

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: May 13, 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 May 6, 2025. We offer the following comments:

- The Preliminary Plat has been revised to address the comments from this office in a memo dated April 8, 2025
- The Park Areas along Nostrand Parkway have been relabeled “Conservation Easements”. The sum of the areas of the Conservation Easement is 70,321 s.f. This represents 10% of the site.
- The exterior boundary and lot line have been changed to solid lines.
- The Principal and Accessory Structure setback lines and the Other Accessory Structure setback lines have been revised and do not extend to the proposed Conservation Easements
- 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 days to respond to the request.

Conclusion:

The proposed Preliminary Plat for 2012 Trudy Fallert Trust has been revised to address the concerns listed in the memo of April 8, 2025.

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.