



SHELTER ISLAND
Comprehensive Plan Update

Public Workshop
August 24, 2023

Introduction Project Team (CPTF)

BFJ Planning - Core Team

Noah Levine, AICP, PP
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Land Use and Zoning

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Julia Weisenberg
Planning Board



- **Jay Card Jr.**
- **Sean Clark**
- **Benjamin Dyett**
- **Lily Hoffman**
- **John Kerr**
- **Rebecca Mundy**
- **Jo-Ann Robotti**
- **Petra Schmidt**
- **Wendy Turgeon**

Agenda

1. **Comprehensive Plan Overview**
(10 minutes)
2. **Overview of Findings, Goals, and Recommendations**
(35 minutes)
3. **Small Group Discussions**
(45 minutes)
4. **Report Back**
(30 minutes)

What is a Comprehensive Plan?



- **An expression of the community’s shared vision of the future.**



- **It is public policy guide for plans, initiatives, and investments. It lays the foundation for decisions related to zoning code, capital budget, and general policy.**



- **Zoning decisions must be based on a “well-considered plan”**
- **A “to do” list for the Town to track implementation of short, medium, and long-term goals.**

Overview of Chapters

- 1. Introduction and Vision**
- 2. Growth and Change (Demographics and Socioeconomics)**
- 3. Built Environment, Land Use, and Zoning**
- 4. Housing**
- 5. Economy**
- 6. Transportation**
- 7. Natural Environment and Water Quality**
- 8. Parks, Open Space, and Waterways**
- 9. Quality of Life (Historic Resources, Cultural Resources, Government)**
- 10. Utilities, Transportation, and Resilience**
- 11. Future Land Use Plan and Implementation**

Phase 1 (2020-2022): Comprehensive Plan Initiated

CPTF (Regular Meetings)

CPAC (Regular Meetings)

Community and Stakeholder Meetings

- 2 public Workshops,
- Public survey (1,013 responses),
- Interviews with Town staff
- Interviews with other community stakeholders.



SWOTCHI Synthesis

Shelter Island
2020 Profile

Phase 2 (2022): Draft chapters for community review

- **Chapters posted between Dec. 2022-Feb 2023**
- **118 written comments received and posted to the website**
- **Summary report will address the review of each comment**

Phase 3 (2023): Final Chapters and Draft Plan

- **BFJ Planning hired in Spring continue and complete work**

Phase 3 (2023): Final Chapters and Draft Plan

Spring

- **Review Chapters**
- **Stakeholder Meetings**
- **Meetings with CPAC**

Summer

- **Editing Chapters**
- **Meetings with CPAC**
- **Start SEQR Process**
- **Public Workshop (Virtual)**

Fall-Winter

- **Post Chapters Online**
- **Public Workshop (In Person)**
- **Final Plan and Revisions**
- **SEQR**

Next Steps

**Thursday, August 24th
Public Workshop (Virtual)**



**September 15th
Draft chapters posted for public review**



**Saturday, September 23rd
Public Workshop (In-Person Open House)**



**October
Draft chapters submitted to Town Board**

Next Steps Photo Submissions



Email: cthuman@shelterislandtown.gov



SHELTER ISLAND
Comprehensive Plan Update

**Overview of Chapters:
Preliminary Findings, Goals, and Recommendations**

Vision: Principles

Exercise responsible stewardship for the natural and cultural resources which give the Island its special character and significance.



Increase the resiliency of the Island to climate change and sea level rise by implementing appropriate adaptation measures.



Vision: Principles

Maintain a vibrant year-round Island community that meets residents' economic and social needs.



Motivate and enable upcoming generations to be part of Shelter Island's future.



Demographic and Socioeconomic Trends

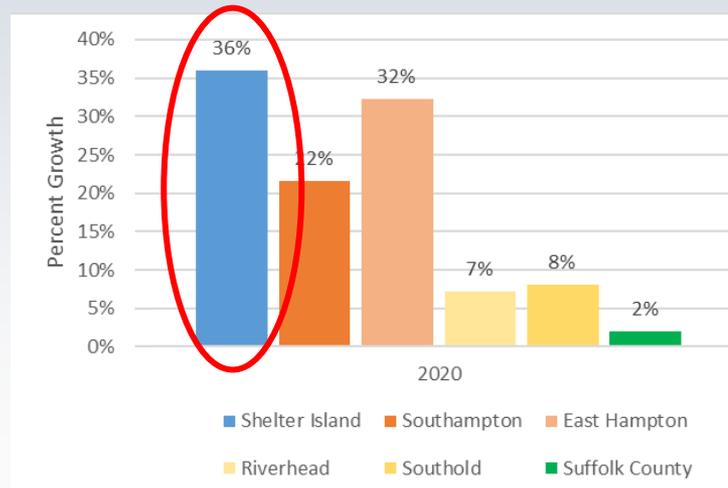
Shelter Island’s year-round population has grown.

Shelter Island’s full-time population was 3,253 people in 2020, up 36% from 2010.

The Island experiences a population boom during the summer months.

Suffolk County has estimated the summer population to be over 12,000 people, 68% of which is seasonal.

Remote and hybrid work environments may create long-term shifts in residency.



Population Growth: 2010-2020

	2017-2021
Seasonal Homes	1,724
Estimated Population in Seasonal Homes	6,896
Estimated Seasonal Guests of Year-Round Residents	892
Lodging Rooms	174
Estimated Population in Lodging	662
Total Seasonal Population	8,450
Year-Round Population	3,661
TOTAL POPULATION	12,111
Percent Seasonal	68%

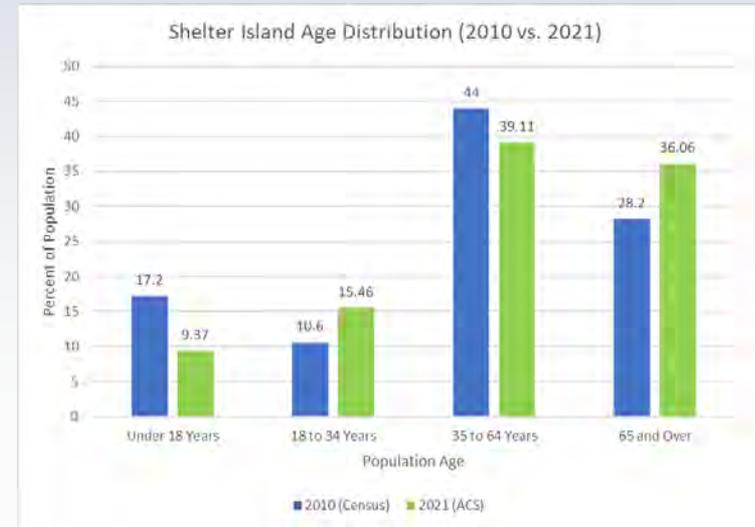
Seasonal Population

Demographic and Socioeconomic Trends

The Town is getting older, and appears to be attracting more singles and empty-nesters.

↓ Family households,
Family households with married couples,
Households with children under 18.

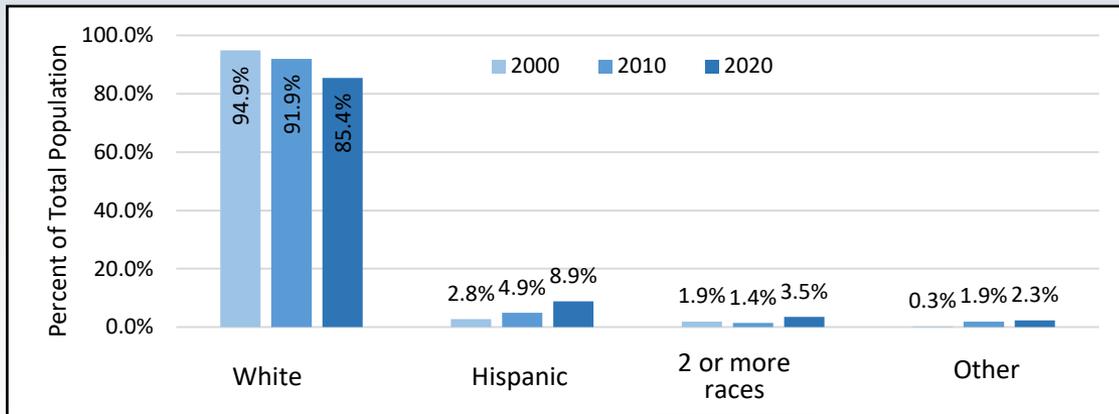
↑ Residents living alone



Demographic and Socioeconomic Trends

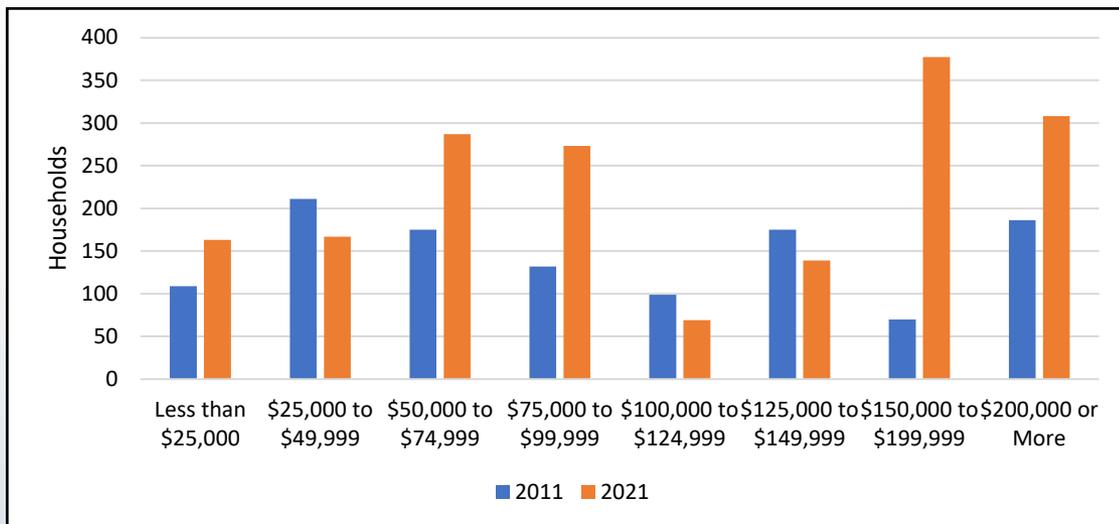
Shelter Island has become more diverse.

The white population has decreased from 95% to 85% between 2000 and 2020. The Hispanic population has grown substantially.



Race and Ethnicity

Household income has increased. Significant increase in households in higher income tier. Increase in households below median income (\$111,660)

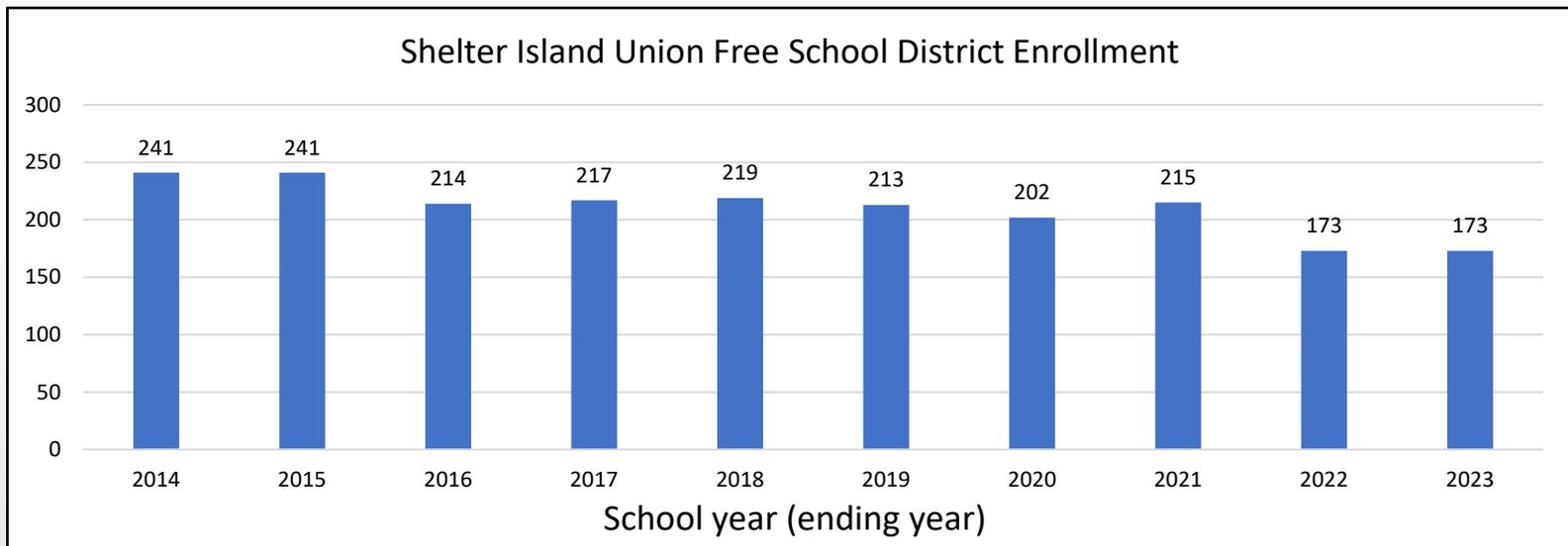


Median Income by # of Households (2011 and 2021)

Demographic and Socioeconomic Trends

School enrollment continues to fall.

Despite a brief uptick during the pandemic, the long-term trend of a shrinking school-age population appears to be ongoing.

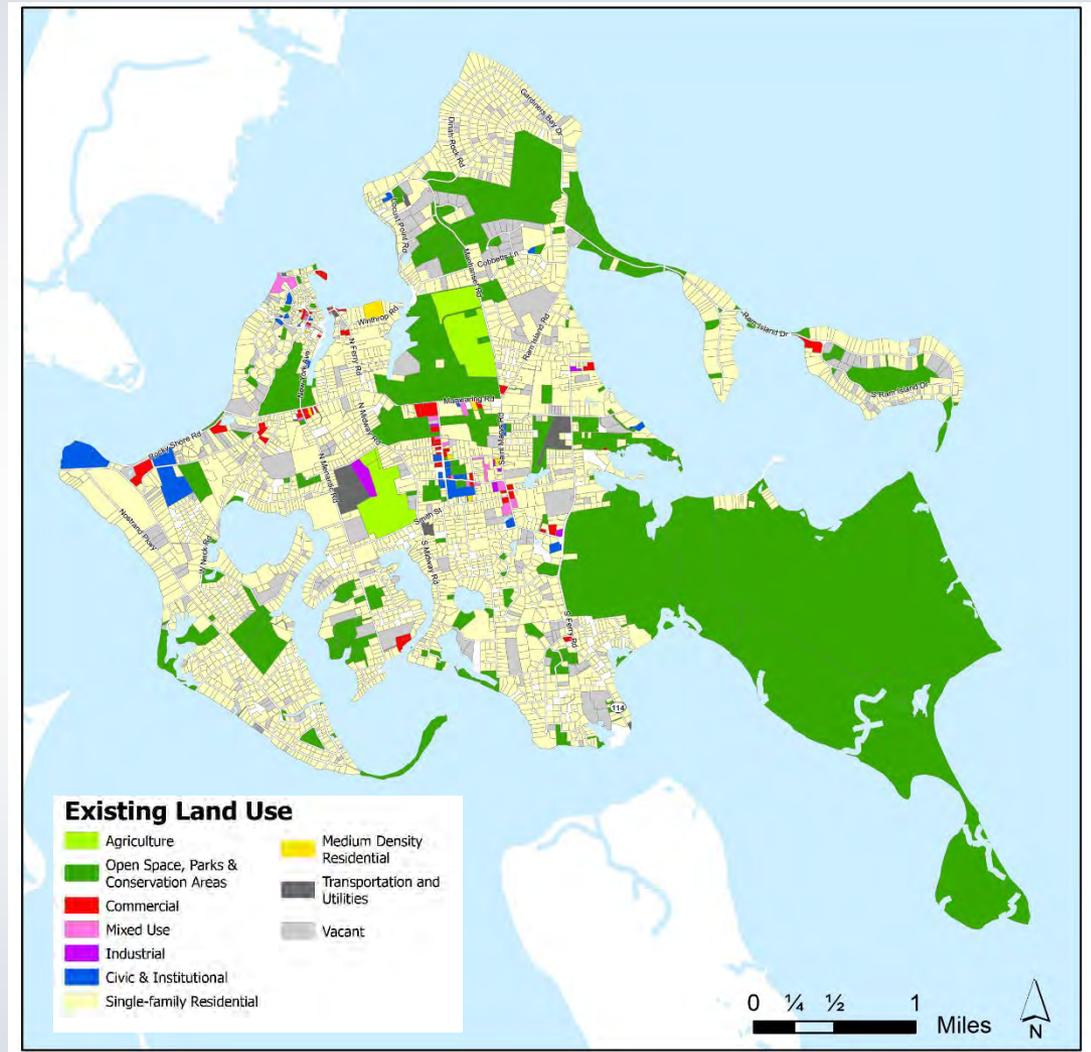


Land Use: Key Findings

Use	Acres	Percent
Single Family Residential	2900	41.9%
Medium Density Residential	13	0.2%
Mixed Use	21	0.3%
Commercial	56	0.8%
Industrial	16	0.2%
Institutional	82	1.2%
Agriculture	153	2.2%
Open Space	2976	43.0%
Utilities	52	0.7%
Vacant	651	9.4%
Total	6920	100.0%

Note – does not include roads and other non-categorized areas

Source: Assessors data, with parcel-by-parcel spot check updates BFJ and Shelter Island Staff



Housing: Key Findings

Most housing is single-family and owner-occupied.

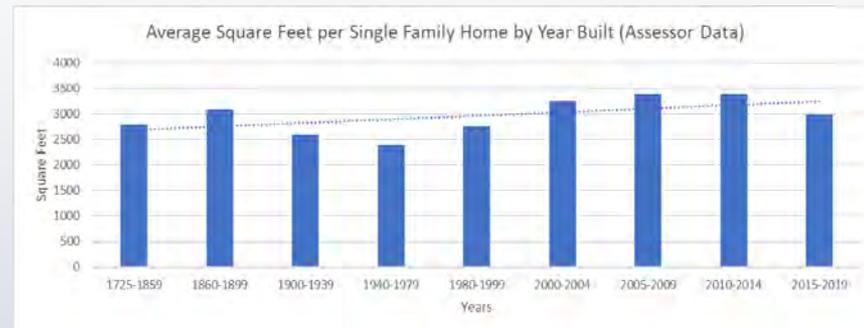
Residentially zoned land is largely owned by off-Island taxpayers.

Property Class Description	Housing Units	%
Single Family	2,428	93%
2 Family	12	0%
Seasonal	27	1%
Mobile Home	7	0%
Apartment Buildings	19	1%
Cottage Communities	22	1%
Mixed Use	38	1%
Churches, Camps, Co-ops	54	2%
2,607		

Source: Town of Shelter Island 2022-23 Assessment Roll

The Island has seen a steady increase in construction of new single-family housing.

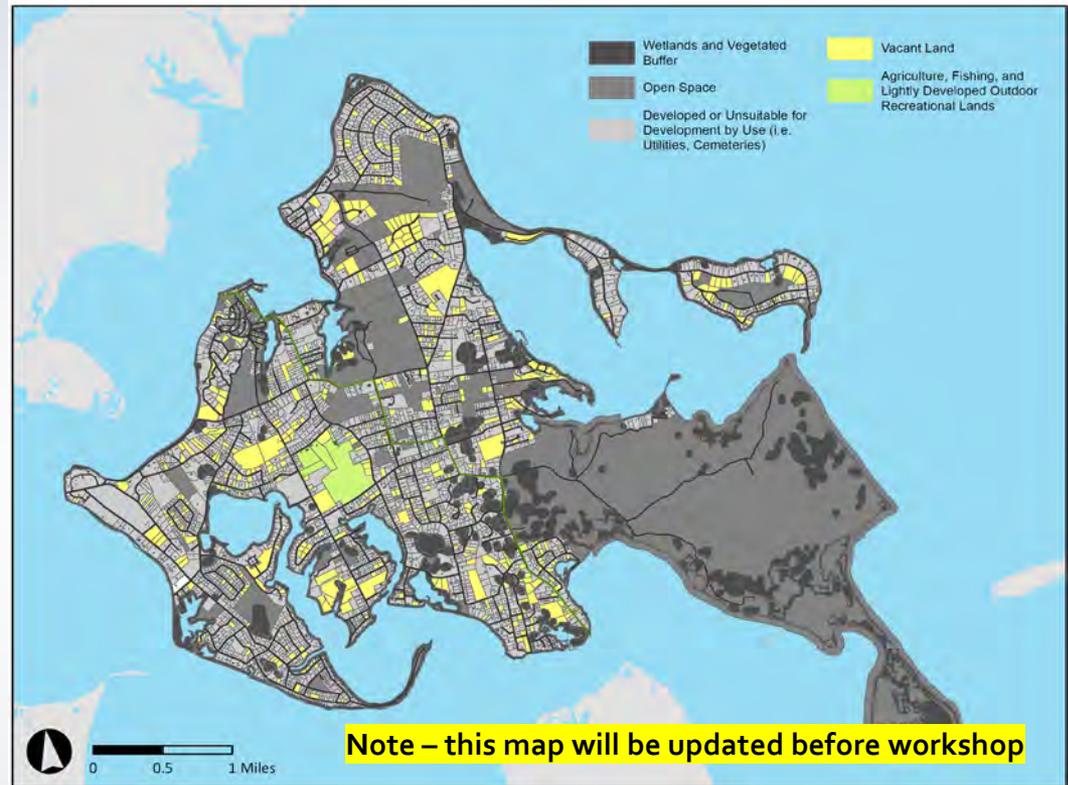
Newer homes tend to be larger and more expensive.



Housing: Key Findings

Development pressure will continue, and infrastructure limits opportunities for traditional, compact land use patterns.

About 9.4% of Shelter Island consists of vacant land (651 acres).



* Roads, surface water, non-categorized parcels, etc.

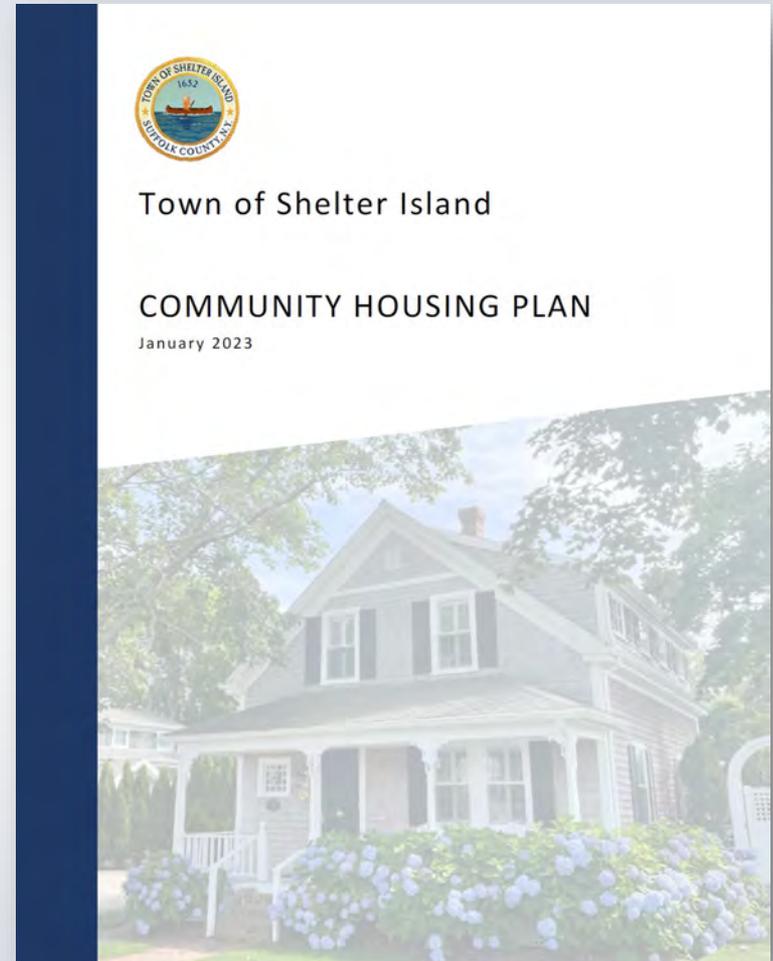
Source: Assessors data, with parcel-by-parcel spot check updates BFJ and Shelter Island Staff

Housing: Key Findings

Employment centers around services that support residents but also a significant number of seasonal visitors.

Many employees of Island businesses – especially seasonal businesses – live off-Island and must commute via ferry.

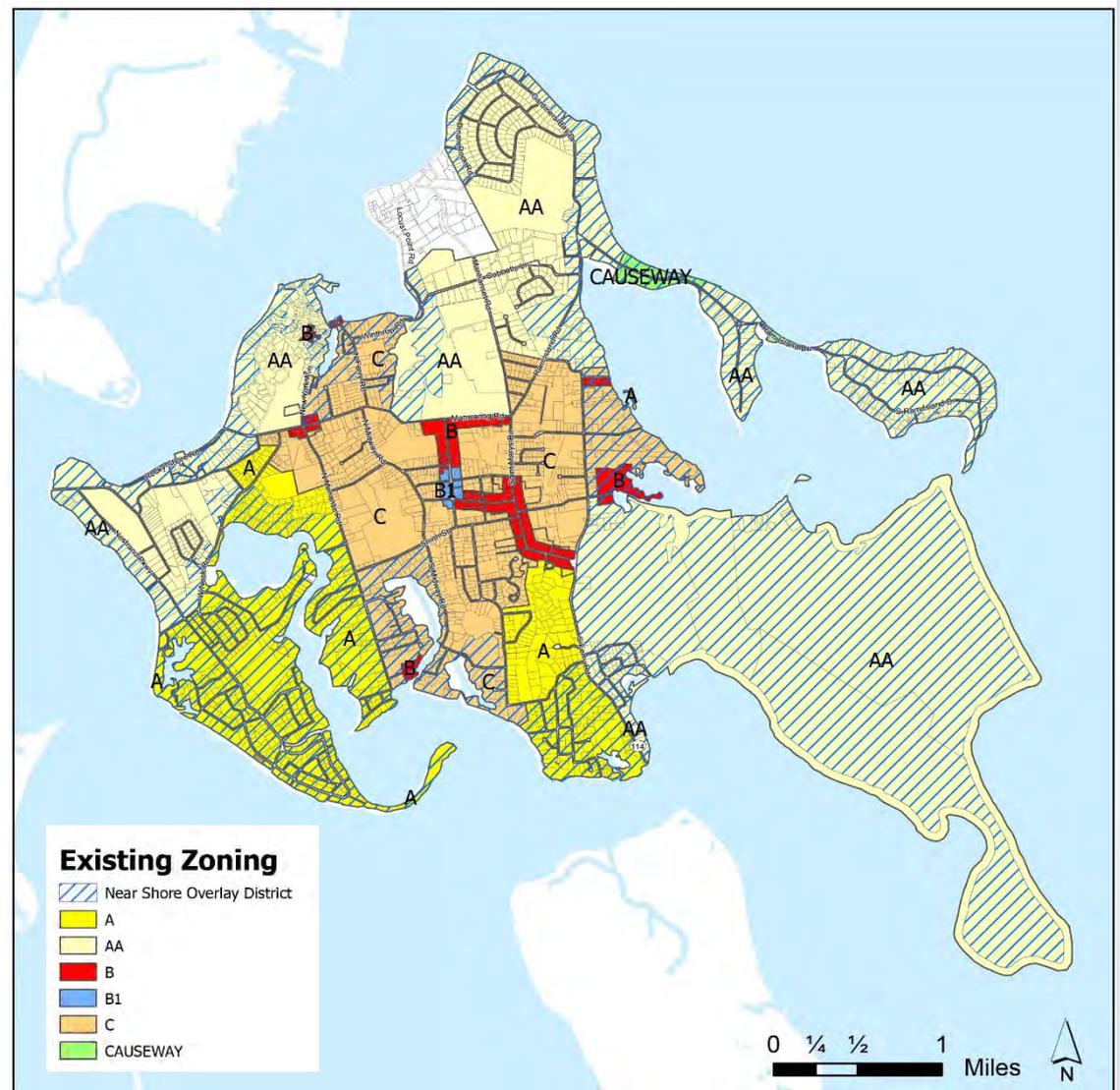
Community Housing Plan has identified actionable steps to increase the supply of affordable housing.



Economy: Key Findings

The Island's businesses are concentrated in a few key areas.

There does not appear to be support for expansion of commercially zoned areas

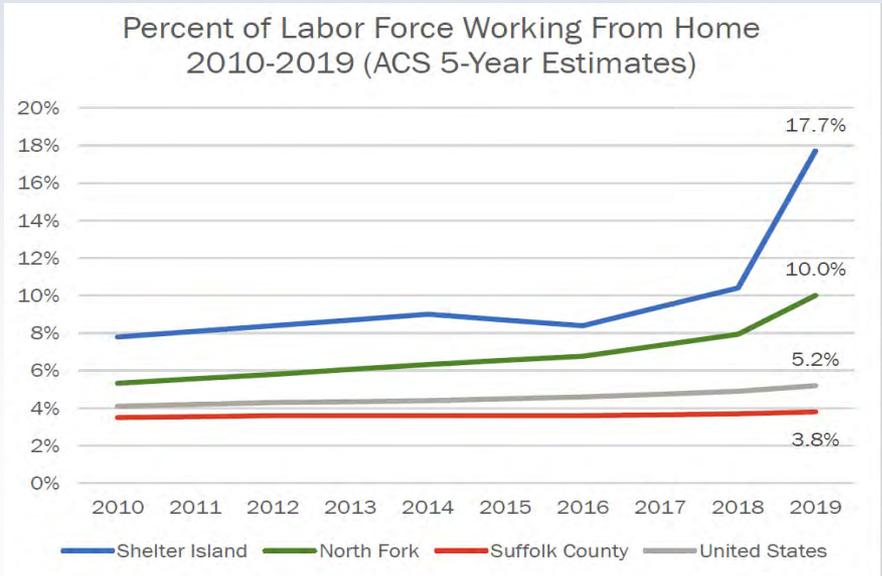


Economy: Key Findings

The number of self-employed and remote workers appears to be rising, with long-term implications on the businesses located on-Island.

The Town lacks a cohesive and comprehensive business community network.

Legacy industries are an important aspect of the Island's heritage and still have potential to provide local jobs and activity.



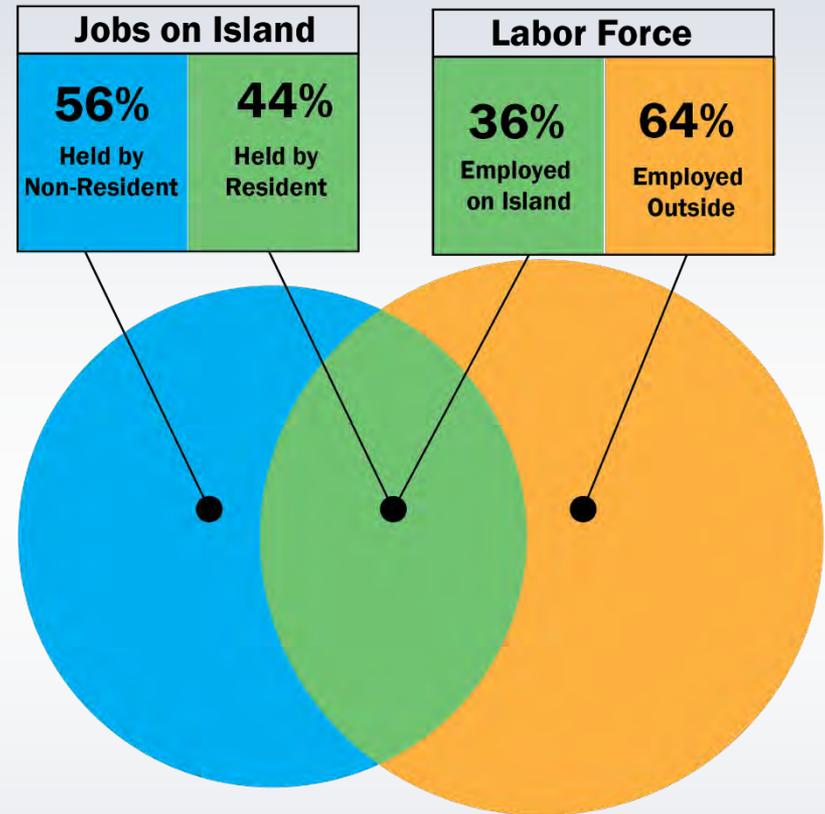
Transportation: Key Findings

Ferries are an essential component of daily life.

The Island's transportation network is vulnerable to sea level rise and flooding.

Vehicular traffic has grown, and more transportation options are needed, especially to make it easier for people to work on the Island.

There is need to improve access to goods and services to help the Island be a more resilient and less dependent community.



Source: US Census On the Map tool which uses 2020 LEHD Origin Destination Employment Statistics (LODES)

Natural Resources and Water Quality: Key Findings

Water quality is highly vulnerable to contamination, and significant actions are needed to preserve it.

The Island has many ecological resources of statewide significance.

Island is susceptible to invasive species that can have major ecological, public health, and economic impacts.



Threats to Aquifer Quality

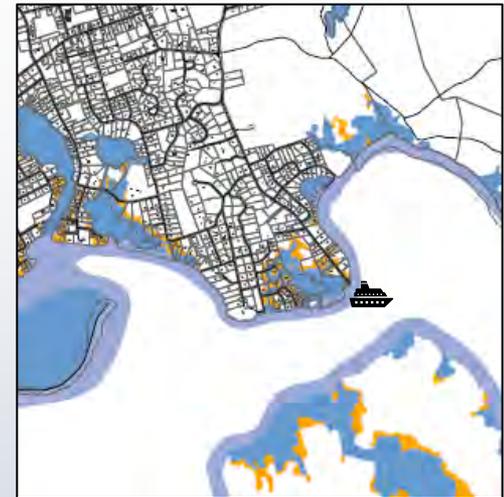
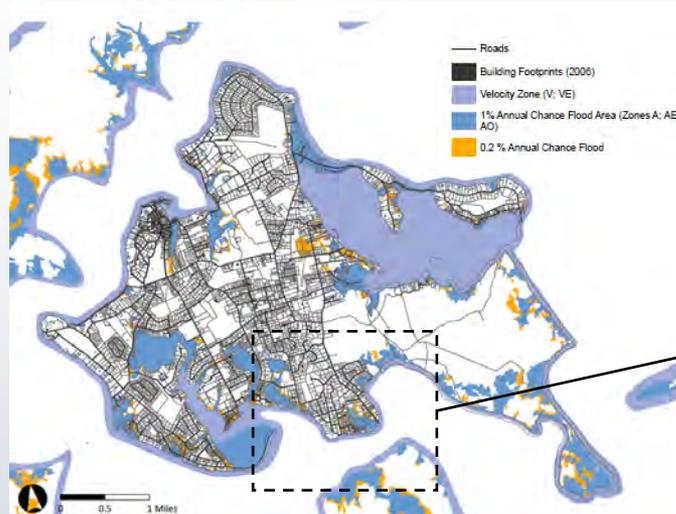
Source: *Ground and Surface Water Management Plan*

Natural Resources and Water Quality: Key Findings

Climate change will see rising temperatures and more frequent droughts, and an increase in the number and severity of storms and flooding.



Most areas of Shelter Island are not vulnerable to flooding, but sea level rise is accelerating and will bring major impacts.



Parks, Open Space and Waterways: Key Findings

More than a third of the island is preserved open space.

Land conservation has been effective at protecting over a third of the Island but comes with its own challenges.

Planning is needed to ensure that parks and open space are appropriately maintained and that they are effectively utilized.



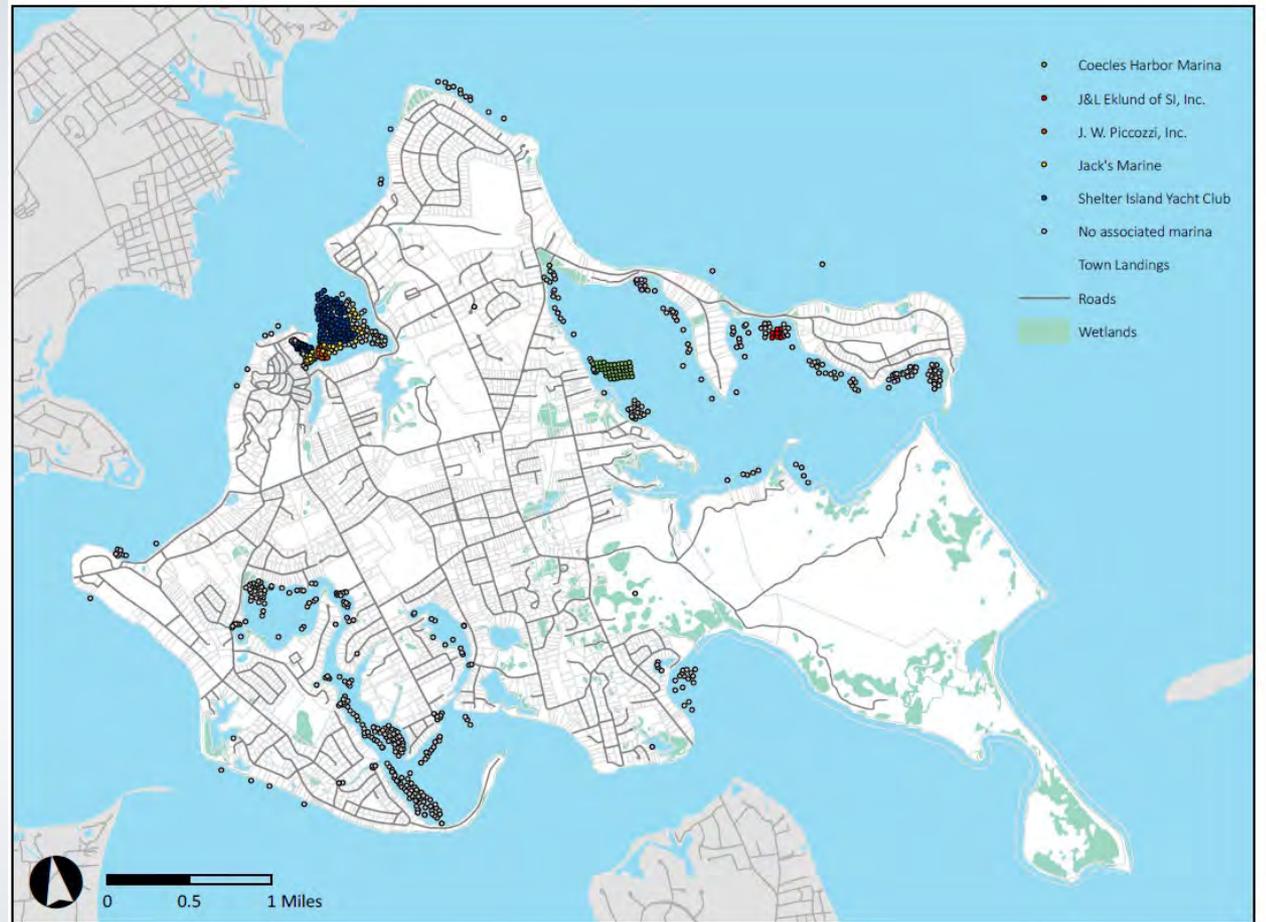
- Protected Open Space
- Publicly Owned assessed as vacant residential land
- Private Open Space protected by conservation easements
- Unprotected, Privately Owned Open Space
- Publicly Owned and institutional

Parks, Open Space and Waterways: Key Findings

The waterways appear to be busier each year.

Access for boats is limited.

Seaplane traffic is a growing concern.



Landings, Moorings, & Anchorages

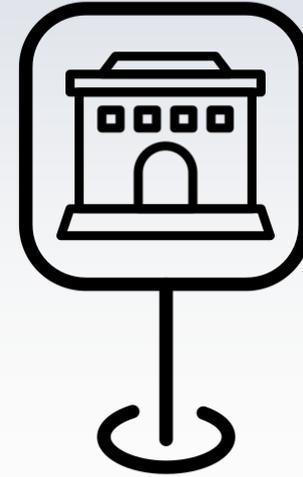
Quality of Life: Goals and Recommendations

There is need to safeguard and communicate Shelter Island's unique identity and history.

There are opportunities to make Town government operations more efficient and transparent.

Support cultural organizations which are a source of community strength.

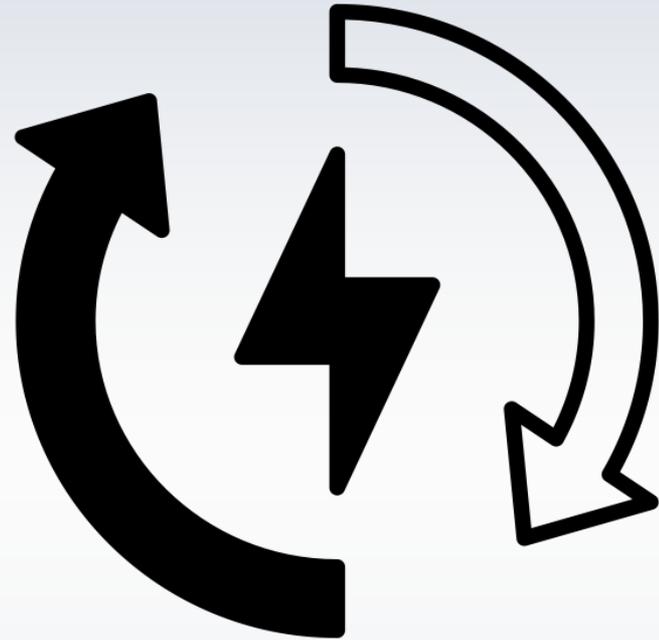
Address needs of senior population



Utilities, Sustainability, & Resilience: Key Findings

Shelter Island's electric and communication infrastructure is vulnerable. Investment is needed to prepare for climate change impacts.

There are a limited number of green energy installations.



Snap Poll: How are we doing so far?



Snap Poll:

**What are your top 3 priorities to address in the
Comprehensive Plan?**





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**Preliminary Land Use and Zoning
Recommendations**

Housing: Goals and Recommendations

Preserve the quality and character of existing residential neighborhoods.

- Strengthen limits on density in residentially zoned areas (infrastructure is not a license for downzoning).
- Establish a limit on size of knock-down houses.
- Address issue of illegal conversions.
- Monitor effectiveness of the short-term rental law.

Housing: Goals and Recommendations

Ensure that housing construction is sensitive to the natural environment, of high design and build quality, and consistent with scale of surrounding area.

- **Strengthen subdivision ordinance to require land for open space.**
- **Adopt a Tree Preservation Local Law.**
- **Develop wellhead protection zoning for recharge areas for public water system wells.**
- **Develop a small-lot ordinance to ensure development is appropriately sized in pre-existing nonconforming lots in sensitive shoreline areas.**

Snap Poll:

What are your top 3 priorities for residentially zoned areas?



Housing: Goals and Recommendations

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

- **Implement Community Housing Plan and update every five years.**
- **Proactively identify sites and build year-round housing in appropriate locations.**
- **Support creation of a Shelter Island Land Trust.**
- **Establish low-interest loan program for first-time home buyers.**



Snap Poll:

Which of these strategies for broadening housing options would you support (provided high quality of design and infrastructure)?



Economy: Goals and Recommendations



Town Center



Route 114

Economy: Goals and Recommendations



Bridge Street

Shelter Island Heights

Housing: Goals and Recommendations

Provide for a more diverse range of year-round housing options across income, household size, and age groups.

- Consider allowing second-floor apartments above retail in business zones (B and B1 zones).



Residential

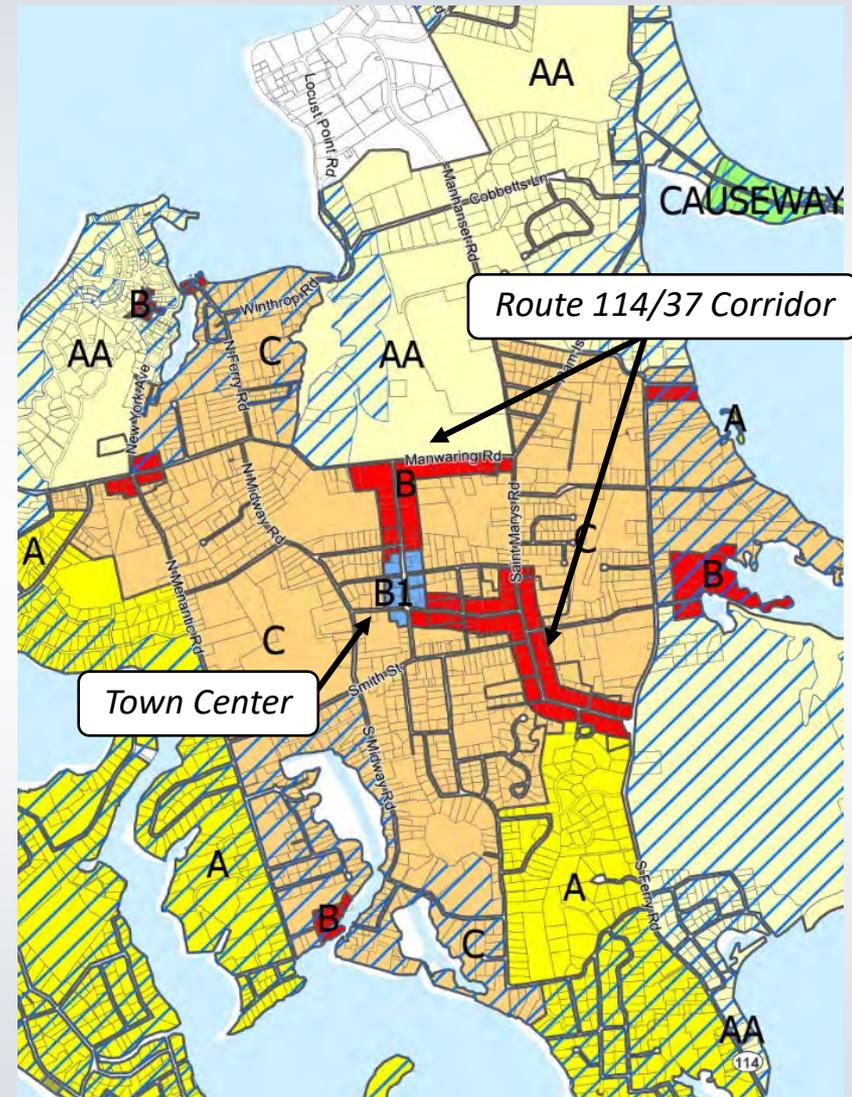
Retail

Economy: Goals and Recommendations

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

- Consider merging B-1 into B business zone to provide more flexibility in Town Center. Both zones have similar bulk regulations.

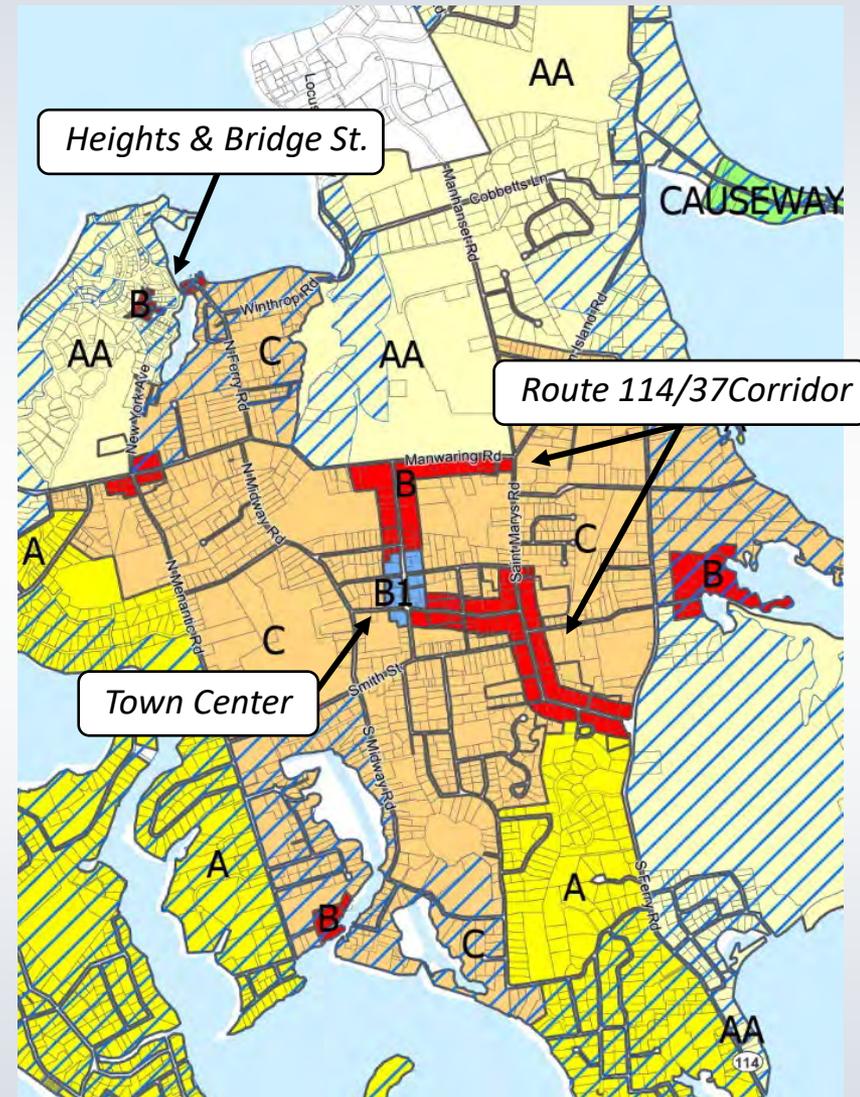
	B (Business)	B-1 (Restricted Business)
Min. Lot Area	40,000 SF	
Min. Lot Frontage	100 feet	
Max Building Coverage	70%	50%
Max Impervious Coverage	75%	
Front setback	30 feet	
Side and rear setback	10 feet	
Building height	2 stories, 25 feet for flat roof, 35 feet for pitched roof	35 feet
Parking	5 spaces per 1000 SF commercial	



Economy: Goals and Recommendations

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

- Explore zoning guidelines to ensure any future development in business districts reinforces hamlet design and scale:
 - Town Center area
 - Other parts of Route 114
 - In the Heights and along Bridge Street



Economy: Goals and Recommendations

- Explore zoning guidelines to ensure any future development reinforces hamlet design and scale (i.e. architecture, signage, materials, aesthetics)

Examples of Design Guidelines:



*Southampton Village Center
Design Guidelines*



Left Diagram (Red X):

- More than 30% of parking in front (50%), with 8' landscaping (minimum required is 20')
- No pedestrian friendly connection between the building entrance and sidewalk
- Dumpster location exposed to the street

Right Diagram (Green Checkmark):

- Parking towards the back, with 20' landscaping buffer, per code
- Separation of pedestrian and vehicular ways is better; driveway entrance is minimized
- Providing the same number of parking places; dumpster not visible from street

*Town of Brookhaven
J Business District Design Guidelines*

Snap Poll:

Do you think it would be appropriate to develop design guidance for the business districts:





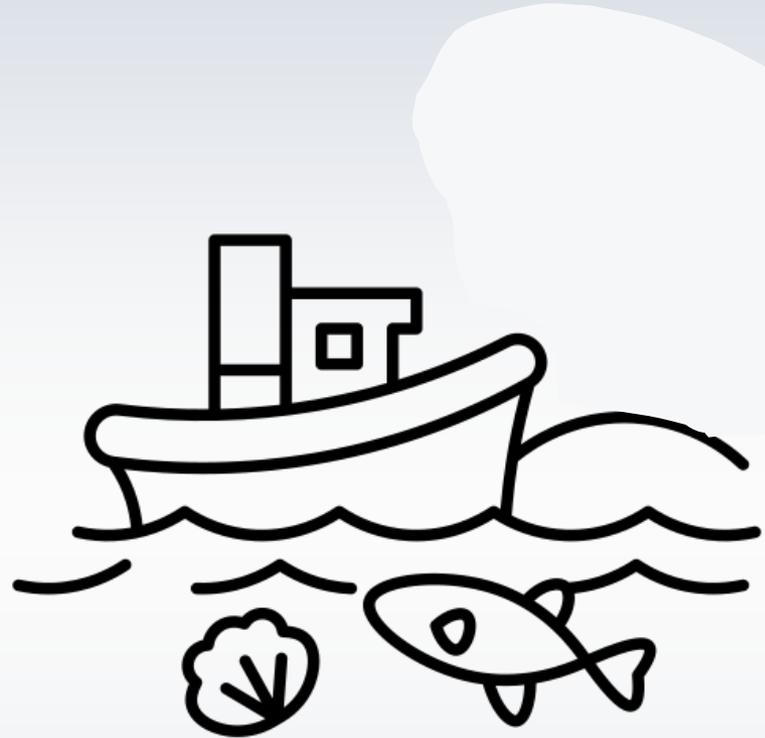
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Other Priorities to Address

Economy: Goals and Recommendations

Support improvements that make the Island more attractive for businesses and workers.

Continue to support the agriculture and aquaculture industries.



Transportation Goals

Design “Complete Streets” that are safe for all modes and abilities, including pedestrians, bicyclists, and motorists.

- Consider an Island-wide speed limit of 30 mph to ensure the safety of all street users.
- Work with NYSDOT to develop a dedicated bicycle lane on Route 114.



Route 114 (N. Ferry Road)



Route 114 (S. Ferry Road)

Transportation: Goals and Recommendations

Identify ways to improve the efficiency of the roadway network and continue to maintain and invest in roadways.

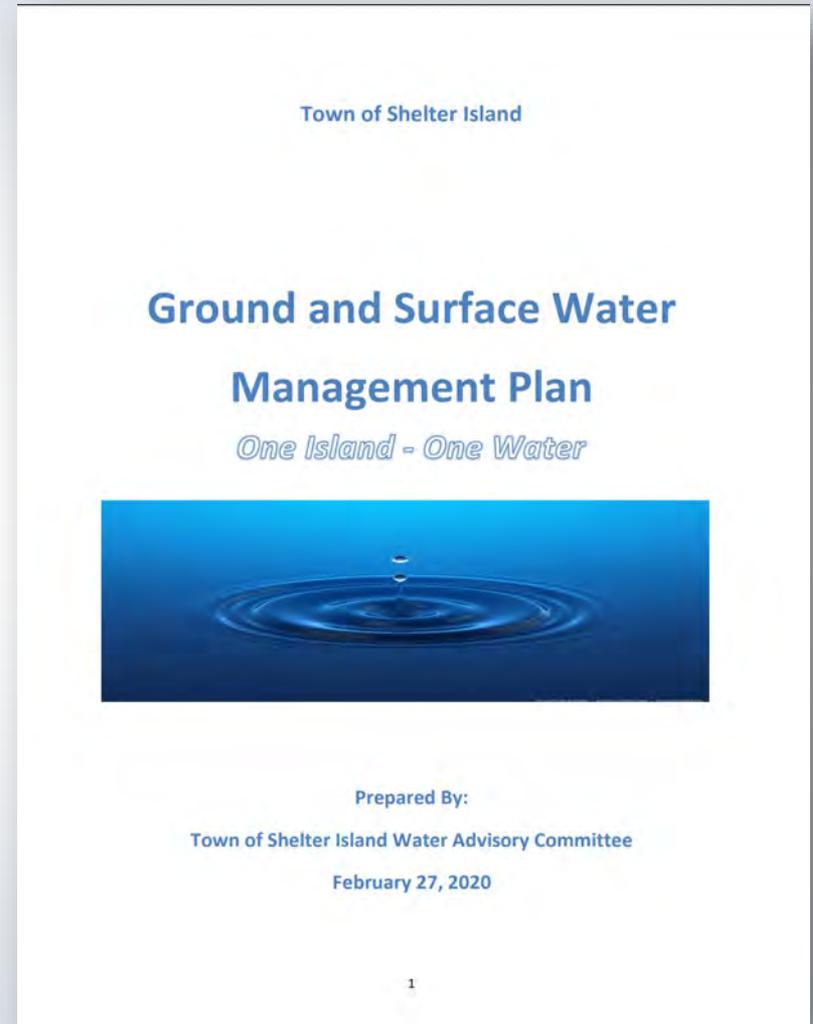
Improve both on- and off-Island transportation options.



Natural Resources and Water Quality: Goals & Recommendations

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

- Continue to implement the Ground and Surface Water Management Plan.



Natural Resources and Water Quality: Goals & Recommendations

Explore need for wastewater and water supply infrastructure to safeguard public health and to protect the environment.

- **Consider establishing an Island-Wide Wastewater Management District, or local community districts (cluster systems).**
- **Continue to investigate methods to treat effluents from municipal buildings in Town Center.**
- **Partner with the Shelter Island Heights Property Owners Corp. to upgrade their sewer plant, provide service to other areas, and explore alternative methods to dispose of treated effluent.**
- **Assess need for public water utility service.**

Natural Resources and Water Quality: Goals & Recommendations

Assist property owners and businesses on how to prevent contamination of private water wells and safeguard their drinking water quality.

- **Develop an incentive program for residents to test their well water and share the data with the Town.**
- **Continue the grant program for I/A System installation.**

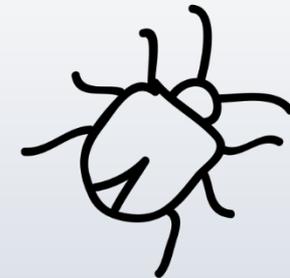
Strengthen Town regulations to protect groundwater and prevent contamination.

Natural Resources and Water Quality: Goals & Recommendations

Identify, protect, and enhance the quality of freshwater and marine habitats.

Protect Upland Habitats and Trees.

Monitor and Control Nuisance Species.



Parks, Open Space, & Waterways: Goals and Recommendations

Comprehensively plan for use and protection of waterfront and waterways.

- **Develop Harbor Management Plan and/or a Local Waterfront Revitalization Plan (LWRP)**

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



Utilities, Sustainability, & Resilience: Goals and Recs

Promote renewable and environmentally responsible utilities.

- Establish a small group to investigate means of creating greater energy independence and resiliency (ETIPP grant).



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



Utilities, Sustainability, & Resilience: Goals and Recs

Assure that community facilities provide adequate service over time, in a fiscally efficient way that supports the Island's character.

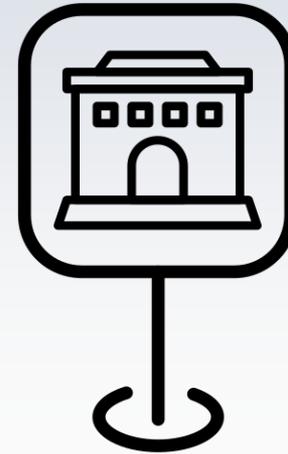


Quality of Life: Goals and Recommendations

Safeguard and communicate Shelter Island's unique identity and history.

Protect the Island's small-town way of life, rural character, and natural resources.

Ensure an efficient, effective, and transparent Town government.



Quality of Life: Goals and Recommendations

Support cultural organizations and strengthen sense of community.

Improve access to goods and services to help the Island be a more resilient and less dependent community.

Support expansion of services for senior population.

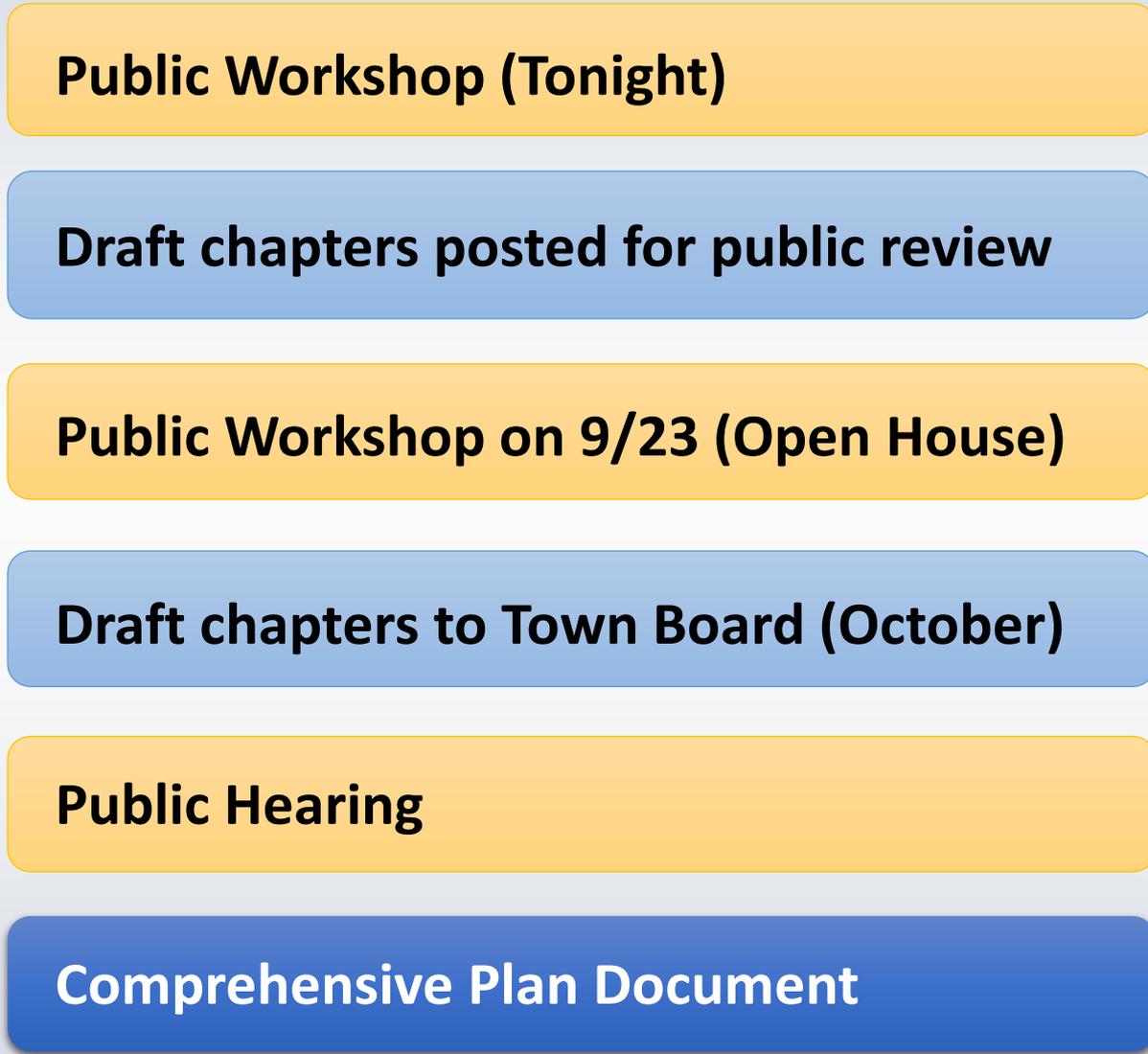




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Next Steps

Opportunities for Public Review and Comment

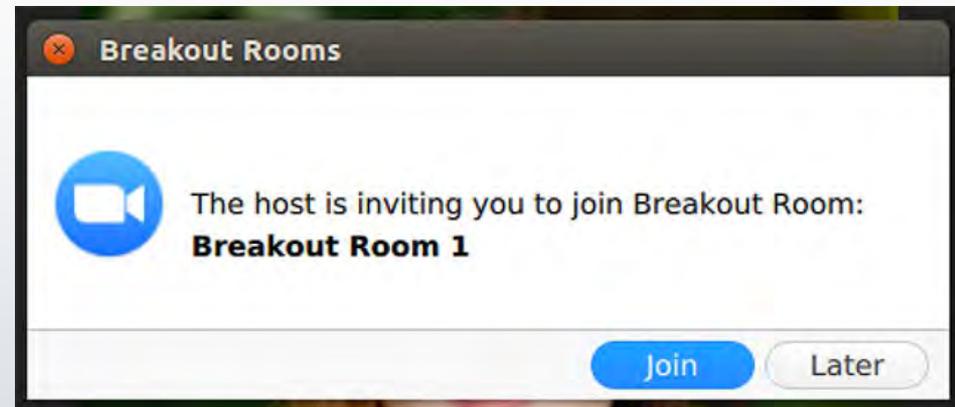


Public Comment

Next Steps

- Discussion of priority issues and opportunities
- 45 Minutes
- Moderator from each group to “report back”

- Follow the instructions that will appear on the screen.





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THANK YOU FOR YOUR TIME

**Email Comments to:
cthuman@shelterislandtown.gov**