

**Shelter Island Conservation Advisory Council**  
**Minutes of Monthly Meeting**  
**September 21, 2015**

**Members Present:** Chairman Ed Bausman, Howard Johansen, Mark Cappellino, Paulette Van Vranken, Peder Larsen, John Reilly, Town Liaison: Councilman Paul Shepherd

**Members Excused:** Jay Card

Meeting opened at 7:30 pm.

Jeanette Flynn was welcomed as the CAC's new secretary.

No minutes to approve as there were no meetings in July or August.

**Education topic was cancelled for this meeting.**

**Guest:**

Dan Fokine and Joe Denny made a presentation about their **Shelter Island Trail Club**. Information was submitted on this new club to the CAC members. Their mission is to preserve, maintain, and enlarge Shelter Island Town trails. He touched on Sachem Woods trails and how a trail system could evolve on the Island like in other towns, such as, East Hampton and Southampton. They are looking eventually for a partnership with the Town. Stewardship was mentioned. The club is looking to attain a non for profit status. It is in its early stages and would like to start off by offering walks in the trails and eventually have clean up days. CAC members brought up disability accessibility and an Albany tax cap that exists at the moment. They have a Shelter Island Open Space Blog that is linked to another endeavor of Dan Fokine's, Vine Busters.

**Old Business:**

No old business.

**New Business:**

**Zach Vella 85 Shore Road Wetland Application:**

A wetlands application was reviewed and discussed to request the construction of a new single family dwelling and attached decks (in place of existing dwelling located outside regulated area), 735 sq. ft. of which will be located within the regulated area, including 627 sq. ft. portion of dwelling and 108 sq. ft. of second story deck, construct a swimming pool, 1214 sq. ft. of which will be located within the regulated area, remove approximately 854 sq. ft. of existing tennis court from regulated area and renovate remaining tennis court, approximately 3978 sq. ft. of uncovered patio and associated retaining walls within the regulated area (including 1033 sq. ft. of on-grade, permeable patio) renovate existing garage to remain, remove existing 2160 sq. ft. croquet court from within regulated area (including 1571 sq. ft. from within vegetative buffer; remove existing sanitary system from regulated area and install new sanitary system outside the regulated area; install new drinking water well; install pool enclosure fencing; install drainage system of leaders, gutter, and drywells to capture roof runoff and pool dry well to capture pool backwash; establish approximately 24922 sq. ft. of native vegetation in place of historically

existing lawn areas within vegetative buffer; and install a stone slab walkway to pond and 78 sq. ft. wood “fishing platform” over pond.

The project is about a foot too high and the owner wants to use less than 31% of the property to be grandfathered in. Reilly opined it is not a complete application and maybe the Town should not consider the application in its incomplete state. Bausman stated that the CAC is interested in the wetland aspect of the application. Larson inquired if they needed a new health department permit since the plans have changed. Bausman reiterated that CAC is focused on the no construction of the 100 ft. regulated area. Larson stated that there is a fresh water pond that was small in its original form and then was dredged and made larger with small fish. There were inquiries if the pond is on the DEC wetland map. Mark Capellino asked if the plan has 8 bedrooms, would that upset the septic system in the summer when it will be more in use. Reilly said there is no calculation for that. Bausman answered that it may take till November for the usage to be totally flushed through. Van Vranken is concerned with the blocks of space in the house plans that are not designated as a bedroom or den. Larson answered that the health department has a formula for the blocks of space.

The CAC went into a brief discussion of Air BNB and how that could affect the septic usage, especially in the summer in homes across the Town. There are roughly 75 SI houses on the Air BNB registry. The Town Code says you can let family members stay in your home and it is hard to enforce that code.

**Because there is no final plan on this application, the CAC tabled this application until its meeting in October.**

#### **William Anderson 7 Montclair Ave. Wetland Application:**

Requests a wetlands permit to demolish and remove existing 1.5 story dwelling and construct new 2 story single family dwelling with attached garage, covered porches and uncovered pervious patio; construct 18ftX36ft swimming pool and pervious pool patio; remove and replace (in-place) existing 66 sq. ft. gazebo; install new drinking water well; install drainage system of leaders, gutters and drywells; remove existing septic system from within regulated area (and install new, upgraded sanitary system outside regulated area); and establish approximately 3845 sq. ft. of native vegetation in place of existing lawn area adjacent to bulkhead in the form of a 15 ft. to 36 ft. wide buffer.

Member Johansen objected to so many new structures and the pool being in the 100 regulated areas. The town needs to be stricture with the code because it is so close to the filtering system. Members brought up the salt water intrusion in the Silver Beach area. Members suggested that the bottom of the new pool should be 2 feet above ground water to protect the ground water from intrusion. Larson suggested a hydrostatic valve to help in the proper construction. Member Reilly was concerned with property values dipping because of this intrusion problem. Member Van Ranken stated that the rules should be followed and because it is not, we get into these issues.

Chairman Bausman moved on to the bulkhead aspect of application- a 15 foot wide buffer with native vegetation. Bausman stated that the American Beech Grass is an ocean front grass. American Beech is not native to bay front. They need to plant something more appropriate. Members brought up using Zoysia for the vegetative buffer. Members stressed that it is a good

alternative and it does not need fertilizer. Member Reilly suggested that if it spreads, the owner can put in 6 inch steel edges. Zoysia only grows 2.5 inches high.

Paul Shepherd vocalized his concern that things can end up very arbitrary, when being so constricted to what the owner can plant. Members stressed these are just recommendations. He just needs rational when he brings these recommendations back to the Board.

Members strongly advised no building in the 100 foot zone. Members stated the owner would have to move the setback of the house and other buildings to keep outside the 100 feet and to consider wells and septic systems.

**The CAC voted unanimously to deny the application as presented. The CAC recommends that there is no NEW construction in the 100ft regulated area. The CAC also recommended that the pool be located out of the regulated area and contain a hydrostatic valve. No dewatering in construction of the pool should be allowed.**

Meeting adjourned at 9:25 PM.

**Next meeting Date: Monday, October 19, 2015 at 7:30 PM Town Hall**

Respectfully submitted,

Jeanette Flynn

Clerk to the CAC