



SHELTER ISLAND PLANNING BOARD

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MEMORANDUM TO THE TOWN BOARD

December 3, 2025

Re: Karpeh Wetlands Permit Application 09/04/2025
9B Peconic Ave, Shelter Island
SCTM# 0700-017.00-01.00-015.000 & 016.000; Zone A, Near Shore Overlay District

We are in receipt of a Wetlands Permit Application from Martin and Julianne Karpeh prepared by the applicant dated September 4th, 2025. Per the submitted application, the applicant wishes to close out building permit No. 2024-0580 using a vegetative plan created by White Oak Farm and Gardens LLC of drought-tolerant, non-invasive and deer resistant plant material and discloses four mitigation measures already completed. The results of a site visit by the Town's environmental consultant Theresa Masin point to this application now being more appropriately a modification request for results of the project which did not comply with the original stipulations of the resolution, namely: (a) installation of a pervious driveway instead of asphalt, (b) landscaping with sod and other ornamental vegetation not authorized, (c) existence of a subsurface irrigation system which can either be removed or need for the applicant to complete the required application process for continued use.

Observations:

Several Planning Board members visited the site during the week of November 10th at different times. We took photos to share.

We recognize the four positive mitigation measures of installing an IA OWTS, removal of the old asphalt driveway, installation of drywells, using drought tolerant non-invasive and deer resistant plant material. We observed the stone stepper pathway and the use of non-approved sod in the yard. As this applicant has been before the Planning Board for their original application referred to here, we once again commend them for completing a very modest, within-foot-print improvement of their dwelling on a site which was entirely in the Vegetative Buffer.

Recommendation:

At the meeting of 11/18/25, the Planning Board discussed the application and referenced the memo from Theresa Masin. While it is true the applicant diverged from the original stipulations of the resolution and is now seeking forgiveness, we do feel the delicate nature of the area, a lot entirely in the Vegetative Buffer would not benefit from having the applicant rip out all the non-authorized plantings and/or sod. We do feel strongly the use of the irrigation system must be brought into compliance as regulation of subsurface watering has been an issue, and Silver

Beach has a well-known unique situation of salt-water intrusion. It is in the neighborhood's best interest to have that permitted and operating correctly. As per Theresa Masin, we support the action of possibly thinning-out the density of the American Holly which were planted too close together. That could be a somewhat less obtrusive measure which would help the plants grow well and do their intended job in this sensitive area. We support the resubmission of the vegetation plan outlining the scientific and common names, which was included in the packet. We likewise recognize a gravel driveway is better suited for storm water capture than an asphalt surface, despite its diverging from the original permit.

We recommend the Town Board seek further ways for applicants and their consultants and landscape designers to be more in sync with resolution guidelines to avoid having to seek modifications and the familiar 'forgiveness' requests. Once those items mentioned above are done, we recommend the Town Board approve the building department to close out the permit and issue a C of O.

Respectfully Submitted,

Julia Weisenberg, Chairwoman
Marcus Kaasik, Deputy Chair
Sean Davy, member
David Kriegel, member
Matthew Fox, member
David Austin, member
Greg Cranford, member