



## **Chapter 11:**

# **Implementation and Action Plan**

### ***Working Draft***

This document is presented in its current form as a preliminary draft for informational purposes only. It is intended to provide an overview of the proposed content and the direction of the Comprehensive Plan. Please note that this draft is subject to further editing, revisions, and updates.

A public meeting is scheduled for September 23rd, during which community feedback will be solicited and considered. Following this meeting, the document will undergo additional refinement based on the input received. This refinement process may include the incorporation of photos, graphics, and other visual elements to enhance clarity and understanding.

As a result, the information contained in this draft may evolve, and new content may be added or modified to accurately reflect the goals, aspirations, and needs of the community. We encourage all stakeholders to provide comments, either in written form or at the Public Workshop, as your input will play a vital role in shaping the final version of the Comprehensive Plan.

We appreciate your understanding of the dynamic nature of this planning process and your active participation in creating a comprehensive plan that best serves the interests of our community.

***Submitted by BFJ Planning***  
***September 20, 2023***

## Implementation Tools

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Having an adopted Comprehensive Plan is a critical public policy tool, but it is not sufficient on its own to make change or preservation happen – the Plan must be realized. There are six critical methods that Shelter Island will follow to ensure that this Plan is implemented. It is recognized that, given financial constraints that may affect the Town as well as other municipalities, implementation of this Plan is dependent on availability of funding and other economic factors.

- 1. Regulation/Policy (Legislation):** The Town’s zoning code is the primary legislative tool that can be used to implement the Plan. Several zoning updates have been proposed in the Comprehensive Plan. If the Town chooses to pursue additional changes to support Comprehensive Plan recommendations, those changes should be consistent with Plan language. The Town Board is the responsible party for zoning changes and other regulatory changes.
- 2. Capital Projects:** The Town’s capital budget is the next method for implementing the Plan. Public spending on infrastructure, major equipment, municipal buildings, parks and open space, and resilience measures all have a major impact on quality of life, efficient day-to-day operations, sustainability, and the Town’s image. Recommendations that may have an impact on the Town’s capital budget were included with an understanding of this potential fiscal impact. The Town should continue to evaluate recommendations and prioritize capital projects for implementation based on priority and the availability of funding, be it from local taxes or from outside sources.
- 3. Programming:** Programming refers to things like educational campaigns, events, staffing, and other activities. These actions are typically also included in the Town budget but may be funded by other sources.
- 4. Grants:** Shelter Island has been successful in obtaining grants for major projects. The Town will continue seeking grant funding for planning and capital projects and will also engage with third-party organizations and corporate partners, as available and appropriate, to meet its planning objectives in a fiscally judicious way. Having a Comprehensive Plan enables the Town to apply for funding sources and grants that require an updated Plan for eligibility, opening new opportunities for State and Federal funding. This additional funding can supplement Shelter Island’s capital budget, lessening the potential financial burden on taxpayers.
- 5. Future Planning Studies:** Some recommendations require additional study and analysis before detailed implementation measures can be determined. In these cases, appropriate Town agencies should explore funding opportunities to produce supplemental analysis to move recommendations from the planning phase towards implementation.
- 6. Partnerships:** Finally, the Town should continue working with regional agencies, adjacent municipalities, Suffolk County, and local non-profit organizations to advocate for the Town’s interests and develop partnerships in support of Comprehensive Plan goals. Some recommendations would be in the jurisdiction of regional agencies, such as the Suffolk County Department of Public Works.

## Action Agenda

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In order to implement the various recommendations contained in this Comprehensive Plan, the following Action Agenda is proposed, which outlines key actions, the type of action, the primary responsible entity for implementation, and an estimated level of difficulty.

The primary responsible entity, by the nature of its mission and authority, is the logical party to oversee implementation of each recommendation. Zoning decisions will be made by the Town Board. Some projects will involve multiple entities, including State agencies. The nature of activity required of the primary responsible entity will vary depending on the type of recommendation. Some activities involve budget commitments and capital expenses, while others entail advocacy and promotion, and some call for administrative action.

The Difficulty field generally categorizes the type of barriers to implementation:

- \* *Relatively easy actions that can be conducted immediately. This could include changes to local ordinances, partnerships, and small budget expenditures. It also includes activities or policies already in place that should be continued.*
- \*\* *Actions that potentially require further study with a relatively simple regulatory path or projects that involve continued coordination with a partner.*
- \*\*\* *Actions that require study with follow-up capital improvements or a more complicated regulatory change.*
- \*\*\*\* *These actions have at least one of the following: High cost, requires coordination and/or approval of multiple partners, and/or has other constraints or contingencies*
- \*\*\*\*\* *These actions have more than one of the following: High cost, coordination and/or approval of multiple partners, and/or has other constraints or contingencies. These items may also include long term capital projects such as upgrades to Town-wide infrastructure.*

The implementation schedule is presented as a “To Do” list, to help the Town review progress on a regular basis. It also allows for convenient updating of the list as items are completed, priorities change, or new items are proposed.

In the pages that follow, we outline the overarching implementation principles and mechanisms that will guide the realization of our Comprehensive Plan's vision. We address the coordination and collaboration required to ensure that recommendations are effectively harmonized with the diverse elements of our community. The action items begin at chapter 3 as there are no action items in Chapters 1 and 2 of this Plan.

## Chapter 3. Zoning and Land Use

One objective for this Comprehensive Plan was to provide a clear and effective roadmap for guiding sustainable growth and preservation of the Island. Fundamental to this process is the establishment of appropriate zoning recommendations that align with the Plan’s overarching vision. While zoning is a pivotal component of the Plan, it is important to note that discussions of zoning recommendations are not confined to Chapter 3: Zoning and Land Use. Instead, they are distributed throughout the various topic-oriented chapters. In this organization, the zoning recommendations integrated with the specific challenges and opportunities presented by each topic area.

The table below serves as a guide to navigating the Comprehensive Plan to locate the specific zoning recommendations related to each topic area. We emphasize the need for the Town Board, government agencies, community members, and other stakeholders to explore the plan in its entirety to gain a holistic perspective on our vision for the future.

<b>Recommendation</b>	
4.1.C.	<i>Strengthen limits on density in residentially zoned areas.</i>
4.1.D.	<i>Monitor the effectiveness of the short-term rental law and make necessary code adjustments to increase enforcement ability and renter safety.</i>
4.2.A.	<i>Consider allowing second floor apartments above retail in business zones (B and B-1 zones).</i>
4.4.A.	<i>Ensure development is appropriately sized in sensitive shoreline areas (Near Shore Overlay District).</i>
4.4.B.	<i>Adopt a Tree Preservation Local Law.</i>
4.5.A.	<i>Strengthen subdivision ordinance to require land for open space.</i>
4.5.B.	<i>Consider a tailored zoning approach to support Sylvester Manor’s long-term housing needs.</i>
5.1.A.	<i>Consider merging the B and B-1 business zones.</i>
5.1.B.	<i>Heights/Bridge Street – Need for Design Guidelines.</i>
5.2.C.	<i>Establish standards for home-based businesses in residential areas.</i>
5.4.A.	<i>Protect legacy businesses related to agriculture and aquaculture.</i>
7.4.D.	<i>Develop wellhead protection zoning for the area of recharge for the wells of each of the public water systems.</i>
7.5.A.	<i>Implement source water protection programs that identify vulnerable areas around wells and other groundwater sources.</i>
7.5.B.	<i>Revisit the Town’s I/A OWTS code.</i>
7.6.B.	<i>Evaluate policies which address use of irrigation.</i>
7.6.C.	<i>Revise the irrigation law to promote cistern use and discourage trucked in water for irrigation.</i>
7.9.B.	<i>Adopt a Tree Preservation Local Law for the purposes of protecting woodlands and individual historic, significant, and scenic trees important to the community.</i>
8.2.E.	<i>Consider limiting seaplane activity.</i>
8.2.F.	<i>Create a Marine Business Zone.</i>
8.2.G.	<i>Consider policy for establishment of new docks.</i>
8.2.H.	<i>Consider policies on boatlifts and boat paint.</i>
8.2.I.	<i>Consider policies on bulkheads.</i>
9.1.B.	<i>Create a Historic District Zone.</i>
9.2.A.	<i>Develop a program to encourage preservation easements.</i>
9.2.B.	<i>Develop an equitable approach to controlling noise disturbances.</i>
9.2.C.	<i>Control excessive night sky lighting.</i>
10.3.A.	<i>Promote sustainable construction and design standards.</i>

## Chapter 4. Housing

### Goal 4.1: Preserve the quality and character of existing single-family residential zones and other residential neighborhoods.

#### 4.1.A. Establish a graduated limit on the size of a new house (both knock downs and new construction).

A “graduated limit” is a sliding scale where the size of the permitted home could be tied to lot size and capped at a maximum amount. This tailored approach would help to balance growth and density while maintaining the overall character and capacity of residential areas.

Type	Responsible	Partners	Difficulty
Regulation/Policy	Town Board	Planning Board, Building Department	*

#### 4.1.B. Address issue of illegal conversions.

“Illegal conversions” refers to when property owners finish unfinished areas such as basements or attics, that aren’t counted towards permitted gross square footage. The Town should evaluate zoning and permitting regulations. This could include counting portions of basements and attics as part of the allowable square footage, regardless of their condition.

Type	Responsible	Partners	Difficulty
Regulation/Policy	Town Board	Planning Board, Building Department	*

#### 4.1.C. Strengthen limits on density in residentially zoned areas.

It is important to affirmatively state that improving water or wastewater infrastructure should not be a license for increased density in residential areas. If infrastructure is provided, there may be locations in business zones which would be appropriate for additional housing types and densities.

Type	Responsible	Partners	Difficulty
Regulation/Policy	Town Board	Planning Board, Building Department	*

#### 4.1.D. Monitor the effectiveness of the short-term rental law and make necessary code adjustments to increase enforcement ability and renter safety.

The Town should monitor regulations and enforcement carefully to ensure that short term rentals contribute positively to the community’s well-being while minimizing potential negative impacts.

Type	Responsible	Partners	Difficulty
Regulation/Policy	Town Board	Planning Board, Building Department	**

**Goal 4.2: Provide for a broader range of year-round housing options across income levels, household size, and age groups.**

**4.2.A. Consider allowing second floor apartments above retail in business zones (B and B-1 zones).**

*If apartments are considered, they would be more appropriate on upper floors in existing business zones, provided that infrastructure is in place. In the B-zone, the Plan recommends a density maximum of 4 units per acre if they are affordable. It is critical to ensure that residential units are for year-round housing and not short-term rentals.*

Type	Responsible	Partners	Difficulty
Regulation/Policy	Town Board	Planning Board, Building Department	**

**4.2.B. Develop educational materials and resources to assist and educate homeowners in the process of developing Accessory Dwelling Units (ADUs) on their property.**

*Educational materials would help homeowners navigate the regulatory landscape, comply with legal and safety standards, and create well-designed and functional ADUs. Information would explain the approval process, relevant zoning regulations, building codes, permitting processes, size restrictions, parking requirements, and guidance on design, construction, financing, and rental management.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Community Housing Fund Advisory Board (CHFAB), Planning Board, Building Department	**

**4.2.C. Establish funding sources such as grants and low-interest loans to encourage homeowners to develop year-round ADUs.**

*The Town should partner with other East End towns, the state, and financial institutions to help homeowners overcome financial barriers of creating additional housing options. Some ideas include government grants and subsidies, low interest loans – in partnership with financial institutions – tax incentives, and housing trust funds.*

Type	Responsible	Partners	Difficulty
Partnership, Program	Town Board	East End Towns, New York State, Financial Institutions	***

**4.2.D. Update the Community Housing Plan every five years.**

*This is a living document which much be re-evaluated periodically as objectives are met and needs change.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Study	Town Board	Community Housing Board	**

**Goal 4.3: Create and maintain affordable workforce housing opportunities to nourish the diversity of age and income groups that make up Shelter Island’s year-round population.**

**4.3.A. Support the creation of a Shelter Island Land Trust, to assist with the acquisition and management of land for community housing.**

*The land trust would be an independent non-profit agency that would collaborate with the municipality, county, and others. Land trusts ensure that community housing remains permanently affordable by holding the land in perpetuity and enforcing resale or lease restrictions.*

Type	Responsible	Partners	Difficulty
Partnership, Program	Town Board	Non-profit Organizations, Suffolk County	***

**4.3.B. Proactively identify sites and build community housing in appropriate locations.**

*Continue to identify suitable locations for year-round rental housing, considering factors such as water constraints, proximity to amenities, transportation, and services. The Town should develop a plan for the two sites identified in the Community Housing Plan: 69 North Ferry Road and 12 South Ferry Road.*

Type	Responsible	Partners	Difficulty
Study	Town Board	Community Housing Board	****

**4.3.C. Establish a low-interest loan program for first-time home buyers.**

*The Town should consider eligibility criteria, program guidelines, and funding sources. The Town may need to collaborate with a local financial institution or non-profit such as CDC LI for administration, promotion, and monitoring of the program’s performance.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Financial Institutions	***

**Goal 4.4: Ensure that new housing construction or conversions of existing housing are sensitive to the natural environment, are of high design and build quality, and are consistent with the general scale of Shelter Island’s existing housing and traditional development pattern.**

**4.4.A. Ensure development is appropriately sized in sensitive shoreline areas (Near Shore Overlay District).**

*With increasing impacts of climate change and development pressure, the Near Shore Overlay District (NSOD) Code regulations and boundaries should be maintained and strengthened. Some options include adjusting zoning standards to limit the size and density of structures, incorporating a small lot ordinance, and discouraging the expansion of nonconforming uses and buildings.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Zoning Board of Appeals, Building Department	**

**4.4.B. Adopt a Tree Preservation Local Law.**

The provisions could include a requirement for property owners to assess existing trees before any major development, what trees can be removed, and guidance for replanting or replacement of trees that are removed. To ensure compliance, the code may define penalties for violations, such as illegal tree removal or failure to obtain required permits.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Highway Department/DPW	**

**Goal 4.5: Identify ways to leverage development and forge public-private partnerships to achieve other community goals such as open space and community housing.**

**4.5.A. Strengthen subdivision ordinance to require land for open space.**

The subdivision development process should incorporate specific requirements or incentives to provide reasonable and economically viable benefits to the community and natural environment. This could include mandatory set-asides of open space, requiring green infrastructure, and requiring a “right of first refusal” on priority lands.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Building Department	*

**4.5.B. Consider a tailored zoning approach to support Sylvester Manor’s long-term housing needs.**

Sylvester Manor’s long-term plans include providing housing for its employees on-site. The Town could work with the Manor to provide zoning flexibility allowing the Manor to create a more cohesive campus environment without exceeding existing density controls. One option would be to consider a Planned Development District. In this process, the Manor would submit a comprehensive plan to the Town Board for consideration, which any future development would have to adhere to.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Sylvester Manor, Planning Board, Building Department	**

## Chapter 5. Economy

### Goal 5.1: Improve the function, appearance, and quality of commercial areas, and ensure that the mix of uses meets the needs of residents and visitors.

#### 5.1.A. Consider merging the B and B-1 business zones.

Shelter Island's two business zones, B and B-1, have minimal differences. The main difference is that B-1 requires a special permit for all non-governmental uses. Removing this provision may help to attract businesses that will make the Town Center area more vibrant. The Town should also consider developing design guidelines which provide aesthetic and functional standards. The guidelines may be specific to the Town Center area and other areas along Route 114.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board	***

#### 5.1.B. Heights/Bridge Street – Need for Design Guidelines.

The commercial buildings in The Heights/Bridge Street area have the look and feel of a historic hamlet center, with buildings that are sited close to the street many with shingle style facades. Design guidelines should be incorporated into the zoning code to ensure that any new development or redevelopment is compatible with the existing scale and community fabric. The guidelines would be used by both the Town's land use boards and by applicants to better understand what building types are appropriate.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board	***

### Goal 5.2: Support improvements that make the Island more attractive for businesses and workers.

#### 5.2.A. Identify opportunities to improve and expand high-speed internet infrastructure while ensuring that services are reasonably priced.

The Town should continue to monitor such services on a regular basis and meet with internet service providers (ISPs) annually, with the goal of encouraging competition which will help to lower prices and improve service.

Type	Responsible	Partners	Difficulty
Partnership	Town Board	Highway Department/DPW, Town Engineer, Internet service providers, Cellular and Satellite Companies	**

#### 5.2.B. Work with the Chamber of Commerce to set up a group health plan for local businesses.

The first step in this process would be outreach to local businesses to assess healthcare needs, budgetary constraints, and desired coverage. The Chamber could then reach out to insurance providers to explore partnerships and develop different plan options tailored to meet the needs of its member businesses.

Type	Responsible	Partners	Difficulty
Partnership, Program	Town Board	Chamber of Commerce, Insurance Providers	**

**5.2.C. Establish standards for home-based businesses in residential areas.**

*The Town should adjust regulations to ensure that home-based businesses operate in a manner that is compatible with the residential character of the neighborhood. This could include updating the list of qualifying businesses. A special permit may be appropriate for certain uses to address impacts such as noise, smell, aesthetics, and traffic.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Building Department	**

**Goal 5.3: Provide the highest level of educational services and job training to Island residents.**

**5.3.A. Explore an apprenticeship program between the Town, school, and local businesses.**

*The Town or Chamber of Commerce can work with local businesses, non-profit groups, and the school district to identify candidates and make connections. One opportunity is to establish a SCORE.org chapter or equivalent to take advantage of high levels of business experience with the retired and part-time resident population.*

Type	Responsible	Partners	Difficulty
Partnership, Program	Town Board	Chamber of Commerce, School District, Local Businesses, Non-Profit Groups	**

**Goal 5.4: Continue to support the agriculture and aquaculture industries.**

**5.4.A. Protect legacy businesses related to agriculture and aquaculture.**

*Supporting agriculture and aquaculture in Shelter Island through habitat restoration and other means can enhance ecological sustainability, productivity, and the overall health of the local environment partially or completely funded by utilizing grants and Water Quality Improvement funds derived from the Community Preservation Fund Transfer Tax.*

Type	Responsible	Partners	Difficulty
Partnership	Town Board	Local Farmers and Businesses, Environmental Organizations, Academic Institutions, Government Agencies, Community Preservation Fund Advisory Board	**

**5.4.B. Consider leasing municipally owned underwater properties for aquaculture.**

*This would help contribute to the growth of the aquaculture industry. The Town should also consider provision to ensure environmental protection, safety, and community benefits.*

Type	Responsible	Partners	Difficulty
Partnership	Town Board	Local Farmers and Businesses	***

## Chapter 6. Transportation

### Goal 6.1: Design “Complete Streets” that are safe for all modes, including pedestrians, bicyclists, and motorists.

#### 6.1.A. Adopt a Complete Streets Policy to encourage roadways that are designed for all users.

A Complete Street Policy would require the Town to consider the convenience and mobility of all users (e.g. drivers, pedestrians, bicyclists) when developing transportation projects on local roads.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Highway Department/DPW, Town Engineer	*

#### 6.1.B. Consider an Island-wide speed limit of 30 mph to ensure the safety of all street users.

The Town should study whether it would be feasible to lower traffic speeds without impacting capacity (either Island-wide or on local roads). Suffolk County and NYSDOT have jurisdiction over their own roads. The speed limit should also be codified in the municipal code to help with clarity and enforcement.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Highway Department/DPW, Police Department, Town Engineer	**

#### 6.1.C. Conduct a sidewalk study to determine where improved safety will enhance walking.

A sidewalk improvement study would help to identify priority areas for sidewalks. This study could identify a phased approach, anticipated costs, and funding sources, potential partnerships, agreements, or easements needed for private property, and other short- and long-term maintenance needs.

Type	Responsible	Partners	Difficulty
Study, Capital Plan	Town Board	Highway Department/DPW, Town Engineer	***

#### 6.1.D. Pursue grant funding to develop a dedicated bicycle lane on Route 114.

While Route 114 is a NYS designated bicycle route and popular with cyclists, the roadway width is insufficient for an on-street bike lane. Options for bike lanes or shared lane improvements should be explored. The Town can pursue a NYSDOT Highway Work Permit as a local project, and it may be eligible for Transportation Alternative Program (TAP) grant funding.

Type	Responsible	Partners	Difficulty
Grant	Town Board	Highway Department/DPW, Town Engineer	***

**Goal 6.2: Identify ways to facilitate traffic flow and improve the efficiency of the roadway network.**

**6.2.A. Study impact of ferry traffic on local roads.**

The Town should study the ferry traffic to determine the percentage of cars that are residents, tourists, day trippers, and bridge travelers (people traveling between the Forks.) Automated License Plate Readers or in-person ferry surveys can determine the origin and destination of travelers. The traffic study may help to identify improvements to better manage traffic at choke points and problematic intersections.

Type	Responsible	Partners	Difficulty
Study	Town Board	Highway Department/DPW, Town Engineer, Ferry Operators, Ferry Study Group	***

**Goal 6.3: Continue to maintain and invest in roadways.**

**6.3.A. Incorporate shoulders along roadways where feasible.**

The Town should study roads where it may be possible to restore and/or establish the right-of-way/shoulder along its roadways. These strips provide space for pedestrians, bicyclists, emergency access, and snow storage.

Type	Responsible	Partners	Difficulty
Study, Capital Project	Town Board	Highway Department/DPW, Town Engineer	*****

**6.3.B. Address maintenance of vegetation along roadways.**

Overgrowth of vegetation can impact site lines. In 2023, the Town adopted legislation which expressly prohibits obstructions such as hedges and other vegetation in the right-of-way.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Highway Department/DPW	***

**6.3.C. Improve roadway maintenance and develop a capital plan.**

A 5-year capital improvement plan would help to prioritize roadway maintenance and resurfacing and ensure that infrastructure investments are accounted for in the budget. This plan should be re-evaluated and updated at least every other year.

Type	Responsible	Partners	Difficulty
Capital Plan, Capital Project	Town Board	Highway Department/DPW, Town Engineer	**

**Goal 6.4: Continue to monitor helicopter, airplane, and seaplane traffic to ensure their presence doesn't impair quality-of-life on the Island.**

**6.4.A. Monitor air traffic and address regulations as needed.**

*Continue to monitor helicopter, airplane, and seaplane traffic considering possible changes to East Hampton Airport and explore limiting or eliminating sea plane activities in all inland waters and restricting take offs and landings to outside waters.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Study	Town Board	Waterway Management Advisory Council	**

**6.4.B. Develop and adopt a Local Waterfront Revitalization Program (LWRP) or a harbor/waterways management plan.**

*The LWRP is a planning tool sponsored by New York State which allows municipalities to guide and control development, land use, and other activities along their waterfront areas. Adopting a plan would help to gain better control of water traffic surrounding Shelter Island.*

Type	Responsible	Partners	Difficulty
Study	Town Board	New York State, Waterway Management Advisory Council	***

**Goal 6.5: Improve both on- and off-Island transportation options.**

**6.5.A. Explore a passenger-only launch service to and from Greenport.**

*This service would facilitate early morning travel and late-night returns. This option would be faster and cheaper to operate compared with the existing ferry during off-hour periods when existing ferry service is not offered.*

Type	Responsible	Partners	Difficulty
Study/Program, Capital Project	Town Board	Waterway Management Advisory Council, Ferry Study Group, Ferry Operators	***

**6.5.B. Explore the possibility of providing “around-the-island jitney” service.**

*This could alleviate traffic and parking challenges caused by seasonal population influxes, environmental impacts, and provide alternative transportation options to older residents or others who choose not to use a car.*

Type	Responsible	Partners	Difficulty
Study/Program, Capital Project	Town Board		****

**Goal 6.6: Improve the resilience of the transportation network.**

**6.6.A. Reduce stormwater runoff along roadways.**

The Town should adopt a policy to collect runoff waters in roadside catch basins before it reaches the shoreline. This can also support the effort to increase aquifer recharge. Some strategies to consider include green infrastructure (e.g. rain gardens, bioswales), roadside vegetation, permeable pavement, rainwater harvesting, redirecting runoff, and detention and retention basins that hold excess water.

Type	Responsible	Partners	Difficulty
Policy/Regulation, Capital Project	Town Board	Highway Department/DPW, Town Engineer	****

**6.6.B. Address the Hazard Mitigation Plan and search for funding.**

The Town’s Hazard Mitigation Plan includes measures to reduce risks to roadways, particularly evacuation routes. It also identifies potential impacts of sea level rise. These measures allow emergency responders to reach affected areas quickly during an emergency event and help minimize damage, significantly lowering the cost of repairs and the recovery process.

Type	Responsible	Partners	Difficulty
Study, Grant	Town Board	Police Department, Fire Department, EMS Department, Emergency Medical Services Advisory Board, Highway Department/DPW, Planning Board, Building Department, New York State, Suffolk County	***

## Chapter 7. Natural Resources and Water Quality

### Water Resources

**Goal 7.1: Ensure that all Shelter Island residents have ready access to drinking water that meets all applicable local, state, and federal standards. All groundwater shall follow the stricter of New York State Ambient Groundwater standards and guidance values or Maximum Contaminant Level Goals (MCLGs) to the greatest extent feasible and practicable. Water quality that is better than the existing standards should be preserved, to the greatest extent feasible and practicable.**

**7.1.A. Continue to implement the Shelter Island Ground and Surface Water Management Plan.**

*The 2020 Ground and Surface Water Management Plan presents the status of the Island’s aquifer, threats to drinking water, and impacts on surface waters. The plan envisions an ongoing process with annual prioritization, budgeting, and implementation of actions. The 2014 Shelter Island Watershed Management Plan is also officially part of the Comprehensive Plan and has been incorporated as an appendix to the main document.*

Type	Responsible	Partners	Difficulty
Study/Program	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, USGS, New York State, Suffolk County, Stony Brook University, Suffolk County Water Authority, The Nature Conservancy	***

**Goal 7.2: Plan for and develop wastewater and water supply infrastructure to safeguard public health, protect the environment, and promote sustainable development.**

**7.2.A. Consider establishing an Island-Wide Wastewater Management District, or local community districts (cluster systems).**

*A potential wastewater management district could extend sewerage into now unserved areas, help plan infrastructure to direct effluent to a central wastewater treatment facility and assist homeowners and businesses in unsewered portions of the Island to manage on-site disposal systems, installation of I/A OWTS, and understand maintenance of traditional septic systems.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board	****

**7.2.B. Continue investigating methods to treat effluents from municipal buildings in Town Center.**

*Continue to study methods to improve wastewater treatment for municipal buildings in the Town Center, which rely on antiquated septic systems that contribute to high nitrate levels in drinking water. Possibilities include aggregate I/A systems, a small treatment plant, or a sewage treatment district.*

Type	Responsible	Partners	Difficulty
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Study, Capital Project	Town Board	Highway Department/DPW, Town Engineer, Water Advisory Committee, Water Quality Improvement Advisory Board	*****
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**7.2.C. Partner with the Shelter Island Heights Property Owners Corporation to upgrade the existing sewer plant in the Heights, provide service to other areas, and explore alternative methods of disposing of the treated effluent.**

*Discuss potential for a public-private partnership to upgrade the aging Heights sewage treatment plant and to expand its service area. In addition to other benefits, this would create eligibility for grants and funding that are only available to municipalities.*

Type	Responsible	Partners	Difficulty
Partnership, Capital Project	Town Board	Shelter Island Heights Property Owners Corporation, Highway Department/DPW, Water Advisory Committee, Water Quality Improvement Advisory Board, Private Companies	*****

**Goal 7.3: Plan for and develop water supply to ensure residents have ready access to drinking water that meets all applicable local state and federal standards.**

**7.3.A. Create a phased Master Plan for public water utility service on Shelter Island.**

*A Water Utility Master Plan would include an assessment of water supply, water demand projections, risk assessment, financial planning, and phasing. The plan could catalog land for acquisition that meets water quality requirements for municipal wells, study the aquifer quality to prioritize remediation of contaminants, explore the establishment of a Water Quality District or an Island-Wide Water Management District, and consider integrating the Heights, Bridge Street Water Company, West Neck Water, and Dering Harbor water systems, as appropriate.*

Type	Responsible	Partners	Difficulty
Study, Capital Project	Town Board	Highway Department/DPW, Building Department, Water Advisory Committee, Water Quality Improvement Advisory Board, Private Companies, Shelter Island Heights Property Owners Corporation, Bridge Street Water Company, West Neck Water Company, and Dering Harbor Water Company	*****

**Goal 7.4: Educate and Assist Property Owners on how to prevent contamination of private water wells and safeguard their drinking water quality.**

**7.4.A. Educate the public on the water quality in their area and encourage testing of private wells.**

Raise public awareness about water quality and the importance of well water testing by creating educational brochures, organizing community workshops, and providing on-site testing and sample collection with instruction on interpretation of results, and development of a dedicated website with water quality information and resources.

Type	Responsible	Partners	Difficulty
Program	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, Building Department	***

**7.4.B. Develop an incentive program for residents to test their well water and share the data with the Town for the purpose of establishing groundwater quality mapping.**

Offer a rebate if homeowners share water quality data with the Town or on an online platform. Results could be shared with the public through regular updates, reports, and interactive maps to increase transparency.

Type	Responsible	Partners	Difficulty
Program	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, Building Department, Tax Assessors	***

**7.4.C. Continue the grant program for I/A System installation.**

The County and State provide grants up to \$20,000 and a low-interest financing program as part of the Reclaim Our Water initiative. The Town’s I/A system grant, administered by the Water Quality Improvement Advisory Board and funded by the Community Preservation Fund Transfer Tax, can provide up to an additional \$21,000. This allocation can be increased or decreased, depending on the project, to ensure maximum improvement to water quality

Type	Responsible	Partners	Difficulty
Program	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, Building Department, Community Preservation Fund Advisory Board	**

**7.4.D. Develop wellhead protection zoning for the area of recharge for the wells of each of the public water systems.**

Properties that can maintain the minimum sanitary radius should be cataloged and, if not, given priority for grant funding to upgrade their sanitary system to a nitrogen reducing system or given priority status for purchase if undeveloped. In addition, an inventory of existing well sites and pumping capacity should be maintained to determine the adequacy of current supply and forecast future needs.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Highway Department/DPW, Town Engineer, Building Department, Water Advisory Committee, Water Quality Improvement Advisory Board	**

**7.4.E. Pursue grant and other funding opportunities for water quality improvement projects.**

The Town must continue to maximally encumber 20% of the 2% Community Preservation Fund Transfer Tax annually, and to roll over funds, exclusively for the use of water quality and wastewater treatment improvement projects, aquatic habitat restoration, pollution prevention, storm water collecting systems and vessel pump out stations. The Town should continue to identify and pursue grant opportunities for water quality improvement and habitat restoration initiatives.

Type	Responsible	Partners	Difficulty
Grant	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, Community Preservation Fund Advisory Board	**

**Goal 7.5: Strengthen Town regulations to protect groundwater and prevent contamination.**

**7.5.A. Implement source water protection programs that identify vulnerable areas around wells and other groundwater sources.**

This could include the designation of “Water Protection Zones” (WPZs) where estimated effluent travel to surface water is less than 2 years and areas that are currently experiencing groundwater at elevated levels of nitrates. The WPZs would include standards to minimize contamination risks in these areas, including land use restrictions, buffer zones, and pollutant reduction measures.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Town Engineer, Building Department, Water Advisory Committee, Water Quality Improvement Advisory Board	**

**7.5.B. Revisit the Town’s I/A OWTS code.**

More clarification is needed for the conditions where installation of an I/A system is required. The Town may consider requiring upgrading cesspool-only waste systems to I/A systems upon property transfer and a long-term plan to upgrade all sanitary systems within 10 years.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Town Engineer, Building Department, Water Advisory Committee, Water Quality Improvement Advisory Board	**

**7.5.C. Address issues and risks of underground fuel oil storage**

Underground oil tanks, especially aging or forgotten ones, present potential for leaks or spills, which can lead to contamination, health hazards, and costly cleanup and remediation. The Town should develop a program to encourage replacement of underground tanks with above-ground systems. On property transfer, abandonment of underground tanks should be required.

Type	Responsible	Partners	Difficulty
Policy/Regulation, Program	Town Board	Planning Board, Highway Department/DPW, Town Engineer	***

**Goal 7.6: Continue to monitor water table levels and implement water use restrictions as indicated to support the drinking water needs of the Island residents without the need for “off island” water.**

**7.6.A. Implement water use restrictions as indicated in the drought monitoring criteria established by the Water Advisory Committee (WAC).**

*The Drought Indicator Criteria consists of three components and requirements resulting from a New York State proclamation of Drought Emergency or Disaster: 1. Us Seasonal Drought Outlook; 2. Drought Severity Monitor Report; 3. Shelter Island Well Height Levels. Consideration should be given to declaring the summer months regardless of drought conditions due to the increase in well usage.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	New York State, Water Advisory Committee	*

**7.6.B. Evaluate policies which address the use of irrigation.**

*Over-extraction of well water for irrigation can lead to decline in the water table, saltwater intrusion, and aquifer depletion, which reduce the long-term sustainability and potability of essential water resources. The Town should consider revising the irrigation law to prohibit well drawn irrigation, especially in the near shore overlay and including grandfathered systems, regulating irrigated tennis courts, and implementing enforcement provisions.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Building Department, Water Advisory Committee, Water Quality Improvement Advisory Board	*

**7.6.C. Revise the irrigation law to promote cistern use and discourage trucked in water for irrigation.**

*The town should update the irrigation law to eliminate well drawn irrigation and promote the collection and capture of roof runoff into cisterns for the purpose of irrigation. Discouraging trucked-in water for irrigation can be challenging but is essential for sustainable water management.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Building Department, Water Advisory Committee, Water Quality Improvement Advisory Board	*

**7.6.D. Develop a groundwater model**

*Groundwater models help in understanding the behavior of aquifers and can provide insight into the availability and distribution of groundwater resources. This aids in planning for future water demands, optimizing well usage, predicting sustainable yield, and avoiding over-extraction. The Water Advisory Committee and South Ferry Monitoring Station should continue and expand their efforts to monitor water quality and quantity.*

Type	Responsible	Partners	Difficulty
Study/Program	Water Advisory Committee	South Ferry Monitoring Station, Town Engineer, Building Department, Water Quality Improvement Advisory Board	***

**7.6.E. Identify high-volume water users to target future education, funding, and support.**

*Monitoring water usage in private wells requires a combination of manual observations, data logging, and periodic measurements. Since private wells are not typically connected to a centralized monitoring system like public water supplies, homeowners must take an active role in tracking their water usage. When technological advancement allows, the Town should require every well to be monitored and to share that data with the Town engineer.*

Type	Responsible	Partners	Difficulty
Study/Program	Town Engineer	Homeowners, Building Department, Water Advisory Committee, South Ferry Monitoring Station, Water Quality Improvement Advisory Board	**

**7.6.F. Improve education about water conservation and landscaping best practices.**

*Landscaping best practices include limiting water and fertilizer use, planting drought tolerant and native plants, and promoting pollinators. Educational materials could be provided on the Town’s website and in hard copy. In partnership with a local business, the Town could launch a demonstration project on a Town-owned property to showcase best practices.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, Building Department, Highway Department/ DPW, Town Engineer, Green Options committee, conservation advisory council	**

**Goal 7.7: Protect surface waters surrounding Shelter Island from being harmed by human activity and stormwater runoff.**

**7.7.A. Reduce the discharge of volatile organic compounds and other contaminants to groundwater through education and Town Code modification.**

*Town codes can be designed or amended to mitigate these impacts and promote more sustainable stormwater management.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Program	Town Board	Planning Board, Highway Department/ DPW, Town Engineer, Water Advisory Committee, Conservation Advisory Council, Green Options Committee	**

**7.7.B. Provide upland storm water catchment detention and recharge infrastructure to better control stormwater runoff and to reduce contamination of ground and surface waters.**

*Stormwater catchment detention and recharge infrastructure such as rain gardens, bioswales along roadsides, and vegetative buffers on coastal properties, reduce pollution and mitigate flooding and erosion. This approach could also include educational outreach, technical assistance, and zoning regulations to promote sustainable stormwater management.*

Type	Responsible	Partners	Difficulty
Capital Project, Program	Town Board	Highway Department/ DPW, Town Engineer, Water Advisory Committee, Conservation Advisory Council, Green Options Committee	****

**7.7.C. Continue to monitor the health of surface waters.**

*Continue to monitor surface waters and marine health in partnership with The Nature Conservancy, the Peconic Estuary Partnership, Peconic Baykeeper/Blue Water Task Force, Cornell Cooperative Extension, and commercial baymen. A local surface water quality database can help track pollutant levels, assist in groundwater modeling and management, and aid in shellfish and aquaculture activities.*

Type	Responsible	Partners	Difficulty
Partnership	Town Board	Nature Conservancy, Peconic Estuary Partnership, Peconic Baykeeper/Blue Water Task Force, Cornell Cooperative Extension, Commercial Baymen	**

**Natural Resources**

**Goal 7.8: Identify, protect and enhance the quality of freshwater and marine habitats.**

**7.8.A. Restore tidal and freshwater wetlands habitats to foster their continued existence as natural systems.**

*Strategies include conducting a habitat assessment, developing a restoration plan, removing invasive species, reforestation and revegetation, reestablishment, and enhancement of wetlands, protecting coastal areas, and educating and engaging the community.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Study/Program	Town Board	Conservation Advisory Council, The Nature Conservancy, Peconic Estuary Partnership, Cornell Cooperative Extension	****

**7.8.B. Protect and restore Significant Coastal Fish and Wildlife Habitats and NYSDEC Critical Environmental Areas.**

*Some strategies include promoting sustainable fishing and hunting practices, combating pollution, controlling coastal development, and establishing marine protected areas.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Program	Town Board	Planning Board, Conservation Advisory Council, The Nature Conservancy, Peconic Estuary Partnership, Cornell Cooperative Extension, Commercial Baymen, Aquaculturists	***

**Goal 7.9: Protect upland habitats and trees.**

**7.9.A. Promote habitat preservation and restoration so that Islanders and visitors can enjoy a healthy ecosystem as once existed on the Island.**

*Protect indigenous plants, which contribute to biodiversity and play a crucial role in maintaining healthy ecosystems by preventing erosion, filtering water, and mitigating the impacts of climate change. The Town should set fencing regulations to include a minimum setback from the property line to maintain wildlife corridors.*

Type	Responsible	Partners	Difficulty
Policy Regulation, Program	Town Board	Planning Department, Highway Department/ DPW, Town Engineer, Conservation Advisory Council, Green Options Committee, The Nature Conservancy	***

**7.9.B. Adopt a Tree Preservation Local Law for the purposes of protecting woodlands and individual historic, significant, and scenic trees important to the community.**

*A tree preservation local law can specify species and sizes to protect, require permits for tree removal, require tree replacement when trees are removed, establish buffer zones, provide guidelines for tree care and maintenance, and ensure compliance through penalties and enforcement.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Building Department	**

**7.9.C. Engage NY DEC and local resources to explore establishing a controlled burning program.**

*The Town should consider whether controlled burning is an appropriate tool for ecological management and restoration of habitats on Shelter Island. The Town must follow stringent requirements set by NYSDEC, which involve a significant amount of coordination amongst involved parties.*

Type	Responsible	Partners	Difficulty
Program	Town Board	NYSDEC	****

**Goal 7.10: Monitor and control nuisance species.**

**7.10.A. Manage Whitetail Deer (*Odocoileus virginianus*) populations and work with wildlife management agencies to educate the public on the advantages and disadvantages of deer populations.**

*The Shelter Island Deer and Tick Committee, Police Department, Nature Conservancy, and Sylvester Manor, and the Town are coordinating in their efforts to control the deer population.*

Type	Responsible	Partners	Difficulty
Partnership, Program	...	Deer and Tick Committee, Police Department, Nature Conservancy, Sylvester Manor	***

**7.10.B. Work with organizations and property owners to help assess and control ticks and prevent tick-borne diseases.**

*The Town should continue to work with the Deer and Tick Committee to conduct tick-borne disease monitoring, promote early detection and treatment, implement targeted prevention strategies, raise community awareness, and support research efforts.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Deer and Tick Committee, Stony Brook University	***

**7.10.C. Develop an education program prohibiting the introduction, throwing, dumping, depositing, or placing invasive species on/in Town land and waters.**

*The Town should partner with Cornell Cooperative Extension of Suffolk County and NYSDEC on invasive species control efforts and educate the public about the benefits of using native species in landscaping and how to prevent the spread of diseases that effect native trees. The Town can target the removal of invasive species from Town-owned lands to facilitate the reestablishment of indigenous species.*

<b>Type</b>	<b>Responsible</b>	<b>Partners</b>	<b>Difficulty</b>
Program	Town Board	Cornell Cooperative Extension of Suffolk County, NYSDEC, Conservation Advisory Council, Green Options Committee	***

## Chapter 8. Parks, Open Space, and Waterways

### Goal 8.1: Comprehensively plan for use and protection of waterfront and waterways.

#### 8.1.A. Develop a Local Waterfront Revitalization Plan (LWRP).

A LWRP is a comprehensive plan designed to guide the sustainable development, conservation, and enhancement of both coastal and inland waterways. A LWRP would give the Town greater authority over waterfront areas, establish long-term partnerships with local governments, community organizations, and the State, and opens up financial assistance opportunities.

Type	Responsible	Partners	Difficulty
Study	Town Board	New York State, Waterway Management Advisory Council	***

#### 8.1.B. Develop a Plan for Moorings.

The Town and the Waterways Management Advisory Council should study the future demand for moorings and appropriate solutions to make them cost-effective, safe, and sustainable while protecting rights of other stakeholders such as baymen and kayakers

Type	Responsible	Partners	Difficulty
Study/Program	Town Board	Waterways Management Advisory Council, Commercial Baymen, Marinas	***

### Goal 8.2: Continue to work with the County, other towns, and groups to maintain navigable channels to ensure safe passage, preserve vistas, sustain marine life, and enable recreational use.

#### 8.2.A. Continue dredging projects where needed.

The Shelter Island Department of Public Works has been strongly committed to maintaining navigable channels, and continues to work closely with Town officials, the WMAC, and the Highway Department. While the County focusses on dredging for navigability, the Town has an interest in the benefits of dredging for flushing out water bodies more quickly. The Town should consider a partnership with neighboring towns to cover the high costs of local dredging projects.

Type	Responsible	Partners	Difficulty
Capital Project, Partnership	Town Board	Highway Department/DPW, Waterways Management Advisory Council, Suffolk County, East End Towns	****

#### 8.2.B. Protect Reel Point and Shell Beach.

Reel Point and Shell Beach are threatened by storms and the breaching of either one would lead to extensive property loss in the harbors they protect. The Town should continue to work with the Army Corps of Engineers to protect Reel Point and expand efforts to include Shell Beach.

Type	Responsible	Partners	Difficulty
Partnership, Capital Project	Town Board	Army Corps of Engineers	****

**8.2.C. Prohibit excessive power boat wakes with code regulations and signage buoys.**

*Towing sports, such as Water skiing, wake surfing, and tubing, create large wakes that are disruptive to other water users and shore properties. The Town should consider prohibition of certain activities in inside waters, speed limits, no wake zones, and regulations on boat size, engines, and other features that intentionally cause wakes.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Waterways Management Advisory Council	**

**8.2.D. Explore acquisition of a pump-out boat to service the anchorages and mooring fields throughout the summer.**

*While it is illegal to discharge sewage into the water, undersized holding tanks on boats and the inconvenience of land-based pump stations can result in contamination of the harbors. A pump-out boat would be more accessible and encourage proper waste management.*

Type	Responsible	Partners	Difficulty
Capital Project	Town Board	Highway Department/DPW	****

**8.2.E. Consider limiting seaplane activity.**

*The Town Board should explore regulations such as limiting commercial operators to daily takeoffs/landings; a prohibition on landing/takeoff on inside waters, and extension of the 500-foot Town control of the bottom to prevent the anchoring of a barge.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Waterways Management Advisory Council	**

**8.2.F. Create a Marine Business Zone.**

*It may be appropriate to create a marine business zone to support marine-related businesses which require special considerations (i.e., being in environmentally sensitive areas). The zone might consider which businesses and the appropriate scale of structures in the district.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board	**

**8.2.G. Consider policy for establishment of new docks.**

*A policy for docks could consider where docks can be built, environmental regulations, aesthetics and viewsheds, navigability of waterways, and limits on the size of boats allowed to dock on private and commercial docks. The Town should also establish a database for docks to ensure compliance with taxes and permits. The Town should also consider locations for new municipal docks.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Waterways Management Advisory Council	***

**8.2.H. Consider policies on boatlifts and boat paint.**

The Town should consider whether to codify a prohibition or regulation of boatlifts on inside waters. The WMAC should develop an educational campaign to help boat owners choose boat bottom paints that do not negatively affect the water and marine environment.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Waterways Management Advisory Council	**

**8.2.I. Consider policies on bulkheads.**

The DEC, WMAC, and Town Board have been supportive of in-kind replacements of bulkheads, which tend to deteriorate over time. Measures to mitigate deterioration should be required for new bulkhead construction. Public access stairways and a public right-of-way on or beside the bulkhead should be required when necessary to preserve the public’s right to the beach.

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Waterways Management Advisory Council, NYDEC	**

**8.2.J. Consider expansion of programs that support aquaculture such as the restocking of shellfish.**

The Town should continue its partnerships and efforts to restock shellfish and renew shellfish habitats, pursue grants for additional funding, keep abreast of innovations, and incorporate this goal into a Local Waterfront Revitalization Plan. Other options include leasing underwater bottoms for aquaculture and a specialized marketing program for “Shelter Island label” products.

Type	Responsible	Partners	Difficulty
Partnership, Program, Grants	Town Board	The Nature Conservancy, Cornell Cooperative Extension Suffolk County, Stony Brook University, Peconic Estuary Program, Conservation Advisory Council, Commercial Baymen, Aquaculturists	***

**8.2.K. Identify habitat restoration measures.**

Eelgrass beds, wetlands and shallows serve a nursery function for fish and shellfish, helping support a healthy ecosystem. The WMAC should lead in identifying problems and solutions for the coastal habitat, with collaboration from The Water Quality Improvement Advisory Board (WQIAB) and the Water Advisory Committee (WAC).

Type	Responsible	Partners	Difficulty
Study/Program	Water Quality Improvement Advisory Board	Conservation Advisory Council, Waterways Management Advisory Council, Water Advisory Committee	***

**8.2.L. Update on an annual basis the 2022 comprehensive inventory and evaluation of shoreline access points and Town landings, whether used or fallow; formulate a program to assure that they remain open for that purpose and upgrade them where necessary.**

The availability of usable and readily accessible Town landings reduces the need for docks for smaller boats, kayaks, and canoes. The inventory of Town landings should be regularly updated to prioritize maintenance. Several landings present additional challenges to consider including parking availability,

*steep slopes and rocky ground, erosion, plant invasion, and proximity to bulkheads. Upgrade plans should include “Public Landing” signage at all landings.*

<b>Type</b>	<b>Responsible</b>	<b>Partners</b>	<b>Difficulty</b>
<i>Program, Capital Plan/Project</i>	<i>Highway Department/DPW</i>	<i>Waterways Management Advisory Council, Shoreline Access Task Force</i>	<i>***</i>

## Chapter 9. Quality of Life

### Historic Preservation and Visual Landscape

**Goal 9.1: Preserve archaeological and cultural resources in order to protect linkages between the Town’s history and its present life, to improve community self-understanding, to strengthen the sense of community, and to protect Shelter Island’s unique identity.**

**9.1.A. Activate and staff the Historic Advisory Commission.**

*A Historic Advisory Commission was established in Town code to coordinate and advocate actions for managing historic resources. However, the commission is currently inactive. The Town should solicit and appoint residents who are interested in serving on the commission. When established, the Commission can assist the Historical Society in updating its Shelter Island House Registry.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Program	Town Board	Historical Society	*

**9.1.B. Create a Historic District Zone.**

*A historic district zone could protect areas with concentrated historic assets, such as the Shelter Island Heights National Historic District. A floating historic district overlay zone could also be created for other properties which meet certain criteria. Regulations can include restrictions on demolitions and alterations of structures, guidelines for design and construction of new buildings, and other rules to preserve the area’s historic character.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Historic Advisory Commission, Building Department	***

**9.1.C. Continue to maintain and preserve historic records.**

*Preserving historic records is an essential function of the municipality as it plays a critical role in protecting the community’s history and cultural heritage. For example, the historic records contained in the headstones and monuments located in historic cemeteries need to be preserved.*

Type	Responsible	Partners	Difficulty
Program	Historical Society	Town Board, Local Museums and Organizations	**

**9.1.D. Promote the Town’s history and cultural resources under the charge of the Historic Advisory Commission**

*Featuring Shelter Island’s history and culture on the town website and social media can showcase the unique character and heritage of the community. The website can include a history timeline, list of historic landmarks, photo galleries, historic documents and archives, oral histories, and promote events, local museums and organizations, and community participation.*

Type	Responsible	Partners	Difficulty
Program	Historic Advisory Commission	Historical Society, Local Museums and Organizations	**

**Goal 9.2: Protect the Island’s small-town way of life, rural character, and natural resources through coordination of land use with the land’s natural and visual qualities and protection of critical visual assets, including scenic views from roads and coastal view corridors.**

**9.2.A. Develop a program to encourage preservation easements.**

*Preservation/conservation easements are legal agreements between property owners and a qualified organization to protect and preserve the historic, cultural, or natural features of a property. To encourage the use of this tool, the Town, Historic Advisory Commission, and Shelter Island Historical Society can identify potential properties, provide information about the benefits to property owners, facilitate agreements, and offer financial incentives such as tax abatements or exemptions.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Historical Society, Historic Advisory Commission	**

**9.2.B. Develop an equitable approach to controlling noise disturbances.**

*The Town’s noise ordinance sets a sound level standard measured at or beyond the property line, which is difficult to enforce. The Town should conduct a review of the code to determine areas that could be strengthened, and whether there should be times and days when certain noise-generating activities might be limited.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Police Department, Building Department	*

**9.2.C. Control excessive night sky lighting.**

*There is the need to review the ‘dark skies’ code for enforceability, to control unnecessarily bright and intrusive night lighting, and to reduce Island-wide energy consumption and costs.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Planning Board, Building Department, Police Department	*

## Community Resources (Government and Community Facilities)

### Goal 9.3: Ensure an efficient, effective, and transparent Town government.

#### 9.3.A. Increase Government Capacity for planning and implementation.

Increasing government capacity is essential for a small town like Shelter Island, which is facing increasingly complex challenges. Hiring additional staff such as a town manager, town planner or consultant on retainer, and water specialist/hydrologist could provide the knowledge and expertise necessary. A Facilities Master Plan can help identify additional office and meeting space to provide for growth.

Type	Responsible	Partners	Difficulty
Program/Study	Town Board	Town Staff	***

#### 9.3.B. Improve record keeping technologies.

Using digital technologies will make government operations more efficient, transparent, and secure, and provide data to make informed decisions. Some opportunities include streamlining administrative processes and town services, digital record keeping, a portal for building department applications, and tracking of plan implementation.

Type	Responsible	Partners	Difficulty
Capital Project	Town Board	Town Staff	***

#### 9.3.C. Utilize new tools for communication and transparency.

To improve communication, the Town could provide a calendar of department and committee meetings and local events on the website; use mobile applications such as Nixle to notify the community about events, road closures, or in an emergency; use cable TV to broadcast promote events and programs; and use virtual platforms, such as Zoom, to allow people to watch and participate in meetings from anywhere.

Type	Responsible	Partners	Difficulty
Program	Town Board	Town Staff, IT and Media Department	***

**Goal 9.4: Assure that community facilities provide adequate service to the population and businesses over time, in a fiscally efficient way that positively contributes to the Island’s character.**

**9.4.A. Develop a Facilities Master Plan.**

*A Facilities Master Plan allows the Town to comprehensively assess their current and future public facilities and infrastructure needs, estimate costs, and prioritize municipal projects. The Plan should address relocation of the Senior Center, FIT Center, and Skate Park; use of the old Highway Department site; provision of a public restroom in the Town center; upgrades to the School Street Tot Lot; ADA compliance of all municipal facilities; and maintenance needs for all recreation facilities.*

Type	Responsible	Partners	Difficulty
Study, Capital Plan	Town Board	Highway Department/DPW, Town Engineer, Recreation Department, Recreation Commission, Senior Center, Recycling Center	***

**9.4.B. Develop a framework to monitor and measure the progress of the Comprehensive Plan’s implementation.**

*This Comprehensive Plan provides an Action Agenda as a policy implementation tool, which identifies the action, responsible parties, and proposed timeframes. This “To Do” list will help the Town to review and report on implementation progress. A new implementation committee could help track and monitor implementation.*

Type	Responsible	Partners	Difficulty
Program	Comprehensive Plan Implementation Committee	Town Board	*

**Cultural Resources**

**Goal 9.5: Support cultural organizations and strengthen our sense of community**

**9.5.A. Promote volunteerism to maintain a strong and self-perpetuating volunteer corps of ambulance and fire department members, while recognizing that there may come a day when a paid force of first responders may be necessary.**

*Continue to support and pursue programs which cultivate the volunteer and professional Town staff base.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Fire Department, Polic Department, EMS Department, Town Departments, School District	*

**9.5.B. Expand recreation department and library programming.**

*Expand and coordinate activities for seniors, children, and adolescents, including a Head Start-type program for children too young for preschool and after-school programming for pre-K through middle school.*

Type	Responsible	Partners	Difficulty
...	Recreation Department, Shelter Island Public Library	Town Board, Recreation Commission, School District, Senior Center	***

**Public Health**

**Goal 9.6: Improve access to goods and services to help the Island be a more resilient and less dependent community**

**9.6.A. Support the expansion of services for senior population.**

*Expanding senior services can include provisions for affordable housing, access to healthcare, transportation, and nutritious meals, senior-friendly activities that foster social connection and engagement, home support programs and home healthcare services.*

Type	Responsible	Partners	Difficulty
Program, Policy/Regulation	Town Board	Senior Center, Recreation Department, Shelter Island Public Library, Recreation Commission, Healthcare Institutions, Non-Profit and Community Organizations	***

**9.6.B. Address food insecurity.**

*Supporting and coordinating non-profit and volunteer efforts to address food insecurity on the Island is essential to ensure that no one goes hungry. By collaborating, organizations can develop holistic programs that not only provide immediate food assistance but also address the root causes through initiatives like job training, education, and advocacy.*

Type	Responsible	Partners	Difficulty
Partnership	Non-Profit and Community Based Organizations	Town Board	***

**Goal 9.7: Support and coordinate efforts to address tick-borne diseases.**

**9.7.A. Continue tick-borne disease monitoring and reduction.**

*Continue to work with the Deer and Tick Committee to implement identified strategies, which include methods for monitoring, targeted prevention strategies, and improving community awareness and education. The Town should also evaluate environmental and ecological considerations and collaborate with other researchers who are studying disease patterns, effectiveness of interventions, and emerging tick-borne diseases or strains.*

Type	Responsible	Partners	Difficulty
Study/Program	Town Board	Deer and Tick Committee, Stony Brook University, Nature Conservancy	***

**Chapter 10. Utilities, Sustainability, and Resilience**

**Goal 10.1: Ensure that all Shelter Island residents have ready access to drinking water that meets all applicable local state and federal standards.**

**10.1.A. Continue to implement the Ground and Surface Water Management Plan.**

*The 2020 Ground and Surface Water Management Plan presents the current status of the Island’s aquifer, threats to drinking water, and impacts on surface waters. The plan envisions an ongoing process with annual prioritization, budgeting, and implementation of actions. The Town should continue to monitor the Suffolk County Sub-Watersheds Wastewater Plan implementation, particularly for funding opportunities.*

*Shelter Island’s Ground and Surface Water Management Plan is intended to be the Island’s strategic plan for ground and surface water management, and it is the primary resource for such issues. The Ground and Surface Water Management Plan is officially part of the Comprehensive Plan and has been incorporated as an appendix to the main document.*

Type	Responsible	Partners	Difficulty
Study/Program, Capital Plan/Project, Grants	Town Board	Water Advisory Committee, Water Quality Improvement Advisory Board, USGS, New York State, Suffolk County, Stony Brook University, Suffolk County Water Authority, The Nature Conservancy	*****

**Goal 10.2: Promote renewable and environmentally responsible utilities.**

**10.2.A. Establish a small group to investigate means of creating greater energy independence and resiliency for the Island.**

*Shelter Island was recently awarded the U.S. Department of Energy’s, Energy Transitions Initiative Partnership Project (ETIPP) Grant. A group of representatives should be established to investigate failure of transmission lines, analyze peak summer demand, power outages, and reliability. The Town should use this data and work with LIPA/PSEG to develop an energy plan.*

Type	Responsible	Partners	Difficulty
Study/Program	Town Board	Green Options Committee, Highway Department/DPW, Town Engineer, LIPA/PSEG,	*

**10.2.B. Encourage the use of renewable energy sources.**

*Electricity demand will increase as people move from gas-powered to electric vehicles, gas stoves to electric stoves, and oil to electric heating systems. The Town should continue to embrace sustainable energy sources such as solar, wind, and other renewable sources. Community Choice Aggregation (CCA) can lower costs and allow communities to channel their energy dollars towards renewable sources.*

Type	Responsible	Partners	Difficulty
Program	Town Board	Green Options Committee, Highway Department/DPW, Town Engineer, LIPA/PSEG	***

**10.2.C. Evaluate the use of geothermal energy.**

*While geothermal energy is generally considered a sustainable energy option, it can present a risk to the aquifer. The Town should work with property owners to evaluate existing geothermal systems and consider a sunset provision to phase out older systems and encourage upgrades to newer technologies.*

Type	Responsible	Partners	Difficulty
Study/Program, Policy/Regulation	Town Board	Green Options Committee, Water Advisory Committee, Building Department, Town Engineer	***

**Goal 10.3: Take action against climate change by reducing energy consumption and promoting sustainable patterns of development.**

**10.3.A. Promote sustainable construction and design standards.**

*The Town should adopt land use policies that reduce energy consumption and waste and promote sustainable construction methods and green building standards. Standards include site orientation and design that reduce energy consumption and capture natural light and use of low-energy and water-saving fixtures. The Town should revisit the prohibition of ground mount solar panel arrays to encourage more solar installations.*

Type	Responsible	Partners	Difficulty
Policy/Regulation	Town Board	Green Options Committee, Building Department, Town Engineer, Planning Department, U.S. Green Building Council, National Association of Homebuilders Green Building Initiative	***

**10.3.B. Continue to improve the energy efficiency of Town facilities and fleets.**

*The Town should encourage sustainable development policies that minimize waste and energy use on town owned properties. This could include conducting energy audits, evaluating the installation of solar and heat pump systems, and developing infrastructure for charging electric vehicles.*

Type	Responsible	Partners	Difficulty
Policy/Regulation, Capital Plan/Project	Town Board	Highway Department/DPW, Town Engineer	****

**Goal 10.4: Promote sustainable transportation alternatives.**

**10.4.A. Explore the possibility of an electric vehicle charging station at the Town recycling center or other locations.**

*The Town can provide electric vehicle (EV) chargers in public spaces such as schools, libraries, community centers and public parking lots, and the recycling center.*

Type	Responsible	Partners	Difficulty
Capital Plan/Project	Town Board	Highway Department/DPW, Town Engineer, School District, Shelter Island Public Library, Town Departments	****

**Goal 10.5: Prepare for and adapt to the effects of climate change and rising sea levels.**

**10.5.A. Develop a Coastal Resilience Plan.**

*A Coastal Resilience Plan should assess the unique challenges and vulnerabilities on Shelter Island while aiming to enhance the community’s ability to adapt to and recover from various environmental and climate-related hazards.*

Type	Responsible	Partners	Difficulty
Study	Town Board	Conservation Advisory Council, Green Options Committee, Waterways Management Advisory Council, Water Quality Improvement Advisory Board, Town Engineer	***

**Goal 10.6: Assure that community facilities provide adequate service to the population and businesses over time, in a fiscally efficient way that positively contributes to the Island’s character.**

**10.6.A. Develop a homeowner manual.**

*A homeowner manual could provide information on proper waste removal, septic maintenance, water/well maintenance, irrigation, and related topics. It would promote sustainable practices, protect property, ensure safety, and enhance homeowners’ quality of life.*

Type	Responsible	Partners	Difficulty
Program	Water Advisory Committee	Water Quality Improvement Advisory Board, Building Department	**

**10.6.B. Harden and improve communications systems.**

*Establishing municipal internet service that is cellular based can provide reliable and accessible internet connectivity to residents and businesses. The Town should also collaborate with existing cellular network carriers to explore the possibility of sharing infrastructure or leasing network capacity.*

Type	Responsible	Partners	Difficulty
Partnership, Capital Project	Town Board	IT & Media Department, Cellular Network Carriers and Internet Providers	****

**10.6.C. Continue to improve recycling center and waste management systems.**

*With the anticipated closure of the Brookhaven landfill, there is a need to find alternative solutions for waste disposal, which may involve increased transportation costs and logistical challenges to ship waste to another location. The town should explore recycling and waste reduction and integration of renewable energy and new technologies in waste management and collaborate with other affected towns, waste management companies and the public to identify long-term solutions.*

Type	Responsible	Partners	Difficulty
Capital Plan/Project	Town Board	Highway Department/DPW, Town Engineer, Recycling Center, Green Options Committee, East End Towns, Suffolk County	*****

**10.6.D. Consider appointing a Town Recycling Coordinator to further increase recycling opportunities in Town.**

*A recycling coordinator would promote recycling efforts, waste reduction, and overall sustainability within the town. Their specific tasks and responsibilities could include recycling program development, public education and outreach, analysis of existing systems, grant writing, and oversight of logistics.*

<i>Type</i>	<i>Responsible</i>	<i>Partners</i>	<i>Difficulty</i>
<i>Program</i>	<i>Town Board</i>	<i>Highway Department/DPW, Recycling Center, Green Options Committee</i>	<i>***</i>