

**Shelter Island Conservation Advisory Council
February 22, 2016 Minutes**

Members Present: Chr. Ed Bausman, Jay Card, Paulette Van Vranken, Peder Larsen, Howard Johansen, Mark Cappellino, Councilman Paul Shepherd, Town Liaison.

Member Excused: John Reilly

Others Present:

Meeting opened at 7:30pm

January 25, 2016 Minutes approved as emailed.

Soren Dahl will be here from the DEC at March meeting.

OLD BUSINESS: None

NEW BUSINESS: WETLANDS APPLICATIONS

Joseph E. Hakim

8 Club Drive

Applicant wants to construct in ground swimming pool with coping, deck, automatic safety cover, safety fence and vegetative screening in accordance with Town ZBA approval dated December 16, 2015.

Discussion:

Property is in the flood zone.

Distance of the pool to the side of house was discussed. The Building Department determines how close to the house the pool can be.

Dewatering was discussed. Member P. Larsen stated that a testing bore is not needed. Typically they dig down to water and put in blue stone. Members generally agreed that dewatering should not occur for pool construction.

The property should be re-vegetated with Zoysa, which is presently being used.

Members also generally agreed that there are other options to put the pool and Member Howard Johansen feels that the 100 foot setback requirement should be honored.

Member M. Cappellino stated that there needs to be a building dept excavation site inspection before installation of the swimming pool. This will verify that the pool will not enter the ground water.

Decision: CAC approved this application 4-1(H.J.) with the recommendation that the Building Department inspect the excavation site before the pool is built. This will ensure that there will be no need for dewatering.

Richard and Charlotte Clark 6J Hager Road

Applicant wants to raise existing dwelling and install basement underneath, substantially renovate dwelling and construct second story above. Substantially renovate existing detached garage and construct second story accessory sleeping quarters over it.

Discussion:

House built in 1936 and is being reconstructed, located 16 ft above the mean water mark

Septic system failed and a new one was installed.

The private road and setbacks were discussed and need to be clarified.

They want to build a second story above the garage using the same footprint.

The plans should be stamped by the surveyor.

Re-vegetation is needed.

Chairman Ed Bausman noted that they are removing one deck and adding another in a different place. Square footage needs clarification.

Actual elevation of the renovated home needs clarification.

Decision:

The CAC tabled their decision for now and requests the following:

- 1. A licensed professional should stamp all plans.**
- 2. Clarification is needed on the ownership of the Hager Rd extension, which enters the property.**
- 3. Specify elevation of the proposed basement and total height of the proposed substantially renovated two story dwelling**
- 4. Specify garage stairway and deck entrance size**
- 5. Re-vegetation mitigation plan**
- 6. Consideration should be given to moving the main dwelling further landward away from the wetlands, in order to make this dwelling “less non-conforming”.**

Meeting adjourned at 8:30 pm until Mon. March 21, 2016, 7:30 pm Town Hall.

Respectfully Submitted,

Jeanette Flynn
Clerk to the CAC