



SI Comprehensive Plan Advisory Committee

Shelter Island Comprehensive Plan Review

May 2008- April 2009

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Cover letter

May 11, 2009

Town Board
Town of Shelter Island

We are pleased to attach our Report on the Comprehensive Plan including attachments herewith.

The experience of reviewing and updating the plan has been challenging and exciting. We have tried at all times to provide a fair and honest assessment of the implementation of the Plan, based on fact, although sometimes data and opinion was hard to verify.

We have been reliant on the Assessor's office for much of our zoning and planning data, and can make available a substantial number of excel files supporting our report and its analysis.

We also believe that we have developed a good number of creative yet practical ideas to respond to ongoing issues on Shelter Island and hope the Town board allows for full public discussion of these suggestions to bring about positive change.

We look forward to your questions and support for a community wide effort to further improve Shelter Island.

Donald M Kornrumpf, Chairman

Paul E Mobius

Peter C Munson

Matthew B Sherman

Herb Stelljes

Paulette VanVranken

Mary B Wilson

Charge Letter from Town Board:

May 9, 2008

CHARTER — Comprehensive Plan Advisory Committee

The Town's Comprehensive Plan ('Plan'), adopted in January 1994, is a policy statement of the Town's intentions for future development and guidance. As such, it is a blueprint that provides a basis for law and policy actions, education & voluntary community activity. The Plan also provides guidance as to the Community's long term objectives, the implementation of which will significantly determine the character, physical appearance and 'sense of place' of Shelter Island in the future.

The Town Board has determined that an ad hoc committee, named the Comprehensive Plan Advisory Committee, should be established for a finite period of approximately nine months with the following responsibilities:

1. To review the Town's progress in meeting the basic objectives of the Plan as set forth in its Goals and Objectives.
2. To identify those current and possible challenges and issues which have or might continue to hamper achieving those Goals and Objectives or which might suggest a possible revision of a Goal or Objective.
3. To update the data base underlying the Plan, including but not limited to population, summer and full time residency, age distribution, current housing units including apartments, maximum build out, open space protected, surface waters data (boating population existing and potential docks and bulkheads), business data, recycling center data and transportation traffic.
4. To list the 'Implementing Actions' in the Plan and provide a current status report, seeking to classify the actions as either 'Done', 'In progress', 'Not Done' or 'No longer applicable'.
5. To provide a list of actions the Town might consider to move closer towards achieving the goals of the Plan. These actions should be goal oriented and not involve detailed recommendations such as specific changes to Town code language.

To assist in its work, the Committee should actively consult with the Town's standing committees and boards for information, opinion and advice. It should consider with the Town Board whether, at any stage, public meetings should be held.

The Committee shall keep the Supervisor informed on a continuing basis and shall formally report on its progress and issues to the Town Board monthly.

A final report should be submitted not later than February 28, 2009 after which time the Committee will dissolve.

Shelter Island Town Board

Objectives and Goals: After studying the Plan, we found that its objectives were distributed over many pages and lacked focus. We therefore concluded that it made sense to develop a condensed 'one-pager' Vision Statement', together with attached specific goals and objectives summarized in bullet format – all easy to read and digest.

Vision Statement: *This Vision Statement sets forth the kind of community the Town of Shelter Island would like to be in ten to twenty five years:*

Shelter Island is defined by its unique character and quiet 'sense of place' as an island, with only water and air connections to the North and South Forks of Long Island. With a highly varied coastline, including creeks, wetlands, bays and harbors, and a sensitive sole source aquifer, water is a critical resource to be protected and intelligently utilized. Shelter Island is blessed with a varied landscape, ranging from the high hills in the Heights, along Stern's Point Road, Big Ram Island and in areas of the Center, to the outwash flat areas in the southern parts of the Island, and with many mature woodlands and trees, vegetated land, open fields and scenic vistas, generally affording a sense of privacy, intimacy and scale. These qualities should be protected and maintained.

The Island reflects interdependent balance of full time residents, mostly working locally or retirees, and second home owners, many here for the summer and others for summer/off season weekends/holidays, plus summer rental persons. As farming has disappeared and commercial fishing has been greatly reduced, local businesses, many highly seasonal, mainly provide products and services to full time and second homeowners, or to guests and visitors in the summer, particularly restaurants/hotels/B&B's, traditional retail businesses, marine-related, and home services.

While the people of Shelter Island traditionally have valued the smallness of place, exhibited cooperative spirit blended with an element of independence, the pressures of development are creating a more aggressive society, exhibiting characteristics of suburban Long Island. Nonetheless, many Islanders have valued the long history and cultural resources of the Island and shown a high level of volunteerism. . Islanders have supported transparent government, and school, library and fire protection/emergency services. Individualism and sensitivity to one's neighbors, the community and rights of the general public are important characteristics to be maintained, especially the right to be heard at public meetings. Moreover, as members of the global community, the need to include 'sustainability' thinking into our everyday policies and practices is very important.'

Thus, the natural and community qualities that are attractive to most Islanders are those put most at risk by uncontrolled development and growth which reflects increasing affluence of many in the greater New York area seeking escape to a tranquil Island. The threats arising from such pressures make it difficult to maintain a balanced community, with inflating prices common, lower cost/starter home housing difficult to find, and labor for homeowners difficult to source.

The qualities of Shelter Island are special; they are why people come and stay here. Despite the pressures of development and change, these are the qualities the people of Shelter Island wish to preserve.

Goals and Objectives:

Consistent with the 1993 Comprehensive Plan and the new Vision Statement on page 4, the goals of the Shelter Island Comprehensive Plan may be grouped as follows:

1. Preserve its **'rural seaside charm'** and **unique, intimate island character**:
 - a. Restrict Island access principally to regulated ferry and island controlled air traffic.
 - b. Structure Town codes to maintain and encourage the use of native vegetation, buffer areas and set backs and enforce restrictions to protect the sense of privacy and intimacy.
 - c. Promote the viability of local businesses/services via clear and enforceable zoning and building codes and tax policy.
 - d. Cluster business activity mostly in the Heights and the Center to foster business success and preclude 'strip zoning effect', while encouraging home businesses operating without defined negative impacts in residential neighborhoods
 - e. Promote concentration of light industrial businesses in its own zone whereby such uses are separately zoned in a properly screened area
 - f. Seek to limit the number of houses in a full build out scenario to 3,250 structures.
 - g. Nurture the concept of volunteerism – be it the Fire Department, Auxiliary Service, Senior Services, Town Committees, School and Library Boards - through policy, recognition and funding.
2. Protect and enhance the variety and health of our **Natural Resources**
 - a. Protect the marine environment (ponds, wetlands, tidal creeks, bays, harbors and outside waters) and its character, ensuring that development in these areas is established within a long term waterfront plan, possibly involving the NYS Local Waterfront Development Plan structure. It is anticipated that this Plan will include: rainwater runoff protection, a long term plan for the development and protection of Town water areas, strong wetland protection and efforts to restore sea grass nurseries and shell fish to our waters.
 - b. Continue to protect open space via the Community Preservation Fund (2%); focusing on larger properties with direct impact on our aquifer, and those properties containing valuable natural resources and scenic vistas. Almost 300 acres on 23 properties have been or will be preserved since the inception of the program in 1999.
 - c. Protect our single source aquifer Island-wide by continuance and improvement of existing programs, policy and code, noting that higher risk activities by private individuals and businesses might be potentially damaging to the interests of the community as a whole.

- d. Protect quality woodlands, Landmark trees and open fields by limiting unnecessary lot clearance and by encouraging use of native plants, shrubs, grasses while, conversely, controlling invasives – all important to our aquifer, wildlife, our ‘sense of place’, intimacy and scenic vistas.
 - e. Establish a system to gather and retain baseline ecological data on major Island inland tidal waterways and fresh water ponds and habitats.
3. Reconfirm and promote a **balance** in our diverse and interdependent community:
- a. Pursue policies which foster a balance among full time residents (either working locally or being retired), second home owners (off season weekenders, snow birds, or summer only residents) and summer renters. –through mutual understanding of each other’s goals and interests and the interdependence of same.
 - b. Continue to promote an understanding of the value of a heterogeneous community and the services provided by island-residents and the on-going need for local jobs and affordable on-island housing.
 - c. Manage a balance between the pressures to ‘develop’ and the benefits to the community at large of lowering full ‘build out’, through specific policies, which should be monitored on a regular basis.
 - d. Establish a balance between the ‘teardown-to-McMansion’ ethic and what might be deemed ‘intimate and appropriate’ scale relative to absolute house size Consideration should be given to tighter limits on footprint and house mass relative to lot size and neighboring structures.
4. **Modernize and Adapt:** our approach to governing to recognize new and important elements influencing our island and our world:
- a. Substantial change in the mix of new residents on Shelter Island combined with societal changes in behavior vis-à-vis compliance with codes, rules and laws suggest that more emphasis must be placed on enforcement of desired behavior, rather than simple education and persuasion. If we are serious about keeping Shelter Island as a ‘special place’ of ‘unique character’, we must execute enforcement more consistently and effectively.
 - b. To make our zoning codes effective and enforceable, they must be clear, straight forward, professionally written with care taken to link the preamble and ‘whereas’ clauses to the Comprehensive Plan. Any residual ambiguity makes enforceability that much more onerous, unrealistic and expensive.
 - c. The use of computer, internet and data base technology to promote transparency and communicate information is a vital tool to the community.
 - d. The increasing clarity and awareness that our individual actions impact on all of our fellow citizens, not just communally, but nationally and globally, suggests that we should do our part as individuals and as a community to positively impact sustainability. Ideally, sustainability and appropriate incentives to promote its benefit to the Community and individual should be incorporated into all Town policy and

Overview of major developments over the past 15 years:

1. The growth of new residential homes on Shelter Island increased by 428 units in the 15 years since 1993 from 1971 units to 2398, excluding apartments. In 1980 and 1990 there were 1933 and 2151 units respectively. These figures are below those estimated in the Comprehensive Plan of 2600 units, estimated for 2010. Chart A shows the cyclicity of new housing starts for the period with the early 90’s being a low period, the mid to early 2000’s a period of boom with a precipitous drop in starts in 2007-8. Chart B tracks the Square foot Living Area (‘SFLA’) built each year, which fairly closely mirrors the number of starts.

Housing Units	Actual 1980	Actual 1990	Actual 2000	Actual 2008
Total	1,537	1,933	2,151	2,398

2. Concurrent with this growth has been a constant increase in house size from a five year average of 1550 SFLA in 1948-53 to 2438 SFLA in 1994-8 and 3234 SFLA 2004-8. The number of bathrooms reflects the same ‘McMansion effect’ increasing from a five year average in 1948-53 of 1.95 baths to 2.98 in 1994-98 and 3.79 in 2004-8. See charts B & C

Years	Unit Starts	Ave SFLA	Units>4500 SFLA	Ave Baths
1993-1997	84	2426	3	2.83
1998-2002	195	2510	10	3.29
2003-2007	149	3143	23	3.79
Total	428	2693	36	3.28

3. Population: As the last census took place in April 2000 and the next is scheduled for 2010, there are no current meaningful estimates available. As there were by mid 2008 some 493 more homes on Shelter Island than in 1990, there must be more people, although the split of full time persons and part timers is uncertain. In our view, it is likely that the number of property owners, who are here part time has increased significantly as has the number of registered voters. The development of affluence and increased scarcity of waterfront/view land the in greater NY area have been major factors driving up property values. Clearly there has been a pronounced decrease in the number of sales and values in 2008-9.

4. The Town’s total assessed value (Town, School, Fire, Library, County etc.) has increased from an estimated \$1.5 billion in 2002, (the start of the current market assessment policy) to \$3.3 billion in 2008. This change is an average annual increase over 6 years of 14.2%. The total tax levy moved from an estimated \$8.3 million in 1996 to \$11.1 million in 2002, and to \$16.8 million in 2008, an average annual increase of 7.0 %, reflecting the significant increase in property values over

this period. Protection of Open Space by various tools and since 1999 primarily the implementation of the Community Preservation Fund ("CPF"), and Town and County Bond funding covering 187 lots on 2367 acres of land.

5. Significant expansion of aquifer and environmental protection in Town code:
 - a. Revision and Expansion of Wetlands Code (Ch 129 in 2000, and 2003)
 - b. Introduction of the Near Shore Overlay District ("NSOD") into zoning code (Ch 133 in 2000))
 - c. Expansion of Noise ordinance (Ch 92 in 1998)
 - d. Adoption of 'no net decrease in wetlands' policy in the late 1990's
 - e. Adoption of Town Tree Code (Ch 117 in 2001)
 - f. Expansion of open space, road size, mitigation factors in Sub Division Code (Ch 111 in 1998, 2002, 2004, 2006).
 - g. Modest change in runoff code in Zoning code (Ch 133-25 in 2005) and Excavations (Ch 62-11(2005).
 - h. Creation of Water Management Committee and passage of water management codes and policy.
6. Purchase of new ferries by North and South Ferry significantly reducing lines and traffic congestion.
7. Purchase and modernization of Town buildings and facilities
 - a. Purchase and reconfiguring of a new Town Hall, Assessors Building and Building Department Building.
 - b. Reconfiguration of old Town Hall to Police Dept Building
 - c. Purchase of American Legion Hall as Youth Center
 - d. Construction of new Highway Barn and reconfiguration of Recycling Center. Demolition of old Highway Barn pending.
 - e. Purchase and expansion of Town Medical building and Senior Center
8. Investment in Town infrastructure:
 - a. Capping the Landfill
 - b. Replacement and repair First and Second Bridges
 - c. Improvements to Second Causeway
 - d. Rebuilding road and beach and installation of new groins at Shell Beach
 - e. Installation of many new catch basin systems
 - f. Dredging of main harbor entrances and Silver Beach canal
 - g. Upgrading of SI Heights and West Neck Water & Sewage Systems
9. Attempts to provide affordable or community housing have been difficult. However, a new set of proposals passed in the Spring of 2008 are now in the process of implementation.

Major challenges:

The items below reflect developments which the Committee felt could be identified as major current and potential challenges, threats, and issues to achieving the goals of the Comprehensive Plan.

1. The projected continued increased cost of living on Shelter Island and shift in demographics, whereby the 'balanced' community envisioned in the Comprehensive Plan is lost as full time residents with local employment and often children in Island schools become a smaller percentage of the total population relative to second homeowners and retirees.
 - a. Continued development of large or very large homes in areas with fragile groundwater quality and quantity.
 - b. The trend of 'knock-downs', whereby smaller older houses are replaced by much larger new ones, where some 614 smaller, older homes on larger lots might become knock down targets. Some 314 houses are located in the NSOD 'S' Zone, where the aquifer is particularly vulnerable.
 - c. Related issues include:
 - i Deferred finishing of third floor/attic/basement issues, height of roof line, and lack of criteria in the code on homes over 8500 Square Foot Living Area ('SFLA').
 - ii The corresponding increase in potable water use by larger homes needs to be objectively quantified.
 - iii The visual and environmental impact of larger structures in a neighborhood of older smaller homes needs to be considered.
2. Increased density in aquifer sensitive areas due to the estimated 225 smaller nonconforming lots on about 148 acres, which, with certain variances and special permits, are buildable. Some 124 of these lots are in the NSOD on some 78 acres.
3. An increased tendency to challenge Town codes and policies to the limit, especially regarding zoning, wetlands and the building codes. The spirit of 25 years ago in which people worked within the codes has changed
4. Incomplete and ambiguous sections of our local codes, which cause uncertainty and opportunity for applicants, excessive time adjudicating the codes by Town boards and committees and inconsistent enforcement. Note some sections are intentionally ambiguous to cover future unknown circumstances and/or reflect political compromise
5. The lack of a master plan for the Town's tidal waters and larger freshwater ponds inviting development in places where it might best not occur. Added erosion control structures (bulkheads, groins, etc.), fully and regularly dredged smaller creeks, and the loss of relatively pristine creeks, or parts of the harbors and bays, and shoreline are not outcomes consistent with the CompPlan.
6. Having a single business zone, with two significant disadvantages:

- a. Failure to provide to businesses with more discernable higher impacts, with a place to locate
 - b. An overly large geographical area stretched along route 114 for business relative to projected demand at full build out, inviting strip zoning development and an economically inefficient distribution of shops as compared to hamlet concentration.
7. While home businesses are to be encouraged, the current code is confusing and can not cover every circumstance. Negative and unacceptable impacts need to be better defined and enforced. There is a need for clear guidelines and effective enforcement, with alternative locations for growing businesses.
 8. A potential decline of local business providing goods and services, due to the high costs of land, the seasonality of business, unavailability of labor, and heavy reliance on the construction industry. The loss of these local services would force Islanders to shop off island and hire off-island tradesmen and other service providers.
 9. The absence of a permitting process for all new businesses enables random development, which may not be consistent the CompPlan goals and the best interests of neighboring businesses and the Shelter Island community.
 10. Risks to the aquifer including the lack of effective control over the use of pesticides, fertilizers, creation and maintenance of large 'green lawns', run off and exceptional house size in sensitive areas .
 11. Limited mechanisms (except for CPF 2% protections) to protect scenic views and valuable fields, woodlands and trees, the latter enhancing recharge and all important to the 'feel' of Shelter Island.
 12. No effective code or policy of controlling invasives and the gradual destruction of our fields and woodlands.

Major new or renewed initiatives:

To meet the goals of the Mission Statement and the Plan objectives, a number of important initiatives were identified. Note generally the committee has only identified and suggested broad objectives of each initiative, following our charge and relying on Town government to engage the public; and outside experts to develop specific legislation and policy to deal with the issues raised. The initiatives follow the format of the original Comprehensive Plan. In most instances, reference is made to the 1993 AP's. In cases where the initiative is new, largely relative to changed circumstances, 'New' is used.

Marine Waters:

1. Develop Local Tidal Waters Plan: Consider conducting scoping study for Local Waterfront Revitalization Program, using an available grant, or conduct our own study. See AP's 6 and 1 -5, 7-11, 37.
2. Review and update the wetlands code to establish criteria and standards for 'mitigation' plantings and the removal of invasives, allowing for root removal with replanting within 14 days. Allow for man-made ornamental ponds less than a

specified size, and depth outside of wetlands code. Update wetlands and native plant lists. Define high tide measure for beach situations and applicable tide for measuring the 4 foot depth in the dock code. AP 9.

3. Consider expansion of Town Docks, given the current long waiting list and the objective of lowering the total number of Island docks, at Congdon's Rd, Burns Road, Daniel Lord's Landing or Shell Beach. AP 8, 37.
4. Review and determining a policy for requiring dock owners to provide transit access along the beach below the high water mark by install steps or allowing sufficient space to walk under the dock. Ensure all new docks or renewed docks require transient access. AP 11, 37.
5. Review and adopt a combination of code and policy to discourage replacement bulkheads on inland waters, where the risk to existing structures due to erosion is minimal and beaches and wetlands could be reestablished.
6. Investigate the economics and risk profile of entering a cooperative agreement with neighboring town(s) to share the costs and management of a local dredging capacity; or alternatively seek to find assurances that our local needs will be covered by the county. AP 10.
7. Review use of beaches by off-road vehicles to protect the beach environment, allow fishermen access but discourage pure recreational riding on beaches where the natural resources are endangered. AP 7, 8, 37.

Aquifer Waters:

8. Initiate open and regular discussion about the home use of pesticides and fertilizers to bring about voluntary change from homeowners. Develop requirement for professional applicators to obtain license to apply pesticides and fertilizers on Shelter Island and establish policy to pull licenses in cases on abuse and non compliance. Reconcile the use of permithrin with tick spraying control and four poster use. See Action Point 13, 14d.
9. Runoff and Municipal Separate Storm Sewer Systems ('MS4') Update and complete the list of all Island catch basins and their configurations and establish a 5 year maintenance schedule for all units. Review all town owned lands to ensure there is no runoff. See AP 1, 2, 14c.
10. Update codes, policy and permitting language to comply with MS4 ensuring that runoff from private land to a wetland, road or an adjacent parcel is mitigated. See AP 1, 2, 14c.
11. Lot clearance guidelines: Consider a clearance site permit for lots in excess of a specified size, eg. 1.5 or 2 acres, encouraging the protection of mature woodlands and trees, but allowing reasonable plans and flexibility for development of a property. The permit should also address the use of replacement by native vegetation and larger trees to enhance recharge, respect privacy helping to maintain the special quality of Shelter Island. Establish a time limit, say 3 months, after a lot is more than 20% cleared by which time it must

be planted in natives grasses to provide for a field environment and prevent runoff. AP 14c, 31, 32.

Cultural Resources & Education:

12. Develop a centralized data base for environmental information on Shelter Island. The data and maps developed for this and that of the Group for the East End pamphlet provide an excellent start. AP 20
13. Expand the use of Channel 22 to include environmental and educational programs about Shelter Island. Televisive selective Town committee meetings (Planning Bd, ZBA, CAC, WMAC, WMA etc.). AP 29
14. Support the efforts of the SI Historical Society as the keeper of Town history and historical documents, including periodic publications. AP 26

Open Space:

15. Continue the current Open Space programs, as most available vacant buildable land will likely be developed by 2035. Review the current priorities for the CPF to determine if some 2% money needs to and can be used to reduce the development of small lots, which can become pocket open space areas protecting the aquifer in sensitive shoreline areas. See AP 33.
16. Establish an effective stewardship program for CPF properties and all Town and other government owned lands. AP 31, 32.
17. Consider creation of a leveraged small lot preservation program in sensitive shoreline areas via a mix of initiatives See AP 31.
 - a. Encouragement ‘connected family’ persons to merge lots using a conservation easement and income and property tax incentives
 - b. Encouragement unconnected neighbors to purchase the adjacent vacant small lot, perhaps establishing a lot line change and using a conservation easement and income and property tax incentives
 - c. Establish a program where the CPF can use leveraged 2% funds to purchase development rights/conservation easements with connected families and/or neighbors in a. and b. above.
 - d. Consider a Transfer of Development Rights system with the Housing Committee to transfer development rights from small lots in the shore line area to Hamlet areas in the center of the Island.

Zoning

18. Consider establishing a ‘Light Industrial Zone’, for those businesses which have significant noise, smell, air, visual and traffic impacts, in the area of the current Recycling Center and southwards, whereby warehousing, workshops, storage or garaging facilities can be shared in units, with reasonable operating guidelines and codes. See AP 38, 45.

19. Coincident with the new Light Industrial Zone, reduce the geographical size of the current B zone, converting both sides of Manwaring Rd and the part of S Ferry Rd on both sides south of a line to be drawn somewhere between the junction of St Mary's Rd/S Ferry Rd and the Old Highway building to the adjoining residential zone. See AP 38, 45. Existing businesses located in the changed area would be grandfathered.
20. Consider converting those marine businesses in the spot B zones, to a new zone 'Business - Marine' with a new set of operating and development guidelines. The zoning should be specific to the marine business and limit the other types of business activities that can function under See AP 38, 45.
21. Home businesses: Review and update the list of qualifying businesses in residential zones, using the grid system mentioned in AP 48, focusing on potential and real impacts (noise, smell, visual, traffic) inappropriate for a residential zone. The creation of a Light Industrial Business zone should provide for a place where growing businesses can warehouse, assemble, garage, and store materials and equipment without disturbing neighbors. If not, possibly consider converting some of the fully residential portions of C zone to A zone. See AP 38, 45, 48.
22. Reconsider B1 zone special requirements to allow development of the Hamlet concept, including second 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. Maintain limitations of types of business use, but allow for varying architecture, as the new Town Hall already differs from the old Town Hall architecture. See AP 45.
23. To maintain standards and protect existing local businesses from negative impacts of neighboring business activities, consider a requirement that all new businesses or change in use be subject to a Special Permit, with specific criteria as currently listed in Section 133-35 of the zoning code. The Special Permitting process is much simpler than Site Plan Review, but should be reviewed to ease burdens on applicants, yet remain effective. Also, a review should be conducted as to whether the Town Board, the ZBA or Planning Board conducts the review.
24. Review and establish tighter limits for house size, following the schedule recommended by Consultant Phil Herr and the Planning and Zoning Task Force ('PZTF') of 1500 sq ft plus 7% of the lot area in excess of 10,500 sq ft and setting an overall limit in sq ft, above which a special permit would be required. Establish consistent criteria for the permit and make the rules enforceable. See AP 40, 41.
25. Review and establish a limit on size of a knock down house linking footprint to lot size and the size of house being removed or the relative size of neighboring houses See AP 40, 41 and house size study.
26. Develop permit grids for all zones showing type of lot size, setbacks, Building height, permitted businesses, businesses requiring special permit etc. Use Standard Industrial Codes for type of business. See AP 50.

27. Consider expanding the Noise ordinance to limit early morning, evening and Sunday noise, while emphasizing neighborly consideration. See AP 17.
28. Conduct a review of Town codes, interviewing and soliciting Boards and committee members, lawyers, applicants, and citizens to identify areas of Code that cause confusion, create delay, and/or are ineffective. Consider utilizing outside legal experts to review and redraft local code in coordination with the Town Attorney. See AP 38, 50.

Housing: ■

29. Closely monitor the progress of the Community Housing Committee and Plan and ensure quarterly reports are made available to the public. AP 51-56.
30. Encourage the use of apartments over businesses to provide housing and assist local business. AP 51-56, 57
31. Consider enforcement of the existing Town code for accessory apartment to ensure such housing is up to standard and safe in conjunction with the Community Housing program.
32. Consider enacting a 'clustering' code as part of the Zoning code. AP 47.

Economic Development ■

33. Encourage hamlet shopping areas, develop a light industrial zone and reduce the size of B zone. See points 17, 18 and 20 above.
34. Explore the establishment of a 'buy local' program for local government. AP 59.

Transportation ■

35. Adopt a highway policy to maintain a rural environment, avoiding the look of suburbia, on Town roads. Seek the same on State and County Roads within prudent safety guidelines: See AP 62
36. Develop an analysis of the pros and cons of providing a limited but flexible service local small bus operation for island transport shared with the Town, school and senior program, whereby maintenance is provided by the Highway Department, and funding is grouped to obtain a better rate. A fleet of flexible sized vans and busses would likely be an objective. AP 62.

Community Facilities ■

37. Conduct a priority review of an upgraded SI Heights sewage system linked to Bridge Street businesses, meeting new SCDoh and DEC standards and recycling 'clean' effluent to Goat Hill for recharge. It is critical that the Town be involved to obtain grant money to provide partial funding to the project. Also, it is expected that updated State and County health requirements will necessitate changes in the current system with a costs exceeding \$3,000,000. Determine if such as project would be eligible for Federal stimulus money. AP 73, 74.
38. Install two sets of public bathroom facilities on the Island, and consider the Incinolet type system on Bridge St. and one in the Center. Publicize the 24-7

availability of the N Ferry toilets in the Chamber of Commerce map and with local signage. AP 76.

- 39. Develop Town-wide integrated data base for all Shelter Island properties with overlays for tax maps, roads, zones, overlay districts, vacant and sub-dividable land, use, contours, soil type, ponds, wetlands, docks, bulkheads and groins, mooring areas, eel grass & fisheries, mature woodlands, open fields, scenic vistas and historic sites, and others as required. AP 30.

New Initiatives

- 40. Consider the appointment of a part time Environment Code enforcement officer, who could also function as an environmental consultant on behalf of the Town for local environmental issues, such as native plantings, tree removal, dock locations, alternative fertilizers. New.
- 41. Consider a centralized purchasing of office supplies. New.
- 42. Sustainability: As the benefits of ‘sustainability’ planning, are being recognized as an essential part of our long term national policies, it is important that even small towns, such as Shelter Island incorporate such longer term thinking our community and decision making. New

Action Point Review for 1993 Plan

- 1. In our review of the 1993 Plan, we identified 76 ‘Action Points’ in the Plan, some of which included multiple actions, giving 83 in all. The 1993 AP’s which are listed below with a summarized statement of each, a performance rating as to successful completion and a ranking as to future importance.
 - a. Degree of completion on a scale from ‘1 to 5’, with 1 being done, and done well, 5 being incomplete or not really addressed.
 - b. Future importance on a scale of ‘A to E’, A being of the highest priority and importance and E being of the lowest priority. ‘X’ means the AP has been completed or is not longer necessary.

Performance Rank	No	Future Priority	No
1	5	A	20
2	34	B	12
3	28	C	15
4	14	D	13
5	2	E	16
		X	7
Total	83	Total	83

- 2. Degree of completion and Future Priorities:

Thus, of the 83 Action Points from the 1993 Plan, 20 have been identified as being of the highest or high priority:

1	Z19		1. Marine Waters: Adopt run off regulations requiring recharge on new sub divisions and new lots. MS4 - Municipal Separate Storm Sewer Systems	2	A
6	C02		6. Explore participation in NYS Local Waterfront Revitalization Plan	3	A
9	Z33		9. Better protect Town wetlands; update Wetlands code and ensure enforcement.	2	A
12	Z32		12. Fresh water Resources: Adopt water management ordinances where Federal, State and County law permit and the Town is judged competent.	2	A
12A	New		12A Geothermal Heating systems & the Aquifer	2	A
13	Z03		13. Amend Zoning Ordinance to include aquifer Protection Island wide. – contaminants, dense development, inappropriate development	2	A
14b	Z20		14b. Reducing residential density in sensitive areas, including square footage relative to lot size, lot size and height controls. NSOD, current limit 8000 sq ft	3	A
14d	C03		14d. Encourage best management practices in fertilizer use.	4	A
20	C07		20. Other: Develop centralized inventory of environment information, including mapping and retention as a data base.	3	A
29	C10		29. Explore use of local cable TV to provide education about the Town’s historic and cultural resources.	2	A
31	S06		31. Complete the analysis of sustainable capacity of the Island, including sub areas, for water resources and infrastructure capacity.	3	A
40	Z08		40. Provide for minimum lot area – 40,000 sq ft.	2	A
41	Z09		41. Set ratio of building cubic footage to lot area.	5	A
42	Z05		42. In areas of thin aquifer (Shoreline areas 1.5 ft of less), establish rules that limit density	3	A
45	Z11		45. Review current business zones, including distinction between B1 and B2, whether the result is really what the community wants.	2	A
48	Z18		48. Review Code to protect home based businesses in C Zone and explore means of broadening opportunities for home based businesses consistent with environmental and quality of life concerns.	2	A
49	Z17		49. Explore site plan review process, especially those involving sensitive water resources.	3	A
50	Z01		50. Establish Zoning Revision Task Force to assist in amending Town codes to be consistent with the Comprehensive Plan.	2	A
51	F06		51. Housing: Develop housing opportunities for younger and working households	4	A
52	O2B		52. Explore the creation of an on going Island organization for foster the creation of affordable housing opportunities for residents.	2	A

The list below summarizes **all** Action Points listed in AP number order.

Action Points Status Report
1/25/2009

Perform- ance rating 1-5	Future Import -ance A-E
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CPR Old
No CP #

Marine Waters

1	Z19	1. Marine Waters: Adopt run off regulations requiring recharge on new sub divisions and new lots. MS4 - Municipal Separate Storm Sewer Systems	2	A
2	F01	2. Install catch basins/ dry wells to reduce run off.	2	B
3	F02	3. Redeveloped Town properties should ensure recharge not run off.	2	B
4	C01	4. Continue participation in Peconic Estuary Program.	2	B
5	C05	5. Reconcile protection of shell fish areas with anchorage locations.	2	C
6	C02	6. Explore participation in NYS Local Waterfront Revitalization Plan	3	A
7	F03,S 8	7. Ensure Town Landings remain public with parking. Preserve public access on all beaches up to high water mark.	2	D
8	F04	8. Enhance public access to Dering Harbor- Town docks and ramp. Improve and create other town docks.	4	D
9	Z33	9. Better protect Town wetlands; update Wetlands code and ensure enforcement.	2	A
10	F05	10. Continue maintenance dredging for flushing navigation and water dependent uses, while preserving natural resources and the quality of life.	2	C
11	Z35	11. Explore the use of Town and private beaches including access, off road vehicles, commercial fishermen, while protecting natural resources.	3	D
37	F03	37. Prepare comprehensive list of Town landings and ensure they remain open.	2	C

Aquifer - Water

12	Z32	12. Fresh water Resources: Adopt water management ordinances where Federal, State and County law permit and the Town is judged competent.	2	A
12A	New	12A Geothermal Heating systems & the Aquifer	2	A
13	Z03	13. Amend Zoning Ordinance to include aquifer Protection Island wide. – contaminants, dense development, inappropriate development	2	A
14	Z20	14. Amend Zoning and Sub-Division Codes to provide special rules for aquifer protection including:		
14a	Z20	14a. Managing water use	2	C

14b	Z20	14b. Reducing residential density in sensitive areas, including square footage relative to lot size, lot size and height controls. NSOD, current limit 8000 sq ft	3	A
14c	Z20	14c. Minimize the disturbance of natural vegetation to inhibit run off and encourage recharge.	2	B
14d	C03	14d. Encourage best management practices in fertilizer use.	4	A
15	C05	15. Air Quality: Develop educational materials re burn barrel permits	4	C
16	C06	16. Continue monitoring the LILCO (LIPA) cross Island transmission line.	3	D
17	Z34	17. Develop a simple equitable approach to controlling noise disturbances.	1	D
17a	New	17a. Control excessive night sky lighting	3	B
18	Z06	18. Terrestrial and aquatic ecosystems: Amend the Town Code to protect endangered, rare or Island unique species and their habitats.	3	E
19	Z07	19. Modify Town code to discouraging or preventing the introduction of invasive species to the Island.	5	B
Cultural Resources & Education				
20	C07	20. Other: Develop centralized inventory of environment information, including mapping and retention as a data base.	3	A
21	C08	21. Explore how to best integrate local environmental information into the school curriculum.	4	D
22	C09	22. Provide adequate budgetary resources to the CAC and WMAC to implement an aggressive program of environmental education.	3	D
23	O1	23. Cultural Resources: Create an Historical Commission	2	X
24	S01	24. Survey Town's historical assets	2	C
25	S02	25. Consider designating areas/structures for State and National Registers	3	D
26	S03	26. Seek funding for a manual describing Town history, resources, neighborhoods, building guidelines to promote harmony local inheritance, promoting a sense of community.	2	E
27	S04	27. Develop the tools of Conservation easements to protect facades, gardens and scenic structures.	4	E
28	Z21	28. Amend Town codes to include the protection of historical and archeological assets, especially within 500 feet of the shoreline.	3	E
29	C10	29. Explore use of local cable TV to provide education about the Town's historic and cultural resources.	2	A
Open space				
30	S05	30. Open space: Complete a detailed inventory of Open space.	1	B
31	S06	31. Complete the analysis of sustainable capacity of the Island, including sub areas, for water resources and infrastructure capacity.	3	A

32	S07	32. Establish prioritization criteria for open space, including the scale of the area, protection of aquifer resources, wetlands, endangered species, important view sheds, contiguity with existing open space, and scale	1	C
33	Z25	33. Explore the adoption of tools for open space protection, including tax agreements on easements etc., transfer development rights, stronger wetlands and costal hazard regulations, First right of refusal to the Town on key properties.	2	C
34	Z26	34. Strengthen Town’s authority to select open space land in subdivisions or to reject and accept cash in lieu of land.	1	X
34a	Z28	34a (new) Explore possibility of taking more than 10% OS in major Sub divisions & donate 1 lot to affordable housing	2	X
34b	Z28	34b. Extra subdivision parkland/open space and affordable housing	3	C
35	Z25	35. Gain first right of refusal on key lands to achieve protection of the public interest.	4	X
36	O2A	36. Explore the creation of a non profit SI Land Trust.	2	X

Zoning

38	Z02	38. Frame zoning changes to coordinate with agreed upon constraints: aquifer, transportation, quality of life, natural resources, and the environment.	2	X
39	Z10	39. Explore growth pacing devices.	3	X
40	Z08	40. Provide for minimum lot area – 40,000 sq ft.	2	A
41	Z09	41. Set ratio of building cubic footage to lot area.	5	A
42	Z05	42. In areas of thin aquifer (Shoreline areas 1.5 ft of less), establish rules that limit density	3	A
43	Z27	43. Improve the code on minor subdivisions to that of Major subdivisions.	2	D
44	Z29	44. Explore setting time limits to sub division approvals, allowing for old approvals to be reviewed in light of current Code.	3	E
45	Z11	45. Review current business zones, including distinction between B1 and B2, whether the result is really what the community wants.	2	A
46	Z12	46. Review parcels greater than 8 acres and not subject to property tax, to minimize the risk of haphazard sub division.	3	C
47	Z13	47. Explore ‘density averaging’	3	C
48	Z18	48. Review Code to protect home based businesses in C Zone and explore means of broadening opportunities for home based businesses consistent with environmental and quality of life concerns.	2	A
49	Z17	49. Explore site plan review process, especially those involving sensitive water resources.	3	A
50	Z01	50. Establish Zoning Revision Task Force to assist in amending Town codes to be consistent with the Comprehensive Plan.	2	A

		Housing			
51	F06		51. Housing: Develop housing opportunities for younger and working households	4	A
52	O2B		52. Explore the creation of an on going Island organization for foster the creation of affordable housing opportunities for residents.	2	A
53	Z22		53. Identify and implement mechanisms which ensure the affordability of housing for first time buyers.	3	C
54	F07		54. Create on island housing opportunities for elders on Shelter Island	3	C
55	Z14		55. Explore amending zoning to allow for second unit year round rentals, subject to restrictions.	3	C
56	Z15		56. Investigate incentive zoning allowing smaller lots by special permit	3	B
		Economic Development & Local business			
57	S09		57. Economic Development: Indentify the characteristics of businesses which the Town is most interested in encouraging: small scale, light demand on non renewable resources, compatible with SI life style, local ownership, development and management,	4	D
58	Z16		58. Remove obstacles in Land use regulations for those businesses to be encouraged.	3	D
59	S10		59. Research market opportunities for off island leakage (where a local business could replace off Island purchases and replacement of larger business and service institutions with local business, 'back office' service facilities for larger businesses	4	E
60	S11		60. Conduct an analysis of public services on SI compared to NYS and other island communities	4	E
61	C14		61. Continue to support commercial fishing via restocking of shell fish and through aquaculture.	3	B
		Transportation			
62	S12		62. Transportation: Seek funding for transportation study.	2	E
63	Z23		63. Frame and adopt moped regulations	4	E
64	S15		64. Create aviation study committee to study control of landing fields, seaplane activity and helicopter landings.	2	D
65	S13		65. Seek bicycle path funding	4	E
66	S14		66. Study diagonal parking on Bridge St.	4	E
67	Z24		67. Revise Codes to assure safety and appearance of major roads	3	D
68	S16		68. Create bicycle safety task force.	4	E
69	Z30		69. Review subdivision and Codes re roads to allow roads more consistent with SI light traffic and rural character as opposed to suburban type roads, now called for.	3	C
70	C11		70. Study avoidance of long ferry lines at North Ferry.	2	E

		Community Facilities		
71	C12	71. Community Facilities: Follow through to ensure compliance with DEC Consent Order re solid waste management.	2	E
72	F08	72. Explore relocation of Highway Dept maintenance yard	1	E
73	F09	73. Consider recharging SI Hgts effluent instead of discharging into the bay.	3	B
74	O3	74. Explore creation of a Waste Management District, including Bridge St.	3	B
75	Z04	75. Develop well head protection zoning for wells in public water systems	2	E
76	F10	76. Explore the provision of public restrooms.	2	B