



# Public Workshop & Hearing Meeting Summary

Meeting Date: September 23, 2023

## Introduction

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The Town of Shelter Island is updating its Comprehensive Plan to address demographic and economic changes, new development trends, to control overdevelopment, and address the ongoing impacts of climate change. The prior plan was adopted in 1994. While New York State does not have a mandate for how often a plan should be developed, it is good practice to update the document every 10 years to reflect current community-established principles for the orderly and balanced future economic, social, physical, environmental, and fiscal development. In essence, the document serves as a roadmap to help Shelter Island become a more sustainable, equitable, and livable community.

This plan has been developed in three distinct stages, as described below, each of which incorporated public engagement events and activities to ensure that goals and recommendations are consistent with community priorities. The first stage, which occurred largely in 2021, involved a series of community workshops, forums, and other activities, culminating in the development of two interim documents: a SWOTCI (Strengths, Weaknesses, Opportunities, Threats, Challenges, and Imperatives) Synthesis Report and *Shelter Island 2020* (Existing Conditions). This stage also included a public survey with 1,013 responses.

In the second stage (2022), members of the Comprehensive Plan Task Force (CPTF) compiled previously completed work into 12 draft chapters, which were posted to the Town's website. This planning process included numerous meetings with stakeholders and the Comprehensive Plan Advisory Committee (CPAC) to confirm goals and objectives. Several public meetings were held to discuss various topics covered in the plan, and 118 written comments were submitted by members of the community and received by the CPAC.

In the third stage, a consultant team was hired by the Town to compile all materials and present the Town Board a revised draft for consideration. The CPAC met regularly to review drafts, provide feedback, and contribute ideas to ensure that the plan reflects the values and aspirations of the community. This stage also included two public workshops. The first was held on August 24, 2023, over Zoom to gather feedback from the public on the draft goals and strategies, while the second was held on September 23, 2023 at the American Legion Community Center. This second, in-person event is the subject of this summary.

## Project Team

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This workshop was led by BFJ Planning with assistance from the Comprehensive Plan Task Force.

### BFJ Planning

Noah Levine, Principal-in-Charge  
Susan Favate, Principal, Land Use and Zoning  
Emily Junker, Project Planner

### Comprehensive Plan Task Force

Margaret Larsen, Councilwoman  
BJ Ianfolla, Councilwoman  
Julia Weisenberg, Planning Board

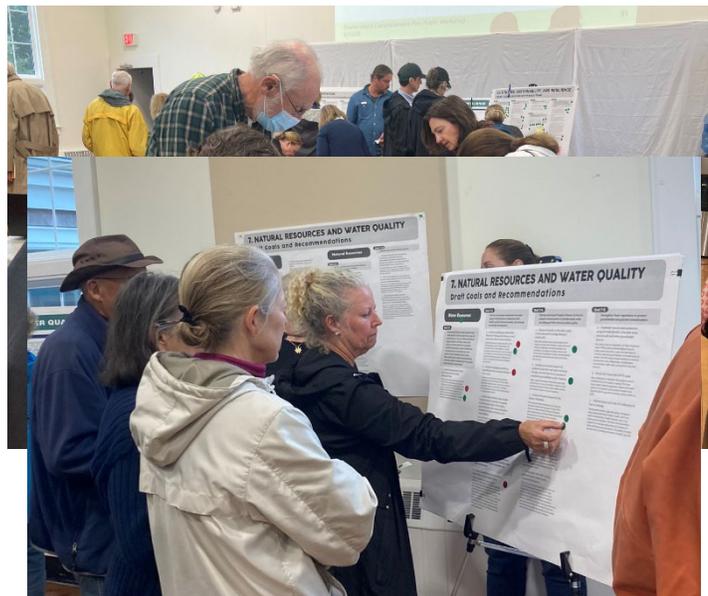
## Presentation and Open House

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Approximately 150 people joined the public workshop, in addition to the consultant team. The meeting consisted of a presentation and interactive open house, followed by a public hearing of the CPTF. Noah Levine of BFJ Planning introduced the BFJ team and gave an overview of the comprehensive plan process. Susan Favate of BFJ Planning presented an overview of the land use and zoning recommendations. The presentation was recorded and is available on the Town's website.



For the Open House portion of the workshop, six topical stations were set up around the room, each having three-four boards. The stations were organized by chapter and showed the vision, key findings, and draft goals and recommendations. Participants were given red and green dot stickers to mark items on the boards that they agree with and feel should be priorities (green) and items that they do not support (red). Sticky notes and pens were available at all stations for participants to write in their comments. The consultant team and the CPTF members were stationed around the room to answer questions



and engage in conversation with participants. Printed copies of the draft comprehensive plan update were provided for participants to review.

Comments from the boards and key takeaways are summarized later in this document.

## Public Hearing

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Following the Open House activity, participants returned to their seats for a public hearing. Julia Weisenberg of the CPTF called the public hearing to order and gave participants 5 minutes each to speak. All participants were given an opportunity to speak, and the hearing was closed. Comments from the public hearing are summarized in this document. The public hearing was recorded and is available on the Town's website.



## Meeting Recording

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The recorded meeting can be watched

## Open House Key Takeaways

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## Chapter 1. Vision and Guiding Principles

### *Guiding Principles*

#### **Support for Guiding Principles #1 and #2.**

- #1- Exercise responsible stewardship for the natural and cultural resources which give the island its distinctive character and significance. (18 Green & 0 Red)
- #2- Increase the resiliency of the island to climate change and sea level rise.... (12 Green & 0 Red)

#### **No consensus on Guiding Principles #3 and #4.**

- #3- Maintain a vibrant year-round island community that meets residents' economic and social needs. (13 Green & 13 Red)
- #4- Motivate and enable upcoming generations to be part of Shelter Island's future (including its own government) through Education, economic development, housing efforts, and by encouraging early involvement in municipal operations, and the volunteer work on local boards, committees, and services.... (12 Green & 8 Red)

### *Comments*

- **Both part-time and year-round residents** should be considered in the Comprehensive Plan. Some commenters appeared to interpret Guiding Principle #3 as being exclusionary to seasonal residents.
- **Unique needs of seasonal economy** need to be considered in the plan, include the housing problems of seasonal employees.
- **Environmental review wanted:** The Island needs a full environmental review before adopting any new comprehensive plan.
- **Some residents expressed concern about special permits granted for large homes and zoning variances.**

## Chapter 2. Growth, Change, and Demographics

### *Findings*

Generally, findings were agreed upon (0-4 green dots on each, and no red dots), although some concerns were raised in through written comments.

### *Comments*

- **Data reliability concerns** – several participants left comments about their concerns for the data used in the demographic analysis. Some felt that more recent data than 2020 should be used. Others remarked that 2020 was an anomaly year due to an influx of population during Covid-19. Others noted they want to see data going back further in time.
- **Seasonality of Population in question** - Several participants noted that the population is not as seasonal as it used to be. In addition to summer months, there are more residents during the spring and fall months.
- **Seasonal population needs** - should recognize the problems inherent in housing large numbers of seasonal employees and require employers to do so in a safe, ethical manner.
- **School enrollment**
  - No new housing will continue to reduce enrollment.
  - Someone commented that school enrollment is up.
  - Desire to attract young families to the island to maintain school enrollment and prevent the island from becoming only a vacation destination for the wealthy.
- **Poverty needs more attention** – data shows poverty has increased, but the data is put in question. Suggestion to get more data on poverty.

## **Chapter 3. Built Environment, Land Use, and Zoning**

### *Findings*

- Most participants agreed with the findings that “Zoning has controlled overall growth and promoted a rural land use pattern.” (7 Green & 0 Red)
- Participants generally disagreed that “land conservation has been highly effective at protecting more than a third of the island.” (2 Green & 6 Red) The disagreement may relate to a nuance of the finding, which states that protecting open space and limiting growth can drive up real estate prices. One commenter felt that national and regional economic forces are more significant factors in housing costs.
- Participants disagreed with the finding “development pressure will continue.” (0 Green & 8 Red) The negative comments appeared to relate to the finding that additional growth is possible through subdivision of oversized lots and replacement of smaller homes with larger ones.

### *Comments*

- **Preserve unbuilt areas on Nostrand Parkway.**
- **Private golf courses** should not be considered open space. They leak toxic chemicals into the harbor.
- **Businesses on the water/ water usage – concern** about allowing businesses in residential areas. Businesses, and the Gardiner’s Bay Country Club, use a disproportionate amount of water.
- **Keep options open on Rt. 114** – commercial uses, housing, and retail.
- **Support for affordable housing**
- **Consensus on limiting oversized home development**
- **No spot zoning – concern about Near Shore Overlay**

- **Don't concentrate less desirable land uses in the town center** – apartments, workforce housing, water systems, and industrial businesses. Industrial could go somewhere else, suggestion for the landfill.
- **Concern that Infrastructure will lead to more density.**
- **Larger homes vs subdivision of properties to build multiple homes.** – address both. Historically, large homes on large parcels have been built and may be preferable to subdivisions.
- **Don't combine B and B-1 zoning** – several participants commented that they do not want the two business zones to be merged.
- **Hotels / hospitality properties** should have their own zone.

## Chapter 4. Housing

### *Findings*

- Participants objected to the statement that “The vast majority of housing on Shelter Island is single-family and owner-occupied, and both existing housing and vacant residentially zoned land is predominantly owned by taxpayers whose primary mailing address is off- island.” (0 Green & 16 Red). Interactions with participants at the board indicated concern that this statement was divisive and unnecessary in making a distinction between on- and off-Island property owners (see comments below).
- Participants generally agreed with the finding, “Shelter Island has seen a steady increase in construction of new single-family housing, and these homes appear to be growing larger, have more amenities, and are becoming more expensive.” (7 Green & 1 Red)
- Participants agreed that “Recent affordable housing planning has identified actionable steps to increase the supply of affordable housing.” (12 Green & 0 Red)

### *Recommendations*

- Participants strongly disagree with Goal 4-5.b. “Consider a tailored zoning approach to support Sylvester Manor’s long-term housing needs.” (0 Green & 14 Red) In discussions with participants on this issue, some expressed concern that such a zoning approach would constitute spot zoning.
- Participants disagree with “Goal 4-1.d. Strengthen limits on density in residentially zoned areas.” Based on comments, they primarily disagree with the subtext that suggests potential for slight residential density in business districts. (1 Green & 7 Red)
- Participants generally supported the other goals and recommendations related to housing with some additional concerns explained in comments.

### *Comments*

- **Don't divide “off-Island” homeowners** – several participants opposed the use of this term and the division of on-island and off-island residents. Both pay taxes, and many spend more time on Shelter Island than at their other residence.
- **Stop variances for large and shore homes** – several participants want to see an end to variances being given to large home construction projects.
- **Limit square footage of homes** – many participants agreed, and several numbers were suggested, although one participant disagreed with tying home size to lot size.

- **Home sales change community composition** – concern about an aging community and home sales being to non-year-round residents.
- **Desire for affordable housing for young families** to maintain year-round vibrant community.
- **Public affordable housing desired** – distaste for affordable housing that gives profits to developers. Want the Town to retain ownership of affordable housing. Locations are identified, and people want it to get built.
- **Constrain development based on scarce resources**, especially water.
- **Get apartments up to code** and give amnesty to owners.
- **Some support for ADUs** and extend ADU grants to part-time residents with low incomes. Some would like to limit ADUs.
- **Preserve affordability of housing for the long-term** – Should not be able to make large profits for sales. Housing should be affordable in perpetuity for young families.
- **Apartments over retail and small apartment buildings** in the town center, B and B1 zones to promote a walkable retail district is supported. Need to improve infrastructure for the apartments.
- **Limit density in all areas** – some participants are concerned about opening the business district to residential uses and allowing for increased housing density.
- **Help homeowners monitor water usage.**
- **Zoning and enforcement** – there are concerns about the strength of the Town’s zoning code and ability to enforce it.
- **Educational materials for homeowners** – supported, should be online, and in print (e.g. newspapers, pamphlets, mailings.)
- **Low-interest loans for first-time homebuyers are not supported** – participants feel this is not the responsibility of local government.
- **Be careful of development on the shoreline.**
- **Small lot ordinance in the Near Shore Overlay District** – there is concern that this is loosening restrictions in the Near Shore Overlay District.
- **Tree topping restrictions** – agreement.
- **Sylvester Manor tailored zoning for long-term housing needs** – concern that this is spot zoning in a residential area. Why aren’t other large businesses such as Gardiner’s Bay County Club also being considered for housing?
- **Stop teardowns** – several participants are unhappy with the pace of teardowns.

## Chapter 5. Economy

### *Findings*

- Many participants agreed that “Shelter Island’s businesses are concentrated in a few key areas, and the existing zoning does not always support their long-term health and viability.” However, there was a smaller group of participants who disagreed. (13 Green & 5 Reds) This opposition appears to relate to concern about expansion of non-conforming commercial uses in residential zones.
- Participants generally agreed that “Legacy industries, while no longer a major part of Shelter Island employment, are an important aspect of the Island’s heritage and still represent the potential to provide local jobs and activity.” (6 Green & 1 Red)

### *Recommendations*

- There was not consensus on recommendation 5-1.a. to “Consider merging the B and B-1 business zones.” While there were more green dots than red dots, there were also some comments opposing this recommendation. (9 Green & 3 Red)
- Participants supported recommendation 5-1.b for design guidelines in the Heights/Bridge Street area. (12 Green, 0 Red)
- There was some opposition to recommendation 5-4.b. “Consider leasing municipally owned underwater properties for aquaculture.” In addition to the dot stickers, 3 participants wrote “No” next to this recommendation. (2 Green & 2 Red)
- Participants generally supported all other goals and recommendations under Economy.

### *Comments*

- **Nonconforming business uses** are opposed by several participants. There are concerns about changing zoning to support businesses, particularly in residential areas.
- **Prohibit expansion on nonconforming uses in the Near Shore Overlay District**
- **Disagreement about Town’s involvement with local businesses** – some said that the Chamber of Commerce is enough, others were in support of more Town cooperation with businesses.
- **New green industry job training suggested** – a participant noted that they would like to see training for jobs in renewable/green industry and building trades rather than seasonal jobs that are sparse and do not support a year-round population.
- **Plan for seasonal workers needs supported-** onboarding, protecting their rights, ensuring they are treated ethically and can obtain safe housing. Suggestion: Identify a Town employee who acts to respond to seasonal workers’ needs, collaborate with local businesses, with the goal of building and sustaining long term relationships with our seasonal staff.
- **Redefine B-1 zone rather than merge with B zone** – some participants agree with eliminating some use restrictions in B-1. However, many question whether merging B and B-1 zones would be beneficial to the Island.
- **Support for design guidelines** – and suggestion to expand them to the Town Center too.
- **Promote retail diversity**
- **Tax vacant and blighted commercial properties** – there are several blighted commercial properties on the island that are being held vacant. Many participants suggest taxing those property owners and giving them time limits on how long they can keep the property vacant. Participants also suggested that the town acquire them and use them for infrastructure development.
- **Group health plan for businesses would be difficult** – some participants indicated that they think this would be too tricky for the Town and believe this should be handled through federal and state programs.
- **Apprenticeship program** – someone said that this already exists through the school. Another participant said that SCORE would not be enough, and training needs to be targeted to employer needs.
- **Protect legacy businesses related to agriculture and aquaculture** – participant questions whether community preservation transfer tax funds can be used for this.

- **Protect pound traps and allow upwellers at docks.**

## Chapter 6. Transportation

### *Goals and Recommendations*

- Participants expressed some opposition to Goal 6-5. A participant noted that there needs to be consideration for the costs, demand, and impact on the quality of life. There was general consensus against the recommendation to provide a passenger only launch service from Greenport, while there was more support for providing an “around the island jitney” service.

Goal 6-5. Improve both on- and off-Island transportation options.

- a. Explore a passenger-only launch service to and from Greenport. (1 Green & 6 Red).
- b. Explore the possibility of providing “around-the-island jitney” service. (7 Green & 4 Red)

### *Comments*

- **Bike lanes are needed** – in addition to other bike traffic safety measures. Menantic Road suggested.
- **Speed cameras for safety and revenue.**
- **Traffic and parking study** – should be required before expansion or change of use for commercial development / operations
- **Suggestion to make NY Avenue one way**
- **Electric bike use is increasing** – some participants would like to see bike charging stations at the beach.
- **Consider limiting parking to one side on narrow streets.**
- **Sidewalks** – support for, particularly between school and IGA
- **Public cross-Island bus** – support. Participant also noted it would reduce car traffic and fossil fuel use.
- **Require bush and tree trimming** – near stop signs and blind curves to prevent accidents.
- **Limit speed limit to 30 mph.** – while participants supported this for essential safety of pedestrians, cyclists and runners. However, one participant noted that the Town should conduct a study to determine appropriate speeds for each individual road based on usage and road conditions.
- **Orient Point Ferry traffic impacts** – in addition to traffic crossing from the north and south ferries to Shelter Island, residents are also concerned about traffic coming from the Orient Point Ferry and would like a study of this traffic as well.
- **“Bridge” ferry traffic extra fee** – participants feel “bridge traffic” people crossing Shelter Island between the North and South forks, should pay higher fees as they are taxing the Islands roadways and not contributing to the Island.
- **Restrict seaplanes** – many residents support regulating seaplanes.

## Chapter 7. Natural Resources and Water Quality

### *Goals and Recommendations*

- Participants were divided on Goal 7.1 Recommendation a. “Continue to implement the Shelter Island Ground and Surface Water Management Plan.” (9 Green & 9 Red)
- Participants felt strongly and did not meet consensus on Goal 7.2 and the three recommendations. (32 Green & 41 Red)

Goal 7-2. Plan for and develop wastewater and water supply infrastructure to safeguard public health, protect the environment, and promote sustainable development.”

- a. Consider establishing an Island-Wide Wastewater Management District, or local community districts (cluster systems).
  - b. Continue investigating methods to treat effluents from municipal buildings in Town Center.
  - c. Partner with the Shelter Island Heights Property Owners Corporation to upgrade the existing sewer plant in the Heights, provide service to other areas, and explore alternative methods of disposing of the treated effluent.
- While more participants are in support of Goal 7-3, there was also some dissent. (18 Green & 7 Red)

Goal 7-3. Plan for and develop water supply to ensure residents have ready access to drinking water that meets all applicable local state and federal standards.

- a. Create a phased Master Plan for public water utility service on Shelter Island.
- Participants generally supported all other goals and recommendations under Natural Resources and Water Quality.

### *Comments*

- **Suffolk County Water Authority** – several participants are wary of SCWA and want to retain local ownership and control over water that is pumped from Shelter Island.
- **Create a local water district** – Participants were supportive of a local water district. A participant noted that a local water district would maintain local ownership over the water, while SCWA could manage the district. This would retain local oversight.
- **Water quantity and quality must be protected** – Participants noted that we need to plan for quantity in addition to quality. Need to consider how additional residential and commercial development will impact water availability.
- **Wastewater and water supply infrastructure** – Many participants are opposed to building wastewater and water infrastructure because they believe it will spur additional commercial development on the Island. Others suggest alternative methods like I/A systems and reverse osmosis.
- **The Heights water treatment facility** – is paid for by Heights residents and many participants expressed opposition to expanding the service area to other parts of Shelter Island.
- **Wastewater treatment facility in the Center** – participants were not in agreement. Some felt that this should be done to ensure a thriving business center for future generations.

- **Preserve habitats** – supported. A participant suggested a map identifying environmental zones for flora and fauna be used as a tool for decisions on preservation. Another suggested Shelter Island create a Natural Resources Department to protect the environment and identify threats.
- **Reform irrigation laws** – there was strong support for bolstering irrigation laws. Some felt that no irrigation of lawns should be permitted, other suggested restricting irrigation in summer months, another would like to eliminate irrigation wells near public wells. There was support for identifying high volume water users. Some participants expressed concern about what would happen during a drought.
- **Upland stormwater catchment detention and recharge infrastructure** – supported.
- **Limit or stop fertilizer, pesticide, and herbicide use.** Several participants expressed strong support for eliminating the use of these chemicals.
- **Tree preservation local law** - participants supported this recommendation and one comment suggested that this should extend to indiscriminate tree clearing of building lots less than 1 acre
- **Provide education to homeowners regarding water quality** – participants supported this recommendation. A participant noted that the materials should explain what options are available when wells are contaminated or salted and appropriate strategies with no public water available.

## Chapter 8. Parks, Open Space and Waterways

### *Goals and Recommendations*

- Participants generally supported the goals and recommendations that were presented under Parks, Open Space and Waterways.
- Several goals and recommendations related to parks and open space were missing from the boards and draft plan and will need to be provided to the public.

### *Comments*

- **Mashomak Preserve** – concern was expressed by several participants about the preservation of the Mashomak preserve. Residents would like to see a permanent solution to prevent the land from being sold or developed.
- **Camp Quinipet** – participants also expressed desire to establish a legal protection for the land at Camp Quinipet.
- **Mooring slips** – participants suggested that many remain empty year after year and should be reassigned to residents who have boats.
- **Boat ramps at Town landings** – there is support for ensuring the quality of these.
- **Public docks** – some participants are in favor of providing more public docks. Someone noted that they felt dock access is fairly distributed. Another noted that we need to ensure that the docks won't have negative impacts.
- **Accessibility of moorings and boat ramps** – A participant expressed concern about the difficulty in getting a permit to have a dingy near their mooring for accessibility. There is a lack of accessible boat ramps.

- **Habitat preservation** – participants would like to see natural habitats considered in open space planning and development. This includes maintaining habitat corridors and limiting large homes that disrupt the landscape.
- **Seaplane restrictions** – residents were in agreement that seaplanes need to be restricted, writing “stop sea planes” and “no seaplanes.”
- **No wake zones and engine size** – When implementing no wake zones, should not limit engine size which could have negative impacts on marine businesses and would not be needed if other wake restrictions are in place. Some business support larger vessels that can’t be maintained anywhere else.
- **Waterfront protection** – participants emphasized that waterfronts should not be built up and should be protected. Others noted that they supported protection for bluffs and shorelines.
- **Reel Point and Shell Beach protection** – doubts were raised about how much the Army Corps of Engineers would be willing to do. Participant would like to see Shelter Island take initiative.
- **Acquisition of a pump out boat** – this was noted as a high priority for some participants, especially after seeing the impact of dozens of boats on Coecles Harbor on Labor Day.
- **Bulkhead restrictions** – participants support the recommendation to consider policies on bulkheads. A participant noted that they would like a ban on bulkheads and use of living shoreline infrastructure for coastal areas.
- **Expansion of aquaculture** – participants agreed.
- **Native plantings** – participants would like to see native planting requirements updated. One noted that forsythia is not native.
- **Open space needs** – Participants identified a need for open green spaces where the community can come together (e.g. benches, pavilion, not just trails.) One participant expressed desire for a community dog park. Another would like more public trash cans.

## Chapter 9. Quality of Life

### *Goals and Recommendations*

- Participants disagreed with Goal 9-1, Recommendation d. “Promote the Town’s history and cultural resources under the charge of the Historic Advisory Commission.” They noted that the Historical Society is already doing this (0 Green, 4 Red)
- While most participants support enforcement of a noise ordinance, there was some disagreement about the approach from Goal 9-2. Recommendation b. “Develop an equitable approach to controlling noise disturbances.” (8 Green & 4 Red)
- Participants generally supported the other goals and recommendations that were presented under Quality of Life.

### *Comments*

- **Need a community center** – some participants suggested a community center with after school activities for all ages.
- **Noise regulations** – participants would like the noise regulations to account for amplified and unamplified noise, landscaping noise (such as leaf blowers), and HVAC systems. Participants

expressed favor toward the use of decibel measures to limit noise and would like to see increased enforcement.

- **Increase government capacity** – participants expressed that they would like to have a water specialist/hydrologist and/or specialist to provide data and expertise on Shelter Island’s aquifer (changes, capacity for additional development, etc.) on which to base decision making. Another participant noted that we should be mindful of increased taxes to support additional town employees.
- **Poverty aid** – concerns were raised that the draft plan recommendation to address food insecurity is not sufficient to address the needs of people living in poverty on the island. Participants noted that currently poverty aid is ad-hoc provided by Lions Club, food pantry, churches and needs to be coordinated to meet the needs.
- **Senior services** – a participant noted that they do not think this is a local government function.
- **Facilities master plan** – Some support indicated. Participants would like this to be a living document. Others would like more detail about what this would entail.
- **Monitor Comprehensive Plan implementation** – participants want to ensure that a committee to monitor the implementation of the plan should be representative of the Island.
- **Affordability of daycare and food** – participants raised concerns about the affordability of childcare and groceries on the Island.

## Chapter 10. Utilities, Sustainability and Resilience

### *Summary of Findings*

- Some residents disagreed with the statement “The Island sole-source aquifer has the capacity to meet the population’s water needs for the foreseeable future – but only if it is protected.”
  - A participant said that this was a “smoke screen” to promote centralized wastewater treatment and water systems, which they said could make Shelter Island subject to infrastructure failures in storm and flooding events.
  - There were also concerns about evidence to support the finding.
  - Another concern is that increased density on the Island would not be supported by available water.

### *Goals and Recommendations*

- Participants were generally opposed to Goal 10-2, Recommendation. c. “Evaluate the use of geothermal energy.” (2 Green & 6 Red)
- Participants generally supported all other goals and recommendations under Utilities, Sustainability, and Resilience.

### *Comments*

- **Diversify internet options** – participants would like to see options other than Optimum.
- **Electricity demand** – will increase with transition to electric heating and electric vehicles. Participant would like to see how this increased demand for electricity will be addressed.
- **Clean green energy** – supported.

- Participants would like to see utility providers move to cleaner energy for individual homeowners.
- The draft plan recommended a small group to investigate means of creating greater energy independence and resiliency for the island. A participant added that the group should also explore state/federal funding options.
- A participant suggested a “comprehensive clean energy overlay to the CPAC plan.”
- Participants would like to see discussion of green energy options to reduce the Island’s carbon footprint (e.g. solar, hydroelectric, wind, etc.).
- **Solar panels on municipal property** – A participant suggested solar panels be added to the dump roof and school roof for community benefit.
- **Drought management** – a participant suggested including “Drought impact” evaluation for all zoning and land use projects.
- **Electric vehicle and bike chargers** – Participant suggested a fast charger for electric vehicles in a public location, near businesses. Others would like to see bike chargers at the beach.
- **Saltwater intrusion** - Work on solving salt-water intrusion problems in peripheral areas.
- **Dewatering restrictions** - Need to restrict dewatering island wide (not just pools).
- **Geothermal energy** Participants expressed concerns about using geothermal energy in the context of Shelter Island’s fragile aquifer and would like more information about how and when it could be done safely.
- **Golf course** – several participants agreed with the statement “No to golf course taking a community resource for private use → small modular reactor (SMR) on the 17<sup>th</sup> hole.”
- **Develop a Coastal Resilience Plan** – participants strongly supported this recommendation.
- **Zoning changes and climate change** – Participants commented that zoning that would increase density must be evaluated through the lens of climate change.
- **Emergency preparedness** – Participants would like to see Shelter Island better prepared for extreme weather events and wondered what life on the Island would be like after a category 2 or higher hurricane.
- **Promote sustainable construction and design standards** – participants generally agreed, however someone noted that the Town should be careful with subjective jurisdiction and policies.
- **Composting** – participants are supportive of a municipal composting program and suggest adding compost at the recycling center and available for residential waste.

## Public Hearing Key Takeaways

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### Process

#### CPAC

- Disagreement between CPAC members on whether they feel that the comprehensive plan draft is representative of their work and the community.
- Would like the CPAC to remain engaged in the process.
- Concerned about a top-down process. Noted that the 1994 plan had a 50-citizen committee

## **Environmental Review**

- Want a full environmental review to study impact of development on roads and aquifer. 1994 plan had a GEIS.

## **Data and Expertise**

- Concern about limited data for those who live on the Island and accuracy of data used throughout the plan.
- Complaint that there are not traffic or water experts involved in the development of the plan.

## **Timing**

- Some speakers expressed concern that the plan is being rushed and needs to be slowed down.
- Concern about the upcoming election and plan to adopt the Comprehensive Plan prior to the new board taking office.
- Other speakers stated that they do not feel it has been rushed. It has been discussed for three years.

## **Public Engagement**

- Complaint about lack of hybrid (virtual) option for the workshop
- Complaint that there was not enough publicity for public engagement.
- Wanted public hearing during the summer months when more homeowners are on the island.
- Concern that public comments aren't being included.
- As a resident with a full-time job, he has had time to participate in the public outreach.
- Concerned about the availability of the draft plan for public review.

## **The Draft Plan**

- A speaker said they feel it is not a well-reasoned or thought-out plan.
- Comprehensive plan is not the code. Legally binding language should not be in the comp plan and should be reserved for the drafting of regulations later on.
- Shelter Island cannot get grants without an updated comp plan.
- A speaker felt that without a plan, Shelter Island would turn into a gated community.
- Comp plan is aspirational, blueprint for zoning.

## **Chapter 3. Land Use and Zoning**

### **Zoning Changes in the Plan.**

- Concern about zoning changes suggested in the plan. Speakers said that they were hard to identify in the plan because they are spread out through different chapters rather than being in Chapter 3. Land Use and Zoning.
- Some speakers do not like that the Land Use and Zoning chapter does not have goals and recommendations in the format of chapters 4-10.
- Would like a study of fiscal impacts of the zones.

## **Concern about Development**

- Some speakers are concerned that the comprehensive plan will invite commercial development and enable increased density.

## Chapter 4. Housing

### Limits of House Size

- Concerns about restricting the size of houses and regulating private property
- Speaker warned unbuilt lot owners should be concerned because it radically reduces what they can build.
- Changing house size maximum would need more discussion and a series of public hearings.

### Unfinished Space in Houses

- Concern about unfurnished space. Wants to balance property rights with public benefit and address loopholes.

### Apartments above Stores

- Disagrees with the recommendation to allow apartments above stores given concerns that this would increase density.
- Relaxing zoning and allowing apartments over stores requires more discussion. Can affordable housing be made without the interest of the developer and in the public interest only?

### Near Shore Overlay District and Small Lot Ordinance

- Concern was raised about the Near Shore Overlay District and whether the plan is lacking language to protect the environment and any weakness will open the door to developers. Concern about the small lot ordinance and feels it is contradictory to the Near Shore Overlay District.
- Concern about allowing ADUs in the Near Shore Overlay District
- Doesn't approve the expansion of nonconforming uses in the Near Shore Overlay

## Chapter 5. Economy

### B-1 Zoning

- Feel that the merging the B and B-1 zones will invite uncharacteristic development

## Chapter 7. Natural Resources and Water Quality

### Ground and Surface Water Management Plan

- Speaker is concerned about the reliance on the 2020 Ground and Surface Water Management Plan in the comprehensive plan because it was not formally adopted, does not have an environmental impact statement, and he feels that the recommendations are inappropriate and outdated.
- Another speaker stated that the earlier speaker's comment about the Ground and Surface Water Management Plan is inaccurate.

### Wastewater Infrastructure

- A speaker was concerned that a centralized wastewater system/island-wide sewer system was being proposed.

- Another speaker stated that a centralized wastewater system is not proposed in that plan or in the comprehensive plan and that there has never been a proposal for an Island-wide sewage system. He said that the plan suggests that water treatment for municipal buildings could be extended.
- A person spoke in favor of an I/A system in the Town center.
- Another speaker said that we need I/A systems, but we also need to think beyond nitrogen. The Town center is more sensitive.

#### **Water District**

- Concerns were raised about an Island water district and public water system.
- The speaker wanted more information about how many neighborhoods need it, what the costs would be and what alternatives might be explored.
- A speaker noted that an Island water district would avoid county intervention.

#### **Environment and Natural Resources**

- Concern that the plan doesn't protect environmental assets.
- Would like wetlands protections and regulations to be stronger.

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

#### **No Wake Zones and Engine and Boat Size**

- A marine worker raised concerns about recommended restrictions on the size of boats and engines in waterways. He said, if there is a no wake zone, it does not make sense to restrict the engine or boat size. There are marina businesses that depend on the business of large ships and large boats can safely leave the marina.

### **Chapter 9. Quality of Life**

#### **Substance Abuse**

- The plan is missing discussion of substance abuse on the Island.

#### **Poverty**

- More data should be provided to explain the nature of the poverty. Is it seniors? Is it families?
- Currently, poverty is only addressed under one action item under public health about food insecurity. It needs more attention in the plan.
- Need to address other components such as jobs, childcare, help with enrolling in support programs, etc.

#### **Noise Ordinance**

- Concern that the proposed language about the noise ordinance is too subjective. The speaker said that without specific language in the plan, the future regulation will be open to interpretation.
- Two speakers raised concerns that the noise ordinance would be relaxed and would result in removal of the decibel threshold measure.
- They want to ensure that amplified noise and landscaping noise are regulated.

#### **Municipal Facilities**

- A speaker expressed that there should be more discussion/public debate if the Town is considering buying land and moving the fitness center and school.

#### **Government Capacity**

- Concerns that the plan is unclear on the creation of a Town manager role, town planner role, and would like there to be public discussion.

#### **Chapter 11. Action Plan**

- Concerned that the matrix in the plan does not state the expense of each recommendation.
- Concern that there aren't enough partners listed in Chapter 11