



Chairman Paul Mobius, John D'Amato, Emory Breiner
John Kerr, Peder Larsen
Joe Lombardi, Tony Pasca
Glenn Waddington, Shane Patrick, Supervisor Dougherty, Matt Sherman, Ted Hills,
Lois Morris, Beverly Pelletier, Mr. Lipsyte, Ania Chowaniec, Shane Patrick



- Meeting called to order at 7:05 p.m.
- Minutes of March 9, 2010 meeting approved.



Letter dated March 25, 2010, from Matt Sherman RE: Tedford Minor Subdivision.
Copy of letter dated March 22, 2010, from the Town of Shelter Island to the Building
Inspector, RE: Moratorium on development in the Coastal Barrier District.
Letter dated March 24, 2010, from the Town of Shelter Island, RE: Wetland
Application for American Direct.
Letter dated March 26, 2010, from the Town of Shelter Island, RE: Wetland
Application for Joanne Artese.
Letter dated March 29, 2010, from the Town Clerk, RE: FOIL request concerning
affordable workforce housing.

- Invoice for Esseks, Hefter & Angel, LLP for February 2010 professional services in
the amount of \$1,190.00 was approved.



Extension Resolution #06-2010, moved by Chairman Mobius, second by Member
Breiner, approved 3-0-0- 2 Absent

*The following hearing minutes contain materials which paraphrase and or summarize
statements made during the hearing. Only text enclosed in quotation marks report a
speakers exact words.*



Planning Board attorney, Anthony Pasca, stated that the Affidavit of Posting and
Affidavit of Mailing are all in order.

Chairman Mobius stated that the sign noticing the time and date of the public hearing
has been posted on the applicant's property.

Chairman Mobius stated that the purpose of this public hearing is for the Planning
Board to hear anything that the audience has to say about the Patrick Minor
Subdivision. He stated that Mr. Patrick will first have an opportunity to speak, and
then all questions or comments from the audience shall be directed to the Planning
Board.

Chairman Mobius stated that an e-mail correspondence, dated March 26, 2010, was
received from Susan Aminoff, who resides at 72 West Neck Road, which backs up to

the applicant's property. He summarized the concerns contained in the letter: she would like to prevent the destruction of forestry and natural habitat, limit the number of buildings to be constructed, and limit the intrusion of incoming traffic.

Chairman Mobius stated that the Planning Board does not have the ability to limit the development of the property, but the applicant must follow the Shelter Island Town Building and Zoning Codes.

Mr. Shane Patrick stated that only one permanent, year-round dwelling currently exists on the property. He stated that his original intention, before he began the subdivision process over four years ago, was to sell the land to the Town as open space, which did not come to fruition.

Mr. Patrick said that the driveway that currently exists does not really impact the neighborhood.

Member Breiner stated that the letter suggested the creation of buffers, and asked Mr. Patrick if that is acceptable.

Mr. Patrick said the property is forested with a clearing in the center of the lot.

Member Breiner stated that the letter specifically suggested buffers along the driveway.

Mr. Patrick said that he is not sure that there is enough space to do that, but if there is, it would make sense to do that.

Chairman Mobius asked if anyone else had any questions or comments to make.

Ms. Lois Morris introduced herself to the Board and stated that she lives at 74 West Neck Road. She stated that she has written a letter, which she did not submit to the Board, and does not have copies of it, but she will reference that letter now. She said that her concerns are basically the same. She asked if the access road would have to be 44 feet wide.

Mr. Pasca said no, that it is just a driveway. He said the flag lot strip is 44' wide, but that is the outer limits, and the driveway would have to be contained within that 44', but it does not have to be 44' wide.

Ms. Morris stated that three of the adjacent properties are all pre-existing, non-conforming lots, and hers is the smallest lot. She said any building in there would make it extremely dense. She said that Mr. Patrick showed her where he would like a house to be developed, which would be closer to the front, and it would then create 5 houses and accessory buildings, all clustered in the center. She said the property is essentially a gully, and part of it is her gully. She said there are drainage issues now. She stated that she believes there is a need for an evergreen vegetative buffer because the building location is very close to her property.

Mr. Patrick said that when they originally discussed this, it was his intention to hold onto this land and build something himself. He said no one would want to build in the gully, but the preferable location would be further back, up the hill.

Ms. Morris said that any building on this lot would create this cluster, and she feels that a buffer is necessary to create privacy. She said that the development of this property without a vegetative buffer would be ugly and horrible.

Chairman Mobius stated that density issues are a matter of zoning. He said that right across the street is two-acre zoning, but this area is not.

Ms. Morris said that any building in there would create density issues.

Chairman Mobius opined that he would think that anyone that chooses to build there would also prefer a buffer zone.

Mr. Pasca stated that the Board should discuss whether they can require the applicant to provide a buffer as a condition to approval. Now that this issue has been raised, it should be part of the discussion.

Beverly Pelletier stated that she lives at 76 West Neck Road and her question is if the Planning Board does approve this subdivision, can they put in a clause that whoever purchases this property must put in a buffer zone. She stated that if Mr. Patrick was going to develop this property, it would be amicable to put in a buffer zone, but as he now plans to sell the property, how can she be assured that the new developer will put in a buffer zone.

Member Breiner confirmed that the neighbors on each side are requesting a buffer zone.

Ms. Pelletier said that the property is in a gully, and does go up on a slope. The neighbors are all above him and will all be looking down at the new development. She said that a buffer zone will provide privacy for everyone. She said her lot is a little over a half of an acre. Ms. Morris's is a little less than half an acre, and the lot behind her has three structures on his property. She said they are all clustered together. She said it would be in everyone's best interest to have a buffer zone.

Member Breiner said it is true that whoever wants to build would probably not want to look at everyone else's house either. He said that the Board is going to have to discuss this.

Chairman Mobius said that all the neighbors have the option of putting up their own buffers also.

Ms. Pelletier said that would be nice also, but the problem is that their lots wouldn't buffer the new development because they are higher in elevation, and whatever they put would not give privacy to the other lot.

Mr. Pasca asked what the current condition of the property is.

Chairman Mobius said that the property is all wooded now. He said that the logical place to put a house would not be down in the gully, but would be up at the 45 foot elevation, the higher portion of the lot.

Mr. Patrick agreed that the probable place to build a house would be at the higher elevation because of the water table in the gully.

Chairman Mobius asked if there was anyone else in the audience or the Board that would like to comment. He said that the Board will take all this information into consideration. He stated that a letter from the Fire Commission is still needed, and therefore he will close this hearing subject to receipt of the letter from the Fire Commission.

This hearing was closed at 7:30 PM.

Close Business Meeting at 7:30 PM

Open Work Session at 7:30 PM

Close Meeting at 8:45 PM

Next Meeting: 7:00 p.m. April 13, 2010

Following Meeting: 7:00 p.m. April 27, 2010

Next Resolution 7-2010

Respectfully submitted,
Danielle LiCausi
Clerk to the Planning Board □