

DATE	CHAPTER	COMMENT	NAME
8/25/23 9:58:57	2. Cultural Resources & Community Character	Although I support need for affordable housing, I also understand the need for smaller, more manageable housing, one and two bedroom apartments under 1200 sq ft or homes 2,000 sq feet that as people age, they could reduce the complications and expenses of living in their larger lifetime home. Obviously density is dependent on water and sewage concerns, as are all housing/building issues on Island.	Don DeVries
8/25/23 9:21:40	1. Vision Statement	<p>In the vision statement, under paragraph A. Comprehensive plan, I would like to see the reference to political, removed as this has become a "us vs. them" word. I would like all reference to political removed from the document and replaced with terminology that reflects diverse perspectives based on unique values, interests and awareness.</p> <p>That last sentence could read:</p> <p>In our pursuit of a fair and effective plan, we should recognize that this process involves diverse perspectives, values, and interests, necessitating thorough consideration due to its potential impacts on individuals.</p>	Donald DeVries

<p>8/21/23 15:48:25</p>	<p>commentary</p>	<p>August 17, 2023 Dear Supervisor Siller and Town Board Members, The SIA has been closely following the development of the Town’s Comprehensive Plan. We greatly appreciate and commend all those who have spent countless hours working on all aspects of the Plan and we recognize the scope of the efforts. This is a significant undertaking, and the dedication of the Comprehensive Plan Advisory Committee and the Task Force deserves kudos and is not underestimated. As we get closer to the end of this process, the SIA that represents neighborhoods and their residents, would like to publicly express certain concerns and look to work collaboratively with the Town to address them. In particular, at this time, we want to focus on three major concerns.</p> <ol style="list-style-type: none"> 1. The proposed time frame to finalize and approve the Comprehensive Plan is too compressed and does not allow adequate time for public input. Under the current timeline, the Plan is to be issued in October and approved in December. That timeline is artificially short for such a vast and important document that many Islanders will only be seeing for the first time. Additionally, there has been virtually no preliminary discussion or sharing of documentation on the critical topic of zoning. At this week’s Town Board work session, it became evident that there are zoning concepts, such as spot zoning for commercial entities located in residential zoning districts, that need to be properly vetted with their neighbors and community leaders. We suggest the timeline should be open to allow adequate time for all to digest and provide input. 2. As was clear from the public survey, the number one topic facing Shelter Island is water and related environmental concerns. Once the final draft Comprehensive Plan is available in October, best practice requires submission of the Plan for an independent SEQRA environmental review that likely should require a GEIS as was completed for our existing Plan (1994). The independent consultant for this effort should be selected through an open bidding process. We also feel strongly that the Town should have an independent hydrogeologist review what the Island’s aquifer can support in terms of future development as contemplated by the final Plan. This holistic water study should consider both the Comprehensive Plan and already outstanding major water related proposals. 3. Once the final draft Comprehensive Plan is issued, adequate public input and review is imperative. To best accomplish this, all documents, especially the final complete draft, need to be issued on a timely basis with adequate review times. There should be multiple public forums especially on the most critical topics, with the forums overseen by an independent facilitator, similar to what occurred during the discussion of the affordable housing funding referendum. All forums should allow for both in-person and virtual participation. <p>Again, we commend the effort and energy that has gone into the Plan to date and believe that addressing the above concerns will produce a better final Plan with greater Island wide acceptance. Sincerely, The Shelter Island Association</p>	<p>Shelter Island Association</p>
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<p>8/21/23 15:47:00</p>	<p>Commentary</p>	<p>Dear Messrs. Siller, Dickson, Colligan and Ms. Brach-Williams: October 19, 2021 Recently, the ZBA proposed that the Town create a variety of new commercial zoning districts (e.g., hotel/hospitality, golf club, marina, industrial, etc.) in what are currently low-density residential zones. The Shelter Island Association (SIA) is composed of ten neighborhood associations and encompasses hundreds of residents. We ask the Town Board to immediately stop the re-zoning initiatives currently underway and revert to best practice, which introduces important zoning changes only after a thoughtful and holistic approach with extensive community input.</p> <ul style="list-style-type: none"> · First priorities of Shelter Island residents (identified in the Comprehensive Plan survey) include water quality and open space protection: the Town should prioritize lower density in the Near Shore Overlay, stricter enforcement of existing zoning and other ordinances, and avoid any zoning code changes that automatically allow increased building footprints and water use in coastal areas and other environmentally sensitive areas. · Many of the proposed “spot zones” involve businesses operating in residentially zoned neighborhoods, including those in the Near Shore Overlay. The current zoning code limits the expansion of the structures and the uses at these “non-conforming” businesses in accordance with New York State law. It should be enforced. · Zoning code changes that include commercial overlay zoning and pre-authorized expansion will result in significant negative consequences for all residentially zoned areas. The Town should not make zoning code changes that will drastically alter island character and diminish a neighbor’s capacity for review. · Neighbors lose their voice if the Town eliminates or weakens permit processes that vet proposed business expansion to prevent negative consequences for surrounding neighborhoods and the environment. The proposed Code changes limit the oversight role of the ZBA and Planning Board (each of which has independent statutory authority), removing checks and balances that protect the community. <p>The Town’s process for Zoning Code changes should be deliberate and transparent and provide for community and especially neighborhood input. Changes and expansions of commercial uses in residential areas should continue to be regulated, requiring variances and/or permits from the ZBA, Planning Board and Town to maintain setbacks, neighborhood character and the environment.</p> <p>The SIA strongly opposes Zoning Code modifications that create commercial spot zones, which damage neighborhoods and dismantle environmental safeguards.</p> <p>Sincerely, THE SHELTER ISLAND ASSOCIATION</p>	<p>Shelter Island Association</p>
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<p>8/21/23 15:39:35</p>	<p>Commentary</p>	<p>Dear Town Board: May 23, 2023 The Town Board recently asked the Community Housing Board (CHB) to prepare a proposal in support of their concept of Accessory Dwelling Units (ADUs) in the Near Shore and Peninsula Overlay District (Near Shore District). The Shelter Island Association (SIA), representing ten neighborhoods, strongly opposes any proposed changes of zoning that weaken or eliminate environmental protections in the Near Shore District by allowing accessory apartments, which are explicitly prohibited by Town Code Chapter 133-12. Chapter 133-12 was created nearly twenty years ago to protect these areas. Given climate change and sea level rise, these protections are more important than ever. The Near Shore District is a critical designation that clearly states its intent to protect near shoreline areas that include: “---wetlands; ---where water and other resources are ecologically sensitive; --- where the freshwater table is close to sea level, posing a risk of salt water intrusion; --- where the land surface close to the level of the freshwater table risks pollution of the aquifer; --- where density of development and anticipated future development could threaten the ecology. “ Allowing ADUs in the fragile Near Shore District would allow homeowners to build a complete second house on an individual lot, that could be as large as the existing house, with two bedrooms and baths, full kitchen, den, gym, et al. Recent applications have grown in size to allow very large structures which encroach into vegetative buffers and deviate from the original intent of extra sleeping space with a bath. Two houses on one lot in the Near Shore District doubles density in our most fragile areas, and burdens shoreline ecology with increased water use and potential for wastewater runoff into bays and harbors. The original legislative intent in protecting the Near Shore District has not changed and its rules should be strengthened, not weakened. The SIA implores the Town Board to stop code changes that weaken near shore and wetlands legislation: the construction and operation of ADUs should continue to be barred in the Near Shore District. Sincerely, the SI</p>	<p>Shelter Island Association</p>
<p>8/19/23 9:39:10</p>	<p>3. Natural Resources</p>	<p>Please consider addressing the importance of trees to Shelter Island's ecosystem and quality of life for humans and wildlife. There seems to be more clear cutting of trees on lots with new construction and increasingly common on lots with existing homes. The Natural Resources chapter discusses the important issue of managing invasive species of trees and plants. Preservation and improvement of the tree canopy is also very important. Thank you for the opportunity to comment.</p>	<p>Robert Pappas</p>
<p>8/16/23 8:48:35</p>	<p>12 Utilities</p>	<p>Passive solar systems are not mentioned and should be explored. These systems unlike active solar energy systems are non energy consuming and non polluting. They consist of building sighting and proper vegetation to utilize solar energy to reduce energy required for heating and cooling equipment.</p>	<p>Howard Johansen</p>

6/30/23 16:31:25	4. Land Use, Zoning, Open Space	<p>ADDITIONAL COMMENTS FOR CHAPTERS ON ECONOMIC DEVELOPMENT, ZONING, ETC.</p> <p>Basic land use principles disfavor the expansion of non-confirming uses generally. Given the increasingly environmental sensitivity of the NSPO, expansion of non-confirming uses there should not be allowed, whether by amendment of the Town Code or approval of a special permit or variance.</p>	Stephen Jacobs
6/30/23 16:29:18	6. Economic Development	<p>ADDITIONAL COMMENTS FOR CHAPTERS ON ECONOMIC DEVELOPMENT, ZONING, ETC.</p> <p>Basic land use principles disfavor the expansion of non-confirming uses generally. Given the increasingly environmental sensitivity of the NSPO, expansion of non-confirming uses there should not be allowed, whether by amendment of the Town Code or approval of a special permit or variance.</p>	Stephen Jacobs
6/30/23 16:28:16	4. Land Use, Zoning, Open Space	<p>COMMENTS ON CHAPTERS ON HOUSING, ZONING, ETC.</p> <p>Years ago, the Town Board recognized the particular environmental sensitivity of the Near Shore and Peninsular Overlay (NSPO) and enacted special protections in the Code for that area. Since then, the environmental sensitivity of that area has increased as a result of further development and advancing climate change. Accordingly, zoning in that area should not be relaxed for any reason, including the creation of affordable housing, which can be built elsewhere. Indeed, consideration should be considered to increasing environmental restrictions there.</p> <p>As discussed and agreed at the June 26 meeting, in the event the Town ultimately concludes that an expansion of public water and/or sewer is preferable to the alternatives, the density permitted by current zoning will not be increased, whether by amendment of the Town Code or approval of a special permit or variance.</p>	Stephen Jacobs
6/30/23 16:26:39	5. Housing	<p>COMMENTS ON CHAPTERS ON HOUSING, ZONING, ETC.</p> <p>Years ago, the Town Board recognized the particular environmental sensitivity of the Near Shore and Peninsular Overlay (NSPO) and enacted special protections in the Code for that area. Since then, the environmental sensitivity of that area has increased as a result of further development and advancing climate change. Accordingly, zoning in that area should not be relaxed for any reason, including the creation of affordable housing, which can be built elsewhere. Indeed, consideration should be considered to increasing environmental restrictions there.</p> <p>As discussed and agreed at the June 26 meeting, in the event the Town ultimately concludes that an expansion of public water and/or sewer is preferable to the alternatives, the density permitted by current zoning will not be increased, whether by amendment of the Town Code or approval of a special permit or variance.</p>	Stephen Jacobs

<p>6/30/23 16:25:26</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>FOR CHAPTERS ON NATURAL ENVIRONMENT, ECONOMIC DEVELOPMENT AND ZONING, ETC. I have previously expressed the views (in writing to CPAC and to the Editor of the Reporter, and/or orally to some Task Force members) that (a) the formulation of the comprehensive plan should be informed by a new environmental survey rather than being based on outdated data and having a likely results-oriented environmental review performed after it is formulated and (b) the plan should not be rushed so that it can be approved by the Town Board before its current term expires. These views have been strengthened by recent events. First, at the June 26 meeting concerning the draft zoning zoning chapter made clear, critical sections are nowhere near close for being ready for public discussion. At the meeting, according to my notes, one of the Task Force members regarded the draft being discussed as “so rough, so messy, so dirty.” Second, that meeting highlighted that the public members of the Advisory Committee are being deprived meaningful access to the newly hired consultants. Not only does the consultants’ contract provide for minimal interaction with the public members (as opposed to with the Town employees on the Task Force), but the representative of the consultant did not even participate in one third of the lengthy June 26 meeting. Second, Tuesday’s primary made certain that only two of the Town Board’s five members will remain in office when the new board takes office and we will have a new Supervisor. This may well result in the Town Board trying to jump through even more hoops to enact a new comprehensive plan before a new board takes over in January. While that may gratify the wishes of some or all current board members, it would disrespect Island voters, who at least Tuesday showed their desire for change in dramatic fashion. The enormous time and effort devoted by CPAC members and especially some members of the Task Force deserve the thanks and applause of all Islanders. Generating a new comprehensive plan is difficult. A critical, yet arguably thankless, task. But the fatigue that some members may understandably feel does not justify a rush to finish a plan. To the contrary, the efforts invested so far underscore the need to get the plan done right. This means basing the plan on a current environmental review, allowing the public members full access to the new consultants, taking the time to present a well-grounded and drafted plan to the public, and being prepared to be responsive to the thoughts of the new Town Board members and Supervisor who will be elected in barely four months. I am in general agreement with Jan Sudol’s May 14, 2023 and Lori Beard Raymond’s May 22, 2023 comments.</p>	<p>Stephen Jacobs</p>
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<p>6/30/23 16:24:26</p>	<p>6. Economic Development</p>	<p>FOR CHAPTERS ON NATURAL ENVIRONMENT, ECONOMIC DEVELOPMENT AND ZONING, ETC. I have previously expressed the views (in writing to CPAC and to the Editor of the Reporter, and/or orally to some Task Force members) that (a) the formulation of the comprehensive plan should be informed by a new environmental survey rather than being based on outdated data and having a likely results-oriented environmental review performed after it is formulated and (b) the plan should not be rushed so that it can be approved by the Town Board before its current term expires. These views have been strengthened by recent events. First, at the June 26 meeting concerning the draft zoning zoning chapter made clear, critical sections are nowhere near close for being ready for public discussion. At the meeting, according to my notes, one of the Task Force members regarded the draft being discussed as “so rough, so messy, so dirty.” Second, that meeting highlighted that the public members of the Advisory Committee are being deprived meaningful access to the newly hired consultants. Not only does the consultants’ contract provide for minimal interaction with the public members (as opposed to with the Town employees on the Task Force), but the representative of the consultant did not even participate in one third of the lengthy June 26 meeting. Second, Tuesday’s primary made certain that only two of the Town Board’s five members will remain in office when the new board takes office and we will have a new Supervisor. This may well result in the Town Board trying to jump through even more hoops to enact a new comprehensive plan before a new board takes over in January. While that may gratify the wishes of some or all current board members, it would disrespect Island voters, who at least Tuesday showed their desire for change in dramatic fashion. The enormous time and effort devoted by CPAC members and especially some members of the Task Force deserve the thanks and applause of all Islanders. Generating a new comprehensive plan is difficult. A critical, yet arguably thankless, task. But the fatigue that some members may understandably feel does not justify a rush to finish a plan. To the contrary, the efforts invested so far underscore the need to get the plan done right. This means basing the plan on a current environmental review, allowing the public members full access to the new consultants, taking the time to present a well-grounded and drafted plan to the public, and being prepared to be responsive to the thoughts of the new Town Board members and Supervisor who will be elected in barely four months. I am in general agreement with Jan Sudol’s May 14, 2023 and Lori Beard Raymond’s May 22, 2023 comments.</p>	<p>Stephen Jacobs</p>
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<p>6/30/23 16:22:36</p>	<p>3. Natural Resources</p>	<p>FOR CHAPTERS ON NATURAL ENVIRONMENT, ECONOMIC DEVELOPMENT AND ZONING, ETC. I have previously expressed the views (in writing to CPAC and to the Editor of the Reporter, and/or orally to some Task Force members) that (a) the formulation of the comprehensive plan should be informed by a new environmental survey rather than being based on outdated data and having a likely results-oriented environmental review performed after it is formulated and (b) the plan should not be rushed so that it can be approved by the Town Board before its current term expires. These views have been strengthened by recent events. First, at the June 26 meeting concerning the draft zoning zoning chapter made clear, critical sections are nowhere near close for being ready for public discussion. At the meeting, according to my notes, one of the Task Force members regarded the draft being discussed as “so rough, so messy, so dirty.” Second, that meeting highlighted that the public members of the Advisory Committee are being deprived meaningful access to the newly hired consultants. Not only does the consultants’ contract provide for minimal interaction with the public members (as opposed to with the Town employees on the Task Force), but the representative of the consultant did not even participate in one third of the lengthy June 26 meeting. Second, Tuesday’s primary made certain that only two of the Town Board’s five members will remain in office when the new board takes office and we will have a new Supervisor. This may well result in the Town Board trying to jump through even more hoops to enact a new comprehensive plan before a new board takes over in January. While that may gratify the wishes of some or all current board members, it would disrespect Island voters, who at least Tuesday showed their desire for change in dramatic fashion. The enormous time and effort devoted by CPAC members and especially some members of the Task Force deserve the thanks and applause of all Islanders. Generating a new comprehensive plan is difficult. A critical, yet arguably thankless, task. But the fatigue that some members may understandably feel does not justify a rush to finish a plan. To the contrary, the efforts invested so far underscore the need to get the plan done right. This means basing the plan on a current environmental review, allowing the public members full access to the new consultants, taking the time to present a well-grounded and drafted plan to the public, and being prepared to be responsive to the thoughts of the new Town Board members and Supervisor who will be elected in barely four months. I am in general agreement with Jan Sudol’s May 14, 2023 and Lori Beard Raymond’s May 22, 2023 comments.</p>	<p>Stephen Jacobs</p>
<p>6/26/23 17:51:53</p>	<p>5. Housing</p>	<p>You have massively overstated the actual preserved land and the diminishing and at-risk open space which matters for bays, vistas, wetlands and WATER. Ex Mashomack, Sylvester Manor, and Gardiner's Bay only <2% of land is preserved-almost nothing. At the current pace of development (last 20 years + 11% population, +48% houses), 100% of all the empty residential lots (835) will be gone. I am referring to your own #s in the housing chapter. You are proposing massive changes in land use-generational, irreversible, and environmentally damaging changes-that are unsupported by any documented (actual numbers!!!) for housing needs. We have more houses (>3000) than year round people. The mix in seasonal/year round housing stock has not changed in 20 years. We need year-round rentals for approximately 30 families. That does not justify massive changes in land use like down-zoning with ADUs everywhere and removing the near-shore overlay which has protected our shoreline for decades. The land use and housing chapters are irresponsible. Removing zoning protections -making it easier and more profitable-will help developers more than those that need housing. Why not adopt and enforce an STR ban which would help the housing situation without inviting development. Please do not sell out the environment on Shelter Island</p>	<p>Kathleen DeRose</p>

<p>6/26/23 16:18:49</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>The current draft greatly OVERSTATES open land by including Mashomack, the area of Sylvester Manor not under conservation, and golf courses--Gardiners Bay and Goat Hill and argues that it is extremely unlikely that these areas will be developed. All these areas CAN be developed/sold and currently there is discussion about Mashomack Preserve(pp 3-5, p. 10).</p> <p>Based on the overstated claim that over 1/3 of island is protected, the authors then suggest full build out of remaining land for one + homes.</p> <p>In addition to full buildout of vacant land, the authors in this chapter and the Housing Chapter and Report, advocate ADUs island-wide. This amounts to doubling the density of housing units in every parcel--whether one or two acres, effectively downzoning the island.</p> <p>The authors of the chapter present a very politicized and ideological view of development, criticizing current zoning and land conservation (the Conservation Fund) for "limiting growth and driving up prices. They criticize what they refer to as a "suburban" pattern and call for greater density. In so doing, they fail to take into account the views of residents--second home owners as well as those whose livelihoods are island based, regarding land conservation and density. Indeed public opinion surveys from our first consultants have been eliminated as they do not support the preferred political agenda.</p> <p>The authors advocate giving the Town more control over open space land and CPF. This gives control to politicians as opposed to standing committees.</p> <p>Last but not least, water as a constraint to growth has disappeared from the agenda, although it is central to prior Comprehensive Planning. The authors simply argue for public water and sewers to enable development. These are currently controversial and highly politicized issues.</p>	<p>Lily M. Hoffman</p>
<p>6/26/23 15:37:05</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>This line in the "Challenges" section is a half-truth verging on agenda driven propaganda: "Protecting open space and limiting growth can drive up prices and limit access to all but the wealthy." To make it more honest, try adding "without Town government filling the community's need for affordable housing." The lack of Town government action of affordable housing is what will limit "access to all but the wealthy."</p>	<p>Benjamin Dyett</p>

<p>6/26/23 9:53:03</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>Land Use. Page 2, Acreage column, Vacant land- correct amount 3(,)03.95? Page 3, Top of page- correct hanging number to p. 2 Page 8, Top paragraph- are these values correct? Page 10, do the majority of the islands population want a walk-able center or compact village look? Is this our goal? Page 10, move heading at bottom of page to p.11. Page13, Findings, bullet 8- is 1,100 accurate? correct with/about. Page16, Bullet 3, is far to nebulous, set firm standards based on hydrological and SCDH standards. Page16, Bullet 4, be more specific as to who does this.</p>	<p>John Kerr</p>
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<p>6/23/23 15:19:33</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>Below is a letter from the Shelter Island Association sent to the Town Board. We want to share this letter with CPAC and residents of our community. Dear Town Board: May 23, 2023</p> <p>The Town Board recently asked the Community Housing Board (CHB) to prepare a proposal in support of their concept of Accessory Dwelling Units (ADUs) in the Near Shore and Peninsula Overlay District (Near Shore District). The Shelter Island Association (SIA), representing ten neighborhoods, strongly opposes any proposed changes of zoning that weaken or eliminate environmental protections in the Near Shore District by allowing accessory apartments, which are explicitly prohibited by Town Code Chapter 133-12. Chapter 133-12 was created nearly twenty years ago to protect these areas. Given climate change and sea level rise, these protections are more important than ever. The Near Shore District is a critical designation that clearly states its intent to protect near shoreline areas that include: “---wetlands; ---where water and other resources are ecologically sensitive; --- where the freshwater table is close to sea level, posing a risk of salt water intrusion; --- where the land surface close to the level of the freshwater table risks pollution of the aquifer; --- where density of development and anticipated future development could threaten the ecology.” Allowing ADUs in the fragile Near Shore District would allow homeowners to build a complete second house on an individual lot, that could be as large as the existing house, with two bedrooms and baths, full kitchen, den, gym, et al. Recent applications have grown in size to allow very large structures which encroach into vegetative buffers and deviate from the original intent of extra sleeping space with a bath. Two houses on one lot in the Near Shore District doubles density in our most fragile areas, and burdens shoreline ecology with increased water use and potential for wastewater runoff into bays and harbors. The original legislative intent in protecting the Near Shore District has not changed and its rules should be strengthened, not weakened. The SIA implores the Town Board to stop code changes that weaken near shore and wetlands legislation: the construction and operation of ADUs should continue to be barred in the Near Shore District. Sincerely, the SIA</p>	<p>Shelter Island Association</p>
<p>6/22/23 20:24:53</p>	<p>3. Natural Resources</p>	<p>This comment is regarding “Shelter Island’s Drinking Water.” The second paragraph, last sentence could be clarified and enhanced. The oft-quoted 50% annual recharge is a broad average at best. In winter and early spring, 90% of rainfall is potential aquifer recharge. In summer and fall, this diminishes to 10% or less while demand increases. Throughout the year, the aquifer is discharging fresh water through essential sub-surface outflow to prevent saltwater intrusion.</p> <p>I can provide the background studies if needed.</p> <p>Thanks for considering my comment.</p> <p>Dave Ruby</p>	<p>Dave Ruby</p>

6/16/23 10:09:32	5. Housing	I don't know if anyone has looked into co-housing, a housing model started in Denmark in the 60s and spreading across American communities. The design features for multi-generational living are innovative as well as incorporating community housing solutions.	Karen Kiaer
6/16/23 9:56:34	summaries of CP sections	I think the 8-page summary BJ did on the Housing section is terrific. Is it possible to add this as a supplement to the paper prior to the public meetings scheduled this summer? I have found it a challenge to navigate through all the CP material and remember the pertinent sections and or points. Is it at all possible to summarize what's in those 8 pages? or do a group of CP section summaries each week for the Reporter? Many seniors I know have never visited the town website, they read the Reporter. Even young working people I know don't use the website - it's a time gobbler! That being said I appreciate the hundreds of hours the committees have put into this CP work.	karen kiaer
6/16/23 9:44:20	2. Cultural Resources & Community Character	We have over a dozen 18th-century houses. In determining how to protect them I would encourage a policy and legislation that prevents "demolition". There are strategies other towns are using to negotiate with new homeowners, with the use of variances, tax considerations, etc. in how to preserve a historic structure. The historic Robb house (George and Obadiah Havens) c. 1750 on 81 South Midway is for sale. This is one of the Island's historic jewels and should be safeguarded from demolition.	karen kiaer
6/16/23 9:29:35	2. Cultural Resources & Community Character	The historic Presbyterian burying ground should be added to the map. The Quaker Cemetery should also be included in this section. The earliest marked internment is there - Jonathan Hudson (1729). The Revolutionary Patriot Capt. Daniel Brown is in the Quaker cemetery, as well as several early settlers. If the committee wants to include the names of the Island Patriots in the Presbyterian cemetery section, I can provide them.	Karen Kiaer
6/15/23 19:32:51	5. Housing	Page 2, very last sentence. What is the number of existing homes with dividable lots? This should be figured in to determine the total build out. If Senior housing were available, the option to downsize would be viable and make the larger a home available to other islanders. Consider promoting Senior co-housing. This may require an increase in a homes number of bedrooms and baths and require special zoning. Consider "tiny home" developments with slightly greater density and centralized water supply and septic. Require that all new town construction of affordable housing be energy efficient and be Photo Voltaic powered with battery back up.	John Kerr

<p>5/22/2023 11:07</p>	<p>3. Natural Resources</p>	<p>Page 9 Drinking Water Supply: The draft report says " smaller community water supplies are each privately owned and only serve 1 individual property". This statement is incorrect. Bridge Street and Montclair are 2 examples of a water supply connecting and servicing more than 1 individual property.</p> <p>The report also doesn't mention private wells used for irrigation including those within existing water supply areas. New irrigation wells are being installed to this day. A "loop hole" in the Town Code does not preclude irrigation wells. A irrigation system requires a Town Permit. But a irrigation well does not require a permit. Should irrigation wells be allowed in close proximity to community/public drinking water wells? Which is more important, drinking water or irrigation? Shouldn't more be done to protect the existing community/public drinking water wells?</p> <p>Misc. Other:</p> <p>Why is sod being allowed at all on the Island? Sod requires alot of watering. A drought friendly grass seeding uses alot less water. Irrigation is allowed to establish new plants for a period of 150 days, only between 5pm-9am and new lawns or portions of new lawns for 30 days between 9am-5pm as per Town Code. Why are these systems being used year after year, without removal after the 150 days/30 days? Why is it allowed at all? If someone goes to the expense of putting in irrigation, are they really going to remove it after 150 days/30 days?</p> <p>Who is ensuring annual RPZ/Backflow device inspections are being done to protect drinking water sources from contamination for Town owned public water supplies? (Irrigation, Swimming pools, Cisterns, Fire suppression systems, other misc holding tanks etc). Herbicides and pesticides should not be allowed on irrigation systems even with a backflow device to avoid possible contamination of the drinking water supply.</p> <p>Why is tree topping allowed? Tree topping (remove of the tree canopy) for a better water view, not only can damage trees, but also can cause erosion when the tree canopy is removed. Tree canopies slow down storm water and erosion. Storm water/surface waters management should consider restricting tree clearing and topping as some other similar communities do.</p> <p>De-watering is not allowed for swimming pools. De-watering should not be allowed for any construction and should be clearly codified to close loop holes. Restrict new construction in Fema flood zones. Investigate ways to support/assist people to protect their existing structures from sea level rise. Review & Update Town Wetlands, Chapter 129. Protecting our wetlands, from new development, increased development, clearing, and other activities that cause run-off or damages should be restricted.</p>	<p>Lori Raymond</p>
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<p>5/21/2023 10:08</p>	<p>3. Natural Resources</p>	<p>Action item 2: I believe well-drawn irrigation is already banned in the NSO and elsewhere except for the grandfathered systems and the GBCC. If well-drawn irrigation is to be banned, it should be banned Island-wide, not just in the NSO, and should include banning grandfathered irrigation systems. There should be no exceptions which includes GBCC and particularly its proposed doubling of irrigation water use drawn from the aquifer (increase by 6 million gallons annually). If people are to be inconvenienced by having to give up their well-drawn irrigation systems in the NSO, then ALL well-drawn irrigation users have to share in this inconvenience, including GBCC which borders NSO but conveniently is not in it. Also, tennis courts should not be favored by being exempted from the watering ban.</p> <p>- Action item 9: I still oppose permitting non-permeable driveways in NSO. The rationale that non-permeable driveways will reduce usage of weed killers does not outweigh increased runoffs to surface waters, dry wells or not.. They also look ugly and do not fit the character of the Island.</p> <p>- Action item 10: Perhaps the Town should consider mandating removal of underground fuel oil tanks, let's say within 3 years, whether property was transferred or not. I voluntarily removed my underground oil tank and switched to propane and can sleep better at night now. Perhaps the Town could develop a financial assistance program similar to WQI to subsidize removals of underground fuel oil tanks so this does not become an unfunded burdensome mandate for homeowners.</p> <p>- Action item 21 - not sure what the Watershed Management Plan is.... does it call for Island-wide public water and sewer? If so, references to it should be removed.</p> <p>- Action item 24. I would add something to the effect: "Consider developing (financial) incentives for homeowners to accelerate voluntary conversion of all septic systems on Shelter Island to I/A OWTS systems within 10 years. Perhaps action items 24 and 27 should be combined to avoid redundant language."</p>	<p>Jan Sudol</p>
<p>5/19/2023 8:47</p>	<p>5. Housing</p>	<p>The town board has taken a position against affordable housing by utilizing for housing sites the lowest allowable units per acre permit by law. This is particularly harmful on the old Highway Barn site, With a variance which is standard for the SCDHS the allowable number of units increases to 12 units which makes for a viable neighborhood and is a project of interest to developers. The way in which this number is an achievable option for housing has been suppressed is to publicly ignore the possibility of community water systems for this development which is a standard approach in the industry. The question is why suppress this needed community housing development on an ideal site. Furthermore, with a 12 unit development consideration could be given to developing the site with a mix of affordable units and market rate units. This would have many benefits: improve the economics of the project at large, remove the low income stigma from the project, and provide units priced for middle income residents and seniors that are also priced out of the shelter island housing market.</p>	<p>Michael shatken</p>
<p>5/15/23 19:50:40</p>	<p>3. Natural Resources</p>	<p>Under Surface Water Action Items: Current item number 16 as of 5/15/23 - first item on list, first sentence. in conjunction with local agencies. Change this to local not for profit or conservation organizations. When I read agencies, I read governmental agencies.</p>	<p>Amber Brach-Williams</p>
<p>5/15/23 18:04:38</p>	<p>5. Housing</p>	<p>'Very impressed (EXTEMELY IMPRESSED) by the process used for this section: starting with the Assessor's data, and then comparing US Census, and SI Building Department data to 'set the table'. I have a few mark-ups for clarity, word-smithing, but let me listen in on the discussion this evening, May 15th. Thank you.</p>	<p>Carol Karasek</p>

<p>5/14/23 19:16:53</p>	<p>5. Housing</p>	<p>Action Items: 2. Update the existing Town Code to ensure that it is consistent with the goal of increasing year-round community housing opportunities.</p> <p>This action item must be removed as it is an unacceptably broad mandate, effectively giving the Town Board blank check to change the zoning any way as it sees fit to accomplish its CH agenda. Whatever changes the Town Board wishes to change must be clearly listed in the CP and only these changes can later be made in the Town Code. Any changes not clearly spelled out in the CP cannot be made in the Town Code.</p> <p>There are many other goals elsewhere in the Town Code (and described in other chapters of the draft CP, e.g., Natural Resources) which might be in conflict with optimizing the Town Code just for the CH - the land use as defined in chapter 3 is to be consistent with environmental preservation. These conflicting objectives must be carefully weighted against each other, and the specific proposals to change specific provisions of the code if any, in a way which is consistent not only with CH objectives but other objectives in CP such as land use consistent with environmental preservation, must be developed.</p>	<p>Jan Sudol</p>
<p>5/14/23 19:08:22</p>	<p>3. Natural Resources</p>	<p>Drinking Water Action Items: 21. Consider establishing Water Quality Districts or an Island-Wide Water Management Districts. 22. Create a time-phased Master Plan for public water utility service to the remainder of Shelter Island.</p> <p>What is the rationale for Action Items 21 and 22? Majority of the Island does not have drinking water problem so there is no need for Water Management Districts or public water there. There are areas where drinking water is the problem e.g., West Neck, the Center) which justify having or developing public water in these areas. But what is the rationale for a Master Plan for a public utility service for the entire Island? Is it to bring clean public drinking water to areas who do not need it, or facilitate higher density of developments (i.e., downzoning)? The Town Board needs to articulate its rationale, and such rationale must be credible to the public.</p>	<p>Jan Sudol</p>
<p>5/14/23 18:59:28</p>	<p>3. Natural Resources</p>	<p>Wastewater Action Items - "Consider establishing an Island-Wide Wastewater Management District, or local community districts (This would facilitate single treatment systems serving multiple effluents).</p> <p>What is the rationale for establishing Island-Wide Wastewater Management District, or local community districts? Majority of the island does not have excessive nitrogen pollution of the aquifer caused by the wastewater, only the Center does. SCHDS preferred method for removing nitrogen from wastewater are distributed I/A OWTS as they are far more cost-effective and can be deployed far faster than centralized WWTF. No need for wastewater management districts with I/A OWTS, whether Island-wide or local. This action item must be removed.</p>	<p>Jan Sudol</p>

<p>5/14/23 17:45:05</p>	<p>3. Natural Resources</p>	<p>Wastewater Action Items - 31. Continue the plan to develop a centralized wastewater treatment plant to serve effluents from municipal buildings in the Town Center. Design the treatment process (and purchase land if required) based on a modular approach that will enable expansion to service residences and other structures in the Center in the future.</p> <p>The current Town Board represented in writing to NYS DEC, SCDHS and other government agencies (not to mention the public) that the proposed WWTF at 16 Manwaring Road is ONLY for eight municipal buildings incl. the School. The calculations of resulting nitrogen loading of aquifer and Gardiner's Creek from WWTF were done ONLY assuming the flow related to these buildings. Now this action item states something completely different - that the representations to the government agencies were false, that the proposed WWTF is only a first step, and that the WWTF will be expanded which means that the representations regarding its environmental impact on aquifer and Gardiner's Creek were misrepresented. This action item #31 must be removed from this chapter. Also, with a pullout of the School from WWTF project, the WWTF lost whatever the scant rationale it had and I/A OWTS distributed systems should be pursued as rapidly as possible, to address nitrogen pollution of the aquifer generated every day by the seven remaining municipal buildings.</p>	<p>Jan Sudol</p>
<p>5/14/23 17:08:32</p>	<p>3. Natural Resources</p>	<p>Ground Water Action Items - 2. Revise the irrigation law to prohibit irrigation as trucked in water just puts a strain on our neighboring towns' supplies.... possibility of using roof runoff piped into cisterns... (instead of trucked water).</p> <p>The rationale offered for banning trucked water because it "just puts a strain on neighboring towns" is not credible. If other Towns allow the exporting of their water to other Towns such as SI, it should not be Shelter Island's role to worry about other Town's water for them. If there is another rationale or agenda behind the Town Board's proposed banning of the trucked water, the Town Board should clearly state such rationale and convince the community that such rationale has merits. The successive Town Board's over the last 20+ years were encouraging property owners to install cisterns for irrigation, \$ millions were invested. Piping roof runoff water to the cisterns will not work because the rain is too unpredictable and will not reliably supply the required quantity of water. Now the current Town Board comes out with this not credible rationale for its half-baked proposal reversing the course on cisterns.</p> <p>Also, proposed banning of trucked water selectively picks on just one category of irrigation systems. What about many grandfathered irrigation systems which actually draw water from SI aquifer? Why the irrigation systems supplied by a trucked water from outside of SI are a concern but grandfathered irrigation system supplied by the aquifer (particularly in the vulnerable NSO) are not? This makes no sense and is another reason to suspect that there is another agenda behind the Town's initiative. And what about a proposal from GBCC to double its usage of irrigation water sourced from the aquifer (increase of 6 million gallons per year)? The Town seems to be sympathetic to this... so again, irrigation supplied by trucked water is a concern but increasing the drawdown from SI own aquifer is not? How is this consistent?</p>	<p>Jan Sudol</p>

<p>5/8/23 14:33:37</p>	<p>3. Natural Resources</p>	<p>The key role that our tidal wetlands play is well summarized within the near shore district's purpose statement. Preserving our wetlands functionality is key to fresh water quality, our marine environment, wildlife and storm resilience. The vast majority of the island's perimeter has been developed for residential purposes and in recent years has undergoing extensive redevelopment. The ecology of our wetlands are failing due to a number of factors including their scattered and isolated condition, precode unregulated development, the impact of turf grass encroachment and pollution; and grandfathered development becoming the basis of intensive redevelopment.</p> <p>If Shelter Island's wetlands are to be saved, beyond what has been accomplished through land acquisition, clear goals and objectives must be established for maintenance, preservation and enhancement of our wetlands adjacent to residential development. We must seek to transition from a system of regulation that considers redevelopment adjacent to wetlands "as of right," and requires only forms of abatement limited to engineered components, in many instances already mandated by codes and practices unrelated to wetlands preservation. Examples of which are abatement through IA septic systems, upgraded pool equipment and dry-wells.</p> <ol style="list-style-type: none"> Existing structures and their redevelopment within the wetlands regulated areas should be treated as "non-conforming structures" and a metric established, linking new physical expansion impact proportionately to wetlands enhancement, and/or the reestablishment of the 75 vegetative buffer. This approach would balance property development, with wetlands and vegetative buffer enhancement and preservation. Verification and compliance: All structures within the near shore overlay district as a part of the issuance of a certificate occupancy for the purpose of resale shall be required to provide updated surveys of their wetlands and vegetative buffer condition and perimeter. In the case of a finding of deterioration of the wetlands and the vegetative buffer restoration shall be required prior to ownership transition. 	<p>Michael Shatken</p>
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<p>5/5/23 11:15:57</p>	<p>3. Natural Resources</p>	<p>At a neighborhood association meeting last weekend, the Town Board members on the Task Force attempted to justify trying to finish the "juiciest" chapters of the plan by the end of next month largely on the need to hold community-wide workshops in July and August when "summer people" are around. In the zoom era, the notion that it will be easier to engage the public during the busy summer season when so much else is going on is highly debatable. More important, the schedule should be driven not by such factors, but by when a comprehensive plan that is well-grounded in the relevant facts and science has been developed and fully considered by the full advisory committee.</p> <p>How can the chapters on the environment, zoning, and housing - the most important chapters of all - be adequately completed in barely two months when work on the less important chapters has taken so much longer than that? How long did Southold and other nearby towns take to prepare those chapters?</p> <p>Over a year ago, Pat Clifford and I urged retention of a qualified environmental expert to provide an up-to-date analysis of environmental conditions and threats, particularly with respect to the aquifer. Failure to have done this undermines the entire effort and, if not remedied, will undercut the credibility of conclusions based on data that is generally over three years old, sometimes much older. Such an analysis should inform the plan's recommendations. The environmental review required after completion of the plan is no substitute and may well be seen as a result-driven rationalization of the Town Board's agenda, as have other recent environmental reports the Town has obtained.</p>	<p>Stephen Jacobs</p>
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<p>5/4/23 22:07:30</p>	<p>3. Natural Resources</p>	<p>For the benefit of the consultants, the following is a relevant letter to the editor appearing in today's issue of the Shelter Island Reporter:</p> <p>To the Editor:</p> <p>With the clock ticking on the Supervisor's current term and two Town Board members not standing for reelection, the Town Board has gone into overdrive to push an agenda that disrespects public opinion, threatens the environment, and takes a cavalier attitude towards spending taxpayer money.</p> <p>In delegating authority to grant wetlands permit applications to the unelected Planning Board, the Board defied virtually all public comments, including opposition from all 11 neighborhood associations and a Reporter editorial entitled "Don't Pass the Buck". Rather than protect our fragile coastline, the Board chose to reduce its workload and "streamline" the process to benefit applicants coveting environmentally insensitive (unaffordable) housing.</p> <p>Meanwhile, in a mad dash to finish the comprehensive plan before a new board takes office, the Comprehensive Plan Task Force drafted the Natural Resources chapter without the benefit of an environmental assessment and, departing from prior practice, shared the draft with its consultants before getting comments from the members of the public on the Advisory Committee (CPAC).</p> <p>Facing significant opposition from the public, a well-respected Stony Brook professor, and an engineer, the draft chapter seeks CPAC's endorsement of the proposed wastewater treatment facility (WWTF) that the School Board is not joining and would waste over \$1 million that could be spent on I/A systems for houses in the Center and other sensitive areas.</p> <p>Having failed to promote any meaningful discussion of a February 2020 proposed water management plan, the Task Force incorporated it into its draft, including recommending a master plan for public water for the entire Island, without any consideration of the costs involved.</p>	<p>Stephen Jacobs</p>
<p>5/3/23 17:37:56</p>	<p>2. Cultural Resources & Community Character</p>	<p>Responding to the question how an "H Zone" for historic districts and structures might work, there are many excellent examples from nearby communities that the Town of Shelter Island can look to for guidance. For example, Southold, Riverhead, Southampton and East Hampton all have historic preservation laws. A historic preservation law need not change the applicability of zoning and building codes, but could operate, as one commenter has suggested, as an overlay. Typically such laws require a certificate of appropriateness from a historic preservation committee before demolishing or altering the exterior of a designated historic structure (while the zoning board retains jurisdiction over variances from town code).</p> <p>The many benefits to communities and individual property owners of protecting historic properties include increased property values, enhanced tourism, and eligibility for tax credits and grants. There are knowledgeable people on Shelter Island in general and the Heights specifically who would be happy to volunteer to advance the goal of historic preservation by serving on the Chapter 77 Historical Advisory Commission, drafting a proposed law, and/or serving on a newly formed Historic Preservation Committee.</p>	<p>Stella Lagudis, GM Shelter Island Heights POC (Historic District)</p>

<p>4/25/23 7:53:03</p>	<p>6. Economic Development</p>	<p>Within this section there is a reference to the need to create an industrial zone which concludes with the remark, but where? It is very unlikely given the current near built-out state of island development and the value of land for residential use that an area will be found for an industrial zone. The result of not having an industrial zone has been that industrial land uses on the island are completely unregulated other than building setbacks, no screening requirements for equipment storage yards and material storage, no criteria for the review of this type of land usage whatsoever in the zoning code. It is time to acknowledge the need to set site plan standards for industrial uses and limit them to occurring as "special uses" within the B zone. This is particularly critical with consideration to the damage being done by unregulated industrial uses to the built environment, other types of island business and adjacent residential property values.</p>	<p>Michael Shatken</p>
<p>4/24/23 9:28:42</p>	<p>3. Natural Resources</p>	<p>Action items # 30 and in particular # 31 (p. 25) which proposes a centralized wastewater treatment plant for municipal buildings in Town Center, in a modular design, so that it can be "expanded to service residences and other structures in the Center in the future." This requires more thorough study--a SEQRA Positive Declaration on impact, etc.</p>	<p>Lily Hoffman</p>
<p>4/23/23 16:52:25</p>	<p>3. Natural Resources</p>	<p>Water should have it's own chapter. Currently it is 'hidden' in the middle of this chapter. Note that of the Action Items at the end of the chapter are about water.</p> <p>Text states that water quantity is not a problem (Findings p. 22; also p. 14) but elsewhere states that the quantity varies and that not all areas of the island are "equally blessed" with fresh water, eg Montclair Colony and the Ram Islands (p. 9)</p> <p>Under Challenges p. 22, "recreation" is listed as a challenge although land development is not!! BUT the Suffolk County Comprehensive Water Resources Management plan states in Goal 4: "land use patterns should be consistent with the protection of the County's groundwater and surface water resources, including the protection of existing and future drinking water supplies."</p> <p>The draft chapters minimize concern for our fragile aquifer both in terms water and by dramatically overstating the amount of open space on the island. Only 16% is vacant and less than 2.2% is preserved as opposed to still developable! See also chapters on Land Use/Housing/Zoning.</p> <p>The chapter very one-sidedly argues for centralized wastewater and drinking systems. This is currently a heated political controversy on the island, with experts taking BOTH sides. This chapter does not present both alternatives!</p>	<p>Lily Hoffman</p>

<p>4/22/23 14:01:53</p>	<p>5. Housing</p>	<p>The The Town Code does not allow accessory dwellings in the near shore overlay district: see the two applicable sections of the town code.</p> <p>Section 133-17: Accessory apartments: "(g) No new accessory apartment may be constructed in the Near Shore and Peninsula Overlay District."</p> <p>Section 133-12: Near shore overlay: "(12) No accessory apartment, two-family dwelling, or boardinghouse may be continued or operated unless it can be demonstrated to the satisfaction of the Building Inspector/Zoning Officer that it was legally established and operating prior to the enactment of this chapter "</p>	<p>Kathleen DeRose</p>
<p>4/21/23 7:58:21</p>	<p>11. Governance</p>	<p>The current town board system of governance with the election of a supervisor as executive officer appears to be no longer functional in dealing proactively with the growth, communication and leadership issues the island faces. Examples of this include;</p> <ol style="list-style-type: none"> 1. The inability to initiate infrastructure improvement projects in an organized and inclusionary manner. 2. A lack of consensus on the character, density and vision for the Center 3. A general malaise and failure to engage committees effectively. Committees seem to be routinely asking for guidance, Town board seem to be at odds with committees recommendations routinely and not delegating any form of responsibilities to committees and boards such as housing and planning. We have a paid planning board without a planner and without any material role other than review of subdivisions. Arguments over credits for successes of committees verses the town board have taken place. <p>It seems that with the recent addition of a more experienced town attorney, the town board is able to engage in more sophisticated deliberation over many issues and pending legislation.</p> <p>It may be time to think in different terms about the position of supervisor (executive officers of the town) and give consideration to replacing the supervisor position with a town manger. This is somewhat like the board of educations executive officer position of superintendent.</p> <p>With regard to the ideal of two deputy supervisors, there seems to be merit with this concept if the added titles were related to specific responsibilities?</p> <ul style="list-style-type: none"> Council person for finance and budget Council person for community services Council person for planning and development Council person for public utilizes and infrastructure <p>Finally, it may make sense to then link these council person roles and responsibilities to the related committees.</p>	<p>Michael Shatken</p>

<p>4/20/23 13:06:22</p>	<p>3. Natural Resources</p>	<p>Although water is a central issue for our island, the topic is ‘hidden’ in the midst of a chapter on Natural Resources (compare to its prominent treatment in 1994 plan and in the 2008 proposed revision). Data from the U.S. Geological Survey should shape our policies. The need to balance water resources with growth should be mentioned in the chapters on zoning, land use and housing. A case should be made for increased, not decreased environmental protections given evidence of damage and increasing pressure.</p> <ul style="list-style-type: none"> •The aquifer: It assumes our aquifer can supply needed drinking water and that the issue is quality, not quantity as well. It does not connect the concept that building on open space and vacant lots increases the pressure on the watershed since less water is recaptured. A top priority is balancing land use to protect the fragile aquifer which already polluted in many island locations. •Centralized infrastructure: It assumes the problem is decentralization of drinking and waste systems and that therefore, the solution is centralization (of wastewater, drinking water). This is currently a highly controversial topic on the island where the majority of groups speak in favor of individual I/A systems, not centralized systems like the proposed waste water treatment plant •Dependencies for land use policies: The chapter needs to clarify the relation between water and development (land use and zoning). The unstated facts are that a centralized wastewater system will allow development of parcels currently unable to be developed due to Suffolk County requirements and that Transfer of Development Rights (TDRs) require a public or community water supply •Commercial use of bays and harbors: There is little mention of commercial use of bays and harbors which has been expanding and its effect on scarce resources 	<p>Lily Hoffman</p>
<p>4/13/23 16:34:46</p>	<p>1. Vision Statement</p>	<p>I am totally in favor of water conservation and improvement of quality where possible.</p>	<p>LYNN SYMS</p>
<p>4/7/23 19:26:05</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>Page 3 last paragraph has Mashomack protected, it is not. On page 4, Mashomack's status is correctly stated. Fix this.</p>	<p>John Kerr</p>
<p>4/7/23 17:36:50</p>	<p>3. Natural Resources</p>	<p>Page 22. Goals and Objectives: 1. 19mg/L of what? Nitrates? Action Items: 2. Roof runoff into cisterns can breed mosquitos and poses a health risk without constant monitoring.</p> <p>Page 24. Surface Water Action Items: 25. Direct CPF monies be spent on purchasing kettle holes and other natural depressions for recharge.</p>	<p>John Kerr</p>
<p>4/7/23 16:42:01</p>	<p>5. Housing</p>	<p>Under the Challenges section. Continuing purchases of open space with 2% funds reduces the land available for housing and drives up property values.</p>	<p>John Kerr</p>

<p>4/7/23 15:42:58</p>	<p>9. Transportation</p>	<p>Bicycles: the section on bicycles doesn't seem prescriptive enough -- if this is to be the Comprehensive Plan for years to come. It is dangerous today to ride a bike on the island, with no dedicated bike lanes and areas with no shoulder, many areas with obstructing foliage, etc. While in some cases there is no obvious way to carve out a dedicated bike lane, surely there are creative solutions to deal with this.</p> <p>Signage: In the absence of dedicated bike lanes, we need better signage that explains what "share the road" actually means. Drivers think it means that bikes must share the road with cars. NO. It means that cars must share the road with bikes and must allow sufficient room, and only pass if they have visible clearance in the oncoming lane. A lot of close calls take place on the island when cars attempt to pass bikes when the oncoming traffic is in a blind spot, then the car abruptly comes back into its lane (to avoid a head-on collision) imperiling the bike rider that they just attempted to "pass." Ram Island - both the causeways and the rest of roads in the Rams -- are notorious for this and extremely dangerous for cyclists as a result.</p> <p>Speed limit: I believe that a 30-mile-per-hour limit in all areas but Route 114 would make the island safer for walkers, joggers, and cyclists, as well as for cars. It would be consistent (except where it is even less, such as Bridge Street) across the island and again, signage is needed for cars coming off both ferries onto the island. More of those "speed monitors" need to be installed, especially on the Ram causeways.</p> <p>Foliage obstructions: There must be a rule, that is enforced, so that foliage does not obstruct visibility for walkers, joggers (opposite side) and bikes (same side). The island is a minefield of blind curves, and this is completely preventable.</p>	<p>Natasha Stowe</p>
<p>4/4/23 12:20:37</p>	<p>11. Governance</p>	<p>We need to clean up and better define the permitting and application process in the building department and the rest of town. we need to develop a site plan application because right now we don't have one and the applicants have to use the special permit application.</p>	<p>Meg Larsen</p>

<p>3/30/23 18:03:49</p>	<p>5. Housing</p>	<p>Chapter has much irrelevant/politically driven data, without a comparative context and clear sources. We need to decide what basic data is needed; put it into context of Suffolk Cty and similar communities as well as trends over time. Current data and discussion set up a Them vs Us scenario, which in and of itself is neither accurate or desirable and will only further politicize the plan and divide the community. The discussion of short-term rentals (STRs), fails to put them into the context of housing needs, particularly long term rentals. Note: throughout US cities, towns, and resort communities, STRs are cited as removing housing for residents and workers from long term rentals and driving up prices. Legalizing ADUs can make for island-wide downzoning. Without explicitly saying so, legalizing ADUs (See Community Housing Plan Jan. 2023) means effectively going from 1 acre minimum zoning (zones A and C) to ½ acre throughout the island (See Community Housing Plan, Jan.2023). Thus, density may double in some areas over time. As there does not seem to be a limit on number of ADUs, this suggests a SEQRA study of impact on aquifer (1000 new houses are mentioned in another chapter). Moreover, there is nothing about enforcement. The same issues of enforcement that we've seen with STRs will probably apply to ADUs as well. What enforcement mechanisms will keep these projected units from becoming STRs?</p> <p>* I have left more detailed line comments on the Sharepoint doc that CPAC uses.</p>	<p>Lily Hoffman</p>
<p>3/27/23 11:27:02</p>	<p>4. Land Use, Zoning, Open Space</p>	<p>1)This is an agenda-driven document which starts off by criticizing our current zoning for creating a "suburban pattern" on the island as opposed to a more dense walking village style (pp. 3, 8-10). The authors then devote overly much text to the early and pre-50s island, suggesting that zoning and second-homeowners are to blame for the current problems. 2) Similarly, this draft attacks land conservation (the 1998 2% transfer tax & CPF) for "driving up prices and limiting access to all but the wealthy"(p.12) and suggests that the Town Board have more control over open space and the CPF Committee (p14). Like the zoning/land use discussion, this is not comprehensive planning but a political agenda that needs to be examined in terms of what development opportunities it provides, to whom, for what ends, and with what costs. 3) How much future development is possible? This draft--in contrast to the 1994 plan currently in effect, and the 2008 proposed plan--seems to take as a given and as desirable, full buildout of available land for 1 or more new homes. 4) In contrast to the current 1994 plan which takes water constraints as an important 'given" and projects 3 possible scenarios re buildout --none, some, total-- this draft assumes water systems can be arranged and suggests building on all available parcels. 5) Overall, this draft chapter and the other three (Housing, Natural Resources & Environment, Governance) which were written by Town Board Member Taskforce without input from or discussion with CPAC, seem to represent as "wish list" for the current administration and as such, recommend radical revisions of zoning in both residential and commercial areas.</p>	<p>Lily Hoffman</p>

3/24/23 8:01:30	11. Governance	<p>Page 5. Flowchart has many names of folks no longer part of town government.</p> <p>Page 14. We need a method of keeping the completed comp. plan in the forefront of all decision making by all boards and committees. A tracking method of all changes to code or policy that requires a Comp-Plan checklist indicating what part of the plan its intended to satisfy.</p>	John Kerr
3/20/23 14:42:24	4. Land Use, Zoning, Open Space	<p>Bullet No. 6 under Actions Items--Was wondering if this bullet could be rephrased. As is, I don't know what you mean.</p>	Cathy Kenny
3/17/23 9:52:34	3. Natural Resources	<p>Excellent summation of our resources. This chapter should be intimately connected to the chapter on land use/building. We need to match our actions with an estimation on the pace of development.</p> <p>The action items are quite good but leave much low hanging fruit untouched.</p> <p>I'd like to see suggestions for septic maintenance requirements. There is plenty of precedent in other communities.</p> <p>I'd like to see suggestions for protections of vegetation generally as well as trees specifically - at a minimum to prevent clear cutting. There is also plenty of precedent.</p> <p>Lastly, I'd like to see suggestions to amend town code to require permits for temporary irrigation for new plantings. These drip lines are put in place and never removed as per the few month limitation. This is only caught if you happen to need an inspection for some other reason. We are not enforcing our regulation. That should be the first line of defense.</p>	Sean Davy
3/17/23 9:48:48	11. Governance	<p>I'd suggest we be more forthright that the goals of the Comprehensive Plan are not consistent with the resources of Town government and present a significant risk to meeting the needs of the community.</p>	Sean Davy
3/17/23 9:36:44	4. Land Use, Zoning, Open Space	<p>This is a good start. The recommendations need a suggested timeline and staging of importance to coincide with the likely pace of development. If development proceeds more rapidly than changes to code than this effort will be totally meaningless. Perhaps we need to specifically scope out the likely pace of development as I didn't see a timeline to guide expectations.</p> <p>I'd like to see a recommendation on limiting the ZBA's ability to provide exceptions for what is deemed to be offsetting requirements. Either the code limits this or ZBA's powers are more limited.</p> <p>I'd also like to see a realistic assessment of Town resources to enact the recommendations. The current resources are insufficient for the action items needed to protect island natural resources and keep pace with development.</p>	Sean Davy

<p>3/2/23 10:25:04</p>	<p>6. Economic Development</p>	<p>Chart on Page 7 is confusing and lacking descriptors. In the last two columns NoFo and Suffolk, what does # represent? Shelter Island or the other two? What does 2.4 mean in the NoFo column? 2.4 what? Also the line between the Business side of the chart and Employment side needs to be BOLD or labeled more clearly.</p> <p>Page 8, fifth paragraph, last sentence about STR's should be removed. There are no facts to back this up. Pure supposition. A factual statement should be in the housing chapter.</p> <p>Page 15, Action Items, number 2. Does not make sense. Rewrite or delete. All action items should be priority ordered determined by community input.</p>	<p>John Kerr</p>
<p>3/1/23 11:43:57</p>	<p>Chapter #5 . Natural resources , page #9</p>	<p>There are thinner aquifers in the peninsular areas like Montclair Colony and the Ram Islands. I would also add Silver Beach as an area that has a thinner aquifer.</p>	<p>Ken Pyshe</p>
<p>2/27/23 17:12:21</p>	<p>12 Utilities</p>	<p>On page 3 mention is made of the new USGS real-time water level data monitoring and its potential to transform our understanding of the aquifer. Mention should be made here as of the new South Ferry real-time data monitoring station... and the contribution of other data gathering efforts (at Fresh Pond, along with the new shellfish/eel grass efforts, and so forth.) A WAC goal is to build up the sophistication of our data modeling of our entire Shelter Island water resource cycle.</p> <p>The assumption that private home-owner wells can be consistent with state, county and town goals to provide potable water to residents may not be valid for certain near-center and near-shore areas. Additional public water supplies may be a vital demand for certain groups of residents.</p> <p>Given concerns that in-ground fuel tanks will eventually fail and leak, from a clean water perspective, it is crucial that we to develop a program to accelerate the replacement of these systems with solar and heat pump technologies, both of which have become highly competitive with gas and oil</p>	<p>Peter Grand</p>

<p>2/27/23 16:49:27</p>	<p>3. Natural Resources</p>	<p>First minor item: Mike Bebon requested the following errata be posted in relation to the SI Ground and Surface Water Management plan: The "annual water balance diagram" (reproduced on page 27 of the current draft of the comprehensive plan natural resources chapter) should read .05 B Gal, not .095 B Gal.</p> <p>Reclamation of waste water effluent for use at Goat Hill should be broadened. Gardiners Bay Country Club has expressed interest in reclaiming waste water for use on it's golf courses. The island should consider other distributed non-agricultural irrigation applications for reclaimed treated water.</p> <p>The comprehensive plan makes no mention of the ongoing need to monitor and test for contaminants of emerging concern, such as PFOAs, volatiles organic compounds and pharmaceuticals, as discussed in the ground and surface water plan.</p> <p>The USGS ground water travel time map on page 12 has been updated in the final solute transport study. Travel times very near the center of town (which is the hydrologically center) to the shoreline saltwater interface are on the order to centuries, not 50 years. The WAC can provide the new map.</p> <p>The conclusion that island water will be flushed in 50 years is therefore not valid for the immediate near-center areas. Special efforts may be needed in the town center to be consistent with town, county and state goals to provide potable water.</p>	<p>Peter Grand</p>
<p>2/27/23 10:06:31</p>	<p>5. Housing</p>	<p>From page 7 "The Town requires a special permit for new houses over 6,000 square feet, which may temper interest in building bigger homes." What is the special permit approve/deny status for houses >6,000 feet? I understand all requests for >6,000 feet have been approved. If true the special permit requirement means nothing and strengthening this should be added to your Action items.</p>	<p>Gregory Toner</p>
<p>2/19/23 12:13:34</p>	<p>6. Economic Development</p>	<p>Page 7, The last two columns need explaining. What do the numbers represent? There should be a value for Shelter Island and one for the North Fork as well as one for Suffolk county.</p> <p>Also the vertical line separating the Business side from Employment should be bold face or more prominent.</p> <p>Page 8, Fifth paragraph, last sentence is supposition with no supporting data. If there are facts supporting this statement, they should be included in the Housing chapter, not here.</p> <p>Action items. Page 15, #2 Doesn't make any sense.</p> <p>These action items should be ranked in importance by community discussion/ feedback.</p>	<p>John Kerr</p>
<p>1/23/23 7:41:13</p>	<p>12 Utilities</p>	<p>In the Green Energy section it states that PSE&G has an off shore wind farm, if so where is it located and the megawatt capacity?</p>	<p>Howard Johansen</p>
<p>1/17/23 11:23:23</p>	<p>9. Transportation</p>	<p>Under the section on sidewalks, please include that there are sidewalks that take pedestrians from the North Ferry to Grand Avenue via Prospect Park. In addition, there is a sidewalk on Chequit Ave part of the way toward the SI Yacht Club. Thanks</p>	<p>Stella Lagudis</p>

1/17/23 11:04:44	12 Utilities	<p>Hi all, a few comments.</p> <ol style="list-style-type: none"> 1. On page 2 you mention contaminants such as MTBE, but not emerging contaminants such as PFxS or 14, Dioxane, which are forever chemicals. Do we not have any on the island. 2. For the water district chart, the Heights is listed at 17 mln. gallons. What time frame are you using (add it to the header). If 2022, we were at 16.2 mln in a very dry year. We are trending down. 3. The Goat Hill irrigation/ recharge project is mentioned in a few places (pg. 5 & 14). My understanding is that this project is off the table. This is what I have communicated to the Heights Board based on feedback from the Town. 4. I recommend a challenge be listed as enforcing the irrigation laws. We do require permits, but no one is checking to determine who is using what types of irrigation. There is a good deal of abuse; especially during dry summer seasons. <p>Please call me for any additional information or clarification.</p> <p>P.S. in the table for water districts, please remove the possessive from the Shelter Island Heights Property Owners (no possessive) Corp reference. Thanks Stella</p>	Stella Lagudis
1/14/23 14:36:46	6. Economic Development	<p>Under Legacy Economic Factors Marine paragraph does not include Boat Building at CHM</p> <p>Challenges section. #2 and #5 are very similar.</p>	John Kerr
1/14/23 13:32:34	#1 Growth and change	<p>In the Challenges section, we should rank order our points and receive feedback from the public concerning there order choice. This should be true for all out chapters at this developmental/rough draft stage.</p>	John Kerr
12/19/22 15:03:31	3. Natural Resources	include county and state fertilizer regulations in the town code	meg
12/19/22 14:55:22	11. Governance	Recommendations from the WAC- water specialist/hydrologist or the like to work with Joe to help manage water issues.	Meg
12/10/22 10:27:18	2. Cultural Resources & Community Character	Page 1, second paragraph strike last sentence. Add the following: Shelter island continued to be a diverse community after slavery was abolished with people of color becoming land owners and church members.	John Kerr
11/28/22 14:55:00	7. Community Facilities & Infrastructure	<p>--Need to reorganize paragraphs on SI School (pp. 2-3) to place the data on the student population up earlier--perhaps the first item after location;</p> <p>Also add the data/charts from the Dodson/Finkler study that show # of students by years, and changes in ethnic/economic status. These are important figures that will be clearer in charts than in sentence format!</p> <p>--paragraph on cost/student: do we have the actual number of special ed students currently being sent off island? That relates to cost. --Note that high cost/student is due in part, to the declining number of students!</p> <p>--p.21. item 4. It should be punctuated as "replacement/renovation" of the Town owned multifamily building. I've also added "Town owned multifamily" to identify the structure and make it comply with the earlier description. The structure can be renovated as well as a more costly replacement. Paint would help!</p>	Lily Hoffman
11/28/22 14:47:37	9. Transportation	Separated and even protected bike lanes on SR 114 is necessary and long overdue. Please, ASAP.	Carolyn and Steven Sanders

11/25/22 12:44:55	8. Public Health & Human Services	The burglary chart on p. 14 needs correction r clarification. The Marine Incident list (missing the M) should be supplemented by a breakdown of the types of incidents to better determine areas to be addressed.	Bill Geraghty
11/18/22 19:43:03	9. Transportation	This is a test. Based upon Kim Noland's comment to see if this was easy.	Amber Brach-Williams
11/18/22 18:23:05	1. Vision Statement	your vision is excellent you should be commended	Jane
10/18/22 23:59:19	7. Community Facilities & Infrastructure	1) The Town should consider utilizing a communication tool such as Notify Me which would make it easier to communicate more directly with Island residents. This system is used successfully in Southampton. Residents sign up and receive notification for emergencies, road closures, meeting agendas, events, youth and senior events, and town committee initiatives.	Tim Purtell
10/18/22 23:21:10	12 Utilities	1) Water: We should encourage permeable surfaces (driveways, decks); homeowners should be educated about drought tolerant native plants that require less water; the Green Committee is researching alternatives for herbicides and pesticides; the Town should revisit the irrigation law; the Town should consider installing experimental roadside rain gardens to ameliorate runoff; coastal residents should be encouraged to create vegetative buffer zones to lessen runoff into bay areas; the Town should require home builders and homeowners to retain natural features (low areas, existing trees, and other non-invasive vegetation) that reduce runoff. 2) I/A systems: The Town needs to have more mandates and trigger mechanisms to increase the installation of I/A systems.	Tim Purtell

<p>10/18/22 22:34:06</p>	<p>7. Community Facilities & Infrastructure</p>	<p>1) This is a question. I fully support the Shelter Island School but what accounts for the higher-than-average cost per student?</p> <p>2) Recycling Center: It would be great to start recycling #5 plastic in addition to # 1 and 2. Though (I believe) it would require a new compactor + (possibly) additional oversight to make sure containers are clean and put in the correct bins, it would reduce bag costs for residents by reducing bulk and we'd be recycling another plastic. We should also figure out a food waste collection program at the RC as a compliment to Sylvester Manor's collection program. And, it would also be great to get solar on the new roof + other appropriate areas of the RC.</p> <p>3) Shelter Island Friends of Trees (FoT) should be added to the non-profit list. I can provide a full profile but since the organization was started in 1996, FoT has planted over 100 trees on public roadsides, parks, and institutions. We also provide free, public tree tours as well as education about our Island trees via tree columns and news in the Reporter, now available on the FoT website.</p> <p>4) We understandably highlight Mashomack, but should also include mention of the Island's many other preserves (CPF, Town, County, PLT, and donors).</p> <p>5) The Town Center needs revitalization but part of that is solving the empty space issue.</p> <p>6) Completely agree that we need to figure out ways to keep young, Island families here.</p>	<p>Tim Purtell</p>
<p>10/18/22 22:01:26</p>	<p>9. Transportation</p>	<p>1) Speeding: There's a lot speeding, particularly in the summer months. The installation of electronic speed signs are a plus. I would suggest more in areas where speeding is an issue.</p> <p>2) We need dedicated bike lanes (for example along Rt. 114 and New York avenue)</p> <p>3) Workers on bikes should be provided by their employers with reflective clothing for when they bike or walk at night.</p> <p>4) I agree that the Town should try to purchase EVs when possible. We also need additional charging stations, preferably fast chargers which would be more attractive to users.</p>	<p>Tim Purtell</p>

10/18/22 13:10:16	2. Cultural Resources & Community Character	<p>Responding to the question how an “H Zone” for historic districts and structures might work, there are many excellent examples from nearby communities that the Town of Shelter Island can look to for guidance. For example, Southold, Riverhead, Southampton and East Hampton all have historic preservation laws. A historic preservation law need not change the applicability of zoning and building codes, but could operate, as one commenter has suggested, as an overlay. Typically such laws require a certificate of appropriateness from a historic preservation committee before demolishing or altering the exterior of a designated historic structure (while the zoning board retains jurisdiction over variances from town code).</p> <p>The many benefits to communities and individual property owners of protecting historic properties include increased property values, enhanced tourism, and eligibility for tax credits and grants. There are knowledgeable people on Shelter Island in general and the Heights specifically who would be happy to volunteer to advance the goal of historic preservation by serving on the Chapter 77 Historical Advisory Commission, drafting a proposed law, and/or serving on a newly formed Historic Preservation Committee.</p>	Stella Lagudis on behalf of the SI Heights Property Owners Board and Architectural Review Committee
10/6/22 8:55:20	7. Community Facilities & Infrastructure	See #'s 8,9 and 10 on last page: "2022 observations and recommendations".	Ken Pysher
9/26/22 17:48:00	12 Utilities	Page 8 - RECHARGING STATIONS: There are two charging stations for electric vehicles adjacent to Police Headquarters and two at The Nature Conservancy's Mashomack Preserve Visitor Center. A Tesla Destination Charger is located at the Sunset Beach Hotel (35 Shore Road).	Rebecca Mundy
9/25/22 22:04:41	7. Community Facilities & Infrastructure	<p>Each section should have a budget number assigned to each town area as described. for example the Public works department is terribly underfunded.</p> <p>When the Town gets to build out. The recycling center does not have enough space for its operations of organic vegetative waste. The facility is currently almost to capacity. A long term plan needs to be established sooner than later.</p> <p>I think we should get some numbers of how many people are participating in the recreation department. I feel the youth should be better served.</p>	Jay Card
9/25/22 21:50:23	12 Utilities	<ol style="list-style-type: none"> 1. Investigate municipal internet 2. Acknowledge small private water operating systems. 3. How many million or billion gallons of recharge are we losing overboard annually. (Joe) 	Jay Card
9/25/22 14:04:50	3. Natural Resources	<p>Please consider the following for our updated Comprehensive Plan: A more formal definition for wildlife corridors/borders between lots with a zoning code change to include minimum setbacks for fences rather than allowing a fence to be constructed on the border/lot line of properties as more vacant lots are being developed and existing houses being updated with fences that are erected on the side and back property lines.</p> <p>The need for Shelter Island's Native flora and fauna to live is decreasing as is their access between preserved properties. This will also decrease survey encroachments and increase the health of all species.</p> <p>It has been said many times by our Town Boards and in town environmental literature that in the country people live within nature and prefer living fences wherever possible.</p>	Susan Cincotta

<p>9/19/22 20:22:19</p>	<p>6. Economic Development</p>	<p>Further to my prior comment, the Town's recent experience with TDRs highlights the pitfalls of pursuing an idea for long without getting expert advice. For four or five months, some Islanders lobbied against TDRs, the Town Board and CHFAB promoted the idea, some people (including me) struggled to weigh the claimed pros and cons, others were confused. Once an expert was hired, the idea was taken off the table almost immediately. Although not legally required, seeking expert input earlier would have avoided a lot of needless controversy. Prompt expert advice would also have avoided months of controversy over the Board's earlier, ill-fated effort to rewrite the definitions in the Town Code. Getting prompt professional advice with respect to various elements of the comprehensive plan would avoid a repeat of such situations and strengthen the plan's recommendations.</p> <p>Contrary to what some members suggested at the 9/19/22 workshop, I don't think the public wants you simply to present important issues to the Town Board with recommendations for further data or a study. Were the Board to follow recommendations to obtain additional data or studies, it would impose upon the already overburdened and understaffed Board the additional burdens of first obtaining and then assimilating new data and professional feedback.</p> <p>Trying to shift the responsibility to obtain and assimilate current data and professional input would lighten the significant burdens of those, largely volunteers, working hard on the comprehensive plan and would expedite completion of a plan. But it would, at best, delay a well-grounded current-fact-based effort to grapple with issues critical to the Island's future. It would also suggest that CPAC bowed to pressure from the Board to finish a plan without adequate data and professional input so that the Board can do as it likes without restraints that might exist if the comprehensive plan included well-grounded substantive recommendations concerning such issues as commercial development and zoning.</p> <p>Finally, the reporter's suggestion at the end of the workshop that the data problem some of us raised could be solved by adding footnotes or endnotes misses the point entirely. The problem is the absence of current data and studies -- that a 2023 plan should not be based on data or studies that are several years old or older, especially given the changes that Covid has brought in the interim.</p>	<p>Stephen Jacobs</p>
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<p>9/19/22 17:37:58</p>	<p>6. Economic Development</p>	<p>Based on an initial fairly quick review:</p> <p>General comment: I don't understand how the issue of economic development (or land use and zoning), can be addressed or even meaningfully discussed without current (not 2018 or even 2020) data and professional studies of at least (1) any relevant environmental restraints and (2) any infrastructure necessary to either address those restraints (such as public water and/or waste water treatment) or to accommodate the desired growth (such as transportation and traffic lights). The absence of such studies likely underlies the fact that, as your draft notes, Islanders are "ambivalent about how much and what kind of additional business they would like to see on the island, if any." Indeed, the absence of such studies likely fuels resistance to development.</p> <p>The comprehensive plan should grapple with, and make well-informed recommendations, with respect to these issues, difficult and contentious as they may be. A comprehensive plan issued in 2023 should not rely on pre-Covid employment data and environmental studies. A generic environmental impact statement is required as part of the comprehensive plan process. That study should be done before or perhaps while your group considers its goals, not after it has formulated them, tentatively or not. Otherwise, it will appear that your goals are driving the studies, which are result-oriented rather than independent. Rushing the process will have the same effect.</p> <p>Some specific comments:</p> <p>Regarding the 2020 employment data: when in 2020 is it based? Does the 2020 Employment Base and Labor Force Comparison schedule beginning on page 5 show that all 80 public administration jobs are held by off-Islanders? If so, how is that possible? If that's a mistake, what confidence should we have in the rest of the schedule?</p>	<p>Stephen Jacobs</p>
<p>9/19/22 14:04:22</p>	<p>9. Transportation</p>	<p>We need to identify and address the parking issues on the island. Also, traffic intersections that remain dangerous.</p>	<p>Lily Hoffman</p>
<p>9/19/22 14:04:14</p>	<p>12 Utilities</p>	<p>Top of page 6 reads, For example, water from 114 runs into Lily Pond because the drains are not serviced, and water collected in low points is diverted to the street. The loss of natural low points to development and site improvements has reduced the amount of natural recharge that is occurring.</p> <p>I suggest: For example, water from 114 runs into Lily Pond because the drains are rarely serviced, and runoff that previously collected in low points along 114 is diverted to the street due to curbing. The loss of natural low points along 114 due to filling and development has reduced the amount of natural recharge that is occurring.</p>	<p>John Kerr</p>
<p>9/19/22 13:19:03</p>	<p>1. Vision Statement</p>	<p>At the end of the Guiding Principle # 1, please add: Of critical importance is our fragile aquifer.</p>	<p>Lily Hoffman</p>

9/17/22 13:31:35	11. Governance	This effort does not represent a plan. It is primarily an inventory and statements of what already exists. There is very little in the way of analysis and strategic initiatives for the future. It is a very unfair to islanders to create the impression of progress on a plan when no real progress is being made. It is time to undertake setting real priorities for action: hire a planner, end special permits and reinstate a real planning board. By the time this effort gets close to producing a working plan which is a big assumption, development and gentrification will have reshaped the island as we know it. The schedule with no date of completion speaks volumes.	Michael
9/15/22 11:49:32	9. Transportation	Commission a study on the long-term demand for charging and servicing electric vehicles and the impact on the grid and environment on Shelter Island. Develop an action plan to emplace and service charging stations at multiple locations on the island.	William Derrough
9/15/22 11:32:14	9. Transportation	Commission a comprehensive traffic and parking study to understand the changes which have occurred over the last 20 years and what is anticipated over to next 20-40 years so as to inform broader zoning, growth and infrastructure changes. Expansion of dining and hotel facilities must be informed by the impact they would have on traffic and parking. The results of the study should lead to a Town Traffic and Parking Management Plan to better preserve the character of the island and stop the Sag Harbor-ification of Shelter Island.	William Derrough
9/6/22 17:11:41	6. Economic Development	<p>Given the data presented on the existing professional workforce and the overall national trend for increased work-from-home, I believe the Comprehensive Plan should promote a superior, island-wide level of telecommunication service (internet, phone, other). Small-cell technology is increasingly important for 5G network efficacy and can be deployed on "non-tower" structures. The Town Code (Chapter 48 Cell Towers) appears to enable small cell deployment with an inference to avoid residential area installation (48-4 (4)) unless technical feasibility requires. The legacy plan has a rather passive statement on the subject.</p> <p>"To ensure that internet, cell phone and other telecommunication service providers offer consistent, technically up to date and reasonably priced service, the Town should monitor such services on a regular systematic basis and meet with those service providers at least annually."</p> <p>This is, of course, a highly technical subject, but the Plan could affirm Town interest in deployment of the most advanced 5G service island-wide to enable and facilitate an island-based modern workforce. There is no harm in also retaining the legacy plan content quoted above.</p>	Thomas Blewitt
9/5/22 11:51:04	9. Transportation	Even though implied, please add "or from boats in Town waters" to chapter 133-16.1. Helicopters are starting to take off from yachts of Louie's Beach. Seems like less than 1,500 offshore. They are also taking off from yachts off Sag Harbor. Let's nip in bud and make it perfectly clear they must be 1,500 feet offshore before they start landing on boats in Coecles or West Neck. We seem to ignore seaplanes taking off in Coecles Harbor even though they exceed the 45 mph speed limit while on the water. Enforcement!!	Peter Reich
9/3/22 8:20:34	9. Transportation	1. Roadside edges are often infringed upon creating difficult/problematic conditions: raised cobble-stone edges of driveways cause snow plow and mowing hazards; 2. over-growth of poorly/illegally planted shrubs/trees also creating problems for drivers and pedestrians.	John Kerr

<p>9/1/22 10:07:49</p>	<p>9. Transportation</p>	<p>I saw no mention of leachate from town dumps, or the fact that each year the accumulating branch/brush mound continues to build (and possibly releasing some methane regardless of good efforts); raise fees and solve the problems? Some houses still have in-ground fuel tanks (yrs. ago George at Piccozzi's had a fairly good guestimate of sites); require annual inspection, or removal ? Perhaps one of the town preserve properties could be set up as an 'environmental educational center', with areas showing best environmental practices for landscaping & yard care, (maybe even including a section promoting plantings for pollinators?) In the past several of the larger Island landscaperswe're interested in 'contributing' in some manner, especially if they were to receive some recognition (for example: if at Dickerson Park, it would also result in the multiple benefits of less areas to mow; the deed to the Town could permit this as it would ~ "maintain those areas in a garden state ".</p>	<p>John Kee</p>
<p>8/25/22 17:28:23</p>	<p>7. Community Facilities & Infrastructure</p>	<p>Action item eliminate all cesspools over the next five years. Find them and create a data base. Provide two path for residents that have cesspools 1. grant program for those that qualify or 2. for those that don't seek grants and take action to remediate, after a reasonable amnesty period remove the certificate of occupancy from the building or buildings discharging untreated effluent directly into the ground and ultimately the aquifer. Without the political will to address this we are rapidly poisoning the aquifer.</p>	<p>Shatken</p>
<p>8/25/22 16:15:45</p>	<p>1. Vision Statement</p>	<p>Hello- I would like to see steps towards making our roads safer for bikes and pedestrians and look towards adding bike lanes on as many roads as possible. I think by adding more Electric Vehicle charging stations it would encourage and ease the transition from vehicle fossil fuel consumption. Our shorelines are a vital part of the health of sea and land life. Including our own. Rather than the usual bulkheads that wall off this natural life please mandate "living shorelines" that encourage the cycle of life to prosper.</p>	<p>Kate Lawless</p>
<p>8/24/22 16:53:04</p>	<p>3. Natural Resources</p>	<p>There is no selection in question 1 for Utilities. The utilities draft continues to include erroneous information about the SI Heights water district. The Heights water district serves 196 residential and commercial entities. In addition, the 11 year average of water use is approximately 17 mln. gallons. NOT 27 mln. as outlined. Also it is premature to discuss Bridge Street in the 2022 document as there is extensive analysis to be completed first, and the Heights must be satisfied that there will be no negative impact on it's current customers, flows and permit limits.</p>	<p>Stella Lagudis</p>
<p>8/24/22 16:23:04</p>	<p>9. Transportation</p>	<p>Can you please make it more clearer that the Heights roads and sidewalks are maintained by the SIH Property Owners Corporation rather than the Town Highway Dept. (unless we outsource vacuuming out the storm drains to the Town)? Also, I am not certain that sidewalks between the North Ferry and the intersection of NYA and West Neck will be feasible, although we are still open to a walking path along Ice Pond and Chase Creek. Thank you.</p>	<p>Stella Lagudis</p>
<p>8/24/22 11:18:29</p>	<p>7. Community Facilities & Infrastructure</p>	<p>Electric Feeders and distribution; PSE&G just submitted a 5 year plan for Shelter Island and it did not include any plan for feeder reliabilty. We should have them submit their plan cable replacement. As noted they replaced one feeder from the north but nothing about the other north feeder or the one from the south. We should include in the plan the age and capacity for all three feeders. I believe the demand for the island was 40 megawatts 5 years ago. Since then we have experienced several hundred new residents and three renovated hotels which increased our electric demand. It would help the town to know the demand load on each feeder. This will allow planning for additional residences and commercial enterprise locations.</p>	<p>Howard Johansen</p>

8/22/22 18:18:32	9. Transportation	West neck road is not a county road from West neck and west neck to bootleggers. Should the village of dering harbor be included in the road miles. also should the heights be included. the 49 miles the town has does not include private roads of any type. I believe part of the second causeway is a FHA road, as funding was spent there to protect it, and is funding available.	Jay card
8/17/22 9:30:56	9. Transportation	Page 2 under, Roads vulnerable to rainfall/urban flooding: Must add, Congdon Road. It has flooded and closed due to pond flooding twice in the past 20 years.	John Kerr
8/17/22 9:28:10	11. Governance	It is unreasonable to think that a well qualified consulting firm (planner) will be interested in stepping on board in the middle of the planning process without being involved in public outreach and information gathering. Consultants prefer to be involved at the outset of the planning process rather than stepping in and editing and fixing. Try going to the doctor and asking for a la cart treatment services.	Michael Shatken
8/17/22 9:14:49	7. Community Facilities & Infrastructure	<ol style="list-style-type: none"> 1. Consider the installation of traffic calming devices on roads that have extensive pedestrian traffic. 2. Improve ferry wait times during peak congestion periods by prohibiting utility truck traffic such as water, oil and propane, etc. 3. Better integrate walking and bike trails with roads through better signage and mapping 	M Shatken
8/11/22 13:25:39	11. Governance	The PLAN should include exploring a professional Town Planner and a Town Manger. In today's environment with very complicated issues, the expectations from our Town Board members are unrealistic.	Gordon Gooding
8/10/22 21:38:38	9. Transportation	A coordinated and enhanced para-transit service is needed. Current needs that are partially met include: school personnel from North Ferry/LIRR/Suffolk Transit trips, employers along the 114 corridor, seasonal workers at off-114 restaurants and clubs. This might expand to scheduled route services and off-season on-demand trips.	Dave Ruby
8/2/22 14:02:37	5. Housing	Shelter Island presently has a housing inventory of over 1,800. potential accessory rental units. Dozens of these units are currently being rented illegally. Amnesty should be given to all these units & owners, encouraging them to bring them up to code with specific enticements, (to be worked out) to make them affordable for those members of our community that need affordable housing. I encourage the housing committee to make this a first priority prior to raising public funds for new construction when we already have a large housing stock right at hand.	Karen Kiaer
8/1/22 12:49:04	9. Transportation	<p>There needs to be more control over seaplane traffic. There should be designated areas, like Crescent Beach and individuals should not be permitted to land in harbors like Coecles and West Neck -next to their homes. The Birch plane lands in Coecles Harbor near the mooring field and takes of often over the heads of kayakers and sailboats. I believe Suffolk County is working on an ordinance for sea planes landings</p> <p>We need a designated bicycle lane along 114 -- this could also accommodate walkers.</p> <p>Individuals should be required to keep their shrubs and trees appropriately trimmed to insure visibility of drivers.</p>	Kathleen Gooding
8/1/22 11:56:13	2. Cultural Resources & Community Character	Think the proposals are basically well thought out. The idea of an historic advisory committee is good but must contain knowledgeable members of the community and representative from the historical society, and the CAC and CPF committees. We need to be careful about easements. Purchasing someone's backyard may not be as beneficial to the community as purchasing the rights to the property and making it available to the public.	Kathleen Gooding

7/25/22 20:03:11	10. Recreation & Conservation	I guess this falls under conservation, and I believe this conversation has begun -- that the irrigation permit process needs to be overhauled, or better yet - terminated. I can't think of any reason for its legitimacy, on an island that relies on a single aquafer for its water source. I guess, unless there can be some clever way to monitor the replenishing and then monitoring of that water usage of private cisterns.	Kim Reilly
7/25/22 19:56:18	4. Land Use, Zoning, Open Space	I am wondering about the creation of an Architectural Review Board in the future on this island. I think size and style/type/purpose of buildings should somehow be reviewed before the building process begins. Just an initial thought in the direction of the building explosion happening presently.	Kim Reilly
7/22/22 11:18:31	2. Cultural Resources & Community Character	Under ACTION ITEMS, I suggest making item 2) a subcategory of item 1), and label it 1.c.. Thus we suggest that the Historical Advisory Commission c) explore the possibility of a historical preservation overlay, that would trigger an extra level of review, for Shelter Island Heights and possibly other appropriate areas of the island. 1.d) Encourage programs for preservation easements....	Lily Hoffman
7/21/22 9:52:35	9. Transportation	After the rain storm on Monday where up to two inches fell in a short period of time, I feel we should update our list of inland roads that flood. This event also brought home the need to properly maintain the catch basins. For example the ones along State road 114 from the school down to Congdon were inadequate to catch all the rain which flooded Congdon Rd.	John Kerr
7/18/22 18:32:59	9. Transportation	Why is there no study around the most important issues around transportation: traffic and parking? We have issues with people driving too fast on the causeways. We have issues of being unable to find parking on Bridge Street and in the Heights - not just weekends - but during the week as well. We have issues of many cars driving very fast on 114 near Winthrop, near West Neck and near Cartwright. Do we know how many cars come across the island every day? From where? Who are they? How many people come from off island to eat at restaurants here. How can we proposed changing other things like zoning (H zones) or increase density without knowing this? Traffic studies are the core element to any government action on transportation	Bill Derrough
7/18/22 17:50:55	2. Cultural Resources & Community Character	How would the referenced floating Historic "H" zone work? Could you refer to an example from another town's code? In some other places, landmark issues have been contentious and sometimes resulted in litigation. I would suggest that, if it has not done so already, the task force and committee seek the input from a lawyer and/or planner with expertise in this field and that meaningful details about this (and any other) zoning change recommended be shared with the public with ample time for review and comment. Last winter, in the context of the Town Board's proposal to revise scores of definitions of the Town Code, many of which would have had a substantive effect, I recall hearing a suggestion that the Suffolk County Planning Board could or should have been consulted. I have no expertise in that area and wonder at what point could or should your group consult that board in connection with zoning changes you recommend the Town Board consider?	Stephen Jacobs

<p>7/18/22 16:37:00</p>	<p>1. Vision Statement</p>	<p>I share the goals of maintaining a vibrant year-round community and providing further opportunities for those with roots here to live and work here (though I'm not sure I'd include those who just summered here among those deserving help). At the same time, in my view, those goals should not be at the expense of preserving the environment, upon which current and future Islanders depend or will depend. Hence, I urge you to revise or eliminate the language recognizing "the need to balance the protection of natural and cultural resources with the accommodation of growth and economic opportunities to sustain a year-round community."</p> <p>To the extent that there is an implicit suggestion that everyone with Island roots should have the choice to live here, that everyone who lives here should have the choice to work here, and/or that everyone who works here should have the choice to live here, whether or not one agrees with them, such goals are simply not realistic. Some recognition of the limitations of what is within the realm of the doable would be helpful both to avoid unduly inflating the expectations of those counting on new development and to temper the concerns of those wary of it.</p>	<p>Stephen Jacobs</p>
<p>7/17/22 13:30:21</p>	<p>2. Cultural Resources & Community Character</p>	<p>At the bottom of the second paragraph add, indentured because that's what they were. "Those that remained were forced to work for Nathaniel Sylvester alongside enslaved Africans and [indentured] servants. These three groups made up the historical inhabitants of Shelter Island."</p>	<p>John Kerr</p>