

Amending Existing Wetlands Application

We are requesting re-approval of this project due to some additional walls that came down during demolition. Everything with the project remains the same and the walls that came down will be replaced in the same place but built to code. Existing walls would not have supported new build due to rot, being built with 2" x 4" not 2" x 6" and being placed at 18" not 16" stud spacing. Entire footprint will sat the same as approved. We may add a nursery on the second for, on the west side, out of the Wetlands area. This would not be a new footprint, just additional space on the second Fl.



ZONING INFO
RESIDENTIAL DISTRICT (ZONE U)

LOT AREA REQUIREMENT: 40,000 SQFT. (3,000 SQ. YD.)
40,546 SQFT. (2,939 SQ. YD.) PER RECORD SURVEYORS P.L.C.

LOT PERCENTAGE REQUIREMENT: NOT LESS THAN 100% MIN.
EXISTING: 100%
PROPOSED: NO CHANGE

LOT COVERAGE (BUILDING) SUB AREA (SUA) OF 10,000 SQFT. (7,274 SQ. YD.)

| PROPOSED NAME: | EXISTING | PROPOSED |
|-----------------------|-------------------------|--------------------------|
| ROOFED ENTRY: | 120 SQ. FT. (NO CHANGE) | 120 SQ. FT. (NO CHANGE) |
| 1 & 2 STORY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| HD ROOM ACCT.: | 34 SQ. FT. (ADDITION) | 34 SQ. FT. (ADDITION) |
| ENCLD ENTRY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| CON. FR. PORCH ACCT.: | 0 SQ. FT. (ADDITION) | 0 SQ. FT. (ADDITION) |
| ATTACHED SHED: | 50 SQ. FT. | 50 SQ. FT. (RECONSTRUCT) |
| FRAMED BELINDG: | 423 SQ. FT. | 423 SQ. FT. (NO CHANGE) |
| SHED BELINDG: | 204 SQ. FT. | 204 SQ. FT. (NO CHANGE) |
| SH TOTAL: | 641 SQ. FT. | 2,775 SQ. FT. |
| PERCENTAGE: | 4.28% | 13.98% |

LOT COVERAGE (IMPROVED) SUB AREA (SUA) OF 10,000 SQFT. (7,274 SQ. YD.)

| PROPOSED NAME: | EXISTING | PROPOSED |
|-----------------------|-------------------------|--------------------------|
| ROOFED ENTRY: | 120 SQ. FT. (NO CHANGE) | 120 SQ. FT. (NO CHANGE) |
| 1 & 2 STORY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| HD ROOM ACCT.: | 34 SQ. FT. (ADDITION) | 34 SQ. FT. (ADDITION) |
| ENCLD ENTRY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| CON. FR. PORCH ACCT.: | 0 SQ. FT. (ADDITION) | 0 SQ. FT. (ADDITION) |
| ATTACHED SHED: | 50 SQ. FT. | 50 SQ. FT. (RECONSTRUCT) |
| FRAMED BELINDG: | 423 SQ. FT. | 423 SQ. FT. (NO CHANGE) |
| SHED BELINDG: | 204 SQ. FT. | 204 SQ. FT. (NO CHANGE) |
| SH TOTAL: | 641 SQ. FT. | 2,775 SQ. FT. |
| EXISTING: | 1,308 | 8/8 |

LOT COVERAGE WITH HELIUMS SERVICE (NATIVE PLANTS)

| PROPOSED NAME: | EXISTING | PROPOSED |
|-----------------------|----------------------|-------------------------|
| ROOFED ENTRY: | 8 SQ. FT. | 8 SQ. FT. |
| 1 & 2 STORY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| HD ROOM ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| ENCLD ENTRY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| CON. FR. PORCH ACCT.: | 0 SQ. FT. (ADDITION) | 0 SQ. FT. (ADDITION) |
| ATTACHED SHED: | 0 SQ. FT. | 24 SQ. FT. |
| FRAMED BELINDG: | 844 SQ. FT. | 844 SQ. FT. (NO CHANGE) |
| SHED BELINDG: | 0 SQ. FT. | 0 SQ. FT. |
| SH TOTAL: | 852 SQ. FT. | 876 SQ. FT. |

LOT COVERAGE WITH HELIUMS SERVICE (ADDITIONAL REGULATORY APPEAL)

| PROPOSED NAME: | EXISTING | PROPOSED |
|-----------------------|----------------------|-------------------------|
| ROOFED ENTRY: | 8 SQ. FT. | 8 SQ. FT. (NO CHANGE) |
| 1 & 2 STORY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| HD ROOM ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| ENCLD ENTRY ACCT.: | 0 SQ. FT. | 0 SQ. FT. |
| CON. FR. PORCH ACCT.: | 0 SQ. FT. (ADDITION) | 0 SQ. FT. (ADDITION) |
| ATTACHED SHED: | 0 SQ. FT. | 25 SQ. FT. (10' x 10') |
| FRAMED BELINDG: | 858 SQ. FT. | 858 SQ. FT. (NO CHANGE) |
| SHED BELINDG: | 0 SQ. FT. | 0 SQ. FT. |
| SH TOTAL: | 858 SQ. FT. | 883 SQ. FT. |

NOT MORE THAN 1 FAMILY DWELLING PER LOT

EXISTING: 1 DWELLING / LOT
PROPOSED: N.C.

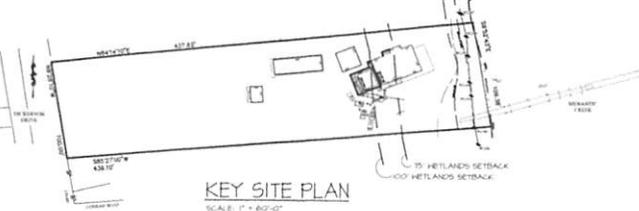
YARD REQUIREMENTS:
FRONT YARD SETBACK REQUIREMENT: 30.0' MIN.
EXISTING: 30.0' & 30.0'
PROPOSED: 30.0', 30.0', 30.0' & 34.0'

SIDE YARD SETBACK REQUIREMENT: 10.0' MIN.
INCLUDING PERMANENTLY ADJACENT HIGH EXIST' OTHER THAN HELIUMS.
EXISTING: 42.2', 40.4', 37.1', 41.2', 41.2', 30.2', 30.2', 40.4', 40.4', 37.1', 41.2', 41.2', 30.2', 25.5' AND 44.5'
PROPOSED: 42.2', 40.4', 37.1', 41.2', 41.2', 30.2', 30.2', 40.4', 40.4', 37.1', 41.2', 41.2', 30.2', 25.5' AND 44.5'

REAR YARD SETBACK REQUIREMENT: 10.0'
EXISTING: 40.2', 60.8' AND 104.4'
PROPOSED: 40.2', 60.8' AND 104.4'

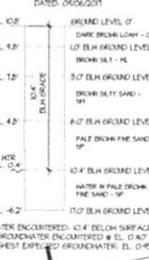
LANDING AREA REQUIREMENT: 100 SQFT. MIN. FL.
WITH A MIN. OF 600 SQFT. ON FIRST FL.
EXISTING: N/A FL. 1005 SQFT.
PROPOSED: N/A FL. 1005 SQFT.

BLEND HT / STORED ALLOWED: 35% / 2.5' MAX.
EXISTING: 0.2' - 0.7', 2.0'
PROPOSED: 0.2' - 0.7', 2.0'



DiNet
ANEXOS CONSULTING
800-272-4480 | 611
www.anexos.com
300 WEST 10TH STREET
NEW YORK, NY 10014

TEST HOLE
NATIONAL GEOGRAPHIC
DATED: 09/06/2021



ABANDONMENT BY REMOVAL
EXISTING SYSTEM TO BE ABANDONED BY REMOVING ALL RESIDUAL SERVICE WRITES BY A LICENSED WHITE MAJORS, REMOVING THE EXISTING SERVICE WRITING WITH SUITABLE SAND AND GRAVEL MATERIAL, AND PROPERLY COMPACTING.
Health Services Reference #: R-23-1227

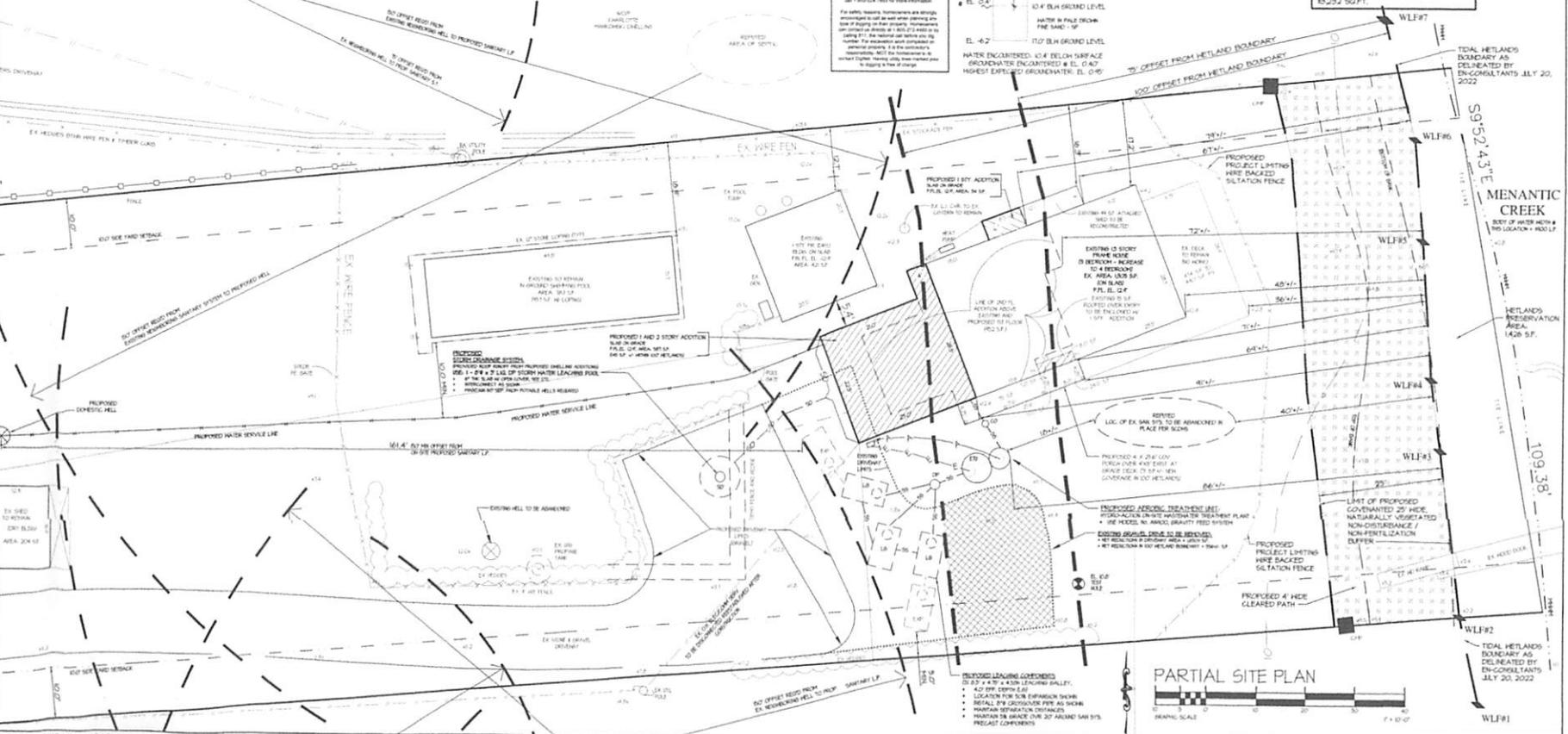


SITE DATA

13 DICKERSON DRIVE, SHELTER ISLAND, NY
COUNTY OF SUFFOLK
TOWN OF SHELTER ISLAND
SUA: 10,000 SQ. FT. (7,274 SQ. YD.)
ZONING DISTRICT: C-RESIDENTIAL NEAR SHORE OVERLAY DISTRICT
DATE: N/A

CONTRACTOR SHALL PROVIDE:
APPROXIMATELY 20 CUBIC YARDS FOR ESCAVATION OF THE FOUNDATION AND FOOTINGS

AREA OF DISTURBANCE:
42,522 SQ. FT.



SITE PLAN FOR:
13 DICKERSON DRIVE, SHELTER ISLAND, NY
COUNTY OF SUFFOLK
TOWN OF SHELTER ISLAND
JOB NO.: 210064
DATE: 4-1-2024

JEFFREY T. BUTLER, P.E., P.C.
P.O. BOX 684
SHOREHAM, NEW YORK
TEL.: 631.209.0850 FAX: 631.721.8023

ARCHITECT:
DANIEL A. BUTLER, R.A.

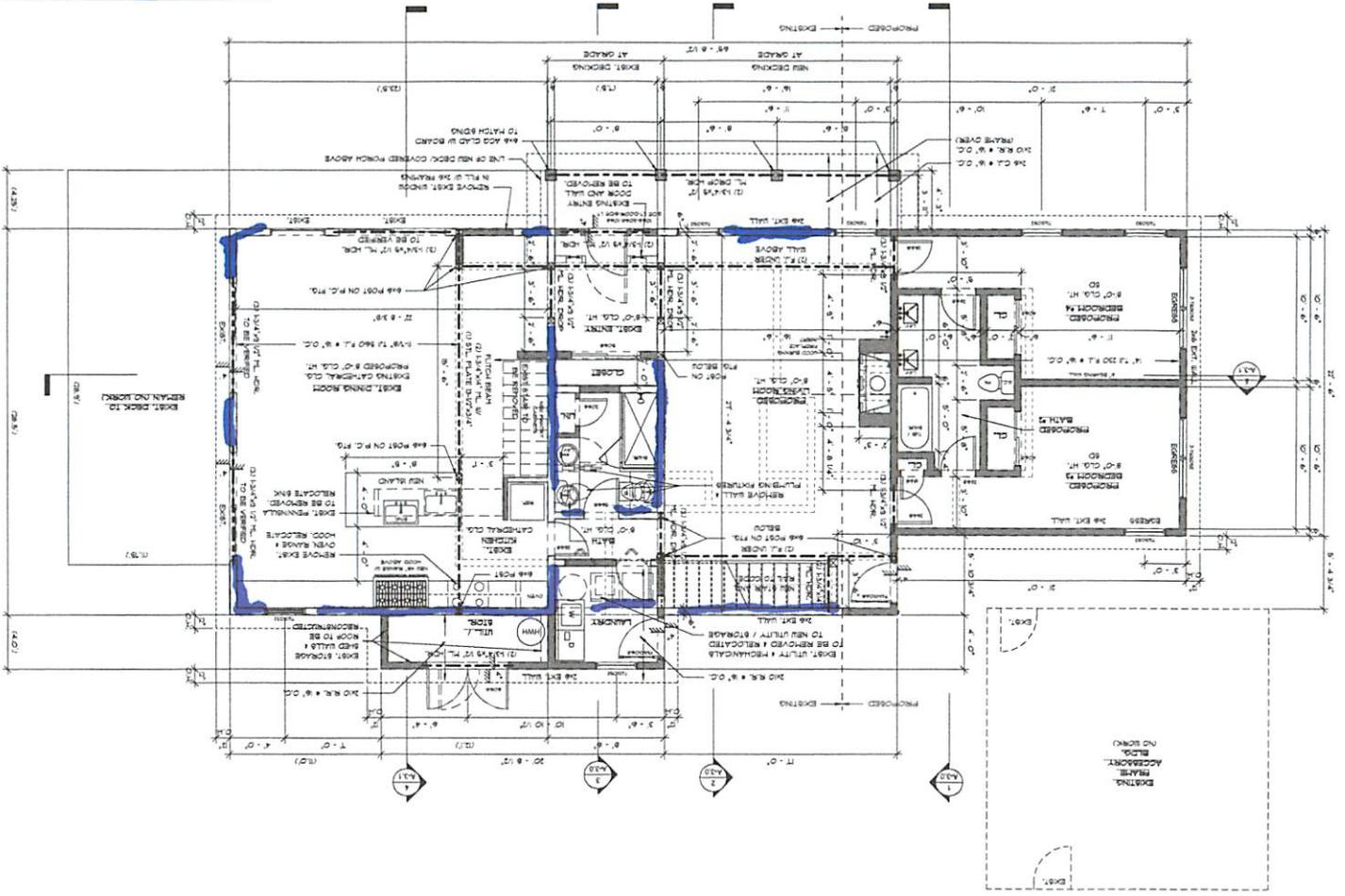
APPROVED BY:
DATE: 4-1-2024

PAGE:
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1 of 1

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4.25.2025 PROGRESS SET

1 FIRST FLOOR PLAN



WALL LEGEND:

- NEW P.C. WALL
- EXIST. WALL
- REBUILD WALL
- EQUIV. FIN.
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR

AREA CALCULATIONS:

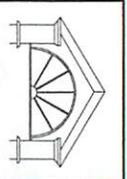
| LYING (LOCK) AREA | EXISTING | REBUILD | TOTAL |
|-------------------|-------------------|-------------------|-------------------|
| Living Room | 1208 S.F. | 1208 S.F. | 2416 S.F. |
| Dining Room | 201 S.F. | 201 S.F. | 402 S.F. |
| Kitchen | 201 S.F. | 201 S.F. | 402 S.F. |
| Bedroom #1 | 1004 S.F. | 1004 S.F. | 2008 S.F. |
| Bedroom #2 | 1004 S.F. | 1004 S.F. | 2008 S.F. |
| Bedroom #3 | 1004 S.F. | 1004 S.F. | 2008 S.F. |
| Bedroom #4 | 1004 S.F. | 1004 S.F. | 2008 S.F. |
| Bath #1 | 100 S.F. | 100 S.F. | 200 S.F. |
| Bath #2 | 100 S.F. | 100 S.F. | 200 S.F. |
| Bath #3 | 100 S.F. | 100 S.F. | 200 S.F. |
| Staircase | 100 S.F. | 100 S.F. | 200 S.F. |
| Entry | 100 S.F. | 100 S.F. | 200 S.F. |
| Other | 100 S.F. | 100 S.F. | 200 S.F. |
| TOTAL | 10000 S.F. | 10000 S.F. | 20000 S.F. |

EXISTING WALLS came down will be Rebuilt in same place to code

FIRST FLOOR PLAN
 13 DICKERSON DRIVE
 DELTER ISLAND, NY 3
 COUNTY OF SUFFOLK
 JOB NO. 20004
 DRAWN BY: TL
 DATE: 4/20/04
 APPROVED BY: DAG

DATE & DESIGNER

JEFFREY T. BUTLER, P.E., P.C.
 P.O. BOX 634
 SUFFERN, NY 11784
 TEL: 631-268-8800 FAX: 631-717-8033



THIS PLAN REPORT OR CALCULATION REPORT IS THE PROPERTY OF THE ENGINEER AND SHALL BE RETURNED TO HIM OR HER UPON REQUEST. THIS PLAN REPORT OR CALCULATION REPORT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THESE DRAWINGS AND CALCULATIONS ARE PREPARED FOR THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ALIAS REPRODUCTION OR PUBLICATION BY ANY OTHER PERSON OR ENTITY IS PROHIBITED UNLESS IT IS EXPRESSLY PERMITTED IN WRITING BY THE ARCHITECT. THESE DRAWINGS SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT OR AS OTHERWISE SPECIFIED BY THE ARCHITECT.



SHELTER ISLAND TOWN BOARD

P.O. Box 1549
Shelter Island, New York 11964-1549
tel: 631-749-1166
e-mail: townclerk@shelterislandtown.gov

WETLANDS PERMIT APPLICATION

**NOTE: THE WORK COVERED BY THIS APPLICATION MAY NOT BE STARTED
UNTIL BOTH WETLANDS AND BUILDING PERMITS ARE ISSUED.**

**IMPORTANT: PLEASE READ INSTRUCTIONS (AT END) BEFORE COMPLETING THIS
APPLICATION**

A. CONTACT INFORMATION

Owner: Christopher D. Chmelar & Danielle K. Ferrera Date: 11/17/25

1. Address and Tax Map Number of Property seeking approval:

13 Dickerson Drive; SCTM #700-18-3-35.2

Mailing Address: PO Box 831, Shelter Island, NY 11964

Telephone Numbers: [REDACTED]

Email Address: [REDACTED]

2. Applicant/Representative: Same as owner

Mailing Address: _____

Telephone Numbers: _____

Email Address: _____

3. Name of Attorney (If applicable): N/A

Mailing Address: _____

Telephone Numbers: _____

Email Address: _____

4. Name of Design Professional: Jeffrey T. Butler, P.E., P.C.

Mailing Address: PO Box 634, Shoreham, NY 11786

Telephone Numbers: 631-208-8850

Email Address: jeff@butler-ae.com

B. DESCRIBE THE PROJECT

1. State exactly what you plan to do. Attach twenty(20) copies of a plan showing the project.

See attached project description.

Before filing this application, you need a Letter of Disapproval from the Building Department. It will give you the information to answer the next two questions.

2. What Zoning District is this property located in? C-Residential

3. Is the property located within the Near Shore and Peninsular Overlay District? Yes

Site Characteristics:

4. Parcel Size (in acres or square feet) 45,745 sf

5. What are the predominant soil types on the property?

Sand (Loam) Clay Fill Other (specify) _____

Please give the approximate depth to groundwater. +/-10 feet.

6. Provide an estimate of the depth of the water table on the property. +/-20 feet.

7. Are there areas on your property where water regularly puddles or runs off? Please explain:

No

8. Do hunting, fishing or shell fishing opportunities presently exist on or adjacent to the property?

(Yes) No

9. Does the property contain any species of plant or animal life listed as rare, threatened or endangered by New York State, the New York State Natural Heritage Program or the United States of America? (Yes) No

If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.

Northern Long-eared Bat (potential habitat)

10. Has the property ever been used for disposal of solid waste or hazardous waste?

Yes (No)

Project Information:

11. Existing Square Footage: Building (all floors) 1,596 Deck/Patio 474

Proposed Square Footage: Building (all floors) 2,893 Deck/Patio 440

12. Number of Structures Proposed 6

Type See attached project description Dimensions _____

13. Setbacks of Structures from Wetlands Property Lines

See attached project description

14. What kinds of materials will be used during construction?

Concrete foundation; wood framing, siding, and decking; asphalt shingle roofing; vinyl windows

15. What measures will the contractor take to prevent runoff during and after construction?

A project limiting, wire-backed siltation fence will be temporarily installed to control surface runoff during construction. Roof runoff associated with the proposed addition after construction will be captured by a proposed stormwater drainage system. Potential surface runoff after construction will be mitigated by a proposed 5-ft wide non-turf buffer adjacent to the top of bank, to be planted with native grasses in place of existing turf lawn.

16. If the project is a residence, how many bedrooms will the residence contain when the project is complete? 4

17. If the project is an addition/renovation to an existing structure, how many bedrooms does the existing structure contain? 3

18. How much, if any, natural vegetation will be cleared or removed for the project?

0 acres 0 square feet

19. Type of Vegetation to be Cleared (include photos of existing vegetation): N/A

Wetlands _____ Mature Trees and Forest _____ Brush _____

Open Fields _____ Other _____

**PROJECT DESCRIPTION FOR
CHRISTOPHER CHMELAR
DANIELLE K. FERRERA
13 DICKERSON DRIVE
SHELTER ISLAND, NY
SCTM #0700-18-3-35.2**

Construct onto existing 1.5-sty dwelling a 587 sf 1 and 2-story addition (145 sf within wetlands regulated area), located 91 ft from wetlands, with 2nd story addition totaling 952 sf extending partially over existing first floor, located 72 ft from wetlands; construct a 4' x 8.5' 1-sty addition, located 79 ft from wetlands; construct a 2' x 7.5' 1-sty addition in place of existing roofed over entry, located 71 feet from wetlands; construct 4' x 25.6' covered porch addition, partially in place of 4' x 8' portion of existing deck, located 69 ft from wetlands; reconstruct, in-place, existing 4' x 12.1' attached shed, located 67 ft from wetlands; remove existing conventional septic system from vegetative buffer and install a new I/A sanitary system, consisting of a Hydro-Action OWTS, located 86 ft from wetlands, and three (3) leaching galleys, located a minimum of 100 ft from wetlands; remove approximately 556 sf of existing driveway surface from the wetlands regulated area; install a stormwater drywell located outside the wetlands regulated area; and establish a 5-ft wide non-turf buffer along top of bank, to be planted with native grasses in place of existing turf lawn, all as depicted on the site plan prepared by Jeffrey T. Butler, P.E., P.C., dated April 9, 2024, last revised August 16, 2024.

20. How much of the following items will be removed as part of this project:

Soil +/-90 cubic yards Sand _____ cubic yards

Dredge Spoil _____ cubic yards Gravel _____ cubic yards

21. How much fill will be deposited on site: 0 cubic yards

How much fill will be deposited in connection with septic system: _____ cubic yards

22. Identify any existing or proposed sediment/erosion control structures, bulkheads, jetties and docks on the property.

Wood dock.

23. When was the original Septic System installed? Unknown

When was the last improvement to the septic system? None known

Describe the septic system on the property today: Conventional septic system located in vegetative buffer.

24. Does property have a buried oil tank? No Size? _____

25. If this project involves a swimming pool, please indicate: N/A

Salt water pool Salt cell chlorinator Fresh water pool

Please describe the proposed pool fence and make sure its location is marked on the survey:

N/A

Please be sure the location of pool drywells is marked on the survey.

26. Identify any other significant aspect of the Proposed Action

None

C. STATUS OF APPROVALS

1. Have any wetlands permits under Chapter 129 of the Shelter Island Town Code been issued with respect to this property? (Yes) No

If so, give date(s) and number(s) of permit(s).

Permit No. 01-2025, January 28, 2025

2. Has a wetlands permit or a letter of No-Jurisdiction been obtained from the New York State Department of Environmental Conservation for this project? Yes No

If so, please attach a copy.

3. This application is made because of the presence of one or more of the following natural features on or adjacent to the site (please circle all that apply):

(Tidal Wetlands)

Freshwater Wetlands

4. Are there any rights-of-way, easements or restrictive covenants which encumber the property?

Yes No

If so, please indicate the nature of these restrictions and supply copies of the legal instrument (i.e., deed, covenant, conservation easement, etc.) which created this restriction.

5. Was Suffolk County Health Department approval required for this project? Yes No

What is the permit number of the approval given this project by the Suffolk County Health Department? R-23-1227

(Attach Twenty (20) paper & a pdf copy emailed to townclerk@shelterislandtown.gov)

6. Is a permit required from any other agency? Yes No

If so, please name agency and date of permit Town of Shelter Island Building Permit

D. JUSTIFICATION FOR PERMIT

1. Identify aspects of this project that do not meet the recommended setbacks set forth in Chapter 129, Wetlands, of the Town Code and state the proposed setback.

Porch addition over existing deck = 69'; 1-story addition to enclosed existing roofed entry = 71'; 2nd floor addition over existing 1st floor = 72'; in-place construction of attached shed = 67'; OWTS = 86'

2. Explain why this project does not or cannot be located outside the vegetative buffer and/adjacent regulated area.

All construction is proposed within the footprint or adjacent to the landward side of the pre-existing dwelling structure, which is located partially within the vegetative buffer and the adjacent vegetative buffer, thus placing the project unavoidably within these regulated areas.

3. Explain why you believe that the project will not impair the function and value of the wetlands and buffer.

See attached addendum.

4. What steps have you taken to ensure that the project will not have a negative impact on the quantity and quality of groundwater?

See attached addendum.

5. What can you show to prove that the project will not create a net increase in the risk of runoff?

See attached addendum.

E. MITIGATION MEASURES

1. List at least three specific mitigation measures that you will include in your project to offset the potential adverse environmental impacts of this project. These can include upgrades in septic processing, removal of structures from regulated areas, addition of vegetative buffers, covenants to maintain portions of the property as open space or other activity. Be as specific as possible.

a See attached addendum.

b _____

c _____

d. _____

I am the owner of this property and submit this application.

I am the agent for the applicant and submit this application (with attached owner's endorsement).

I affirm that the above statements are true to the best of my knowledge.

Dated

11/17/25



Applicant's Signature

**ADDENDUM FOR
CHRISTOPHER CHMELAR
DANIELLE K. FERRERA
13 DICKERSON DRIVE
SHELTER ISLAND, NY
SCTM #0700-18-3-35.2**

D. JUSTIFICATION FOR PERMIT

3. The project will not impair the function or quality of the adjacent tidal wetland or vegetative buffer for the below reasons.
 - a. All construction proposed within the vegetative buffer would occur over and/or within the same footprint as the preexisting structures, including the in-place replacement of an existing attached shed; a porch addition over the existing attached deck; a 1-story addition to enclose the footprint of the existing roofed-over entry deck; and part of a second floor dwelling addition over the existing first floor. Therefore, the project would result in no expansion of the existing structural footprint or impervious surface area within the vegetative buffer, and no reduction of the minimum existing wetland setbacks.
 - b. All construction proposed within the adjacent vegetative buffer would occur over or landward of the landward side of the preexisting structures, including a 1-story addition landward of the existing attached shed; a porch addition landward of the existing attached deck; part of a second floor dwelling addition over the existing first floor; and a minimal portion (< 25%) of a 2-story addition to the landward side of the dwelling. Therefore, the project would result in an increase in structural footprint within the adjacent vegetative buffer of only 254 sf.
 - c. The project requires no clearing of existing vegetation.
 - d. A stormwater drainage system is proposed to capture and recharge roof runoff from the proposed dwelling addition.
 - e. Mitigation measures designed to reduce and mitigate potential runoff, and improve the quality of groundwater and thus ultimately the adjacent surface waters, including a septic upgrade, vegetative non-turf buffer, and removal of existing driveway surface from the adjacent vegetative buffer, are proposed to ensure that the project does not adversely impact the function or quality of the adjacent tidal wetlands or surface waters of Menantic Creek. (see items 4, 5, and E below for details).
4. The proposed additions and alterations to the existing dwelling would create no potential for adversely impacting the quantity of groundwater. The quality of groundwater would be improved by the project as a result of the removal of an existing conventional septic system located within the vegetative buffer and installation of a new I/A OWTS sanitary system relocated landward of the existing system, with all leaching pools located outside the wetlands regulated area. Unlike conventional systems, which are not designed or equipped to treat nutrients such as nitrogen, I/A systems are designed to significantly reduce nitrogen loading into the groundwater. Due to setbacks from surrounding drinking water wells required by the Suffolk County Department of Health Services, the on-site wastewater treatment unit itself, a Hydro Action AN400, will be unavoidably located within the adjacent vegetative, but this is an enclosed treatment that does not

produce leachate into the groundwater.

5. To ensure against a potential increase in the risk of runoff as a result of the project, a) there is no proposed clearing of existing vegetation; b) a project-limiting, wire-backed siltation fence would be installed between the proposed construction and adjacent tidal wetlands to control potential surface runoff during construction; c) a stormwater drainage system is proposed to permanently capture and recharge potential roof runoff from the proposed dwelling addition; and d) a 5-foot wide, vegetated non-turf buffer would replace existing turf lawn adjacent to the top of the bank slope, thereby enhancing the buffer's ability to absorb and recharge potential runoff before it reaches Menantic Creek.

E. 1. MITIGATION MEASURES

- a. As indicated in items 3-e and 4 above, the quality of groundwater would be improved by the project as a result of the removal of an existing conventional septic system located within the vegetative buffer and installation of a new I/A OWTS sanitary system relocated landward of the existing system, with all leaching pools located outside the wetlands regulated area. Unlike conventional systems, which are not designed or equipped to treat nutrients such as nitrogen, I/A systems are designed to significantly reduce nitrogen loading into the groundwater. As a result, the quality of groundwater and thus ultimately the adjacent surface waters would be improved by the project, compared to if the project were not undertaken.
- b. As indicated in items 3-e and 5 above, a 5-foot wide, approximately 550 sf non-turf buffer would be established and permanently maintained in place existing turf lawn adjacent to the top of the bank slope, thus restoring a portion of the historically cleared vegetative buffer; reducing the area of maintained and potentially treated turf lawn adjacent to wetlands; and increasing the separation distance between potentially treated turf lawn and adjacent wetlands, all thereby enhancing the buffer's ability to absorb, recharge, and filter excess nutrients and potential contaminants from runoff before it reaches the embankment slope adjacent to the tidal wetlands and Menantic Creek.
- c. As indicated in item 3-e above, the project includes a driveway reconfiguration that would result in a 1,650 sf net reduction in driveway surface area on the property, including a 556 sf net reduction of existing driveway surface within the adjacent vegetative buffer. The project would therefore result in a 302 sf net decrease in improved surfaces within the wetlands regulated area.

CERTIFICATION
To be Signed by Applicant(s)/Owner(s)

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss:

Christopher Chmelar, being by me duly sworn, deposes and says:

1. I am interested in an application for a Wetlands Permit now pending before the Shelter Island Town Board.
2. I reside at 13 Dickerson Dr., PO Box 831, Shelter Island, NY 11964
3. The nature of my interest in the aforesaid application as follows (circle answer): I am the:
 Owner Tenant Bank Other: _____
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 Town Board or other agencies of Town Government, to ensure that no question of conflict of interest or favoritism may arise. The following Town officials have an interest in this property: _____
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): Danielle K. Ferrera
6. By signing this form, I authorize the Town Board members and staff to inspect the property(s). Members and staff may enter the property without notice between 7:00am and 7:00pm, Monday – Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with “keep out” signs or fenced with an unlocked gate, members and staff may still enter the property. Members and staff may take measurements, analyze site physical characteristics, sketch and photograph the site. I understand that failure to give this consent may result in denial of the application.

Signature(s): 

N/A

Sworn to before me this 15

day of August, 2024

Please print name (s): Christopher Chmelar


Notary Public

N/A

ROBERT A MAZZAFERRO
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MA6207378
QUALIFIED IN SUFFOLK COUNTY 25
COMMISSION EXPIRES JUNE 15, 2025

CERTIFICATION
To be Signed by Applicant(s)/Owner(s)

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss:

Danielle K. Ferrera, being by me duly sworn, deposes and says:

1. I am interested in an application for a Wetlands Permit now pending before the Shelter Island Town Board.
2. I reside at 13 Dickerson Dr., PO Box 831, Shelter Island, NY 11964
3. The nature of my interest in the aforesaid application as follows (circle answer): I am the:
 Owner Tenant Bank Other: _____
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 Town Board or other agencies of Town Government, to ensure that no question of conflict of interest or favoritism may arise. The following Town officials have an interest in this property: _____
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): Christopher Chmelar
6. By signing this form, I authorize the Town Board members and staff to inspect the property(s). Members and staff may enter the property without notice between 7:00am and 7:00pm, Monday – Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with “keep out” signs or fenced with an unlocked gate, members and staff may still enter the property. Members and staff may take measurements, analyze site physical characteristics, sketch and photograph the site. I understand that failure to give this consent may result in denial of the application.

Signature(s): 
N/A

Sworn to before me this 19
day of August, 2024

Please print name (s): Danielle K. Ferrera


Notary Public

N/A

ROBERT A MAZZAFERRO
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01MA6207376
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES JUNE 15, 2025

CERTIFICATION
To be Signed by Applicant(s)/Owner(s)

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss:

Danielle Ferrera, being by me duly sworn, deposes and says:

1. I am interested in an application for a Wetlands Permit now pending before the Shelter Island Town Board.
2. I reside at _____
3. The nature of my interest in the aforesaid application as follows (circle answer): I am the:

| | | | |
|-------|--------|------|--------------|
| Owner | Tenant | Bank | Other: _____ |
|-------|--------|------|--------------|
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 Town Board or other agencies of Town Government, to ensure that no question of conflict of interest or favoritism may arise. The following Town officials have an interest in this property: _____
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): _____
6. By signing this form, I authorize the Town Board members and staff to inspect the property(s). Members and staff may enter the property without notice between 7:00am and 7:00pm, Monday – Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with “keep out” signs or fenced with an unlocked gate, members and staff may still enter the property. Members and staff may take measurements, analyze site physical characteristics, sketch and photograph the site. I understand that failure to give this consent may result in denial of the application.

Signature(s): _____

Sworn to before me this _____

day of _____, 20_____

Please print name (s): Danielle Ferrera

Notary Public

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.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|--|
| Name of Action or Project: Chmelar & Ferrera Residence | | | |
| Project Location (describe, and attach a location map): 13 Dickerson Drive, Shelter Island, SCTM #700-18-3-35.2; located on east side of Dickerson Drive, 250' north of Conrad Road (map provided). | | | |
| Brief Description of Proposed Action: Construct onto existing 1.5-sty dwelling a 587 sf 1 and 2-story addition (145 sf within wetlands regulated area), located 91 ft from wetlands, with 2nd story addition totaling 952 sf extending partially over existing first floor, located 72 ft from wetlands; construct a 4' x 8.5' 1-sty addition, located 79 ft from wetlands; construct a 2' x 7.5' 1-sty addition in place of existing roofed over entry, located 71 feet from wetlands; construct 4' x 25.6' covered porch addition, partially in place of 4' x 8' portion of existing deck, located 69 ft from wetlands; reconstruct, in-place, existing 4' x 12.1' attached shed, located 67 ft from wetlands; remove existing conventional septic system from vegetative buffer and install a new I/A sanitary system, consisting of a Hydro-Action OWTS, located 86 ft from wetlands, and three (3) leaching galleys, located a minimum of 100 ft from wetlands; remove approximately 556 sf of existing driveway surface from the wetlands regulated area; install a stormwater drywell located outside the wetlands regulated area; and establish a 5-ft wide non-turf buffer along top of bank, to be planted with native grasses in place of existing turf lawn, all as depicted on the site plan prepared by Jeffrey T. Butler, P.E., P.C., dated April 9, 2024, last revised August 16, 2024. | | | |
| Name of Applicant or Sponsor: Christopher D. Chmelar & Danielle K. Ferrera | | Telephone: 917-825-9979 E-Mail: damianchmelar@gmail.com | |
| Address: PO Box 831 | | | |
| City/PO: Shelter Island | | State: NY | Zip Code: 11964 |
| 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 checked="" 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: Suffolk County Dept. of Environmental Health Services | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 1.050 acres | |
| b. Total acreage to be physically disturbed? | | +/-3,232 sf acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.050 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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 | | | |

| | NO | YES | N/A |
|---|---|--|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <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 <input type="checkbox"/> | YES <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, and scenic beauty, If Yes, identify: Agency: Suffolk County, Date: 7-12-88 | NO <input type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" 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 <input type="checkbox"/> | YES <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: _____ A new, domestic well is proposed. | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ A new, I/A OWTS is proposed. | NO <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" 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 <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

| | | |
|--|-------------------------------------|-------------------------------------|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Christopher D. Chmelar Date: 11/17/25

Signature:  Title: Owner

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 (Corrected Copy)

December 21, 2017

Mr. Darrin Binder
P.O. Box 493
Shelter Island, N.Y. 11964-0493

Re: UPA #1-4732-01081/00001
Facility: 13 Dickerson Drive, Shelter Island
SCTM# 700-18-3-35.2

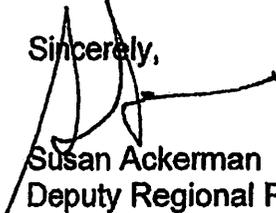
Dear Mr. Binder,

Based on the information you have submitted, the Department of Environmental Conservation has determined that the property landward of the highlighted line labeled "Top of The Bank" extending to the 10 foot Contour Line, as shown on the survey prepared by Jeffrey T. Butler last revised 12/13/2017, is beyond Tidal Wetlands Act (Article 25) jurisdiction. Therefore, in accordance with the current Tidal Wetlands Land Use Regulations (6NYCRR Part 661) no permit is required. (DEP-ARNO)

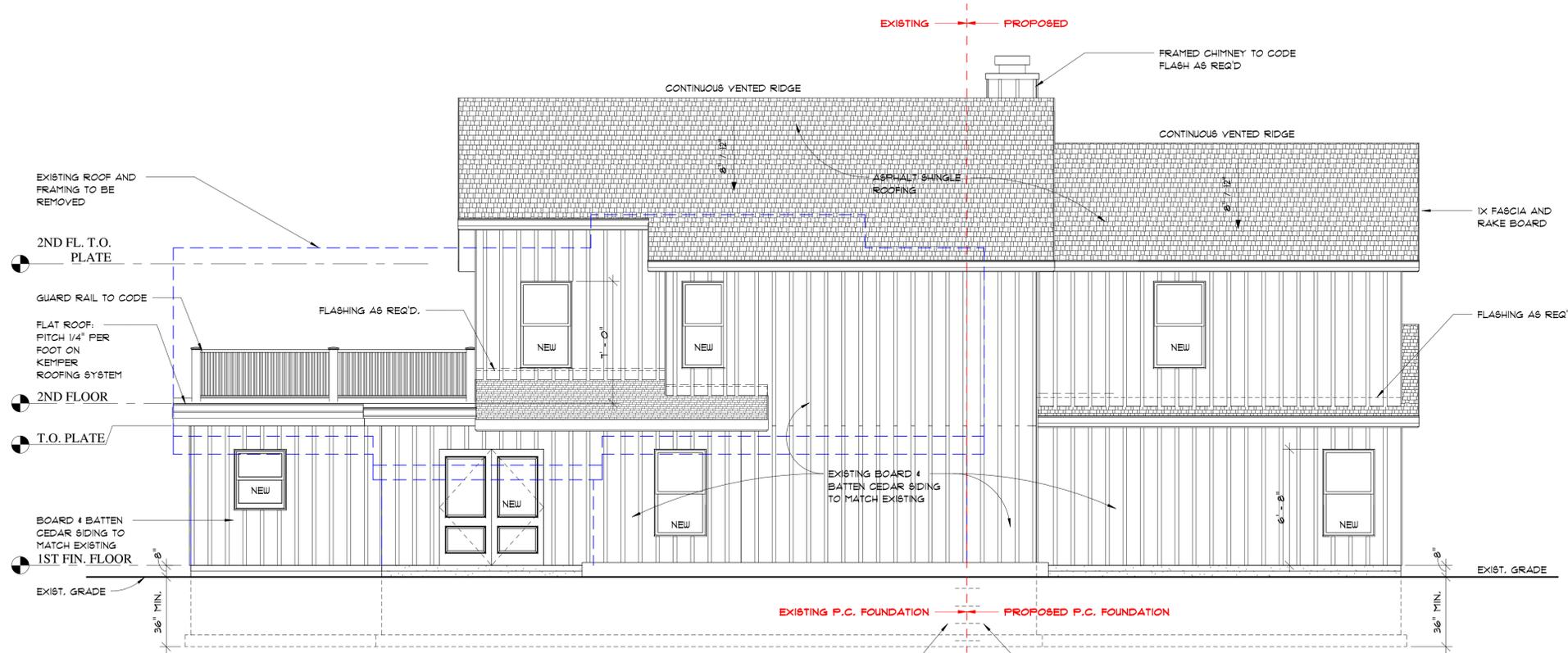
Be advised, no construction, sedimentation, or disturbance of any kind may take place seaward of the tidal wetlands jurisdictional boundary, as indicated above, without a permit. It is your responsibility to ensure that all precautions are taken to prevent any sedimentation or other alteration or disturbance to the ground surface or vegetation within Article 25 jurisdiction which may result from your project. Such precautions may include maintaining adequate work area between the tidal wetland jurisdictional boundary and your project (i.e. a 15' to 20' wide construction area) or erecting a temporary fence, barrier, or hale bay berm.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,


Susan Ackerman
Deputy Regional Permit Administrator

cc: Melissa Butler, Habitat-TW, File



1 NORTH ELEVATION
1/4" = 1'-0"

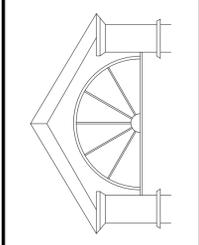
WINDOW FALL PROTECTION:
PROVIDE WINDOW FALL PROTECTION AS REQUIRED BY CODE. EGRESS WINDOW MUST MEET MINIMUM CLEAR OPENING OF 24" HEIGHT, 20" WIDTH, AND 5.1 SQ.FT.

OPENING PROTECTION BY WOOD STRUCTURAL PANELS PER SUANT TO 1603.1.4, SEE FASTENING SCHEDULE ON DETAIL SHEET IN THIS SET.

SEE DETAIL SHEET FOR HIGH WIND CONNECTION REQUIREMENTS

NOTES:
1. ROOF VENTILATION 1:300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED EAVE PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL Baffle AS REQUIRED FOR ROOF VENTILATION

REVISIONS:
APRIL 25, 2024. SUBMIT FOR BUILDING PERMIT (SIGNAL FOR SETBACKS) REF: (B)
MAY 15, 2024. BUILDING PERMIT SET



JEFFREY T. BUTLER, P.E., P.C.
P.O. BOX 634
SHOREHAM, NEW YORK
TEL.: 631.208.8850 FAX: 631.721.8033

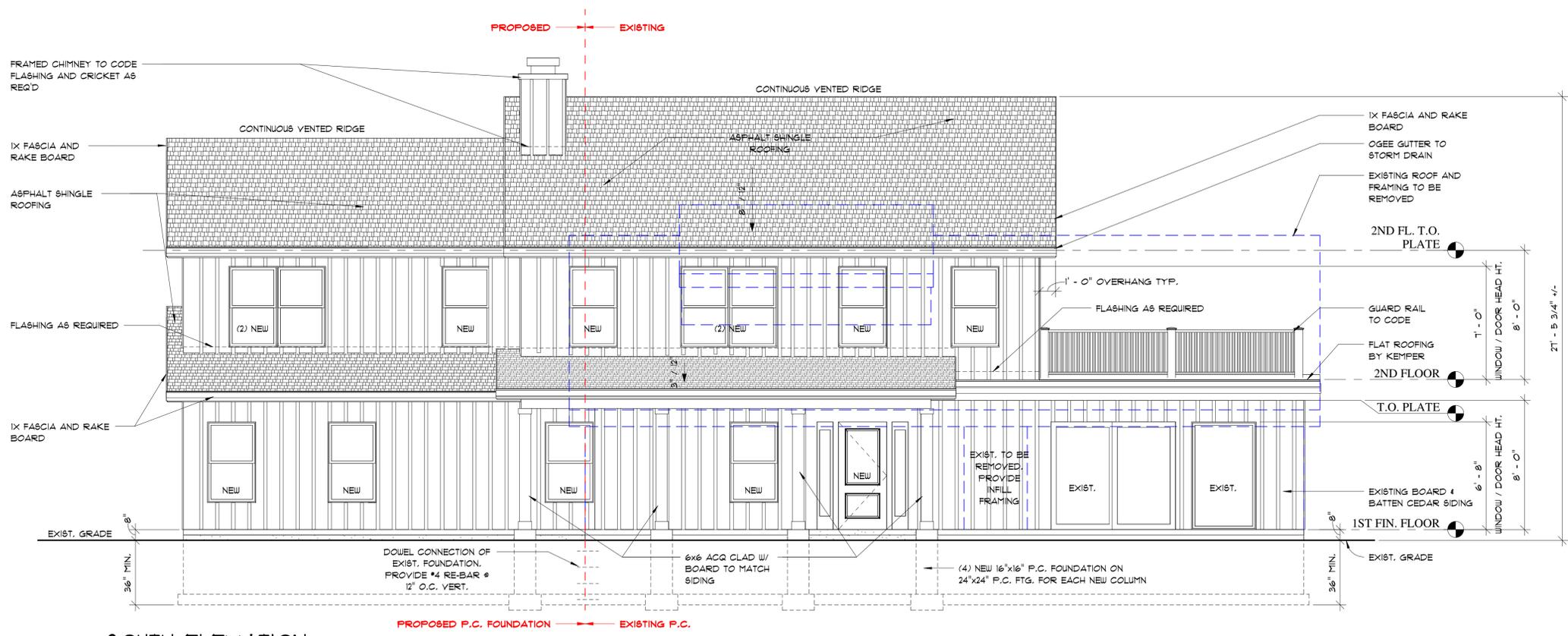
ARCHITECT:
DANIEL A. BUTLER, R.A.

EXTERIOR ELEVATIONS
13 DICKERSON DRIVE
SHELTER ISLAND, NY
SCTY: 100 - 18 - 3 - 35.2
COUNTY OF SUFFOLK TOWN: SHELTER ISLAND

JOB NO.: 210064 DRAWN BY: TL
DATE: 11/21/2025 APPROVED BY: DAB

PAGE:
A-1.0

2111.2025 1756-43



2 SOUTH ELEVATION
1/4" = 1'-0"