. are located on the easterly side of the property, where the slopes are less severe, and have frontage on Serpentine Drive.

The proposed building envelopes are located in the easterly portions of the lots to take advantage of the relatively flat areas. The building envelopes end before the areas of 25-45% slopes are encountered.

Should this map be approved, we would recommend that the metes and bounds of these building envelopes be shown on the final plat.

There is a Park Area of 38,475 s.f. which represents 10% of the overall tract, shown on the 3 Lot Conceptual Yield Plan. This Park Area is located along Shore Road and consists entirely of upland area.

Conclusion:

The Planning Board has permitted a limited number of flag lots in a residential subdivision plats, provided that they are well shaped, they are generally larger than the usual lots, their access strip is essentially straight and not excessive in length.

Both 4 Lot Yield Plans contain flag lots that that, when wetland areas and the areas of the flag strips are excluded have a "bulk areas" which are considerably smaller than the minimum lot size of 80,000 s.f. in District AA.

Even if these subdivisions were redesigned, it is unlikely that the site would yield four lots that conform to zoning requirements.

Due to the challenging terrain and the potential erosion hazard on Lot 1, even the 3 Lot Conceptual Yield Plan may be not be practicable.

The Planning Board may wish to consider asking the applicant to examine the possibility of a two lot subdivision.

The subject parcel has a total area of 384,125 s.f. Excluding wetlands (12,823 s.f.) and wetland buffer areas (35,184 s.f.) the area is 336,118 s.f. Two lots would have an average size of 168,059 s.f. or more than 200% of the minimum lot area in District AA.

According to Section 111.34.1-6(a)(1) i, if the lot areas are more than 200% of the minimum lot area in the zoning district, the Planning Board can waive the park requirement.

The potential exists for two 4 acre waterfront lots. The two lots would have frontage on Serpentine Drive and have building envelopes that take advantage of the relatively flat areas along that roadway.

Regardless of which subdivision map the Planning Board finds acceptable, our office recommends the following:

- Erosion and Sediment Control plan should be prepared for each lot when a building permit application is applied for, even if a Storm Water Pollution Prevention Plan (SWPPP) is not needed.
- The proposed building envelopes, including bearings and distances, be shown on the final plat.

We have not completed the SEQRA review because the Short Environmental Assessment Form may change depending on which, version of the subdivision the Planning Board approves.

The subdivision will require a Tidal Wetland Permit from the New York State Department of Environmental Conservation.

The subdivision is subject to approval from the Suffolk County Department of Health Services for water supplies and sanitary systems.