

Memo

PLANNING BOARD, TOWN OF SHELTER ISLAND

Project: Minor Subdivision Sketch Plan Crescent Beach Properties
From: Richard Wesnofske @ The Raynor Group, P.E. & L.S. PLLC
Date: November 12, 2025

Our office has received a map titled 3 Lot Sketch Plan, prepared by Inter-Science Research Associates, Inc. dated July 24, 2025. This map replaces a map titled 3 Lot Sketch Plan, prepared by Inter-Science Research Associates dated April 8, 2025.

In response to comments raised by the Planning Board at the Planning Board meeting on October 14, 2025, we have reviewed the submitted map to assess concerns raised by the Planning Board as it relates to steep slopes on the property. As per §111-38 A. of the Town of Shelter Island Code, subdivision design shall preserve and protect, insofar as possible, natural terrain features, of which steep slopes is included.

According to the New York State Department of Environmental Conservation (NYSDEC), steep slopes are defined as those greater than 15%. Steep slopes have the ability to cause adverse impacts to the land, including erosion and changes to stormwater runoff quantity and location. Downstream habitats can be affected by erosion and sedimentation. Construction on steep slopes should be limited so as to not alter the pattern and quantity of runoff.

A significant portion of the property contains steep slopes. As per the latest 3 Lot Sketch Plan, the building envelopes on Lot 2 and Lot 3 are situated so as construction would not occur on steep slopes. It is recommended that Conservation Easements be proposed on the lots to avoid any negative environmental impacts.

The building envelope on Lot 1 almost entirely consists of steep slopes. A Construction Protocol Report, previously submitted for the Site Plan associated with the property, indicates how construction would proceed for the residential improvements. The Revegetation Plan submitted by Hollander Design Landscape Architects, dated December 12, 2022, shows limits of disturbance on steep slopes. While the plan shows proposed revegetation on the steep slopes to be disturbed, there are no grading improvements associated with the disturbance. It appears the limits of disturbance on the lot could be reduced to limit the impact on the steep slopes. It is recommended that the applicant look into reducing the disturbance necessary for construction, as well as proposing a Conservation Easement on the steep slopes on Lot 1.

While the Revegetation Plan shows areas that will need to be revegetated, no information on plant types or quantities is provided. We would recommend the use of native plants that are drought tolerant and require no fertilization.

Conclusion:

The proposed subdivision complies with a condition of the Town of Shelter Island ZBA approval that no more than two additional lots be created on the site.

The ZBA approval has expired and will have to be updated.

A Letter of Continued Coverage (LOCC) for Coverage Under SPDES General Permit for Stormwater Discharges from Construction Activity (CGP) General Permit No. GP-0-25-001 should be provided. If the letter was not procured, permit coverage should be applied for under GP-0-25-001 and the Letter of Authorization from the NYSDEC Division of Water should be provided.

The subdivision may 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.

Tree counts should be provided during Site Plan review of Lot 1 for the areas to be disturbed. Trees greater than twelve (12) inches or greater in Diameter at Breast Height (DBH) should be mapped.

Based on the above, our office would recommend that the Planning Board consider granting Sketch Plan approval.

To preserve the more steeply sloping apportions of Lot 2 and 3, the final plat should include the metes and bounds of the proposed building envelopes.

Conservation Easement(s) over the steeply sloping apportions of the lots should be proposed on the final plat.

The final plat should also include the metes and bounds of the proposed utility easement on Lot 2.

The subject parcel has frontage on both Peconic Bayu and Shore Road (C.R. 42). Therefore, the proposed subdivision shall be referred to the Suffolk County Planning Commission for review.

A notation that there shall be no more than 6,000 SFLA for both Lot 2 and Lot 3.

A public hearing will be required after an application for final subdivision approval has been submitted.