

SHELTER ISLAND PLANNING BOARD
Minutes of April 14, 2009
Shelter Island Town Hall

Members Present: Chairman Paul Mobius, John Kerr, John D'Amato

Staff Present: Tony Pasca, Joe Lombardi

Members Excused: Peder Larsen, Emory Breiner

Others Present: Glenn Waddington, Joseph Klenawicus, William A. Sulahian, David Gurney, Diana Malcolmson, Earl Reiter, Michael Reiter, Jeff Reiter, Kolina Reiter, Chris Read, Jake Williams

New Business:

- Meeting called to order at 7:00 p.m.
- Minutes of March 31, 2009 meeting approved.
- Invoice for Esseks, Hefter & Angel, LLP for professional services rendered in March 2009 in the amount of \$1,548.75 were approved.
Invoice for The Raynor Group for professional services rendered in March 2009 in the amount of \$737.50 were approved.

Correspondence:

Letter from Osborne & McGowan regarding Smyth Major Subdivision.
Copies of e-mails from Evan Savage regarding fire department apparatus.

Patrick Minor Subdivision:

Resolution #09-09 for extension of Sketch Plan approval, moved by Chairman Mobius, second by Member D'Amato, approved 3-0-0-2 Absent.

Temporarily Close Business Meeting at 7:10 PM

Open Work Session at 7:10PM

Close Work Session at 7:20PM

Re-open Business Meeting at 7:20PM

These minutes contain materials which paraphrase and or summarize statements made during this hearing. Only text enclosed in quotation marks report a speakers exact words. For complete contents of the proceedings, please refer to the tapes.

Catrambone Minor Subdivision Public Hearing:

Chairman Mobius stated that Mr. Chris Read should be arriving shortly and explained that this hearing is concerning the Catrambone Subdivision on Menantic Road. He further stated that this public hearing is to give the public an opportunity to address any comments or concerns.

Ms. Kolina Reiter stated that she is concerned about water runoff onto her property and Menantic Road, and suggested that either a retaining wall or a berm be installed.

Chairman Mobius stated that one of the general conditions on all subdivisions is that all runoff be contained on the property. He continued to say that the Planning Board Engineer can guide the Planning Board in an effort to make the conditions a little

more detailed. He asked if anyone in the audience had any other comments or concerns.

Ms. Kolina Reiter stated that the runoff issue is the only concern and thanked the Board for their promise to address this concern.

As there were no other comments, Chairman Mobius adjourned this hearing until Mr. Chris Read arrives so that he can be made aware of the public concerns.

Adjourn Public Hearing at 8:00 PM
Re-open Work Session at 8:00 PM to discuss the Wetland Applications
Re-open Public Hearing at 8:10 PM

Mr. Chris Read, representing Catrambone Major Subdivision, arrived.

Chairman Mobius and Joe Lombardi reviewed the public concerns that were addressed.

Mr. Chris Read suggested that a covenant to contain all runoff on site be included in the conditional final approval. He stated that he will do whatever he can to live up to that covenant. He also stated that he would create a berm or install a dry well or two, whatever it takes. He further stated that he would like to reserve decision on exactly what measures he should take until he has an opportunity to see the extent of what will be done down there.

Chairman Mobius relayed that the neighbors think that if the house is placed on the high end of the lot with some of the vegetation left there, there wouldn't be a problem.

Mr. Chris Read stated that he doesn't think there should be any restrictions on where the house is placed because he would like to see what lot sells first and where the first house will be placed, which will determine where the subsequent houses will be built. He asked if the Planning Board is okay with a general covenant.

Mr. Tony Pasca, Attorney to the Planning Board, stated that he would request Mr. Lombardi, Engineer to the Planning Board, to fine tune the language of the covenant to make sure that it is very clear that measures must be taken to contain the runoff.

Mr. Chris Read suggested that the covenant be written clearly with basic language so as not to restrict anyone's rights. Mr. Read stated that there may be many ways of accomplishing this task and wants to make sure that the covenant does not make the situation counterproductive.

Mr. Pasca stated that the language of a typical covenant is that all storm water runoff resulting from development of any of the individual lots must be contained on site. He added that with respect to any particular lot, maybe requiring that that lot be re-graded. He further stated that the covenant can be done very easily without causing the applicant any problem at all.

Mr. Pasca stated that by the next Planning Board meeting, he will have the conditions drafted, and suggested that Mr. Read plan to attend the next meeting so that if he has any issues of concern, he can address them at that time.

Chairman Mobius closed the public hearing.

Meeting Adjourned at 8:20 PM

Next Meeting: 7:00 p.m. April 28, 2009

Following Meeting: 7:00 p.m. May 12, 2009

Next Resolution # 10-09

Respectfully submitted:

Danielle LiCausi

Clerk to the Planning Board