



**SHERMAN ENGINEERING & CONSULTING, P.A.**  
14 NELMAR AVE ST AUGUSTINE FL 32084

**ALPHANEST LLC**  
**44 GARDINERS BAY**  
**DRIVE**

**ZBA PERMIT APPLICATION**  
FOR THE  
**TOWN OF SHELTER ISLAND**



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# Denial





**TOWN OF SHELTER ISLAND**  
**Reed Karen: Principal Building Inspector**  
**38 North Ferry Road, P.O. Box 970**  
**Shelter Island, New York 11964**  
**(631) 749-0772**

## **NOTICE OF DISAPPROVAL**

**Date: 11/11/2025**

**ZBA Applications: Special Permit for Area**

**Owner: Alphanest LLC Philipe Khoung-Huu**  
**730 Park Avenue Apt 18A**  
**New York, NY 10021**

**Applicant: Sherman Engineering & Consulting PA**  
**14 Nelmar Ave**  
**St. Augustine, Florida 32084**  
**Email: matt@shermanec.com**

**Location of Property: 44 Gardiners Bay Dr County Tax Map No. 1.-2-73.3 Zone: AA, NSOPD**

**Please take notice that your application dated 07/11/2025**

**Requesting a permit to: Demolish existing dwelling & construct new 8 bedroom (11 bedrooms per SCDHS guidance Memo 19) residence; new barn with half-bathroom; renovate existing garage (to remain unconditioned except for half-bathroom/closet); remove all plumbing from existing accessory dwelling unit labeled "cottage" on drawings and convert to conditioned storage (no sleeping); install new well and sanitary system; construct tennis court; finish newly constructed pool house with 2 bedrooms for accessory sleeping. Note: existing shed to remain, All work per site plan by Sherman Engineering & Consulting PA dated 7/11/2025, based upon Survey by L. Michael Hemmer LS, PC dated 11/22/2019, & architectural drawings by James Malloch Taylor, R.A. dated June 27, 2025.**

**Is returned herewith and disapproved on the following grounds:**

**Shelter Island Town Code section 133-7 C. (6) states: "The square foot living area of a one-family dwelling and any conditioned accessory structures shall not be more than 5,999 square feet, nor less than 1,200 square feet ... excluding the following unconditioned structures: porches, breezeways, attached garages and basements."**

**Per your submitted drawings and calculations, your proposed primary dwelling is to have 7,500 SFLA; the pool house with accessory sleeping adds an additional 1317 SFLA; barn adds 23 SFLA, and the former "Cottage"/conditioned storage building adds 1241 SFLA for a total of 10,081 SFLA where 5999 is allowed without Town Approval. Therefore, you must get a ZBA Special Permit for Area before we can issue a Building Permit for the proposed construction. Please contact the ZBA Clerk to apply for a Special Permit for Area.**

**Authorized Signature:**  **Reed Karen**

**Note to Applicant: Any change or deviation to the above referenced application may require further review by the Shelter Island Building Department. This denial letter is valid for one year from the date of issuance.**

# ZBA Application Forms





# ZONING BOARD OF APPEALS APPLICATION

Date: 11.18.25

TAX MAP NUMBER

1-2-73.3

ADDRESS OF THE SUBJECT PROPERTY

44 Gardiners Bay Drive

1. APPLICANT- Applicant must be a party of interest

Applicant is:  Owner       Attorney       Architect  
 Builder       Contractor  
 Other (please specify) \_\_\_\_\_

NAME Alphanest LLC

COMPANY NAME (if applicable) \_\_\_\_\_

ADDRESS 17 State Street #30F New York, NY 10004

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

2. OWNER(S) –All owners on the current deed (if different from the applicant)

NAME Alphanest LLC

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

3. Are there any Violation of Notices of Violation outstanding on this property?

YES  NO  Violation number \_\_\_\_\_ (If yes, attach copies)

4. Is the property within one mile of an airport or within 500 feet of:

- a. The boundary of any existing or proposed county, state or federal park or other recreation area,
- b. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway,
- c. Existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county, state or federally-owned land or
- d. The boundary line of any village or town

YES  NO

5. Located in Zone District designated as: AA, NSPOD

6. Previous appeals (please check one):

A previous appeal has been made dated \_\_\_\_\_ ZBA #(s) \_\_\_\_\_

A previous appeal has not been made with respect to this denial of the Building Inspector or with respect to this property.

7. Indicate value of project requiring variance/special permit:

\$4,500,000

## **Area Variance Answer Sheet 44 Gardiners Bay Drive**

- (1) Will giving you a variance cause an undesirable change in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance? Why not?**

No. The existing site is 6ac and has 1 principal dwelling, 1 accessory dwelling unit, 2 garages and 4 sheds. The overall sfla is 4,572sf and site coverage is approximately 2% of the lot size.

The adjacent property to the south was just recently approved for 10,779sf living area with 1.6% building coverage on a 6.8ac lot.

This application is requesting approval for 10,115sf living area with 4% building coverage on a 6ac lot.

The property is approximately 750' deep from the road to the shore line and is primarily hidden from view of neighboring properties. The proposed dwelling is over 200' from the shoreline and in the same approximate location as the existing dwelling.

- (2) Can the benefit you seek from this variance be achieved by some other method? What other methods have you considered and why won't they work?**

No. The variance is for constructing 6,000sf or more living area, not for lot coverage, setback encroachment or other layout consideration.

- (3) How substantial is the variance you request from what the law allows?**

Very substantial if viewed only in the context of sfla in a vacuum. It is not substantial if viewed in conjunction with the specifics of this property and adjacent properties.

Town code allows 5,999sfla on an 80,000sf lot in AA zone. That is 7.5% of the lot size. This application is asking for 10,115sfla on 262,079sf lot which is 3.9% of the lot size or approximately half the allowed sfla if viewed in proportion to the lot size..

- (4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why or why not?**

No. If approved, the resulting site will be consistent with other properties in the area. The lot is exceptionally large, making the proposed development easily handled on site. A groundwater analysis was conducted to verify that the proposed project will not have an adverse impact on groundwater or other environmental conditions in the area.

**(5) How did you get yourself into a situation where you need a variance? Was it a self-created problem? (This consideration is relevant to the decision of the board of appeals but does not necessarily preclude the granting of the area variance).**

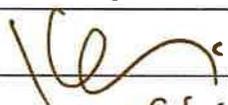
Most if not all variance applications are self-created in some way. They stem from a property owners' desire to improve their property. In this case, that is true however it is also important to recognize that the property owner had previously submitted an application for a Special Permit from the Town Board (submitted December 12, 2022) for the proposed work. The application was processed and the Town Board held a hearing on February 28, 2023. The review process was stopped after the hearing when the Town Board chose to halt all Special Permit applications for square foot living area. While other applicants chose to challenge the Town's actions in court, the owner of this property chose to stand down and wait for the Town to determine how it wanted these applications to be handled. The Town Board transferred the jurisdiction of these applications to the Zoning Board of Appeals which is what brings us to this point.

The new Town code is what is requiring the variance application for this project. Had the Town Board concluded the previous hearing process, this application would have been approved under a Special Permit, in the same manner as the adjacent property, and a variance would not have been required.



# ZONING BOARD OF APPEALS AUTHORIZATION FORM

I hereby affirm that to the best of my knowledge the list of property owners presented with this application is accurate and that all statements herein are true. By signing this form I authorize town staff and Zoning Board members to enter onto my property to perform an on-site inspection of the changes I am applying for.

NAME Philippe Khuong-Huu, Alphanest LLC  
OWNER'S SIGNATURE   
DATE 08/13/2025



# ZONING BOARD OF APPEALS CERTIFICATION

To be signed by Applicant(s)/Owner

Philippe Khuong-Huu, being by me duly sworn, deposes and says:

1. I have an interest in an application for a variance and/or special permit now pending before the Town of Shelter Island Zoning Board of Appeals.
2. I reside at 44 Gardiners Bay Drive
3. The nature of my interest in the aforesaid application is as follows Owner
4. It is my understanding that the Shelter Island Town Board has determined that public policy requires a full, frank and complete disclosure of all persons having an interest, direct or indirect, in all applications to the Shelter Island Zoning Board of Appeals and other agencies of Town Government, to insure that no question of conflict of interest or favoritism may arise.
5. To the best of my knowledge, information and belief, there are no other persons, firms or corporations interested in this application, except as hereafter set forth (If either Corporation or Company, etc., list all officers):  
Alphanest LLC

Sworn to before me this 13 day of August, 20 25

Notary Public



PRINT NAME Philippe Khuong-Huu, Alphanest LLC

APPLICANT'S SIGNATURE



# TRANSACTIONAL DISCLOSURE FORM (Conflict of Interest Form)

The purpose of this form is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

This form is for:

- An individual
- A partnership
- A corporation
- An association

APPLICANT'S NAME Philip Khuong-Huu, Alphanest LLC

OWNER'S NAME Alphanest LLC

Nature of the Application

- Variance
- Special Permit

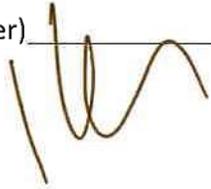
Affected parcel (address)

44 Gardiners Bay Drive

Does any officer or employee of the Town of Shelter Island, member of the Zoning Board of Appeals, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application?

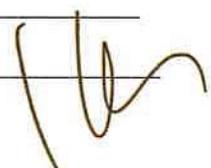
- Yes
- No

PRINT NAME Philippe Khuong-Huu, Alphanest LLC

APPLICANT'S SIGNATURE (if other than owner) 

DATE 8/13/2025

PRINT NAME Alphanest LLC

OWNER'S SIGNATURE 

DATE 8/13/2025

# SEAF



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

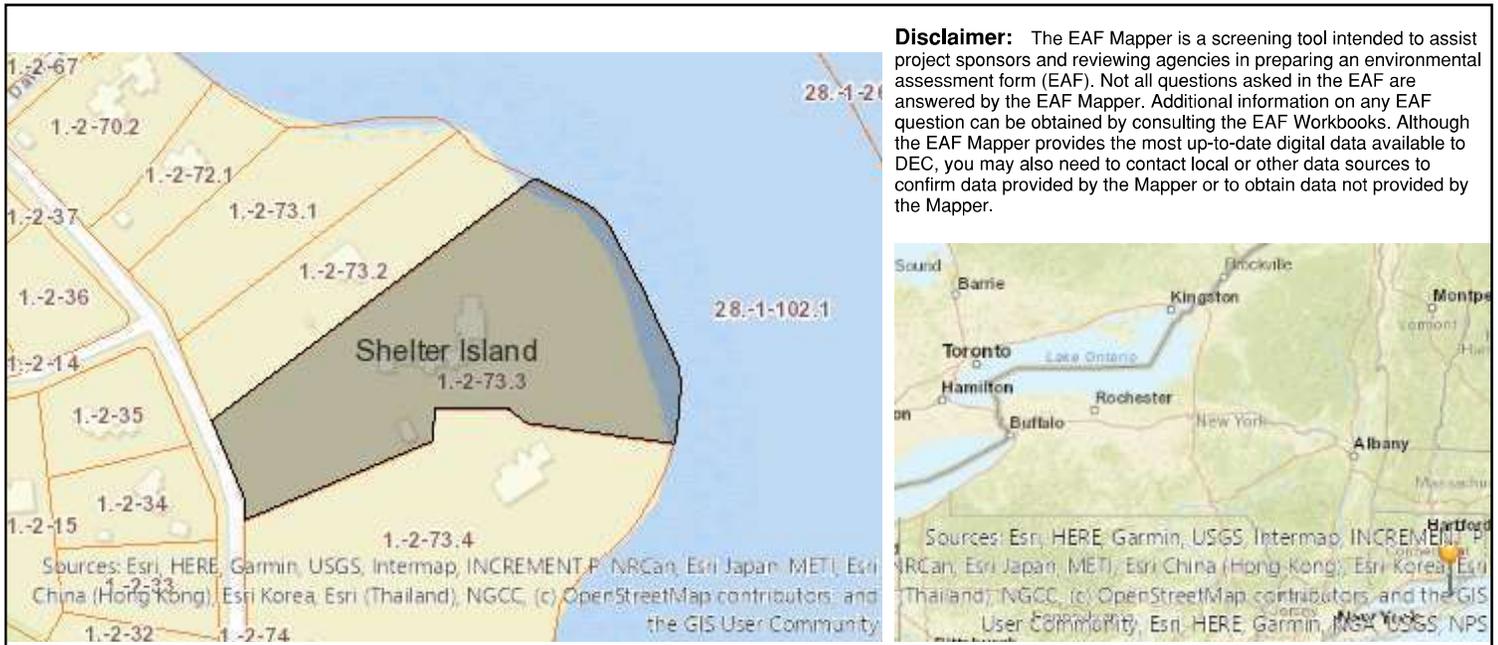
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Alphanest LLC			
Project Location (describe, and attach a location map): 44 Gardiners Bay Drive			
Brief Description of Proposed Action: Remove existing dwelling, construct new 7,500sfla dwelling, complete pool house with accessory sleeping under construction, remove plumbing from existing cottage (retain 1,241sf conditioned space), construct new garage as dry building, construct new barn with 57sf conditioned space for half bath. New well, new IA OWTS. SWPPP prepare (see plans and specification by Dilandro Andrews Engineering) for over 1ac of disturbed area. All work to be over 100' from wetlands.			
Name of Applicant or Sponsor: Matthew Sherman, Sherman Engineering & Consulting, PA		Telephone: 631.831.3872 E-Mail: matt@shermanec.com	
Address: 14 Nelmar Avenue			
City/PO: St Augustine		State: FL	Zip Code: 32084
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6 acres	
b. Total acreage to be physically disturbed?		3.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, If Yes, identify: <u>Agency:Suffolk County, Date:7-12-88</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ New private supply well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ New IA OWTS _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



# EAF Mapper Summary Report

Wednesday, November 19, 2025 9:08 AM



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, Agency:Suffolk County, Date:7-12-88
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Piping Plover, Least Tern, Northern Long-eared Bat, Loggerhead, Kemp's or Atlantic Ridley, Green Turtle, Leatherback
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

# Neighboring Property Owners





# Alphanest 200' radius

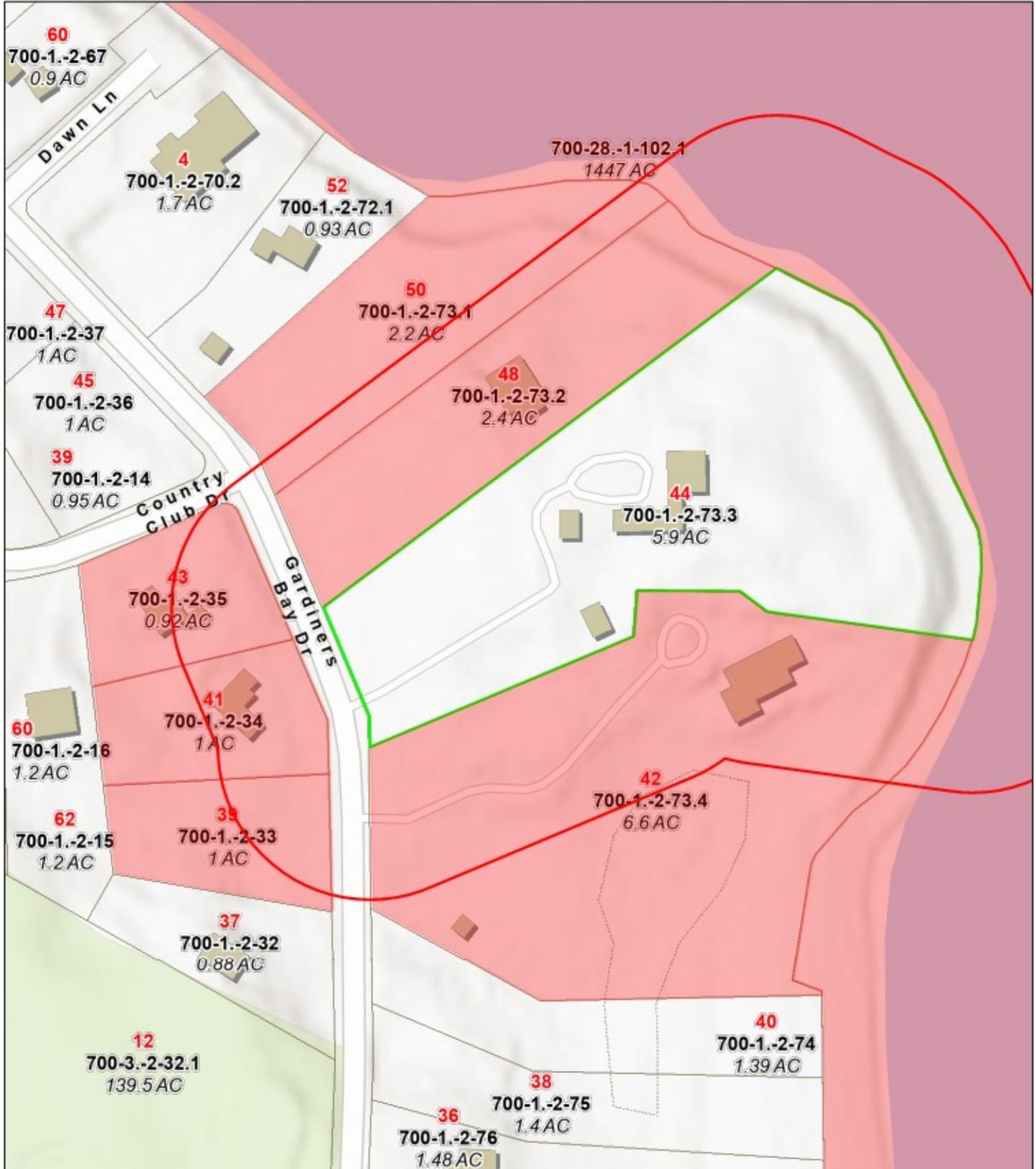
Shelter Island, NY

1 inch = 180 Feet



[www.cai-tech.com](http://www.cai-tech.com)

November 19, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 200 feet Abutters List Report

Shelter Island, NY  
November 19, 2025

## Subject Property:

Parcel Number: 700-1.-2-73.3  
CAMA Number: 700-1.-2-73.3  
Property Address: 44 Gardiners Bay Dr

Mailing Address: Alphanest LLC  
17 State St Fl 30  
New York, NY 10004

---

## Abutters:

Parcel Number: 700-1.-2-33  
CAMA Number: 700-1.-2-33  
Property Address: 39 Gardiners Bay Dr

Mailing Address: James Hamerschlag Elizabeth  
Hamerschlag  
60 Dryden Rd  
Bernardsville, NJ 07924

Parcel Number: 700-1.-2-34  
CAMA Number: 700-1.-2-34  
Property Address: 41 Gardiners Bay Dr

Mailing Address: Jonathan Ellant Devi Enerio-Ellant  
2 Fifth Ave Apt 8-T  
New York, NY 10011

Parcel Number: 700-1.-2-35  
CAMA Number: 700-1.-2-35  
Property Address: 43 Gardiners Bay Dr

Mailing Address: Thomas J. Speechley Kathryn R.  
Speechley  
P.O. Box 116  
Shelter Island Hgts, NY 11965

Parcel Number: 700-1.-2-73.1  
CAMA Number: 700-1.-2-73.1  
Property Address: 50 Gardiners Bay Dr

Mailing Address: Bruce Sudano 2015 Family Trust  
1344 Lexington Ave  
New York, NY 10128

Parcel Number: 700-1.-2-73.2  
CAMA Number: 700-1.-2-73.2  
Property Address: 48 Gardiners Bay Dr

Mailing Address: Louise Calvin 4 yr. Per Tst  
100 Landing Rd Apt 226  
Roslyn, NY 11576

Parcel Number: 700-1.-2-73.4  
CAMA Number: 700-1.-2-73.4  
Property Address: 42 Gardiners Bay Dr

Mailing Address: 42 Gardiners Bay LLC  
1160 Park Ave Apt 7-D  
New York, NY 10128

Parcel Number: 700-28.-1-102.1  
CAMA Number: 700-28.-1-102.1  
Property Address: Under Water

Mailing Address: State of New York  
Albany, NY 12223



www.cai-tech.com

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# Deed

## Certificates of Occupancy

## Current Building Permit





**SUFFOLK COUNTY CLERK  
RECORDS OFFICE  
RECORDING PAGE**

Type of Instrument: DEED  
 Number of Pages: 4  
 Receipt Number : 20-0023109  
**TRANSFER TAX NUMBER: 19-19755**

Recorded: 02/06/2020  
 At: 09:25:57 AM

**LIBER: D00013046**  
**PAGE: 797**

District:	Section:	Block:	Lot:
0700	001.00	02.00	073.003

**EXAMINED AND CHARGED AS FOLLOWS**

Deed Amount: \$10,178,500.00

**Received the Following Fees For Above Instrument**

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$125.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$200.00	NO
Transfer tax	\$40,714.00	NO	Mansion Tax	\$101,785.00	NO
Comm.Pres	\$198,570.00	NO			
			<b>Fees Paid</b>	<b>\$341,464.00</b>	

**TRANSFER TAX NUMBER: 19-19755**

**THIS PAGE IS A PART OF THE INSTRUMENT  
THIS IS NOT A BILL**

**JUDITH A. PASCALE  
County Clerk, Suffolk County**

1 2

Number of pages

4

RECORDED  
2020 Feb 06 09:25:57 AM  
JUDITH A. PASCALE  
CLERK OF  
SUFFOLK COUNTY  
L D00013046  
P 797  
DT# 19-19755

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

3 FEES

Page / Filing Fee 20  
 Handling 20.00  
 TP-584 5  
 Notation \_\_\_\_\_  
 EA-52 17 (County) 5      SubTotal 50  
 EA-5217(State) \_\_\_\_\_  
 R.P.T.S.A. 200.00  
 Comm. of Ed. 5.00  
 Affidavit \_\_\_\_\_  
 Certified Copy \_\_\_\_\_  
 NYS Surcharge 15.00  
 Other \_\_\_\_\_

Sub Total \_\_\_\_\_  
 Grand Total 395.5



Mortgage Amt. \_\_\_\_\_  
 1. Basic Tax \_\_\_\_\_  
 2. Additional Tax \_\_\_\_\_  
 Sub Total \_\_\_\_\_  
 Spec./Assit. \_\_\_\_\_  
 or \_\_\_\_\_  
 Spec. /Add. \_\_\_\_\_  
 TOT. MTG. TAX \_\_\_\_\_  
 Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_  
 Held for Appointment \_\_\_\_\_  
 Transfer Tax 46,714-  
 Mansion Tax 101,785-

The property covered by this mortgage is or will be improved by a one or two family dwelling only.  
 YES \_\_\_\_\_ or NO \_\_\_\_\_

If NO, see appropriate tax clause on page # 210 of this instrument.

4 Dist. 0: 20003699 0700 00100 0200 073003 03

Real Property Tax Service Agency Verification  
 PTS  
 R LPA A  
 05-FEB-20



5 Community Preservation Fund

Consideration Amount \$ 10,178.50  
 CPF Tax Due \$ 108.50

Improved 100  
 Vacant Land \_\_\_\_\_  
 TD 07  
 TD \_\_\_\_\_  
 TD \_\_\_\_\_

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO:  
 ALPHANEST LLC  
 17 State Street  
 304th FLOOR  
 NEW YORK NY 10004  
 ATTN: Philippe Khuonghuu

Mail to: Judith A. Pascale, Suffolk County Clerk  
 310 Center Drive, Riverhead, NY 11901  
 www.suffolkcountyny.gov/clerk

7 Title Company Information  
 Co. Name Thoroughbred Title  
 Title # TTS-41232

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:

WINDWARD 44 GBD, LLC

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO  
ALPHANEST LLC

In the TOWN of Shelter Island  
 In the VILLAGE \_\_\_\_\_  
 or HAMLET of \_\_\_\_\_

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

**THIS INDENTURE, made on JANUARY 23, 2019  
BETWEEN WINDWARD 44 GBD, LLC, HAVING AN ADDRESS OF 5214 FISHER ISLAND  
DRIVE, MIAMI, FL 33109**

party of the first part, and **ALPHANEST LLC, HAVING AN ADDRESS OF 2711 CENTERVILLE ROAD, SUITE 400, WILMINGTON, DE 19808**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

See Schedule A annexed hereto and made a part hereof.

**This premises is intended to be the same premises conveyed to the Grantor herein by a Deed dated NOVEMBER 1, 2016 recorded JANUARY 12, 2017 in LIBER 12896 PAGE 308 in the Office of the SUFFOLK COUNTY CLERK**

**THIS CONVEYANCE HAS BEEN MADE WITH THE UNANIMOUS CONSENT IN WRITING OF ALL THE STOCKHOLDERS OF THE PARTY OF THE FIRST PART.**

**Property is 44 GARDINERS BAY DRIVE, SHELTER ISLAND, NY 11964**

- D-0700
- S-001.00
- B-02.00
- L-073.003

*Town of Shelter Island*

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

**WINDWARD 44 GBD, LLC**

  
By: Jeffrey S. Tanen, Authorized Signatory

**THOROUGHbred TITLE SERVICES, LLC**  
as Agent for  
**Investors Title Insurance Company**

**SCHEDULE A (Legal Description)**

Title No.: TTS41232

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Shelter Island, County of Suffolk, and State of New York being more particularly described as follows:

BEGINNING at a point on the easterly line of Gardiner's Bay Drive, 210.69 feet northerly along said line from the northwesterly corner of Lot 144, shown on "Map of Hay Beach Point-Section Five", filed in the Suffolk County Clerk's Office as Map No. 5121;

RUNNING THENCE along said easterly line of Gardiner's Bay Drive, two courses:

1. North 1 degree 11 minutes 20 seconds West, 40.0 feet; thence
2. North 23 degrees 09 minutes 40 seconds West, 155.0 feet to the other land of Prime Estate;

THENCE along said land, North 53 degrees 00 minutes East, 745 feet, more or less, to the ordinary high water mark of Gardiner's Bay;

THENCE southeasterly along said high water, a distance of 600 feet, more or less, to other land of Prime Estate;

THENCE along said land, five courses;

1. North 82 degrees, 30 minutes West 300 Feet, more or less; thence
2. North 53 degrees 30 seconds West 45 feet; thence
3. Due West 135 feet; thence
4. South 4 degrees, 00 minutes West 60 Feet; thence
5. South 67 degrees West 375 feet to the point of BEGINNING.

FOR  
CONVEYANCING  
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of NEW YORK ss.:

On JANUARY 23, 2020 before me, the undersigned, personally appeared Jeffrey S. Tanen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

*Tara L. Simeone*  
TARA L. SIMEONE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01S16022395  
Qualified in Nassau County  
Commission Expires March 29, 2023  
*(signature Commission Expires March 29, 2023)*

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

*(insert city or political subdivision and state or county or other place acknowledgment taken)*

*(signature and office of individual taking acknowledgment)*

**BARGAIN AND SALE DEED**

WITH COVENANT AGAINST GRANTOR'S ACIS

TITLE TTS41232

WINDWARD 44 GBD, LLC

To

ALPHANEST LLC

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in *(if the place of residence is in a city, include the street and street number, if any, thereof);*

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

*(if taken outside New York State insert city or political subdivision and state or country or other place acknowledgment taken)* And that said subscribing witness(es) made such appearance before the undersigned in \_\_\_\_\_

*(Signature and office of individual taking acknowledgment)*

SECTION 001.00  
BLOCK 02.00  
LOT 073.003  
COUNTY  
SUFFOLK

**RETURN BY MAIL TO:**  
**SAMUEL EDER, ESQ.**  
28 PINE STREET, SUITE 1005  
NEW YORK, NY 10005  
*Aphadyne*  
*17 State St 30th Fl.*  
*NY, NY 10004*  
*attn: Philippe*  
*Khuongshuu.*

Reserve this space for use of Recording Office



## TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970  
Shelter Island, New York 11964  
(631) 749-0772

# \* Amended Certificate of Occupancy \*

CERTIFICATE NUMBER: 2021-031

Date Issued: 09/29/2021

---

This certificate is hereby granted to: Alphanest LLC Attn. Abisha Browne  
17 State Street #30F  
New York NY 10004

Grid Number: 1.-2-73.3  
Property Location: 44 Gardiners Bay Drive  
Permit Type: Accessory Building  
Zone: AA

For:

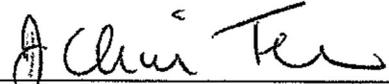
Construction of a two story accessory building with two bedrooms and kitchen.

---

In accordance with Permit # 531-1968

Issued by the Town of Shelter Island, Dated 09/29/2021

New York State Uniform Fire Prevention and Building Code

  
\_\_\_\_\_  
Building Inspector, Town of Shelter Island



## TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970

Shelter Island, New York 11964

(631) 749-0772

# \* Amended Certificate of Occupancy \*

**CERTIFICATE NUMBER:** 2021-030

**Date Issued:** 09/29/2021

---

**This certificate is hereby granted to:** Alphanest LLC Attn. Abisha Browne  
17 State Street #30F  
New York NY 10004

**Grid Number:** 1.-2-73.3  
**Property Location:** 44 Gardiners Bay Drive  
**Permit Type:** SFD  
**Zone:** AA

**For:**

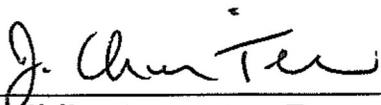
Construction of a two story, single family dwelling with five bedrooms and full unfinished basement.

---

**In accordance with Permit # 63-63**

**Issued by the Town of Shelter Island, Dated 09/29/2021**

**New York State Uniform Fire Prevention and Building Code**

  
\_\_\_\_\_  
**Building Inspector, Town of Shelter Island**

**TOWN OF SHELTER ISLAND**

38 N. FERRY ROAD PO BOX 970  
SHELTER ISLAND, NY 11964

(631) 749-0772

**\* Certificate of Occupancy \***

**CERTIFICATE NUMBER : 2012-0069**

**Date Issued: 8/29/2016**

**This certificate is hereby granted to:** Cohen Jerry  
Cohen Adrienne  
Shelter Island Hts, NY 1

**Grid Number:** 1.-2-73-3

**Property Location :** 44 Gardiners Bay Dri

**Permit Type:** Pool Renovation

**Zone:** AA-RES

**For :**

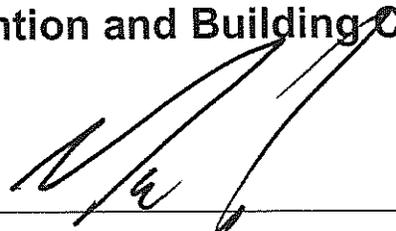
Pool renovations to include re-marbledust interior.

**In accordance with PERMIT # 2012-0069**

**APPLICATION # 69**

**Issued by the Town of Shelter Island, Dated 8/29/2016**

**New York State Uniform Fire Prevention and Building Code**



\_\_\_\_\_  
Building Inspector, Town of Shelter Island



TOWN OF SHELTER ISLAND

4/4 NORTH FERRY ROAD  
SHELTER ISLAND  
NEW YORK 11964

Elmer Edwards III : Building Inspector

BUILDING DEPARTMENT  
CERTIFICATE OF OCCUPANCY  
Suffolk County, New York

Date..... August 17, 1990 .....

THIS CERTIFIES that the building located on the .....east..... side of  
...Gardiner's Bay Drive..... distant..±.677.....feet....south.....  
from the intersection of .....Dawn Lane..... in the Town of  
SHELTER ISLAND, N.Y., and designated as Suffolk County Tax Map #..0700/001/02/073:3  
conforms with the application and PERMIT NO...3660.....Date....March 2, 1990.....  
on file in this office and complies with the requirements of the ZONING ORDINANCE of the  
Town of Shelter Island, New York.

ZONE.....AA..... OCCUPANCY..... construction of dormers  
above existing garage, re-roofing  
of garage

This certificate issued to ..... Jerry & Adrienne Cohen.....  
OWNER

of the aforesaid building. Address ..... 236 Highwood Avenue.....  
..... Tenafly, New Jersey 07670.....

By Order of the Town Board, Town of Shelter Island

*Elmer Edwards III*  
BUILDING INSPECTOR

No.....3761.....

BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY

TOWN of SHELTER ISLAND

Suffolk County, New York

Cost \$ 6,000.00 Date May 23rd 1972

THIS CERTIFIES that the building located on the East side of Private Road distant 305 feet from the intersection of Gardiners Bay Drive and Private Road in the Town of Shelter Island N. Y., and designated as Lot (s) Block Map of Hay Beach conforms to the application and PERMIT NO. 832 Date April 18th 1972 on file in this office and complies with the requirements of the ZONING ORDINANCE of the Town of Shelter Island, New York

ZONE A OCCUPANCY Storage Building

This certificate issued to Sylvester C. Prime OWNER

of the aforesaid building. Address Gardiners Bay Drive, Shelter Island, N.Y.

By Order Town Board  
Town of Shelter Island

No. 659

BUILDING INSPECTOR



# TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970  
Shelter Island, New York 11964  
(631) 749-0772

## BUILDING PERMIT

**PERMIT MUST BE KEPT ON PREMISES UNTIL COMPLETION OF THE WORK AUTHORIZED**

Permit No: 2023-0473

SEC-BLK-LOT: 1.-2-73.3

Issue Date: 11/14/2023

A permit is hereby given by the Building Department, Town of Shelter Island for the construction described herein:

Construct a two story, **1317 sq. ft. pool house/accessory sleeping.** Remove finished areas from existing cottage to result in total site SFLA of 5650 sq. ft.' as per plans dated 10/08/2024 submitted & approved by Bldg. Dept. Special Conditions: As per all terms & conditions of Near Shore Overlay District. As per SCDHS R-21-2978 with max. 8 bedrooms in dwelling & two in accessory as per revised plan approval dated 12.09.21 exp. 12.9.24 for dwelling, & accessory structure with max. of 8 bedrooms in dwelling, and a total of two in accessory sleeping. First and second floor of existing cottage to be stripped of plumbing, all appliances, conditioning and finishes. Final updated Green Stamped SCBOH survey showing all improvements with setbacks marked, blower Door test results, Underwriter Certificate with seal, & Septic Registry must be submitted prior to issuance of CO. Contractor: Wright & Company

Located At: 44 Gardiners Bay Drive

Permit Type: Accessory Structure

**Owner Information**

Alphanest LLC c/o Alphadyne  
17 State Street #30F  
New York NY 10004

Fee Type	Check No.	Amount
BLDG PMTS	110	\$3525.00
<b>Total:</b>		<b>\$3525.00</b>

**Notes: The Building Inspector must be notified upon the completion of all work. All inspections must be performed before work can continue to the next stage. The holder of this permit is obligated to familiarize themselves with the ordinances under which said permit is granted. Any violation of said ordinances may result in the immediate revocation of the permit. Each and every permit shall expire and become null and void at the expiration of six (6) months from the date of issuance unless the foundation has been built and actual construction of the building under such permit shall have been commenced or unless within such period, an extension of such permit has been duly obtained from the Building Department. All permits will expire after two (2) years with a one (1) year renewal available if the extension is applied for prior to the expiration date of the permit issued.**

Permission hereby granted to proceed with the work as set forth in the specification, plans or statements now on file in this Department. Any amendments made to the original plans or specifications must be submitted for approval.

**Building Inspector**

# DEC LNJ



# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1

SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790

P: (631) 444-0365 | F: (631) 444-0360

www.dec.ny.gov

## **LETTER OF NO JURISDICTION** **FRESHWATER WETLANDS ACT, TIDAL WETLANDS ACT** **COASTAL EROSION HAZARD AREAS ACT**

September 10, 2021

Via Email Only

Phillipe Khuong-Huu  
730 Park Ave. Apt 18A  
New York, NY 10021

**Re: 1-4732-00108/00003**  
**Khuong-Huu Property**  
**44 Gardiners Bay Dr., Shelter Island**  
**SCTM# 700-1-2-73.3**

Dear Applicant;

Based on the information you have submitted, the New York State Department of Environmental Conservation has determined that the above parcel as shown on the survey prepared by F. Michael Hemmer, LS, P.C., last revised 7/26/2021, is located more than 100 feet from NYS-regulated freshwater wetlands, and therefore, no permit is required pursuant to the Freshwater Wetlands Act (Article 24) and its implementing regulations (6NYCRR Part 663 to conduct regulated activities on that parcel.

The portion of the above parcel located landward of the contour labeled “APPARENT TOP OF BLUFF”, which exceeds ten feet above mean sea level in elevation, as shown on the referenced survey, is beyond the jurisdiction of the Article 25 Tidal Wetlands Act. Therefore, in accordance with the current Tidal Wetlands Land Use Regulations (6NYCRR Part 661) no permit is required under the Tidal Wetlands Act to conduct regulated activities landward of that contour.

In addition, the portion of the property landward of the Coastal Erosion Hazard Line on the same survey is beyond the jurisdiction of the Article 34 Coastal Erosion Hazard Areas Act. In accordance with the current Coastal Erosion Management Regulations (6NYCRR Part 505), no Coastal Erosion Management permit is required to conduct regulated activities landward of that line.

Please be advised that no construction, sedimentation, or disturbance of any kind may take place seaward of these jurisdictional boundaries, as indicated above, or within 100 feet of a regulated freshwater wetland, without a permit. It is your responsibility to ensure that all precautions are taken to prevent any sedimentation or disturbance within Article 25 and Article 24 jurisdiction which may result from your project. Such precautions may include maintaining an adequate work area between the jurisdictional boundary and your project (i.e. a 15’ wide construction area) or erecting a temporary fence, barrier, or hale bay berm.

This letter shall remain valid unless site conditions change.

Please be further advised that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kispert". The signature is written in a cursive style with a large initial "K".

Kevin Kispert  
Permit Administrator

KK/file

cc: NYSDEC, MHP  
NYSDEC BoEH  
NYSDEC CEM  
Matthew Sherman Engineering

# Groundwater Evaluation

Note: The Groundwater Evaluation (GWE) was prepared as part of previous Special Permit Application reviewed by Town Board. Minor changes have been made to the current application however they do not impact the GWE in a significant way.

The GWE is not an application requirement and is being submitted for informational purposes to show the ZBA that the proposed project will not have an adverse impact on groundwater at or near the site.





## SHERMAN ENGINEERING & CONSULTING P.A.

14 NELMAR AVENUE ST AUGUSTINE, FL 32084

631.831.3872

December 12, 2022

Alphanest LLC  
44 Gardiners Bay Drive  
Shelter Island NY, 11964

Re: Groundwater impact evaluation, 44 Gardiners Bay Drive

Sherman Engineering and Consulting, PA (SEC) has undertaken an evaluation of the proposed residential development at the Alphanest LLC property on Shelter Island and its impact on groundwater. This letter report details the findings. The investigation utilized information provided by the property owner as well as information available from various sources such as the Town of Shelter Island Building Department (Town) and the Suffolk County Department of Health Services (SCDHS), in addition to studies, investigations and reports by various professional publications and USGS Water-Resource investigations. This report relies in part on previous studies of the hydrogeologic system of Shelter Island. Site and nearby geology and groundwater conditions were evaluated to confirm conditions that were the subject of previously determined data.

### **Site Description:**

The site is 6 acres on the shore of Gardiners Bay. Developed residential properties are to north west and south. The area is in the Towns AA zone which requires 2ac per lot. The northern tip of the island includes the Hay Beach subdivision. This area is also AA zone however, many properties in Hay Beach predate current zoning and are pre-existing non-conforming to the AA requirement with 1ac+/- lot sizes

The site has 195' of road frontage, is approximately 730' deep and has about 590' of beach frontage. The site ranges from an elevation of 36' in the middle of the property to about 6' at the rock revetment along Gardiners Bay. The on-site wetlands boundary was determined to be spring mean high water and was mapped as shown on the survey from F. Michael Hemmer, LS, PC dated November 22, 2019. The closest proposed work is approximately 130' from the wetlands boundary.

## **SHERMAN ENGINEERING & CONSULTING P.A.**

### **Aquifer Characteristics:**

Many studies and investigations have been conducted of the hydrogeology of Shelter Island and the East End. In 1973, the USGS started a hydrogeological study of the Island. The resulting Water Resource Investigation 77-77 by Julian Soren described the Island's aquifer and geology and has served as the basis for multiple studies that followed. Based on these studies, information on nearby properties and on-site reconnaissance, we have a solid understanding of the aquifer at the project site and in the nearby area.

Onsite and nearby soils are predominantly silty sands with gravel. The top of the aquifer is at an elevation equal to approximately 1' to 2' above mean sea level. The fresh-water thickness is at least 30', beneath which a transition from fresh to salt-water (indicated by high chlorides) is located.

There is a groundwater ridge that runs down the middle of the island. Groundwater will flow downgradient from areas of higher elevation to lower. This effect creates a lateral flow toward the bay, in a westerly and southerly direction at the site, as shown in Soren (1977) and later verified by the Town of Shelter Island Watershed Management Plan (December 2012) and SCDHS's Comprehensive Water Resource Management Plan (2015). Groundwater at the site will flow from west to east in this area and the site has a travel time of 0-2 years to the bay.

Shelter Island receives its fresh, potable water from the upper glacial aquifer. This aquifer is bordered below by a marine clay unit. It is conventional understanding that this clay layer limits the availability of fresh water below (Soren, 1977). While Shelter Island's portion of the upper glacial aquifer is isolated from the remainder of Long Island's upper glacial aquifer, their characteristics are similar (Prince, 1986). Multiple studies have been done to determine the hydraulic conductivity, porosity, and other properties of the upper glacial aquifer. Subjects of interest in many of these studies have been the general hydrogeology of Shelter Island and the East End (Southold, Montauk, East Hampton, etc.), groundwater recharge, and the effects of pumping on aquifer drawdown and saltwater upconing.

### **Aquifer Impacts:**

As noted above, Shelter Island receives its drinking water from the upper glacial aquifer. While Shelter Island's upper glacial aquifer is not connected to the upper glacial aquifer that underlies the rest of Long Island's East End, the two have substantially similar, well-defined properties (Prince, 1986). The two primary ways pumping groundwater affects the aquifer are drawdown and upconing. Drawdown is the localized reduction of elevation of the top of the

## SHERMAN ENGINEERING & CONSULTING P.A.

aquifer and upconing is when the boundary between fresh and saltwater, or zone of diffusion, rises in the area of the well due to the reduction of fresh water above. Figure 1 is a simplified representation of these phenomena.

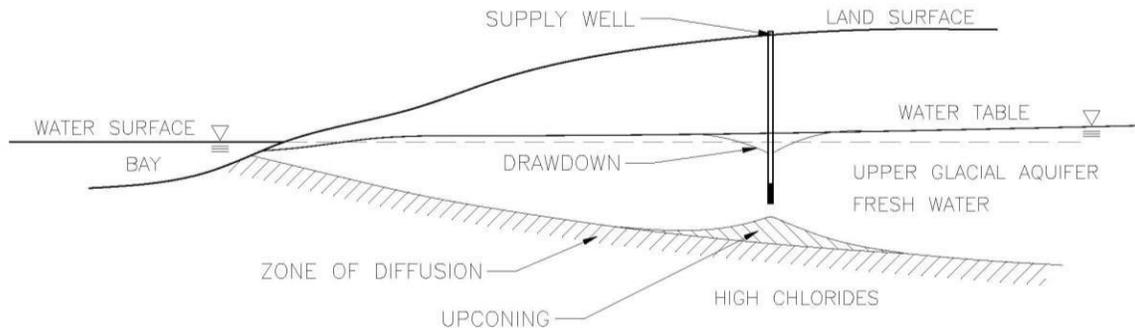


Figure 1; Saltwater upconing and drawdown induced from a pumping well

### Upconing:

Many studies of the cause and effect of saltwater upconing have been conducted in East Hampton and Montauk. The overarching conclusion is that, in waterfront locations, well placement and construction must be carefully evaluated to minimize the occurrence of upconing. If a well screen is placed too close to the zone of diffusion and/or is required to pump above a low to moderate rate, it can induce upconing (Prince, 1986).

Site-specific upconing analysis would require observation of the zone of diffusion over time. Modeling and analytical calculations to determine pumping-induced impacts on groundwater are dependent on the specific aquifer characteristics. Flow models rely on estimates of many of these characteristics to provide rough approximations of expected outcomes. Typical supply wells do not penetrate to the zone of diffusion, so its depth and thickness is not precisely known. The upconing analysis can be approximated with some basic assumptions of site-specific data.

### Drawdown:

As with upconing, drawdown has been extensively study on the East End. Unlike upconing, we have a better ability to calculate anticipated drawdown because, along with aquifer characteristics, we also know the groundwater elevation. This data, coupled with known aquifer parameters such as hydraulic conductivity, transmissivity, and specific yield, allows

## SHERMAN ENGINEERING & CONSULTING P.A.

us to use the Cooper-Jacobs Steady State analysis to determine an estimate of the drawdown. This is a simplified analysis and makes several assumptions that allow for a reasonable analytical result.

The Cooper- Jacobs equation is:

$$s=(2.3Q/4\pi T)\log(2.25Tt/Sr^2)$$

in which the values for analysis are:

s = drawdown	(in feet)
Q= Flow	1,920cf/day (436620gpm*60m/hr*12hr/day)
T= Transmissivity	10,000sf/day (calculated K*Y)
t = time	365days
r = radius	distance from well (in feet)
S= Storativity	0.24 (unitless)
K= Horizontal Hydraulic conductivity	250ft/day (based on USGS data)
Y= aquifer thickness	30' (based on nearby well data)

The flow rate is based on the typical well size of 20gpm for a single-family residence. While it is recognized that the Town prefers smaller wells in water front properties, the 6ac size of this property allows for a more typical well size to be utilized without negative environmental impacts. Assuming the well ran 12 hours a day, the drawdown would be approximately 5" at the well, considering only this well. The drawdown decreases with distance from the well. Drawdown attributed to the proposed supply well is reduced to under 2" at 150' from the well which is the location of the closest neighboring well. Based on this analysis, it is anticipated the proposed well will have little to no impact on existing or proposed wells serving neighboring and nearby properties.

# SHERMAN ENGINEERING & CONSULTING P.A.

Gardiners Bay

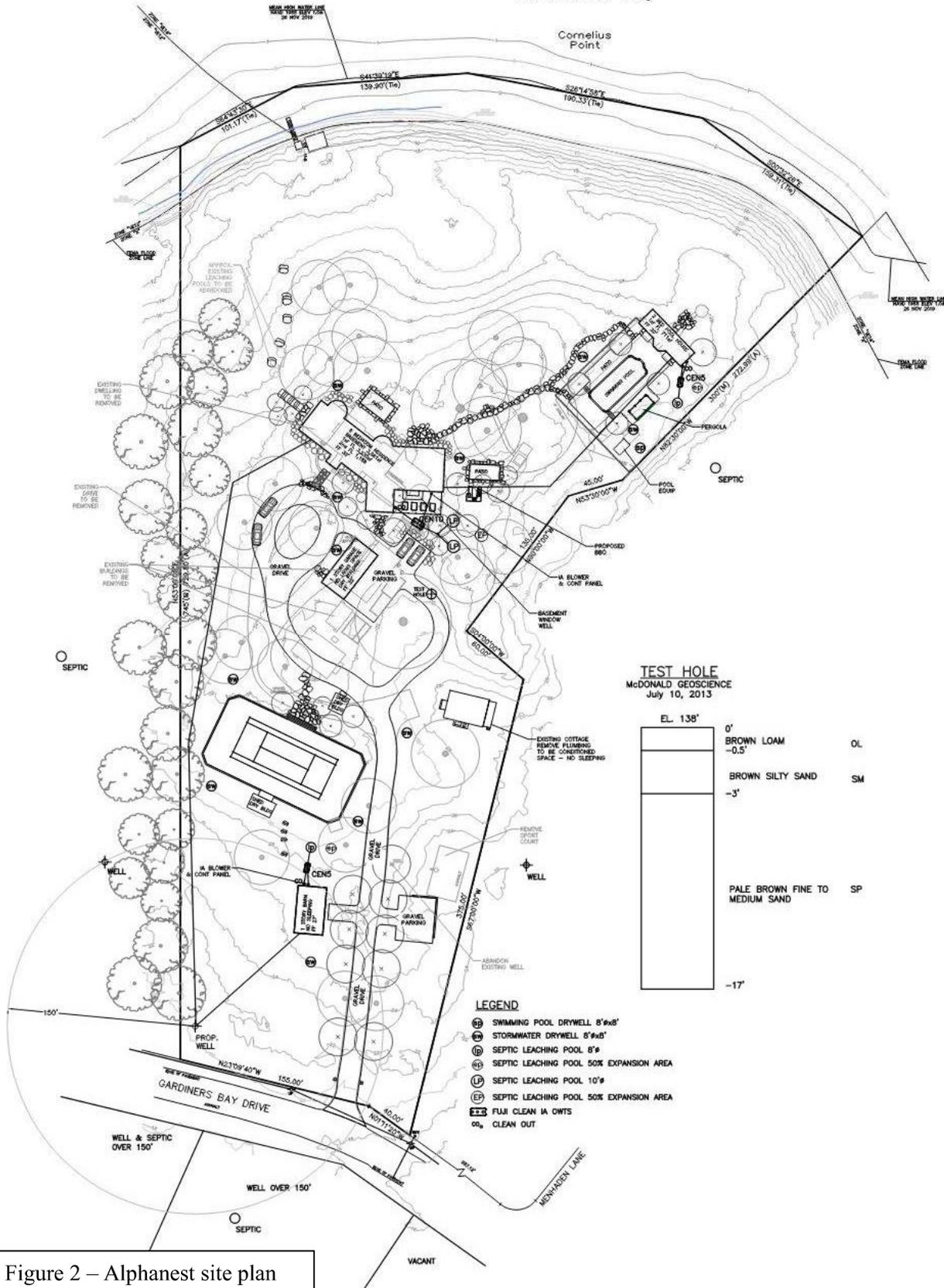


Figure 2 – Alphanest site plan

# SHERMAN ENGINEERING & CONSULTING P.A.

## Conclusion

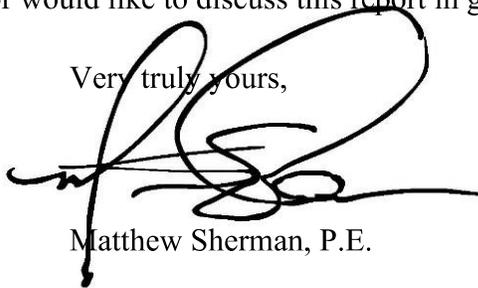
Water quality is of paramount importance to Shelter Island as a whole, and even more so to properties in the near shore area of the Island. The properties along the shoreline of Gardiners Bay are known to have wells with adequate depth into groundwater. This is in contrast to other areas of the Island that do have noticeable impacts from upconing. Wells in the Silver Beach and Montclair areas, among others, have depths of less than 10' into groundwater and have chloride levels near or above the potable limits of 250mg/L. Chloride levels seen along the harbor indicate that the area wells are not experiencing noticeable upconing. In addition, it is reasonable to conclude that the proposed well will not create a situation that alters the existing groundwater condition in a significant way.

The drawdown from the proposed well, using the maximum design flow rate, was calculated to be approximately 2" at 150' from the proposed well. This indicates that the proposed well will have a negligible impact on nearby properties. The anticipated drawdown will be even more negligible when it is considered that the actual flow rates and volumes will be a fraction of the maximum flows used in this analysis.

The proposed development will replace existing conventional septic systems with new nitrogen-reducing septic systems, utilize low-flow water fixtures and will incorporate water conserving hot water circulation systems to minimize impacts on the aquifer.

Based on this information, it is clear the proposed development at the Alphanest property, 44 Gardiners Bay Drive, will have negligible impact on the aquifer. Please feel free to contact me if you have any questions or would like to discuss this report in greater detail.

Very truly yours,



Matthew Sherman, P.E.



## **SHERMAN ENGINEERING & CONSULTING P.A.**

### References

- Soren, Julian, 1978, Hydrogeologic Conditions in the Town of Shelter Island, Suffolk County, Long Island, NY; USGS Water Resources Investigations 77-77
- Price, Keith, 1986, Ground-Water resource assessment of the Montauk Area, Long Island, NY; USGS Water Resources Investigations 85-4013
- Aharmouch, Larabi, et al, 2001, Numerical Modeling of Saltwater Interface Upconing in Coastal Aquifers
- Lennox, Jeffrey, Determination of Safe Yield for Public Supply Well Fields Impacted by Saltwater Upconing in Eastern Long Island, Leggette, Brashers & Graham Inc. Wilton CT
- Schubert, Bova and Misut, 2003 Hydrogeologic Framework of the North Fork and Surrounding Areas, Long Island, NY; USGS Water Resources Investigations Report 02-4284
- Simmons, Dale, 1986, Geohydrology and Groundwater Quality on Shelter Island, Suffolk County, NY; USGS Water Resources Investigations Report 85-4165
- Chandler & McWhorter, Upconing of the Salt-Water-Fresh-Water Interface Beneath a Pumping Well, Ground Water Vol 13 No 4 July-August 1975
- Comprehensive Water Resource Management Plan, 2015, Suffolk County Department of Health Services
- Watershed and Waterbody Inventory Report, Town of Shelter Island December 2012, Nelson, Pope & Voorhis, LLC

# Survey

Note: There is currently an open building dept application for construction of the pool house with accessory sleeping. The project is near completion however a new survey has not been completed yet. The survey showing the full site prior to commencement of the pool has is attached. If the project is completed and a Certificate of Occupancy is provided prior to completion of the ZBA application, a copy of the updated survey will be provided.

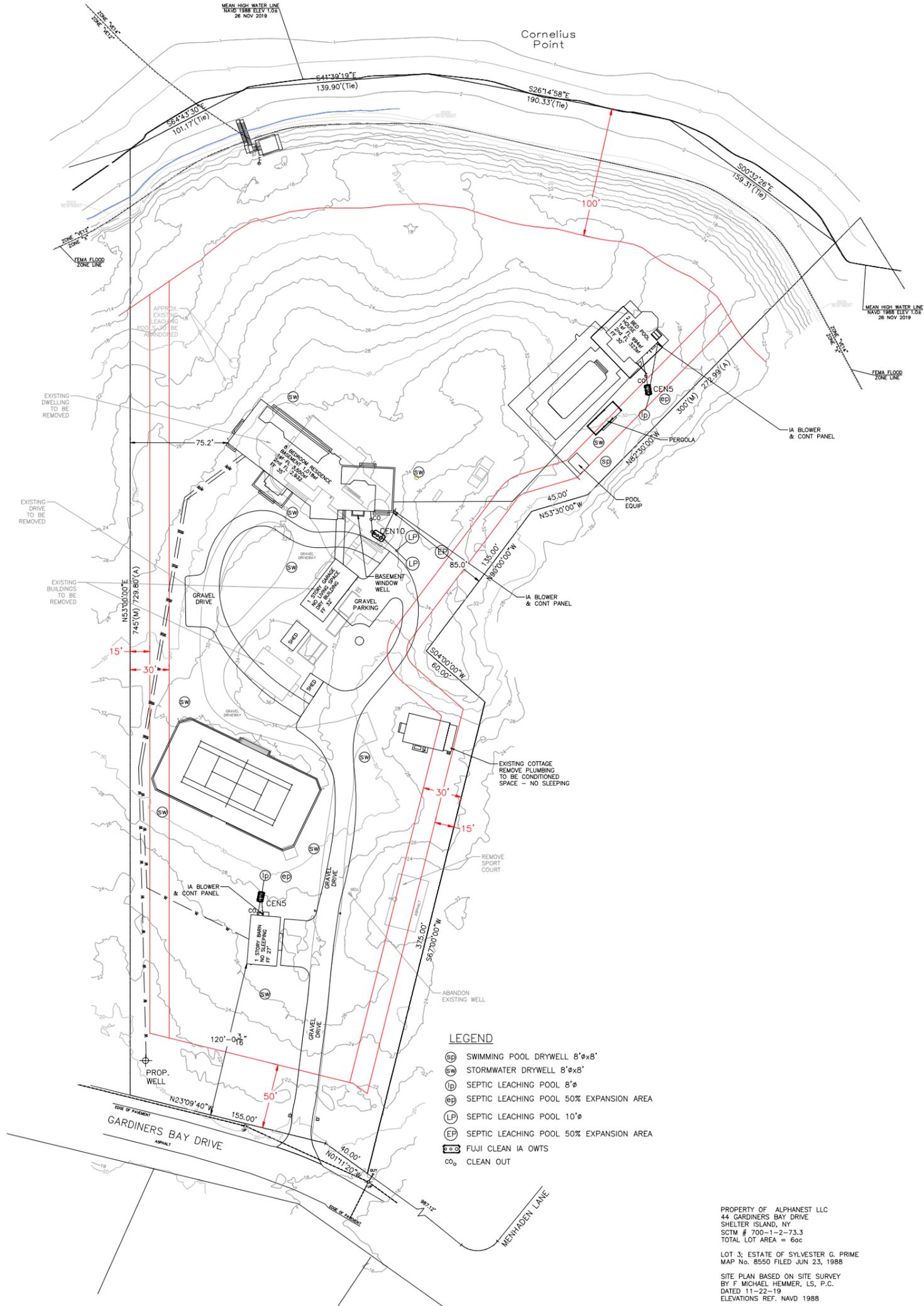




# Site Plan



Gardiners Bay



- LEGEND**
- ⊕ SWIMMING POOL DRYWELL 8'x8'
  - ⊕ STORMWATER DRYWELL 8'x8'
  - ⊕ SEPTIC LEACHING POOL 8'φ
  - ⊕ SEPTIC LEACHING POOL 50% EXPANSION AREA
  - ⊕ SEPTIC LEACHING POOL 10'φ
  - ⊕ SEPTIC LEACHING POOL 50% EXPANSION AREA
  - ⊕ FUJI CLEAN IA OWTS
  - ⊕ CLEAN OUT



**SITE PLAN**  
SCALE 1:40

PROPERTY OF ALPHANEST LLC  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY  
SCTM # 700-1-2-73.3  
TOTAL LOT AREA = 6ac

LOT 3; ESTATE OF SYLVESTER G. PRIME  
MAP No. 8550 FILED JUN 23, 1988

SITE PLAN BASED ON SITE SURVEY  
BY F MICHAEL HEMMER, LS, P.C.  
DATED 11-22-19  
ELEVATIONS REF. NAVD 1988

ALL NEIGHBORING PROPERTIES WITHIN 150' VACANT OR SERVICED BY PRIVATE ON SITE SANITARY DISPOSAL FACILITIES AND WATER SUPPLY WELLS. THERE ARE NO PUBLIC WATER OR SEWER DISTRICTS SERVE THIS AREA.

EXISTING SINGLE FAMILY HOME TO BE REMOVED  
NEW 8 BEDROOM RESIDENCE PROPOSED, DESIGN FOR 11 BEDROOMS  
BASEMENT FITNESS AREA, AND PLAY ROOM TO BE TREATED AS BEDROOMS FOR SANITARY DESIGN  
HOME OFFICE ON SECOND FLOOR TO BE TREATED AS BEDROOM FOR SANITARY DESIGN  
REMOVE PLUMBING FROM EXISTING ACCESSORY DWELLING UNIT  
NEW BARN WITH SANITARY FACILITIES, NO LIVING SPACE  
NEW DETACHED GARAGE WITH NO PLUMBING  
RECENTLY CONSTRUCTED POOL HOUSE WITH 2 BEDROOMS

UNAUTHORIZED ALTERATION OR ADDITION TO STAMPED DRAWINGS AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

JOB#: KHU2101 DATE: 7.11.25 SCALE: AS NOTED	PROPOSED SITE 44 GARDINERS BAY DR SHELTER ISLAND, NY 11964	DRAWING: SANITARY SITE PLAN, DETAILS, NOTES	DRAWN BY: MBS CHECKED BY: SECPC		<table border="1"> <tr> <td>1</td> <td>7.11.25</td> <td>ISSUED FOR DENIAL</td> </tr> </table>	1	7.11.25	ISSUED FOR DENIAL	<p>SHERMAN ENGINEERING &amp; CONSULTING P.A. 14 NELMAR AVENUE ST. AUGUSTINE, FL 32084 631.831.3872</p>
1	7.11.25	ISSUED FOR DENIAL							

# SWPPP

Note: SWPPP was prepared as part of previous Special Permit Application reviewed by Town Board. Minor changes have been made to the current application however they do not impact the SWPPP in a significant way. If the current application is approved, the SWPPP will be modified to reflect that. The SWPPP is not an application requirement and is being submitted for informational purposes and to show the ZBA that the applicant has gone above and beyond the permitting requirements to ensure sufficient measures will be in place to ensure the protection of the local environment and nearby properties.





158 County Rd. 39  
Suite 10  
Southampton, N.Y. 11968  
Office/Fax (631) 259-3959

Professional Seal

TITLE:  
EROSION AND SEDIMENT  
CONTROL PLAN

PROJECT:  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND HEIGHTS  
NEW YORK, 11965  
S.C.T.M. #700-1-2-73.3

Revisions		
No.	Date	Description
1	-/-/-	----
2	-/-/-	----
3	-/-/-	----
4	-/-/-	----
5	-/-/-	----

Designed By: PD  
Drawn By: JTS  
Checked By: PD

C-1

Sheet #

### SEDIMENT & EROSION CONTROL GENERAL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED, INSPECTED, AND MAINTAINED AS PER THE NYS DEC 2016 STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
2. MEASURES SHALL BE INSPECTED BY A TRAINED CONTRACTOR WITHIN THE ACTIVE WORK AREA DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
3. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ON HALF OF THE MEASURED HEIGHT, SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
4. ALL STOCKPILES OVER 36" IN HEIGHT SHALL BE MAINTAINED IN THE PROPOSED STAGING AREA.
5. THERE ARE NO STORM WATER INLETS ON GARDINERS BAY DRIVE IN A VICINITY WHERE SILTS OF SEDIMENT FROM THE PROJECT SITE COULD FEASIBLY TRAVEL.
6. AREAS OF GRADING AND REMOVAL OF EXISTING STRUCTURES TO BE RESTORED PER THE NOVEMBER 2016 NYS STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL.

### LEGEND

- CONTOUR LINE - EXISTING
- SILT FENCE - DELINEATES AREA OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA
- CONCRETE TRUCK WASHOUT
- STORM DRAIN INLET PROTECTION
- PROPOSED DRYWELL

PARCEL INFORMATION:  
PROPERTY OF ALPHANSET LLC  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND HEIGHTS  
SUFFOLK COUNTY, NEW YORK 11965  
LOT AREA: 262,079 SQ. FT. OR 6.01 ACRES  
S.C.T.M. #700-1-2-73.3  
SITE PLAN UPDATED: 10/11/2022

SITE PLAN BASED ON SURVEY PREPARED BY:

Prepared By  
**F. Michael Hemmer, LS, P.C.**  
Professional Surveying Services

PO Box 1328, Sag Harbor, New York 11963  
(631) 725-7199 info@fmhls.com

SWPPP PREPARER INFORMATION  
DILANDRO ANDREWS ENGINEERING PLLC  
158 COUNTY ROAD 39, SUITE 10  
SOUTHAMPTON N.Y. 11968  
(631) 259-3959

SITE DATA	
TOTAL SITE AREA	262,079 SF / 6.01 ACRES
EXISTING IMPERVIOUS AREA	26,725 SF / 0.61 ACRES
PROPOSED IMPERVIOUS AREA	40,024 SF / 0.919 ACRES
TOTAL AREA TO BE DISTURBED	154,825 SF / 3.55 ACRES

SECONDARY SILT FENCE ALONG EAST SIDE OF DISTURBANCE AREA. MAX 5' SPACING BETWEEN ROWS.

SENSITIVE BLUFF AREA TO REMAIN UNDISTURBED

PROPOSED MAIN HOUSE - ROOF RUNOFF (± 5,400 FT<sup>2</sup>) DIRECT TO UNDERGROUND STORM WATER STORAGE. SEE DRAINAGE PLAN PREPARED BY HOLLANDER DESIGN FOR MORE INFORMATION

PROPOSED SOIL STOCKPILE AREA

PROPOSED WIRE BACKED SILT FENCE LIMIT OF DISTURBANCE: 154,825 FT<sup>2</sup>

PROPOSED DRYWELLS CAPTURING RUNOFF FROM ALL IMPERVIOUS SURFACES. SEE DRAINAGE PLAN PREPARED BY HOLLANDER DESIGN FOR MORE INFORMATION

PROPOSED VEHICLE, EQUIPMENT AND MATERIALS STORAGE.

- NOT TO BE USED FOR SOIL STOCKPILE TO BE RESTORED PER THE NOVEMBER 2016 NYS DEC STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL AND THE JANUARY 2016 NYS STORM WATER MANAGEMENT DESIGN MANUAL.

PROPOSED DRAIN INLET PROTECTION TYP.

PROPOSED 20' x 50' STABILIZED CONSTRUCTION ENTRANCE.

PROVIDE GEOTEXTILE FABRIC / MEMBRANE WITH 1" - 4" SIZE STONE (RCA) MIN. 6" THICKNESS OVER FABRIC.

PROPOSED CONCRETE WASHOUT AREA



### EROSION AND SEDIMENT CONTROL PLAN



ELEVATIONS SHOWN ARE BASED ON USC AND GS DATUM (NAVD 1988)

## EROSION CONTROL NOTES

**SPECIFICATIONS AND GUIDELINES**  
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION. SWPPP AND ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITY (GP-0-15-002), THE 2016 NYSDEC STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND THE 2015 NYDEC DESIGN MANUAL.

**EROSION CONTROL**  
 CONSTRUCT ALL SWALES AND BERMS AS SHOWN OR AS REQUIRED TO DIRECT AND CONTROL STORMWATER RUNOFF AND PREVENT EXCESS EROSION. 3:1 (3:1) SLOPES STEEPER THAN (3:1) SHALL BE STABILIZED BY HYDROSEED WITH MULCH BINDER TYPE "AH", TYPE "A" OR BY USING JUTE MESH AS LISTED IN THE EROSION MANUAL OR AS SPECIFIED BY THE ENGINEER.

**TOPSOIL**  
 ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 4" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL FROM THE SITE.

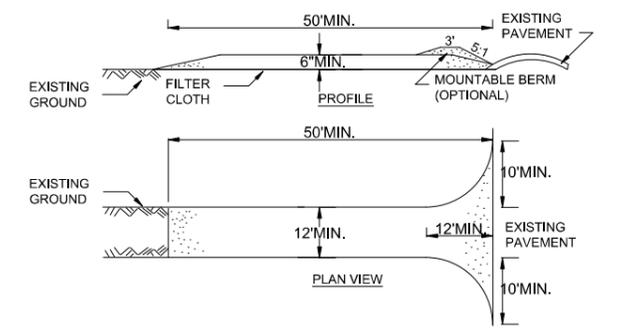
**MULCHING**  
 ALL AREAS RECEIVING SEED AND ELSEWHERE AS NOTED, SHALL BE MULCHED AND ANCHORED.

**TYPE OF SEED, HYDROSEEDING OR ALTERNATE STABILIZATION**

**TYPE "A" NORMAL LAWN SEEDING**  
 IN THE SPRING OR FALL USE A MIXTURE OF 30% OF MERION BLUE GRASS, 65% CREEPING RED FESCUE AND 5% REDTOP AT A RATE OF 3 LBS. MIN. PER 1,000 SQ. FT.

**TYPE "B" - HYDROSEED MIX "B"**  
 50% TALL FESCUE  
 20% SHEEP FESCUE  
 15% INTERMEDIATE WHEATGRASS  
 5% RED FESCUE  
 5% REUBENS CANADA BLUEGRASS  
 5% KENTUCKY BLUEGRASS

A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG CONSTRUCTION CLEARING LIMITS AND AROUND EXISTING TREES TO MITIGATE THE IMPACT OF COMPACTION OVER CRITICAL ROOTS, INJURIES TO BARK AND LIMBS, SPILLS OF OIL, CONCRETE OR OTHER HARMFUL CHEMICALS.



### CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.

- STONE SIZE - USE 1"-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FT.
- THICKNESS - NOT LESS THAN 6 IN.
- WIDTH - 12 FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRANSPORT OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT TRANSPORTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## DUST CONTROL NOTES

**DEFINITION**  
 THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

**PURPOSE**  
 TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS.

**CONDITIONS WHERE PRACTICE APPLIES**  
 ON CONSTRUCTION ROADS, ACCESS POINTS AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

**DESIGN CRITERIA**  
 CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY MEASURES SHOULD BE INSTALLED, NO SPECIFIC DESIGN CRITERIA IS GIVEN; REFER TO CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

**CONSTRUCTION SPECIFICATIONS**  
 VEGETATIVE COVER - FOR AREAS NOT SUBJECTED TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOWS:

- RYE GRASS (ANNUAL OR PERENNIAL AT 30 POUNDS PER ACRE (0.7 LBS / 1,000 SF)
- CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 LBS / SF) USE WINTER RYE IF SEEDING IN OCTOBER OR NOVEMBER.
- MULCH, INCLUDING GRAVEL MULCH, OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST.

SPRAY ADHESIVES - EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLICATION GALLONS PER ACRE
ACRYLIC POLYMER	9 TO 1	COARSE SPRAY	500
LATEX EMULSION	12.5 TO 1	FINE SPRAY	235
RESIN IN WATER	4 TO 1	FINE SPRAY	300

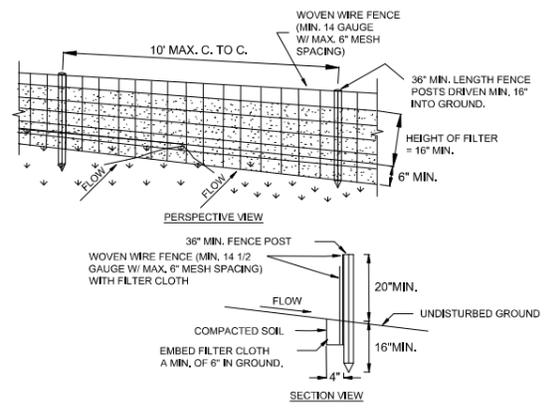
WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL.

SPRINKLING - THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

THE USE OF STONE FOR CONSTRUCTION ROADS IS ALSO EFFECTIVE FOR DUST CONTROL.

BARRIERS - A FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO FIFTEEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

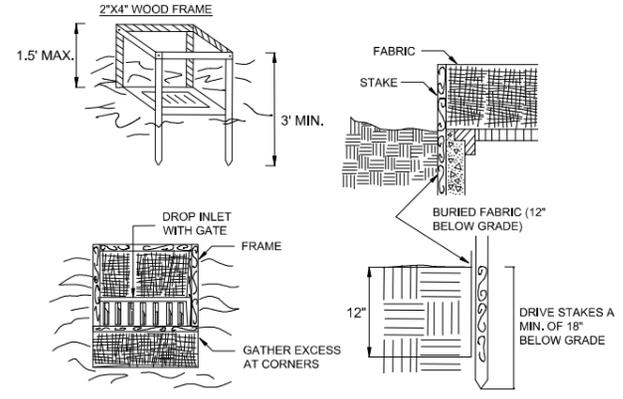
MAINTENANCE  
 MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED



### SILT FENCE SECTION

SCALE: N.T.S.

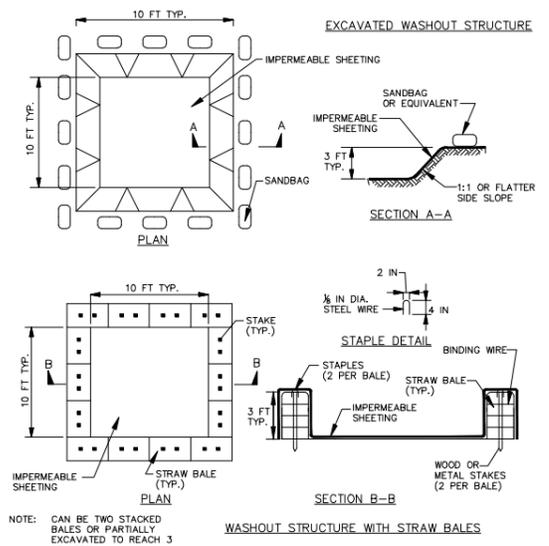
- SILT FENCE ASSEMBLIES SHALL BE PLACED A MINIMUM OF 5 FT. FROM THE TOE OF SLOPE, 10 FT. PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
- SILT FENCE GEOTEXTILE MATERIALS SHALL BE EITHER POLY-FILTER X, MIRAFI 100X STABLINKA T14QA, OR FROM THE CURRENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED LIST OF GEOSYNTHETICS FOR HIGHWAY CONSTRUCTION.
- POSTS MAY BE 2"x2" (MIN.) HARDWOOD OR 2"x4" (MIN.) SOFTWOOD, POSTS SHALL BE SPACED AT EITHER 4 FT. OR 6.5 FT. AND MAY OR MAY NOT REQUIRE MESH REINFORCEMENT AS PER THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED LIST OF GEOSYNTHETICS FOR HIGHWAY CONSTRUCTION.
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURED HEIGHT OR AS NEEDED. SEDIMENT SHALL BE DISPOSED OF BY THE CONTRACTOR AS UNSUITABLE MATERIAL.
- AFTER REMOVAL, THE AREA BENEATH SILT FENCE SHALL BE RESTORED TO ITS ORIGINAL STATE.



### DROP INLET STORM DRAIN PROTECTION

SCALE: N.T.S.

- FABRIC SHALL HAVE AN EDGE OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS IF JOINTS ARE NEEDED THEY ARE TO BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS TO BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3'
- SPACE STAKES EVENLY AROUND INLET 3'-0" APART AND DRIVE A MINIMUM 18 INCHES DEEP. BRIDGE SPANS GREATER THAN 3' WITH WIRE MESH BEHIND FILTER FABRIC.
- FABRIC SHALL BE EMBEDDED 1' MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2x4 WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.



### CONCRETE WASH OUT AREA DETAIL

SCALE: N.T.S.

- LOCATE THE WASHOUT AREA A MINIMUM OF 50 FEET FROM OPEN CHANNELS, STORM DRAIN INLETS, WETLANDS OR WATE
- CONCRETE WASHOUT AREA MUST BE ACCESSIBLE TO CONCRETE EQUIPMENT AND HAVE A 10' WIDE MIN GRAVEL ACCESSWAY.
- MINIMUM DIMENSIONS FOR PREFABRICATED UNITS - 4'X4'X1' DEEP WITH A MINIMUM 4MIL POLYETHYLENE PLASTIC LINER, MINIMUM DIMENSION FOR CONSTRUCTED CONCRETE
- WASHOUT AREAS ARE 6'X6'X3' DEEP WITH A MINIMUM 10 MIL POLYETHYLENE LINER, 2:1 SIDE SLOPES AND A 1' HIGH X 1' WIDE COMPACTED FILL BERM.
- THE LINER MUST BE FREE OF TEARS OR HOLES AND PLACED OVER A SMOOTH SURFACE TO PREVENT PUNCTURING. THE LINER MUST BE ANCHORED UNDERNEATH THE BERM OR ON TOP OF THE BERM, WITH SANDBAGS OR CONCRETE BLOCKS TO HOLD IT IN PLACE, WHERE APPLICABLE.
- THE FACILITY SHALL BE EMPTIED ONCE IT REACHED 75% CAPACITY. THE HARDENED MATERIALS SHOULD BE DISPOSED OF OFF-SITE
- A NEW LINER SHALL BE APPLIED AFTER THE FACILITY HAS BEEN CLEANED OUT.

## SOIL RESTORATION NOTES

- TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
- ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
- APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
- VEGETATE AND MULCH AS REQUIRED. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
- KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS AFTER RESTORATION.



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PROJECT:  
**44 GARDINERS BAY DRIVE  
 SHELTER ISLAND HEIGHTS  
 NEW YORK, 11965  
 S.C.T.M. #700-1-2-73.3**

Revisions		
No.	Date	Description
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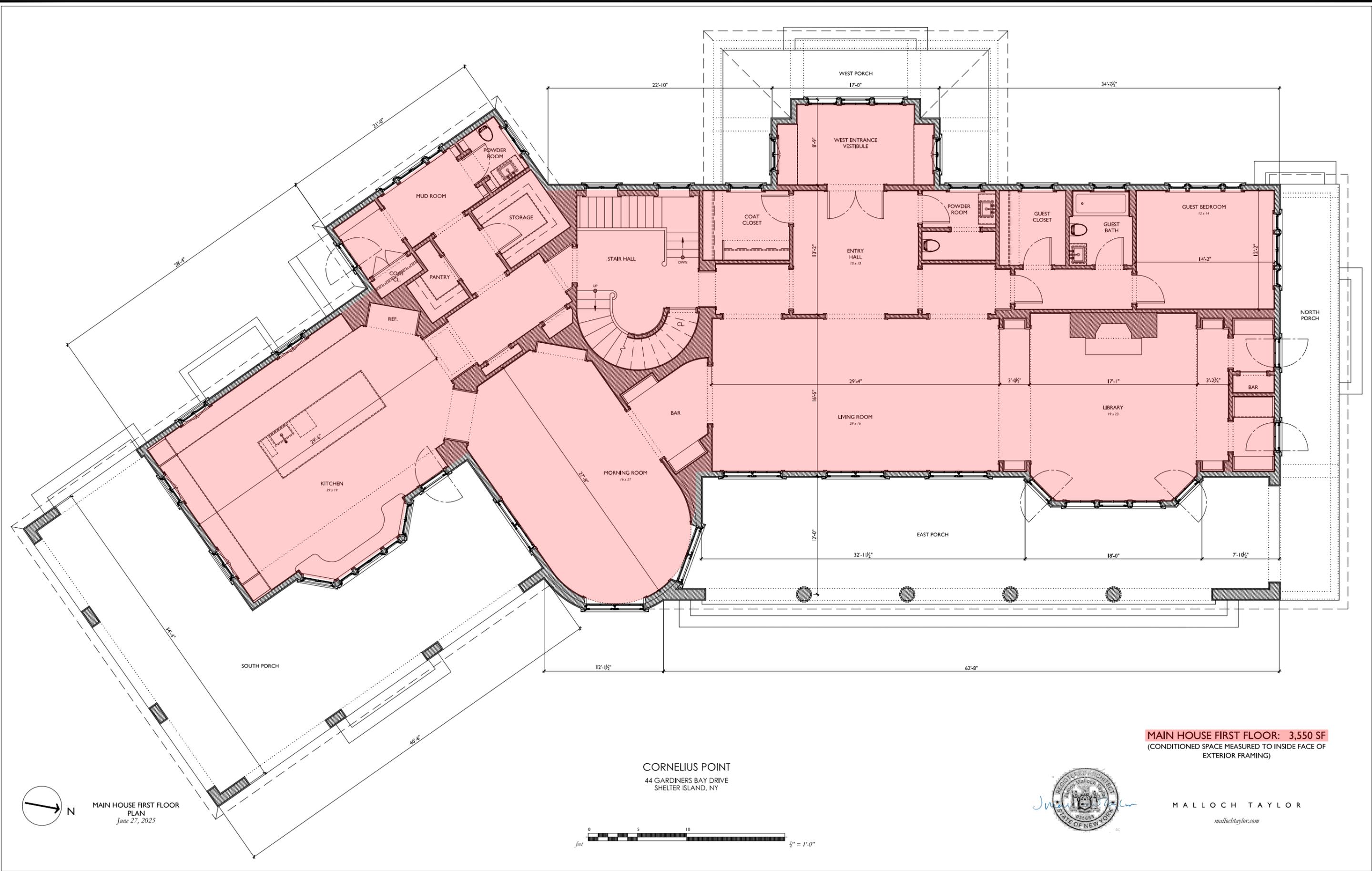
Date: 10/24/2022  
 Scale: NOTED

**C-2**

Sheet #

# Proposed Building Plans





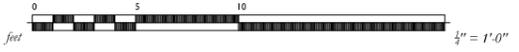
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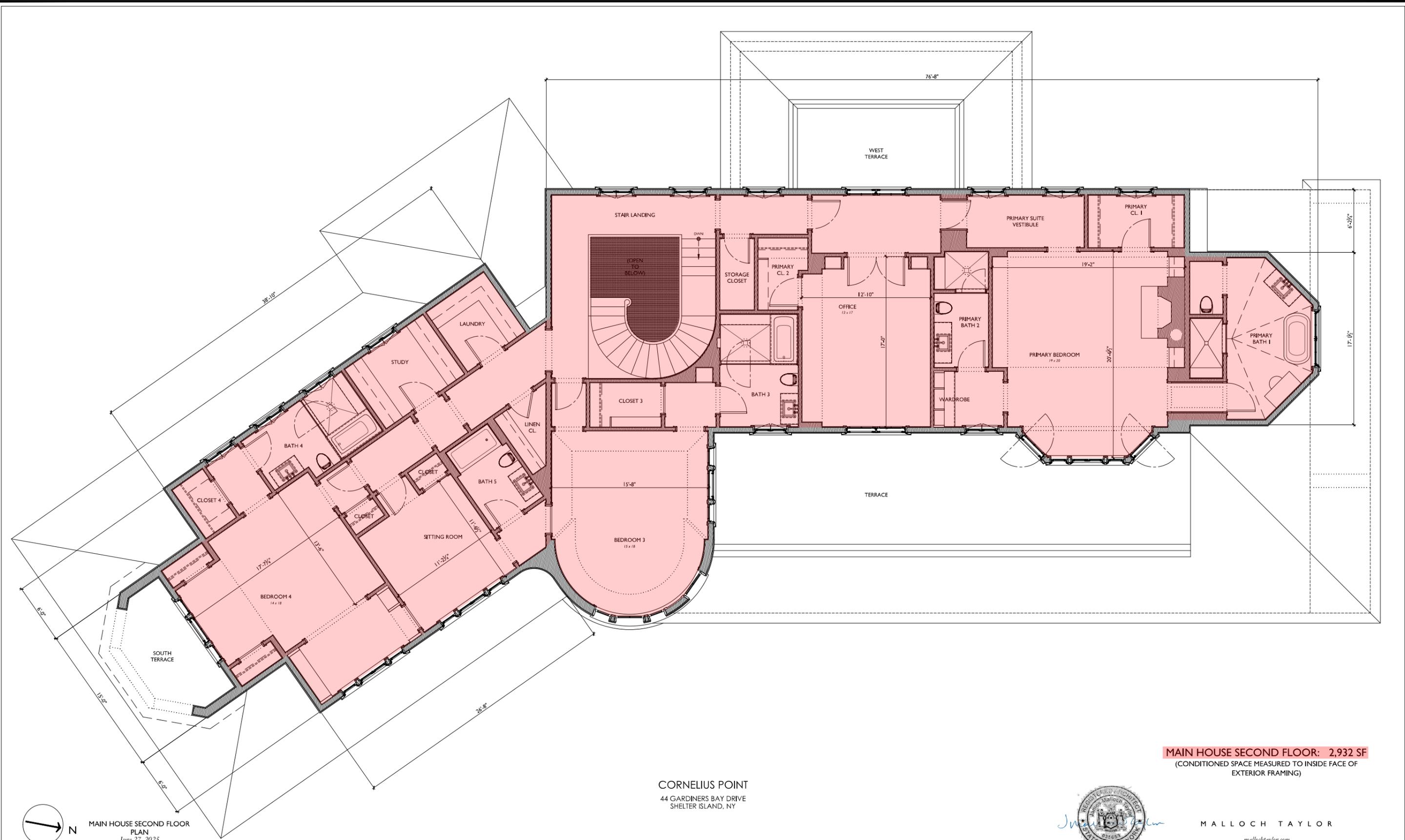
**CORNELIUS POINT**  
 44 GARDINERS BAY DRIVE  
 SHELTER ISLAND, NY



**MALLOCH TAYLOR**  
 mallochtaylor.com

**MAIN HOUSE FIRST FLOOR PLAN**  
 June 27, 2025





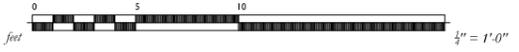
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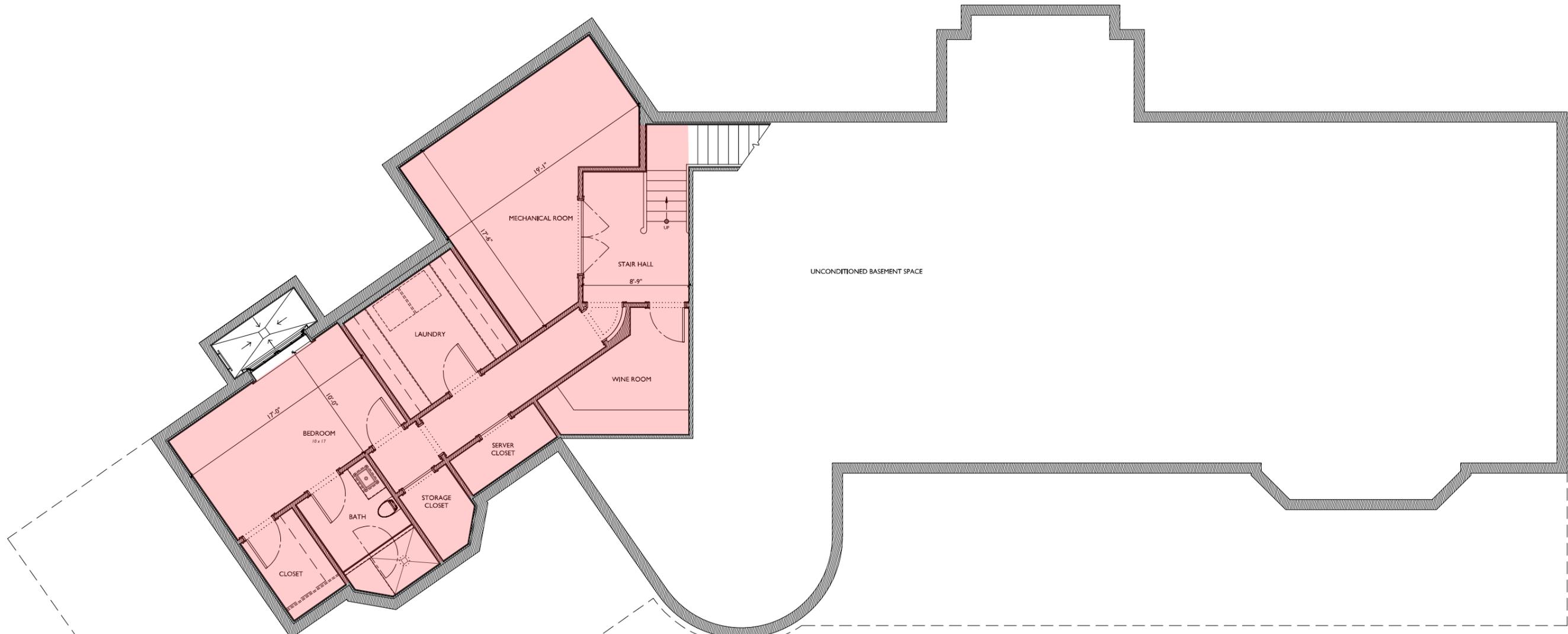
CORNELIUS POINT  
 44 GARDINERS BAY DRIVE  
 SHELTER ISLAND, NY



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MAIN HOUSE SECOND FLOOR  
 PLAN  
 June 27, 2025





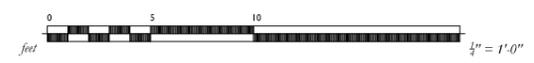
**MAIN HOUSE BASEMENT: 1,018 SF**  
 (CONDITIONED SPACE MEASURED TO INSIDE FACE OF  
 EXTERIOR FRAMING)

CORNELIUS POINT  
 44 GARDINERS BAY DRIVE  
 SHELTER ISLAND, NY



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MAIN HOUSE BASEMENT PLAN  
 June 27, 2025





MAIN WING EAST ELEVATION  
June 27, 2025

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY

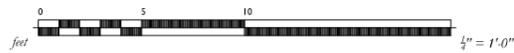


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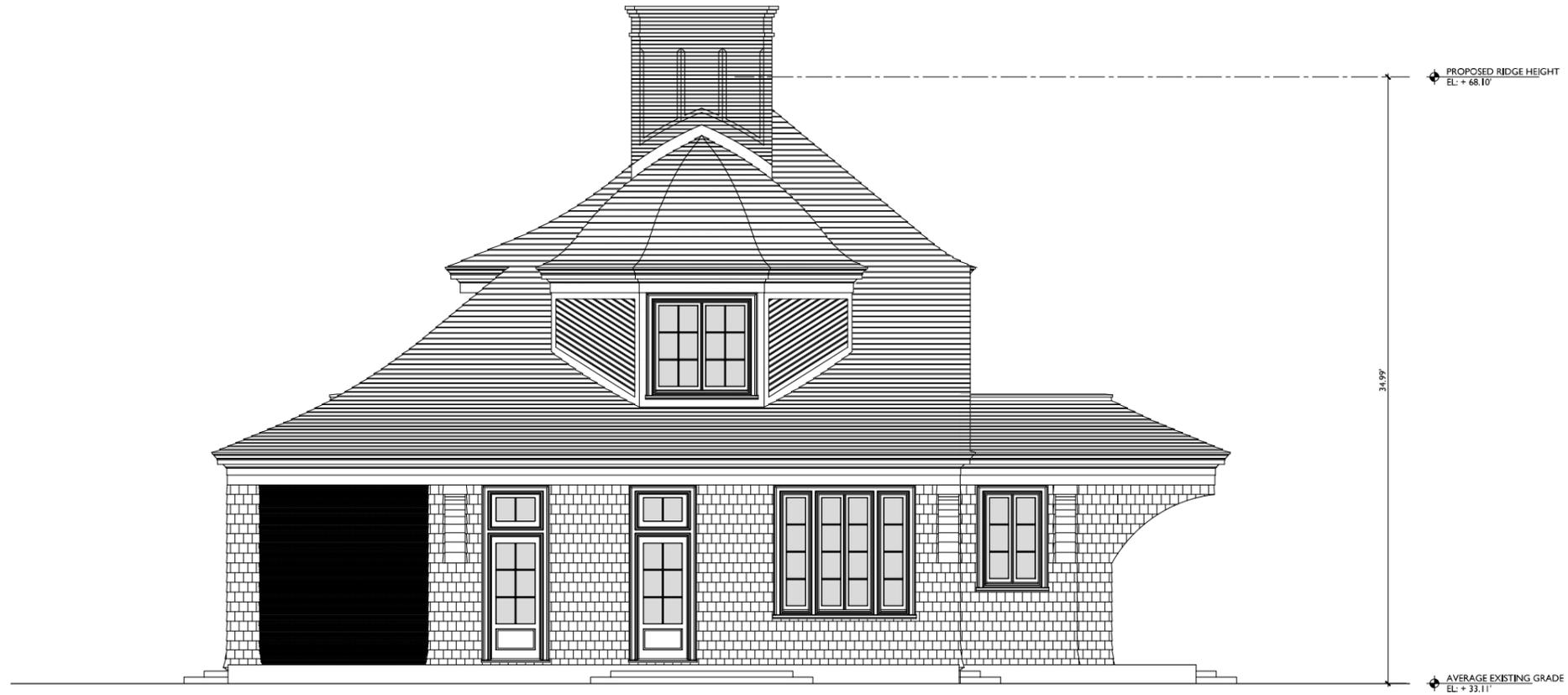


MAIN WING WEST  
ELEVATION  
June 27, 2025

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY

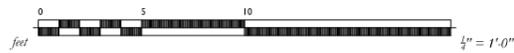


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MAIN WING NORTH  
ELEVATION  
June 27, 2025

CORNELIUS POINT  
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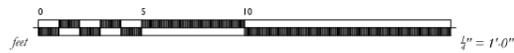


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FAMILY WING EAST  
ELEVATION  
June 27, 2025

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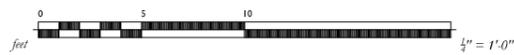


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FAMILY WING WEST  
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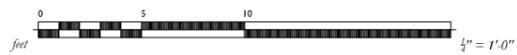


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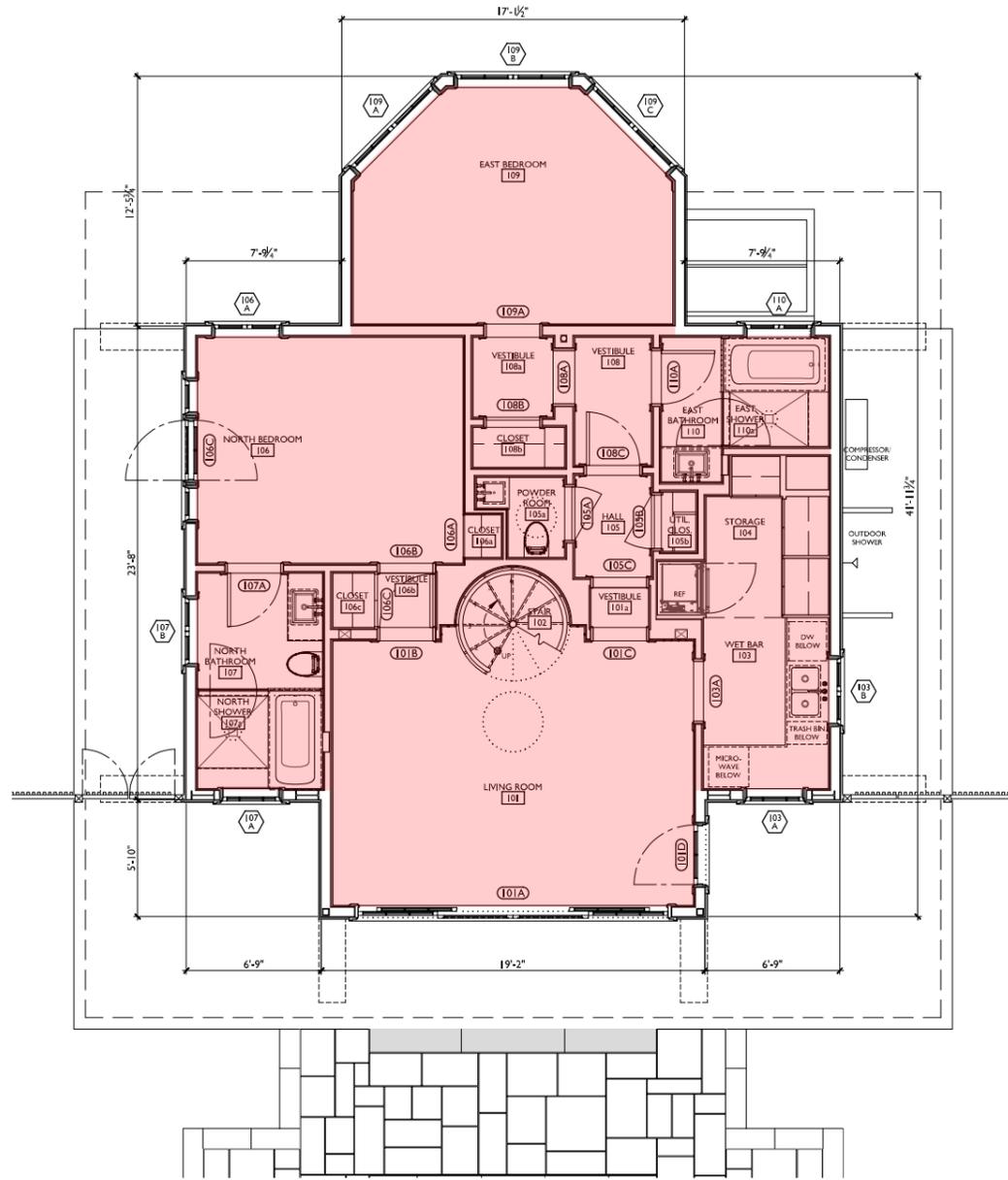


FAMILY WING SOUTH  
ELEVATION  
June 27, 2025

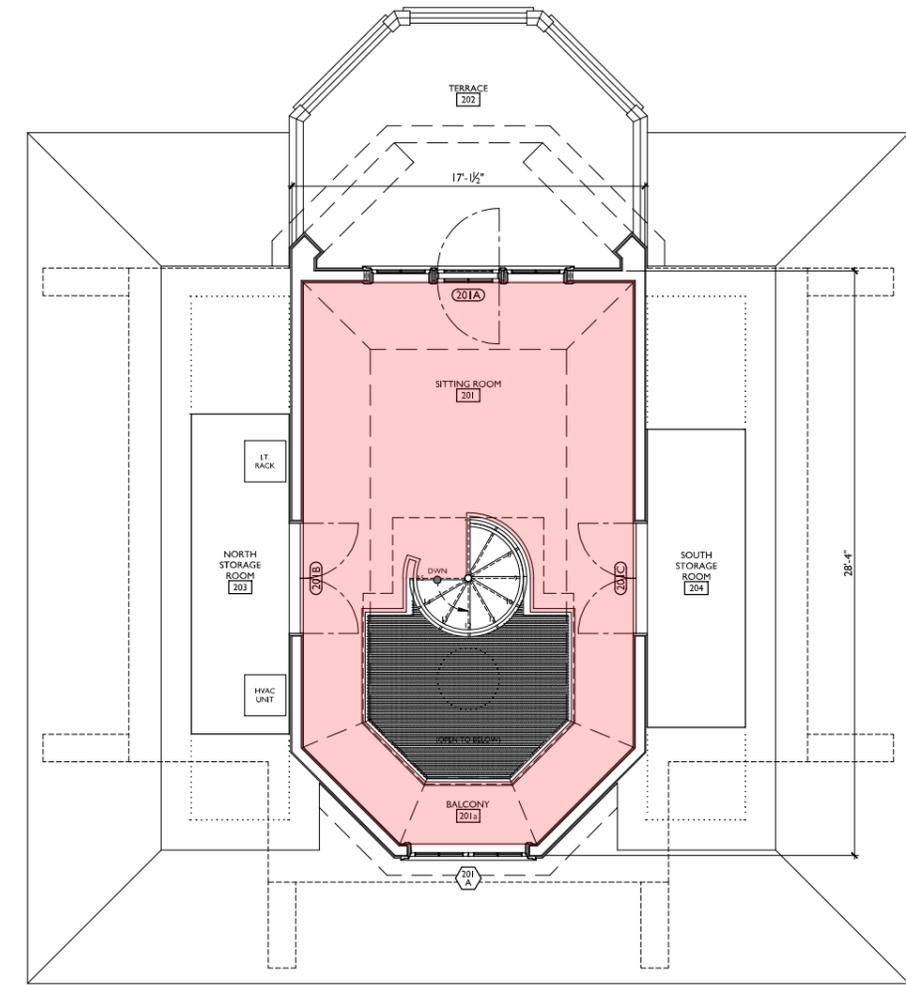
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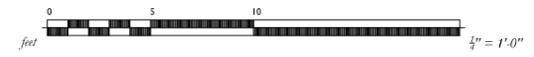
**POOL HOUSE FIRST FLOOR: 994 SF**  
 (CONDITIONED SPACE MEASURED TO INSIDE FACE OF  
 EXTERIOR FRAMING)



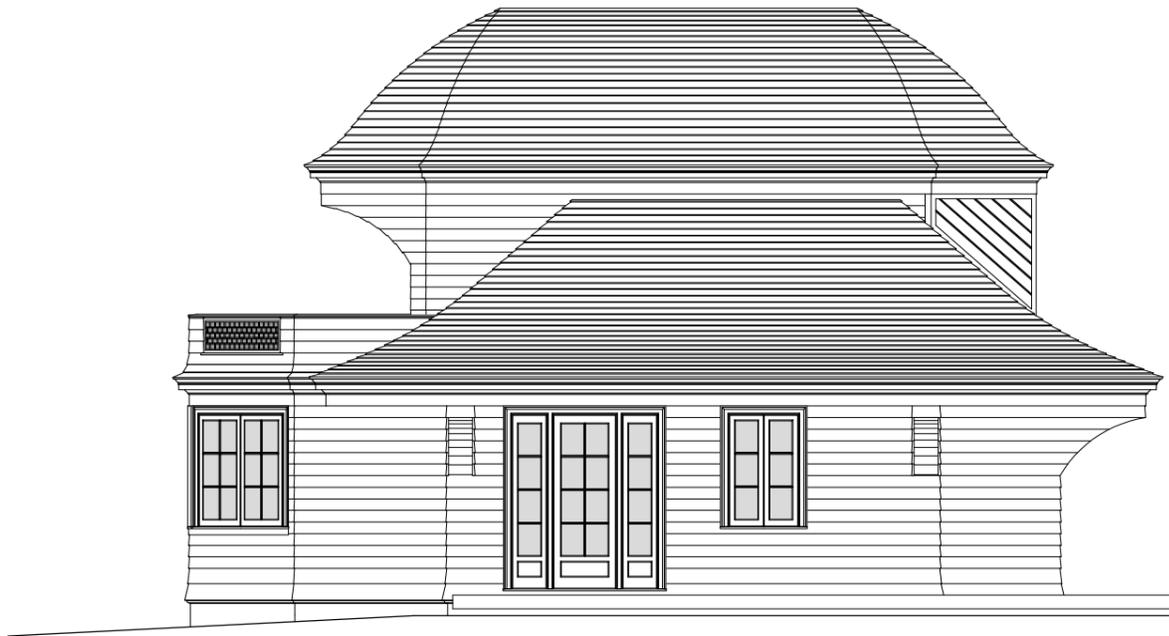
**POOL HOUSE SECOND FLOOR: 323 SF**  
 (CONDITIONED SPACE MEASURED TO INSIDE FACE OF  
 EXTERIOR FRAMING)

CORNELIUS POINT  
 44 GARDINERS BAY DRIVE  
 SHELTER ISLAND, NY

POOL HOUSE FLOOR PLANS  
 June 27, 2025



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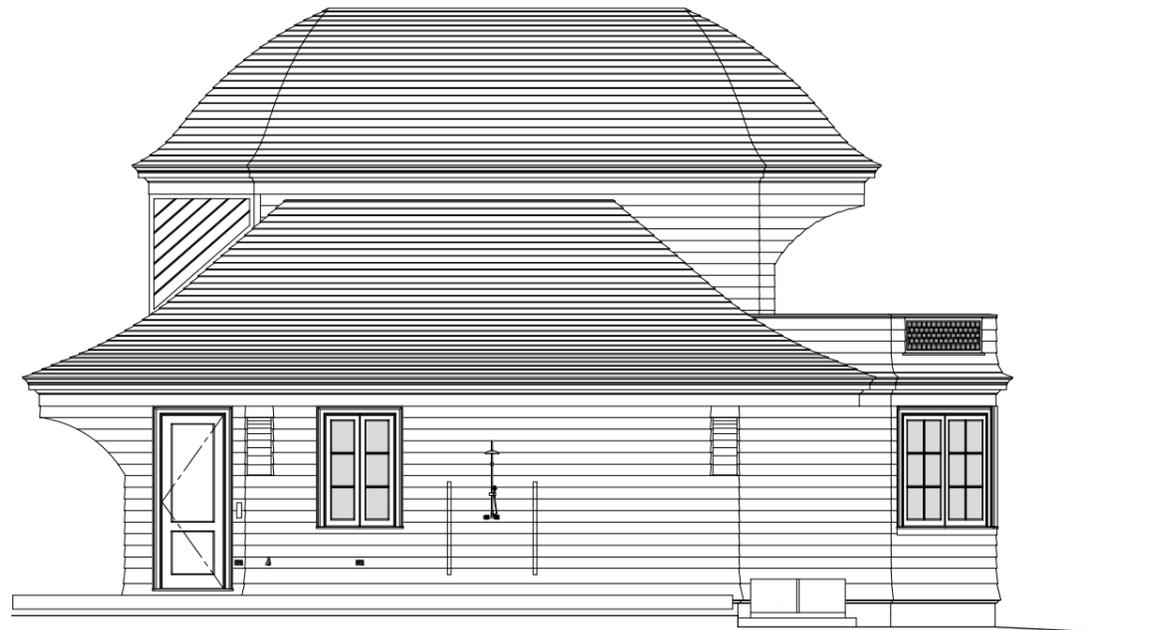


POOL HOUSE NORTH ELEVATION



POOL HOUSE WEST ELEVATION

29'-3 1/2"



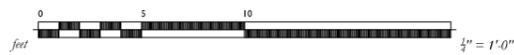
POOL HOUSE SOUTH ELEVATION



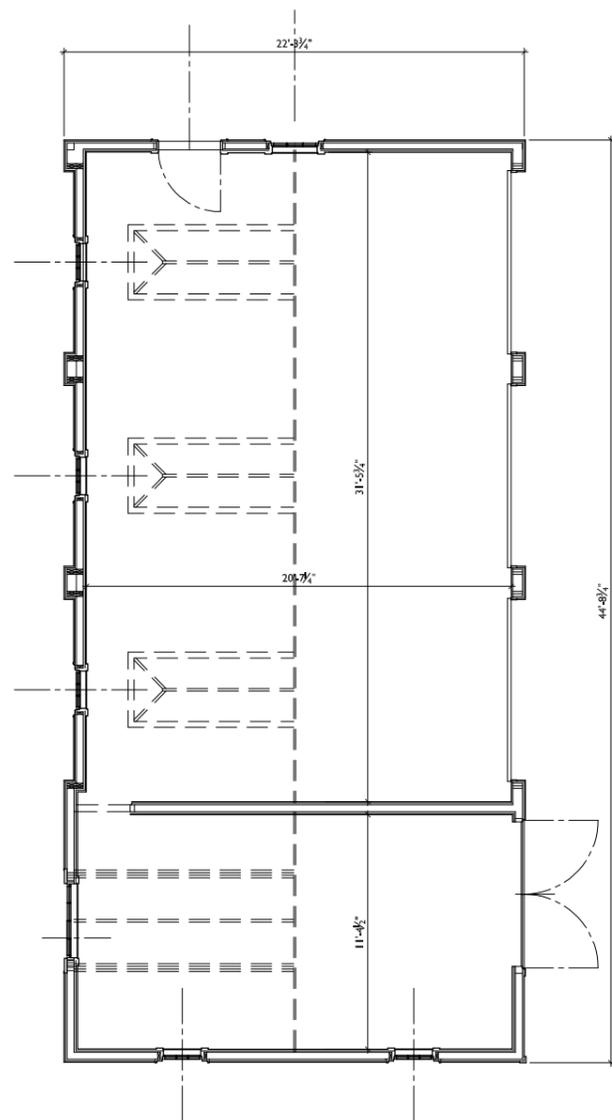
POOL HOUSE EAST ELEVATION

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY

POOL HOUSE ELEVATIONS  
June 27, 2025



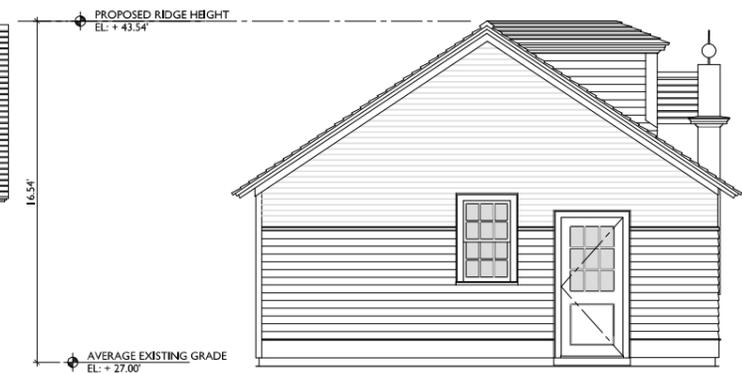
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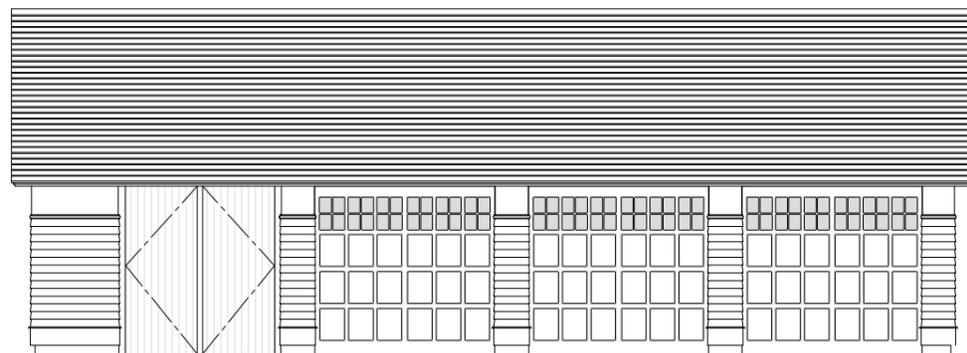
GARAGE - PROPOSED PLAN



GARAGE - PROPOSED NORTH ELEVATION



GARAGE - PROPOSED EAST ELEVATION



GARAGE - PROPOSED SOUTH ELEVATION

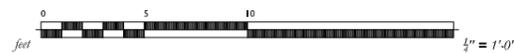


GARAGE - PROPOSED WEST ELEVATION

0 SF CONDITIONED STORAGE SPACE

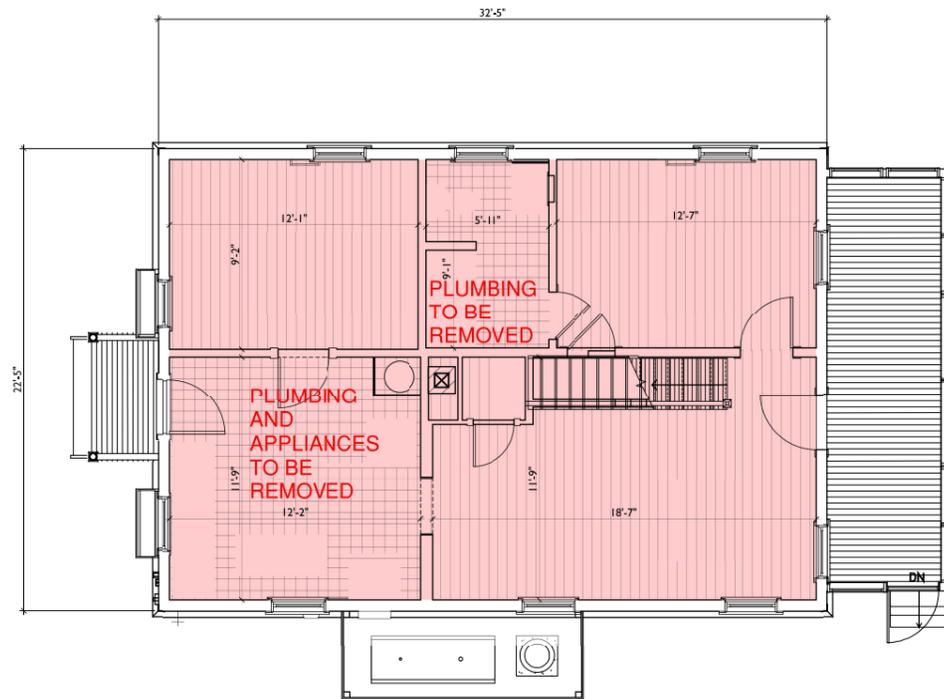
PROPOSED GARAGE PLAN  
AND ELEVATIONS  
June 27, 2025

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY

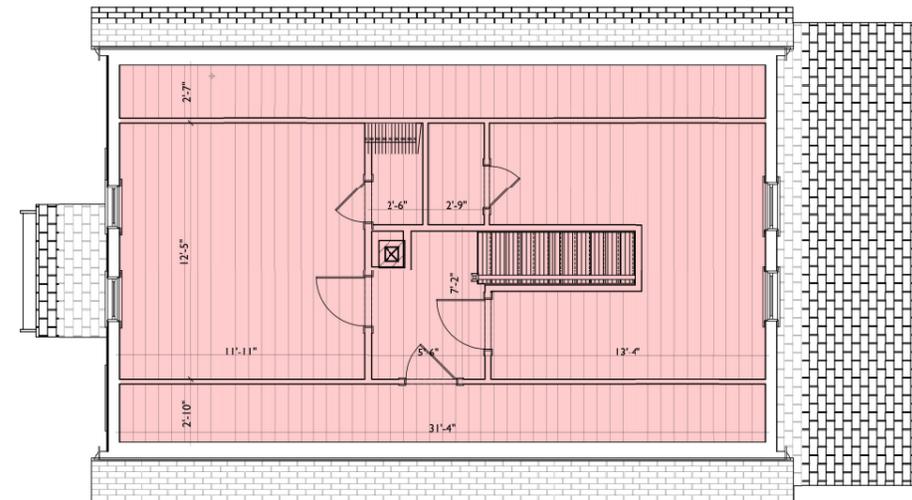


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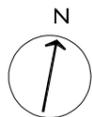
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1  
12 COTTAGE EXISTING FIRST PLAN 668 SF  
1/4" = 1'-0"



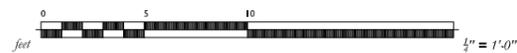
2  
12 COTTAGE EXISTING SECOND FLOOR 573 SF  
1/4" = 1'-0"



1,241 SF CONDITIONED STORAGE SPACE  
EXISTING COTTAGE PLANS

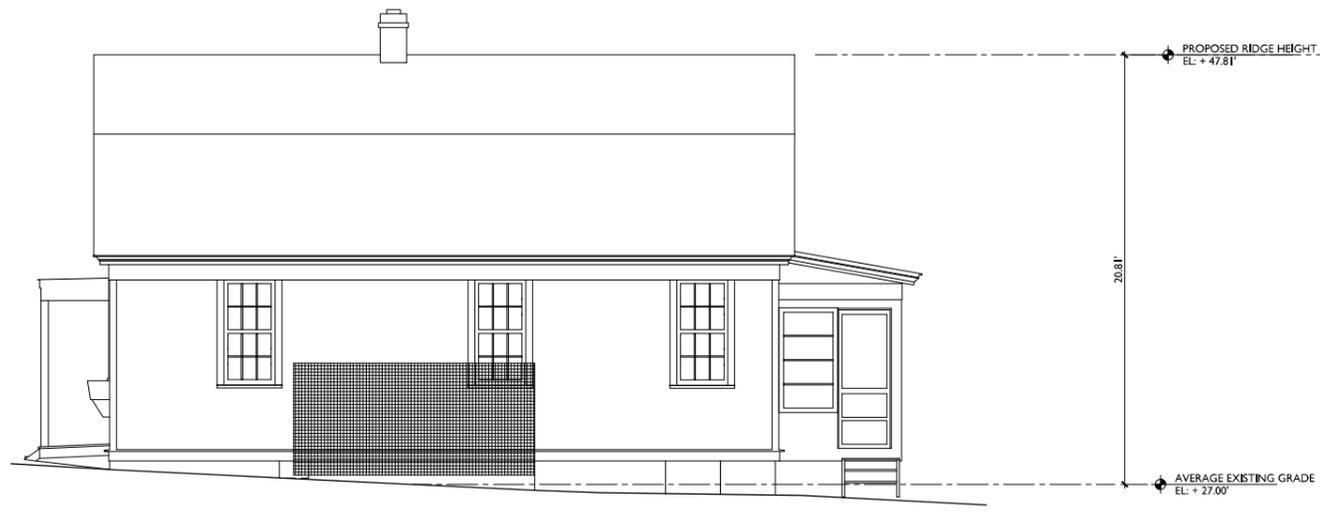
June 27, 2025

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY

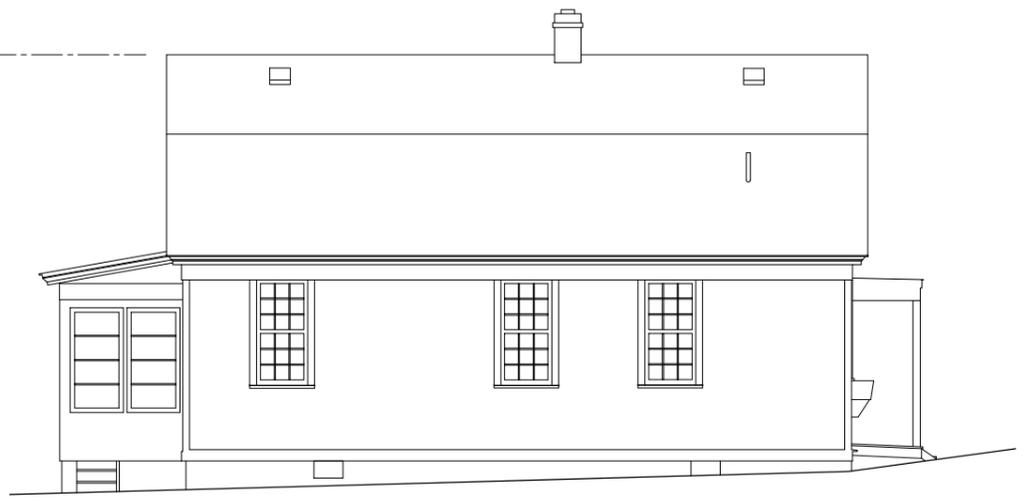


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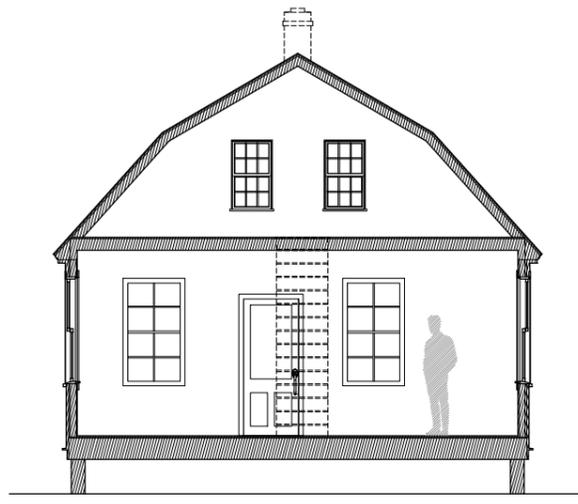
1  
13  
EXISTING WEST ELEVATION  
1/4" = 1'-0"



2  
13  
EXISTING EAST ELEVATION  
1/4" = 1'-0"



3  
13  
EXISTING NORTH ELEVATION  
1/4" = 1'-0"



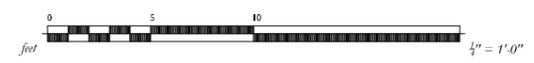
4  
13  
EXISTING COTTAGE SECTION  
1/4" = 1'-0"



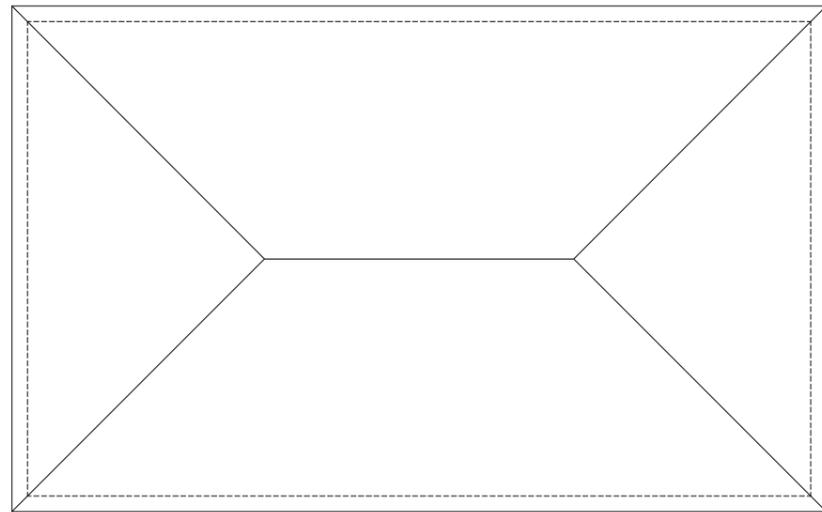
5  
13  
EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY

EXISTING COTTAGE  
ELEVATIONS  
June 27, 2025



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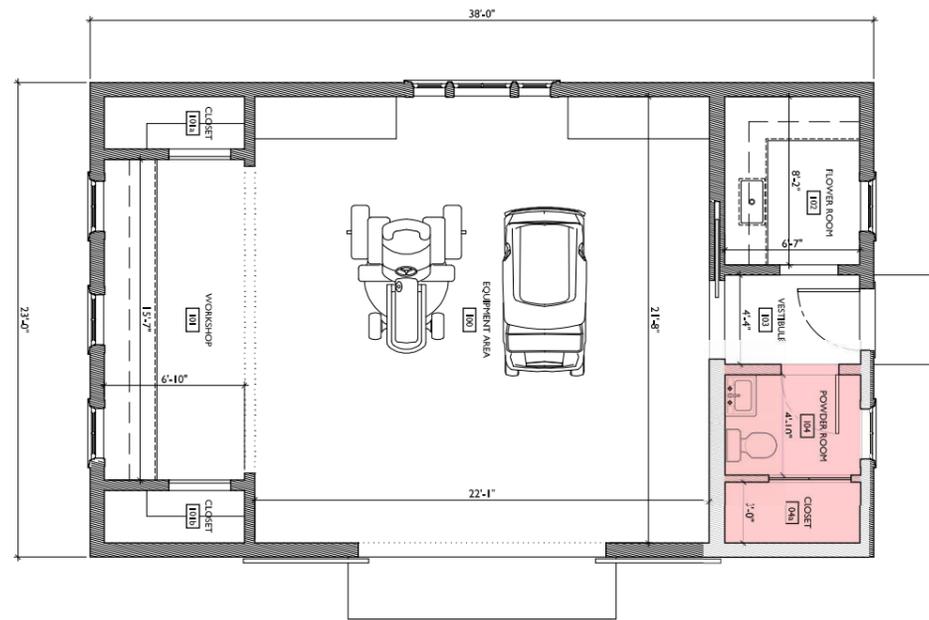
BARN - ROOF PLAN



BARN - WEST ELEVATION



BARN - SOUTH ELEVATION



BARN - FLOOR PLAN



BARN - EAST ELEVATION

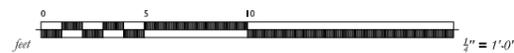


BARN - NORTH ELEVATION



57 SF CONDITIONED SPACE  
BARN PLANS AND ELEVATIONS  
June 27, 2025

CORNELIUS POINT  
44 GARDINERS BAY DRIVE  
SHELTER ISLAND, NY



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