

DATE	CHAPTER	COMMENT	NAME
8/31/23 16:01:06	9. Transportation	I'm happy to see that the town is planning action on creating safer roads for pedestrians and cyclists via the bicycle path and sidewalk studies. I would love to see stronger action taken to widen shoulders, keep shoulders clear of obstructions, reduce speed limits, and add more bike lanes and walking paths to help reduce the number of accidents and encourage alternative forms of transportation on the island.	Erica Virtue
9/3/23 7:23:01	4. Land Use, Zoning, Open Space	Action Item 1 : Frame necessary zoning changes to coordinate development with agreed upon constraints: aquifer, transportation, and other infrastructure, quality of life and protection of natural resources in the environment. What necessary zoning changes are necessary for development? Each current district has restrictions in place to regulate development. Where is there evidence that these restrictions are not sufficient? Enforcement of the Town Code is the issue, not the need for zoning code revisions. What are the "agreed upon constraints" in the implementation of this action item? Action Item 2: Make 2nd floor apartments obtainable via zoning code providing year-round income to local businesses. Consider offering favorable property tax incentives to make such apartments affordable. Which businesses currently have septic systems and water supply to sanitary code, and 2nd floor apartments as affordable or market value rentals? Which of these business structures are currently vacant and why? Action Item 3: Review current business zones, B and B1 zones, and revise the business zone to encourage the concentration of local rental units in hamlet areas including 2nd floor apartments above retail shops using shared septic and wells but with careful consideration of traffic and parking. Strong limitations on signs and lighting illumination. What is a "hamlet area" How much increase in density and the need of retail units is projected in the next 10 years? Which business buildings/ structures currently exist that have 2nd floors that may be converted into apartments? Will this allow existing nonconforming single-story structures the ability to add a 2nd story for this purpose? The only area on SI that I am aware of that has existing retail shops and businesses using shared septic and wells is Bridge Street. Action Item 4: Consider appropriateness of continuing the distinction between the B and B1 business zones exploring whether compatibility standards would allow merging them. This has been suggested by the current Town Supervisor but no specific reasons have been proclaimed. The b1 zone protects buildings listed on the Nation Register of Historical Places. Merging commercial, retail, or industrial uses of properties nearby or adjacent	Pam Demarest
9/3/23 7:34:58	4. Land Use, Zoning, Open Space	Zoning Chapter Action Item 5: Consider whether the pattern which would result from full development under current business zoning is really a patter which is desired. What alternative pattern does CPAC have in mind? The phrase "Center Revitalization Plan" has been mentioned more than once in various Town meetings but no plan has been presented thus far. What is the full realm of "full development" to be considered? the term "build out" requires definition. Action Item 6: Review current zoning and the amendments proposed for implementation in this plan to assure that the present potentials for operating home-based businesses and the Residence C District is not diminished. Is there a threat of the diminishment of home-based businesses in C zone or do the "amendments proposed " alter the type of home-based businesses currently permitted? Where can the "amendments proposed" be found on the Town website?	Pam Demarest
9/9/23 7:54:38	3. Built Environment, Land Use & Zoning	1. Within the business zone along 114 particularly outside of the center, bridge street and the heights, new development has been predominately service yards and service yards with "butler" type buildings. The percentage of lot coverage is close to 100%. These types of light industrial uses are not addressed in the zoning code in terms of screening requirements, parking limitations in the front yard and equipment storage in the front yard. There is no light industrial zones on the island and many new business fall into this category serving the maintenance and construction industry. The island should acknowledge this condition and develop site design standards to abate the negative visual impact of this type of development on tourism, and surrounding residential properties. 2. The island has a significant amount of vacant commercial property along 114 the vast majority of which is owned by one landlord that is unable to find and maintain tenants despite a favorable business environment. The condition compromises the impression the island makes upon visitors and the lack of "available" commercial real estate limits the availability of goods and services on the island. The island needs an approach to addressing its vacant storefronts along 114.	Michael Shatken
9/9/23 8:30:33	4. Housing	1. The introduction of public water allows for increased density by variance per the Suffolk County Department of Health Services of four dwelling units per acre which the comp plan indicates shall never be allowed. As a point of reference for density this is approximately the density of the older neighborhoods in the heights. Within preference surveys conducted as part of the Peconic Bay Region Housing Act advisory board the strong preference was expressed for community housing above retail in the center. For this type of housing to be viable a density of 4 dwelling units exception will be necessary to support this type of development. 2. The construction of community housing with associated unit sizes of approximately 850 square on town owned land should also be subject to a density of 4 dwelling units per acre to address affordability due to land cost and recognizing that the size of community housing units is less than half of the size of market rate housing. In terms of creating viable community housing neighborhoods and having enough units to support shared	Michael shatken
9/9/23 10:45:52	All chapters	I am surprised to find the listing of actual plan statements/strategies are not ordered in some sort of number format, like the multilevel number format used in the Town Code. This would help discussion with the public and government. For example, if i want to comment on a bullet point in the water plan, I now would have to identify my comment something like "I have a question on CHAPTER 7: NATURAL RESOURCES AND WATER QUALITY, Goal 7-8: second action step, third bullet on pdf page 23 of 25, footer page #101". Commenting on "Chapter 7, Goal 8, Action Plan B, bullet 3 'Address Pollution: Take measures to reduce pollution...'" would be much easier.	Greg Toner
9/9/23 17:33:45	5. Economy	The "center" hub of the B1 zone concentrates a high number of functions including most island services: some retail, historically some housing, the school, municipal services, library and the community center, post office and recreational fields. It is the one island location besides the heights, bridge street area that has the potential to be a pedestrian mixed use 'place' on the island. A strong preference for community housing above retail was expressed by residents during the development of the housing plan. It is important to understand that the density of this type of development is not foreign to the island, similar in fact to the bridge street heights area and could be quite wonderful experientially. This type of development will require unique design standards and a lot of nurturing by the business community. Imaging a Fedi's type deli, a coffee house, co working space and luncheonette with apartments above on vacant land adjacent to the library. To rezone this property to be the same as that supporting the other development on 114 would be a tragic missed opportunity and lack of vision. I recommend that this area be zoned to support this type of smart growth.	Michael shatken
9/10/23 9:33:38	Quality of Life: Historic, Cultural & Community Resources	The lack of a town planner and a functional planning board as well as the general disdain for plans and planning speaks volumes about our island culture. Islanders take pride in the do it your self and local knowledge culture over all of the resources and expertise available in this field. A significant improvement to island governance and land use approvals could be achieved by hiring a town planner. The town board favors locals for committee positions over experience. The result of which is a planning board that ties itself up like a pretzel to find rational for granting wetlands permits and provides no capabilities that traditional planning boards provide as a resource to town government. A planner with facilitator skill would be a tremendous asset. Verse paying big dollars to the town attorney to enforce decorum in town meetings and entering into countless law suits. Finally our town board special permit process, planning board and	Michael Shatken

9/10/23 15:10:03	7. Natural Resources & Water Quality	The tidal wetlands surrounding the island serve to protect water quality of the bays and provide resilience to rising sea levels and storm events. These wetlands are under attack from a number of factors. In the case of redevelopment of properties in the near shore overlay district, it is common practice to grant variances and allow house construction to encroach into the 75 foot wetlands buffer and 100 foot buffer areas. Mitigation for this type of redevelopment is typically addressed by the installation of upgraded swimming pool covers and IA septic systems required by other triggers. Second there is no means to ensure turf grass lawns are not extended into naturally vegetative buffers and wetlands following the issuance of a CO. The overriding consideration on the island is not protecting the bays and wetlands. It is protecting property rights. The time has come to act responsibly as a community and require any development which takes place on properties adjacent to wetlands to restore wetlands buffers in a significant way as a condition of development.	Michael Shatken
9/10/23 16:36:14	6. Transportation	The incidence of bridge traffic passenger vehicles and truck traffic has increased due to navigation systems providing alternate routes to avoid traffic. With license plate readers it should be possible to charge bridge traffic vehicles a surcharge on ferry passage. In addition congestion pricing on the ferry should be studied. Congestion of ferry traffic waiting on local streets causes pollution and disturbance to local streets in the heights.	Michael Shatken
9/11/23 8:32:44	2. Growth, Change & Demographics	Good morning, Chart 10 on Chapter 2 is not correct. Our Pre-K - 12 student population last year was 188 (listed as 173) and this year is 190. Our school population has actually increased from last year to this year. Last year's student population count and the prior years listed on the chart also do not reflect the Pre-K population in our school, yet the chart is labeled Pre-K -12. The state website you may be using may be listing K-12. I think it would be more accurate to include the Pre-K populations. If not, the label of the chart should be fixed. Thank you.	ian Doelger, School Superintendent
9/11/23 10:38:53	7. Natural Resources & Water Quality	emphasize that the supply differs widely based on geography. Characterization of water supply has to be accurate as it is core to the Comp Plan. Comment as follows below. Chapter 7 - first summary of findings. Current : "While the quantity of Shelter Island's water supply is sufficient for its needs, the quality of the water is highly vulnerable to contamination, and significant actions are needed to preserve it. ." Suggestion for clarity and accuracy: Historical precipitation patterns have generally allowed for regular recharge to Shelter Island's aquifer and provided sufficient water supply for residents needs. However, changes in weather patterns and prolonged drought, together with significant increases in consumption could challenge water supply, especially in low lying areas. The quality of water is also highly vulnerable..... Chapter 7 /Page 11 Current draft: All of the wells on the Island together draw an estimated 260 million gallons each year, of which 95% is returned to the aquifer via onsite septic systems. Recharge through rain and snowfall is estimated to provide an additional 4.4 billion gallons to the aquifer; water not absorbed into the aquifer flows into surface water bodies or into surrounding salt-water bodies. While this suggests an abundance of fresh water, it is not distributed evenly to all areas of the Island. There are thinner aquifers in the peninsular areas like Montclair Colony and the Ram Islands. In addition, there is a seasonal pattern of aquifer drawdown during the summer months, accompanied by 90% of the recharge happening between October and March. Suggestion for clarity and accuracy:	Sean Davy
9/11/23 12:21:02	8. Parks, Open Space & Waterways	Consider the replacement of the anchorage area at reel point and shell beach with a mooring field. Many advantages include the generation of income, it controls the capacity of the area preventing over use and it generates income for bay men with the seasonal maintenance of the ground tackle, and it is kind to the bottom maintaining sea bed,	Michael Shatken
9/11/23 16:22:35	3. Built Environment, Land Use & Zoning	There are no goals listed in the chapter. When will they be available	Kathleen Gooding
9/11/23 16:27:48	4. Housing	The proposed goals for limiting the size of houses are fairly complicated. House size is a touchy issue in this Town and should be open for more discussion and input. I am not aware of any community input sessions or surveys about house size during the CP process. It deserves it's own information and discussion workshop.	Kathleen Gooding
9/11/23 16:34:21	7. Natural Resources & Water Quality	The goals promote and island-wide infrastructure for both public water and wastewater. This has been a very controversial topic. Many people on the island are not in favor of either unless they are specifically dealing with problems. I think to mandate future administrations to a concept that is extremely expensive and unnecessary on many parts of the island, and is unwanted by many residents on the island is short-sited to say the least. A separate community workshop should be scheduled just for this topic.	Kathleen Gooding
9/11/23 16:41:16	The Public Hearing	A public hearing is scheduled for September 23 at 12:15. Most were under the impression this was an educational workshop so people could learn about the plan and ask questions which might influence future drafts of the plan. I understand two public hearings are required, To use this educational workshop as one of the public hearings seems very premature and unfair to the public--to say the least.	Kathleen Gooding
9/11/23 17:25:06	7. Natural Resources & Water Quality	Goal 7-1 - Which version of the GWSMP document is to be included in the Comprehensive Plan? Feb 27, 2020? March 20, 2020? Version adopted by the Town Board May 29, 2020? Why is the version intended for inclusion in the Comp Plan not found on the Comp Plan website (at least I could not find it).	Greg Toner

9/11/23 18:17:05	11. Future Land Use Plan and Implementation	Is there a "Chapter 11. Future Land Use Plan and Implementation"? If yes, when will it be published?	Greg Toner
9/12/23 15:13:31	3. Built Environment, Land Use & Zoning	Shelter Island does not have a steep slope ordinance and should adopt one to prevent damage to the island's environment. Steep slope development disturbs the natural course of drainage, large swatches of natural vegetation and causes stable land masses to be replaced by unstable conditions. This is particularly critical in the near shore overlay where bluffs adjacent to tidal wetlands are disturbed. As development is no longer guided by long standing practical understanding of the danger of undermining steep slopes and practical considerations for the cost incurred, legislation must be developed to prevent this type of development because property owners with water front properties are no longer satisfied with stairs to beaches below bluffs they are building on the bluff to obtain direct access to the water. Case in point the planning board recently issued a letter of approval for construction on the steep slope on 11 Serpentine drive without mention or consideration to an 18 foot cut into the base of this particular bluff.	Michael Shatken
9/13/23 7:32:59	3. Built Environment, Land Use & Zoning	This sections indicates that shelter island has traditionally been a place that balances property rights and zoning. The accuracy of this statement of "balance" is questionable. Please drive along 114 particularly the center and see the type of land development that has taken place. Consider the equipment yards and concrete trucks in the front yards of business that are not grandfathered exceptions but development that has gone through the island process of zoning reviews, Consider the 37 instances that the town board has issued special permits for houses in excess of 6000 square feet and that a state court judge has recently based upon these actions over ruled our large house moratorium. The notion that shelter island is balancing zoning interest and property rights is unfortunately an inaccurate representation of a key issue. Not only is this statement untrue the island has institutionalized the practice of ignoring commonly held zoning principals and has a special permit process allowing for largely unstructured site plan reviews and it zoning code does not include common to most community design standards such as parking ratios, landscape buffers and detailed submittal requirements. To be fair shelter island land use practices are unbalanced and strongly weighted toward property rights at the expense of zoning, the environment and character of the island. This practice kinda worked historically when development was slow paced and any business or ratable on the island was a positive thing but now within the initiatives of this plan the time has come to rethink the implications to the character and environments.	Michael shatken
9/14/23 15:21:25	Quality of Life: Historic, Cultural & Community Resources	1. The Historic Burying Ground located on the Presbyterian church property should have historic designation. Not only does it have nine Revolutionary patriots but many of the Island's early settlers. In addition, it has the "stone records" of the Island which municipalities are required to maintain. Fire destroyed all paper town records prior to 1881. The cemetery should be on the maps and have more historical information and detail. 2. An Action point should address "demolition" prevention of our 18th-century historic homes. A zoning regulation should be adopted that prevents the demolition of these dozen-plus historic houses and homes.	Karen Kiaer
9/15/23 9:11:28	3. Built Environment, Land Use & Zoning	Very concerned about the vacant buildings on 114. Would like to see more integration of the arts community in perhaps solving this issue working with the town — perhaps the arts community could raise money with the town for this, and get a grant to take over one of the spaces and make it a meeting place for the arts. We already have a music camp, I historical center and a wonderful library, but in a culture which is arguably becoming increasingly visual, an arts community center would make a lot of sense. It would be good to have an arts advocate as someone to liaison between the arts community and the town with such issues where we might come up with some really good creative solutions that are also great for the economy and cultural strengths of Shelter Island.	Roz Dimon
9/20/23 12:31:06	6. Transportation	Page 10. The North Ferry has two loading dock not three on the Shelter Island side.	Andrew Reeve
9/21/23 10:13:38	10. Utilities, Sustainability & Resilience	Commenting on Sept 20 Working Draft: 10.2. A Recommends "establishing a small group to investigate energy independence and resiliency". I think we want to do this so as to maximize coordination among the GOC/Town Board activities and our ETIPP participation. Ideally the same group operating in both activities rather than creating an additional "moving part" in the overall process. 10.6. B Calls for "hardening and improving communication systems". I would add the same explicit recommendation for the Town's electrical system.	Steven Sanders
9/22/23 13:20:04	7. Natural Resources & Water Quality	There is almost no comment on Lawns. Not do they only waste our precious ground water, the fertilizers used inevitably seep to our fresh water supply, but also to our bays, where many of our baymen face the extinction of their prime source of income, the SCALLOPS. There should be a law against clearcutting of our oaks in private property, to make lawns. If not feasible, new owners should receive a warning about this issue. Orhan Birol 23 Bay Shore Drive	Orhan Birol
9/22/23 16:30:30	7. Natural Resources & Water Quality	Could you confirm identity of the report described in 7.1.A as the "2014 Shelter Island Watershed Management Plan"? WAC website has a document file called "5 Leggette Brashear 2014 Watershed Rpt.pdf". Title on the cover page is "Hydrogeological Data Review And Evaluation for Shelter Island New York". Does Chapter Eleven have all of the potential actions listed in the Watershed Management, and if not are they all considered to be "adopted" when the Comp plan is voted on?	Greg Toner
9/23/23 7:47:51	9. Quality of Life: Historic, Cultural & Community Resources	We have a state of the art History Center already in place that stores and preserves over 100,000 documents, photos and historical records. They have already done a historical time line, oral histories and have many programs and events in place to educate. Why would we want to spend time and energy duplicating what is already in place. With limited resources, we would be better served by having the advisory board focus on the other activities listed.	Belle Lareau

9/23/23 8:28:45	4. Housing	This is an excellent document. The inclusion of a sentence like this: "It is important to affirmatively state that if public sewers and water supplies are built, the residential density of existing residentially zoned areas should be maintained, and should never exceed 2 units per acre." should allay any fears associated with a central sewer district. Short of mandating I/A systems (which seems onerous), this seems the most responsible public solution to cleaning up the groundwater in the Center.	Edward Brennan
9/23/23 8:55:29	6. Transportation	Two comments: 1. Ferry numbers have nearly doubled since the last comprehensive plan was written. It is about time we put together a comp plan that reflects the significant changes reflected by those numbers. 2. A 30mph Island wide speed limit to me is absurd and virtually unenforceable. Our police do a great job keeping things in check. For problem areas like for instance St Mary's Road, additional enforcement might be necessary.	Edward Brennan
9/23/23 19:29:42	9. Quality of Life: Historic, Cultural & Community Resources	There should be better coordinated and expanded mental health services on the Island. The mental health needs of seniors are well-served by the Senior Center when issues come to their attention. Similarly, the school does its best to assist our children. However, there is a gap in services for the the adult (non-senior) population. It is well-known that the use of substances, domestic abuse, financial and housing challenges, and for non-American born residents, language barriers affect significant members of the adult community. It is unusual and commendable that the town hired a social worker to assist with mental health crises and to provide referrals for ongoing counseling. Her hours are extremely part-time and could easily be expanded. In addition, although this has been talked about for years (for her and her predecessor), she has not been given permanent confidential office space to adequately perform her duties. Because her role is not to provide Islanders with mental health counseling, residents must instead find a counselor off Island, which is time-consuming and expensive. Is it possible to contract with an off-island mental health clinic for counselors to come here one or two days per week to provide ongoing mental health services on a fee-for-service basis? The Health and Wellness Alliance is an ad hoc group of mental health professionals who perform no clinical duties. Their role is mostly to expand mental health awareness through newspaper articles and library programs. This is a small group consisting mainly of the Senior Center Director, the former town social worker, the current town social worker, two volunteer social workers, and a liaison from the town board (who is retiring). With support from the town, the group could expand and identify and perform more wellness programs.	Nancy Green
9/24/23 8:45:19	4. Housing	Unfortunately, this section begins with "key finding" that is insulting to those of us who spent years living off-island, working toward the time when we could live here full time. That we were not interested in or indifferent to town government or organizations perpetuates stereotypes about "non- locals." How can you have a "key finding" without adequate data? When I read this, I immediately thought that it didn't bode well for the slant of the entire report and colored all of my reading after that.	Linda Hacker-Toner
9/24/23 16:52:10	9. Quality of Life: Historic, Cultural & Community Resources	The list of Rainfall Flooding Exposure locations (p. 72 of the 9/8/23 draft) includes Valley Road. Which Valley Road—the one in Hilo Shores or the one off Rte 114 that becomes Linda Road? The same list does NOT include the 100 ft. stretch of West Neck Road in the valley between property #59 and property #62. When this chapter was discussed several months ago, I asked that this location be added to the list. (I own property #59.) What criteria do the 16 locations that are included meet that the West Neck stretch doesn't? The last time it flooded a highway department employee placed a horse with an amber light at each end (the forecast was for rain to continue into the night) and a TCO placed cones on the center lines of the road and directed traffic at the northern end. In the summer of 2022 during a fast and furious storm, water rose to over 3 feet causing an avalanche of water to crash through my privet hedge (planted on a 3 ft. berm) 10 ft. into my lawn when cars drove through it at the 35-mph speed limit, or more.	Sandra O'Connor
9/25/23 10:05:19	3. Built Environment, Land Use & Zoning	Excellent detail and provides good overview of island areas and those with future potential. I do think that it may need some additional tweaking as some properties not shown as developable could be, such as a large parcel before recycle center going south on right owned by one our our long time "locals". A note should be made that these figures can and should be updated as required so they remain true. Really nice work	Don DeVries
9/25/23 19:28:03	1. Vision Statement	What do you mean by a more equitable and livable community?	Sandra O'Connor
9/25/23 20:27:47	4. Housing	Goal 4-4 (p. 48): Near Shore Overlay District references do not track Town Code Section 133-12, which refers to Near Shore and Peninsular Overlay District. See also the corresponding Ch. 11 Goal 4.4.A. recommendation (p. 7). It may occur in other chapters.	Sandra O'Connor
9/26/23 10:45:00	3. Built Environment, Land Use & Zoning	One concern with land use and zoning is that the Center district is becoming the place where many projects are being proposed (sewage treatment, "work force" housing, and industrial business that truly change its character. The Center is also residential and has always been. I don't see enough protections for home owners in the area as Rt. 114 goes through a major transformation. It is taking on an industrial look and feel. Many large trees have been removed in the last 10 years alone. The Center is and has been the seat of government, the school, library, church, cemetery, police, fire dept., legion/community hall, playgrounds and athletic fields. For the last century it has had only small businesses with small storefronts It is a true municipal center. Safeguards and limits could have been put in place in the 1990s but were not. It is my hope the new plan addresses this issue. That is not to say it should look like Front Street in Greenport or Main Street in Sag Harbor with buildings sharing walls.	Penny Kerr
9/26/23 11:16:30	7. Natural Resources & Water Quality	Water issues should be addressed at their source. No one part of the island should be sacrificed for other parts of the island to handle waste water. People have invested their lives and legacy into their property and it is not fair to anyone to ask them to live next to a facility that is handling thousands of gallons of liquid sewage daily that is piped there from another part of the island. If a "neighborhood" has water quality issues it should be addressed in that neighborhood. I/A systems are very efficient and effective for sewage. Reverse osmosis, charcoal and other filters do an excellent job on filtering potable water. The Town needs to limit development based on real data from an extensive geological survey by a hydroGEOLOGIST, not a hydrologist. The hydroGEOLOGIST has a far more extensive education in geological processes and water. I hope the Town is clear about this distinction. Before we start moving large quantities of water around the island at great expense we need to KNOW and understand our water table. We also need real data made available to the public as to the true numbers on nitrates and other pollutants. I have requested that information in the past and had little response. Most of the data I have from is from Town Engineer John Cronin's survey. The Rt. 114 center showed nothing over legal limits and only projections over the next 50 - 100 years. We need more information before we start any major project. Are we willing to pipe water to shoreline restaurants that serve hundreds of people daily and then let their liquid sewage seep into our surrounding bays. These are questions that need to be addressed.	Penny Kerr

<p>9/26/23 12:14:15</p>	<p>8. Parks, Open Space & Waterways</p>	<p>I would like to submit the following comments upon review of the Draft of Chapter 8 in the Plan:</p> <p>Pump out Boat p. 13 of 16</p> <p>Inspection of vessels in Island waters to determine whether holding tanks are present and functioning properly should be performed on a regular and increased basis.</p> <p>When testing indicates elevated levels of enterococcus, next level testing should be conducted to determine whether the bacteria is from a human or animal source. Without that information the testing is a waste of time and money since it does not provide us with the information necessary to establish remedial steps.</p> <p>2. Docks p. 14 of 16</p> <p>The current Town Code does not take into consideration the extremely diverse nature of the Island's shoreline. One set of criteria is inadequate to address the needs and requirements of each portion of the shoreline, which consists of creeks, bays, harbors and open waters, with respect to depth, exposure, currents, wave action, wind, shoreline protection, erosion, preservation, boat traffic, navigation, vessel size, obstructions, property setbacks, fishing, swimming, general recreation, marine life, environmental protection and aesthetics.</p> <p>3. Aquaculture p. 15 of 16</p> <p>The last sentence of the last paragraph of that section is incomplete. It should read, "...where unchecked expansion of aquacultural endeavors could create issues, primarily with navigation."</p> <p>4. Habitat p. 15 of 16</p> <p>As a member of the WMAC, I was not aware that a formal policy decision had been made to transfer the mooring permitting process and management from the WMAC to the Harbor Master.</p> <p>Thank you for your time and consideration, Bill Geraghty</p>	<p>Bill Geraghty</p>
<p>9/26/23 12:16:19</p>	<p>6. Transportation</p>	<p>Yes, our roads are shared by multiple users - cars, bikes, joggers, etc. The Summary of Key Finding states. "Roadway safety remains a priority" yet the draft plan completely FAILS to mention the most dangerous user of our road ways! I referring to the landscape trucks and trailers who regularly park, not on the shoulder, but right on the road only a foot or two from the yellow line. They seem to think that just because they put their flashers on or set out a traffic cone, they are immune to traffic code! Traveling north on S. Midway from Tarkettle to Smith Street today, I encountered 3 parked landscape trailers parked completely in the road, two on my side and one in the oncoming lane. I stopped and literally and blindly inched around them as sight in both lanes was completely obscured. I called the police at 1153 to report the hazard. You are welcome to look at my dash cam footage. This is what sparked me to write this email This was the 4th or 5th time this year I have had to call about this. Other times they were parked by the bend on S. Midway near Tarkettle Road and once at the top of their on Little Ram. I am a very defensive driver and being forced to blindly go into the oncoming lane is nerve wracking. I have been lucky so far but someday someone is going to get killed. This would be tragic, especially since the Town seems aware of this problem. I strongly urge the Comprehensive Plan be modified to address this potentially deadly problem.</p> <p>Thanks! Peter</p>	<p>Peter Reich</p>

9/26/23 12:18:09	8. Parks, Open Space & Waterways	<p>I think something fell out in the editing of Ch 8 re Open Space.</p> <p>The first "Finding" (p. 105) addresses parks and open space and urges their maintenance and effective utilization. But, in the Goals section (pp. 112-118) the goals are all about bays and waterways.</p> <p>There is not even a suggestion that the Town's program of parks and beaches be continued, let alone maintained and effectively used. As a result, there is nothing in Ch 11, Implementation and Action Plan.</p> <p>This omission is unacceptable.</p> <p>Ed</p>	Ed Shillingburg
9/26/23 12:20:18	8. Parks, Open Space & Waterways	<p>There has NOT been an increased use of West Neck anchorage. For the past 10 years it often reaches capacity on peak weekends. Most days of the year it is empty. What HAS increased is the number of boats anchored OUTSIDE of the anchorage area. That needs to be addressed with tickets issued, not just repeated warnings.</p> <p>Seaplane traffic - under CFR's (Code of Federal Regulations), prior to transitioning to or from flight, a seaplane is considered a vessel (boat) and is subject to complying with ALL pertinent maritime regulations which includes Chapter 40-8 F. states speed limit is 45 mph in Town Waters, unless a lower limit is specified. All seaplanes, except some small ultra lights like Tom Cronin had, have a rotation (transition) speed well in excess of that. A Cessna Amphibious Caravan, which is often seen in our waters, has a rotation speed of 70 knots. That means that plane is doing over 80 mph in the water before taking off. That is 35 mph above the maximum speed limit in Town waters. Code is there, again, it is just a matter of enforcement. Chief Read can easily pull up that data and let know how many tickets have received tickets for speeding. I suspect none. The question needs to be asked, why not?</p> <p>Goals and Recommendations</p> <p>Moorings</p> <p>The number of permitted moorings is actually DOWN from 20 years ago so no immediate need to convert fields to grids at this point. Besides reviewing applications, the WMAC should be concentrating on cleaning up and proposing to the TB some changes in the mooring and dock codes.</p> <p>One thing to possibly consider would be to let some commercial entities with internal grids, such as SIYC or CHMB, manage their own moorings. For example, SIYC has +/- 100 moorings in large grid and that grid has specific, defined boundaries marked by 5 buoys installed by the Town. Charge them whatever that actual number is today, say 100 x the current commercial rate per year regardless of how many moorings they actually have. Not sure what current commercial rate is but if \$300/year, the Town would bill them \$30,000 annually. If they want to change to more small boats, such as Dough Dishes and have 125 moorings or want more 60' boat and reduce to 75 moorings, they still pay that same annual fee based on the current number of moorings today (100?) x current rate, they just have to keep all boats within the defined boundary. If they want to use all the same type ground tackle with a shorter scope and can squeeze in more boats, that is their prerogative. The advantage to the Town for this would be significantly reduced administration and inspection costs. 1 permit to process vs. 100. No need to inspect to see if Town permit numbers properly displayed on mooring. If 2 boats bump into each other because moorings too close, the Town has no liability since they didn't supply the specific locations.</p> <p>Mooring Gear - mandating any specific gear may open the Town up to liability should it fail. Coecles Harbor Marina's moorings with conventional anchors and chain have the BEST field of eelgrass in all of Eastern Long Island. I certainly wouldn't mess with that!</p> <p>Speed Limits and Wakes</p>	peter reich
9/26/23 12:25:11	8. Parks, Open Space & Waterways	<p>Speed Limits and Wakes</p> <p>While there are some occasional excessive wakes in inside waters, the excessive wakes in outside waters has become exponentially worse over the past few years. My 15' Boston Water was swamped twice this summer and our new, larger ferries have even take green water over the deck. It is a function of 3 things, larger and larger boats, more and more horsepower, and less operator experience. People who have never owned a boat can plunk down \$2.5 million on a new 50' boat and we have an instant Rodney Dangerfeild from Caddy Shack! This is not unique to SI, it it a major problem up and down the eastern seaboard. The code is there, again, education and enforcement are the answer. So may tickets get dropped or reduced to minimal amounts so there is no deterrent. I think a meeting with TB, Harbor Masters and our judges is needed to find out why more offenders aren't ticketed and why fines are reduced. What is keeping enforcement from happening? Is it lack of signage or poorly written code? If so, this thing can easily be corrected. A joint meeting may help identify why we can't effectively deal with the problem.</p>	Peter Reich

9/26/23 12:25:14	8. Parks, Open Space & Waterways	<p>Docks</p> <p>I laugh when I read, "should the Town limit the size of boats and docks?" The Town often does but no one knows about it!! Numerous dock permits have been issued with boat restrictions, including length, beam, and no rafting. I'm probably the only one who remembers that when Costello bought Island Boatyard and issued permit for them to do all the dock work, they were limited in boat size and number of boats, both which have been exceeded. Don't believe me, go get a copy of the permits from Amber Wilson. I only point this out to prove that no one knows about these restrictions! I suspect that none of the Town Board, WMAC members, Harbormasters, nor the Walshes are aware of this. They have been good stewards of the property and I personally don't have any problem with that not being enforced since no one knows about it. When I was on the TB, I proposed and volunteered to create a database of all docks and bulkheads with OA lengths widths floating dock, whether electric or water, dated aerial photos, etc. but got no support from other TB members. The database would also include things like any boat restrictions. It should be available to the public to view. The Harbormasters and Building Inspectors would easily be able to see if anything change from permitted, whether to the dock itself or the attached boats. I would be willing to help with that if desired. Taking advantage of volunteer instead of hired personnel helps out taxes down. Also I don't think Online Mooring is necessarily the best thing to use for this.</p>	peter reich
9/26/23 13:36:17	7. Natural Resources & Water Quality	<p>Nitrex System vs I/A</p> <p>Every time the Nitrex system is explained to me it is described as being highly effective at removing nitrates from the waste water (in the high 90th percentile), that it's effluent is nearly clean and that it will have a minor effect on the waters it would reach (examples being Coecle's Harbor for last year's proposal and Gardiners Creek for the latest proposal this year). They claim one I/A system on a neighboring house would bring it up to ZERO discharge into these bodies of water.</p> <p>When it has been proposed to install it on school property, or the Fire Dept. land, or the field by the horse farm on Smith St. it is said to be too polluting. These last locations are far closer to the high nitrate sources. The problem would be solved in a localized fashion and the nitrate laden sewage would not be moved into a different neighborhood.</p> <p>I want to know which one is correct. Is it a nearly clean effluent discharge from the Nitrex System - or is something too dirty to place near the nitrate source? It can't be both. It's either clean or it is not.</p>	Penny Kerr
9/27/23 14:37:29	4. Housing	<p>Housing Prices and Affordability (p. 30): "The Town requires a special permit for houses over 6,000 square feet, which may temper interest in building bigger homes."</p> <p>The first half of this statement is misleading and at odds with the Town zoning code. Subsection C.(1)(a) of Sections 133-6 (District A), 133-7 (District AA), and 133-10 (District C) restricts permitted residential uses to one-family dwellings with a SFLA (square feet of living area) under 6,000 square feet. Therefore, a special permit is required for 6,000 and over — not over 6,000. Also, this restriction applies to ALL dwellings with sleeping quarters on the property in the aggregate, e.g., a primary house and a guest house. And, it is not limited to new construction. For example, if you built a house with SFLA OF 5,000 square feet, and down the road you decide to finish the basement which will have SFLA of 1,500 square feet, a special permit would be required, because the total SFLA is now 6,500.</p>	Sandra O'Connor
9/27/23 22:53:15	Overall Plan Draft	<p>Since revisions are going to be made to the draft Comprehensive Plan that was reviewed at the September 23 public meeting, I am requesting that once it has been revised, that it be available in a "redlined" or "track changes" version, so it is possible to quickly see where changes have been made to the text in the draft plan. Because it is such a lengthy document, this will be a big help. Thank you!</p>	Natasha Stowe
9/29/23 17:44:18	3. Built Environment, Land Use & Zoning	<p>Only two thoughts I have, one pertains to I'm sure are many properties that do not meet minimum lot size as pre existing. I assume this makes them non conforming I expect. Do we indicate that any way. I may have missed it. The second is, does plan discuss or mention potential for some small "townhome" development based on land size, ie if a three acre parcel could support a six or 8 town home complex, each town home 1200 sq ft plus garage.</p>	Don DeVries
10/1/23 3:54:58	Implementation and Action Plan	<p>Provide a consolidated list of goals/action items at beginning of each chapter (similar to appearance of Ch3). This will provide greater readability without adding significant length to the chapter.</p>	Sean Clark
10/1/23 4:30:22	All draft chapters	<p>Add line numbers to each draft chapter. This will make identifying and reconciling comments easier and more efficient.</p>	Sean Clark

10/3/23 20:44:45	This is in reference to Chapter 2 - demographics -- and also Chapter 9, Quality of Life, and Chapter 11 action items	<p>The demographic information and trends provided in Chapter 2 show a remarkable and disturbing increase in poverty (household income of less than \$26,200 for a family of 4) on the island, along with a drastic drop in households with children under 18 and a significant rise in the senior population.</p> <p>As the chapter notes, \$26,200 is a national number and in fact the definition of poverty for Suffolk County should be more like \$55,000 for a family of 4 (page 17) -- if we were to use the \$55,000 number, we would have far more than 12.4% of Islanders (Chart 9, p. 18) which dramatically increased from only 1.7% in 2010!</p> <p>However, as presented, the data does not appear to explain the nature of poverty on the island in a way that would enable targeted responses. For example, it is unclear whether the increase in seniors is an increase in seniors in poverty, vs. seniors who are wealthy part-time residents.</p> <p>Another example is that the percentage of students at the school with "economic disadvantage" has more than doubled, to 35% since 2014 (16%), and given the relatively small number of households with children (Chart 2, p. 14) and the declining percentage of children under 18 (Chart 6) from 17% down to 9% since 2010 - the percentage of children in poverty may be extremely high, but it is not possible to confirm that with the data presented.</p> <p>We have other "markers" of poverty which have not been incorporated in Chapter 2 -- the number of Islanders on Medicaid (revealed as part of the problem with the pharmacy not filling their prescriptions for a period of time), the number of Islanders using the Food Pantry and the CAST truck, and there may be others.</p> <p>If 12% (probably an undercount as noted above) of the island is in poverty, it seems to me it is very important to better understand if that is young children, teens, seniors, single people, families, working people, disabled people, etc. FROM A DATA POINT OF VIEW</p> <p>FROM AN ACTION POINT OF VIEW It also means there is not NEARLY enough attention to this in the Comprehensive Plan, where there is a brief section in Chapter 9, Quality of Life, about Seniors Services and Programs (p. 135) which does not explicitly reference seniors in poverty, and another section buried under the heading of "Mental Health and Other Social Services" (page 139) which briefly mentions the Food Pantry and CAST (with a typo to be corrected - CAST stands for "Center for Advocacy, Support and Transformation," formerly "Community Action Southold Town" not "Communist").</p> <p>Right now the Action Items are confined to the heading of "Public Health" where services for Seniors are mentioned without mention of seniors in poverty (9.6.A, page 32).</p>	Natasha Stowe
10/4/23 13:27:19	10. Utilities, Sustainability & Resilience	We need more renewable energy. We also need storage to get us through emergency power outages. After studying this with the input of Gordian Raacke of Easthampton and their advisors it is my understanding the best way to apply solar to Shelter Island is individual roof top solar. We do not have large parking lots or plentiful open fields. It would be the least intrusive way to gain a sizable source of solar power. We need to find ways to help promote incentives for individual home owners to do so. People could be tied to a community grid they could source their power from by paying into it. Also a mini grid would give us more security.	Penny Kerr
10/4/23 13:35:34	7. Natural Resources & Water Quality	I think it is of utmost importance to maintain local ownership of our natural resources. We must keep home rule. Our water belongs to us and should never become a commodity that we buy from an outside company (ex. SCWA). We gave them managerial control of the West Neck system to our peril. The management contract the Town signed gave them a lot of leeway and I have grave concerns that they will expand it claiming necessity. By expanding the West Neck System SCWA can in a round about way start pumping large quantities of water from one part of the island to another. We must be vigilant!	Penny Kerr
10/8/23 15:41:40	7. Natural Resources & Water Quality	As part of the action recommendations in the CP - regarding Aquiver and water protection, I encourage a requirement for a full environmental study to be scheduled and completed before the C. plan is adopted. In addition, a spreadsheet completed of the 11 Island wells showing a comparison of the water levels and quality on a year-by-year basis - going back to when the data started being collected; with a projection out for the next several decades.	karen Kiaer
10/8/23 15:46:54	3. Built Environment, Land Use & Zoning	For every application for a mansion, (large) house, or addition to an existing house, especially in near shore area, - the owner should be required to have their well tested for depth, (water inventory) quality etc. before any permit is issued.	Karen Kiaer
10/8/23 15:54:37	9. Quality of Life: Historic, Cultural & Community Resources	There are over a dozen historic 18th-century houses on the Island. there should be a "no demolition" clause in the zoning code that would prohibit the demolition of historic homes. Other towns have negotiated giving other property, tax, etc. considerations - to stop owners from destroying historic homes, barns structures, etc.	karen Kiaer
10/8/23 16:00:47	3. Built Environment, Land Use & Zoning	Please see my comment in Quality section #9 about historic houses. Should be in Zoning section also. Like Nantucket, the Island should have a "Tree Warden". A professional arborist who inspects lots before any construction to identify historic trees, rare specimens etc. to prevent the cutting down and removal of historic and rare specimen trees.	karen Kiaer
10/8/23 16:06:49	4. Housing	As there are over a thousand ADU's on the island. The town should encourage owners to come forward to bring their ADUs up to code without penalizing them. The recent grant by the CDCLI should extend for ADU work required. The online application has many flaws and should be simplified.	karen Kiaer

10/9/23 11:22:24	Chapter 11 - General Comments	<p>We do not understand all the seemingly unfounded uproar over the proposed document. If we understand this correctly, the Comprehensive Plan is not law but is an overall road map suggesting paths to be considered that may, if determined to be positive actions, be the basis of future law or zoning ordinance. Wouldn't each suggestion need to be vetted and wouldn't each require its own environmental assessment? It seems that some are getting bogged down in details that amount to trying to make all final decisions now rather than working through each suggestion over time as the Comprehensive Plan suggests.</p> <p>Are we missing something here?</p> <p>Please continue to support all the proposed water quality initiatives – the Comprehensive Plan should promote consideration of all options be it public sewers and water districts, small area sewer, and water systems and/or private septic & water systems.</p> <p>Certainly, everyone should do their part and install I/A systems for their homes, but our plan must also recognize that technology is continually evolving and as time goes by, there will continue to be new options for better systems which will lend themselves to providing even better sewerage options.</p> <p>As we understand it, the suggestions in the comprehensive plan do not dictate the outcome of any of these considerations, but rather leave our options open to consider all options to improve water quality for Shelter Island. Please continue to keep our options and our minds open to new ideas, approaches, and technologies.</p> <p>Water supply is a critically important issue. Establishing an Island-wide water district seems a powerful tool and as explained does not automatically lead us to engage with SCWA. Rather it seems it can give us better control over how water supply is handled going forward.</p> <p>Saltwater intrusion is a serious threat and is already a reality to many of us. Consideration of public water systems to provide potable water to saltwater intrusion areas must be a major focus of the comprehensive plan and Town water quality initiatives going forward. Please be sure there are specific initiatives within the Comprehensive Plan to address all aspects saltwater intrusion and the very real need to provide potable water to those who do not have it due to intrusion.</p> <p>Our creeks and bays require our diligent care and consideration. Monitoring estuary water quality conditions is critical to understanding the loss of life in our creeks and bays all of us have noticed over the past years. Dredging to increase tidal flushing and maintain and restore the health of our waterways is of utmost importance.</p> <p>Thank you again for all your efforts.</p>	Alice & Marvin Deupree
10/11/23 0:07:14	4. Housing	<p>The first key finding states, “ ... the heavy seasonality of housing means that many owners may have less ability or interest in supporting the year-round needs of Town government and management.” What are you trying to say? Why is it relevant? What's the impact? Where's the data supporting it? No other key finding contains a statement like this. As a second homeowner, I'm offended.</p>	Sandra O'Connor
10/11/23 0:45:22	Chapter 11. Implementation and Action Plan	<p>Goal 8.2.L. Explain why upgrade plans should include “Public Landing” signage. Shoreline Access Task Force should be removed as a Partner, because it was disbanded after presenting its April 2022 Final Recommendations to the Town Board in May 2022 and tying up loose ends.</p>	Sandra O'Connor
10/11/23 1:03:07	8. Parks, Open Space & Waterways	<p>Goal 8-2 (page 118) Review use of beaches by off road vehicles to protect the beach environment.</p> <p>The Town Code currently prohibits off-road vehicles on public beaches or parks. Public beaches include Shell Beach and our two bathing beaches, Crescent Beach and Wades Beach. Where else should they be prohibited? Both this recommendation and the one above it are missing from Ch. 11.</p>	Sandra O'Connor