



TOWN OF SHELTER ISLAND
38 North Ferry Road
P.O. Box 1549
Shelter Island, New York 11964

AMBER WILSON
TOWN CLERK
REGISTRAR OF VITAL STATISTICS
FREEDOM OF INFORMATION OFFICER
RECORDS ACCESS OFFICER NOTARY PUBLIC

OFFICE (631) 749-1166
FAX NUMBER (631) 749-3436
townclerk@shelterislandtown.gov
www.shelterislandtown.gov

PLEASE COMPLETE THE APPLICATION BY TYPING OR CLEARLY PRINTING INFORMATION AS INDICATED.
PROVIDE (10) COPIES OF ALL DOCUMENTS UNLESS OTHERWISE INDICATED.

DATE OF APPLICATION: 11/17/2025

NEW USE ESTABLISHED USE

PROPERTY OWNER: Shelter Island History Museum

OWNER'S MAILING ADDRESS: Po Box 847 Shelter Island NY 11964

APPLICANT (IF NOT THE OWNER): Jeffrey Feingold Architect PLLC

APPLICANT'S MAILING ADDRESS: Po Box 1322 Shelter Island Heights 11965

SUBJECT PROPERTY ADDRESS: 16 South Ferry Rd

SUFFOLK COUNTY TAX MAP #: 700 - 19 - 2 - 88

DESCRIBE PROPOSED CONSTRUCTION/RENOVATION:

Upgrade existing building structure and egress, add
sprinkler and fire alarm system, convert to habitable space

SUBMITTED BY: OWNER AGENT ARCHITECT CONTRACTOR

OWNER'S NAME: Shelter Island History Museum TELEPHONE #: 631 749 0025

E-MAIL: execdirector@shelterislandhistorical.org FAX #: _____

APPLICANT'S NAME: Jeffrey Feingold Architect TELEPHONE #: 917 270-7262

E-MAIL: Jeff@jeffsarchitect.com FAX #: _____

DOES THE PROPERTY REQUIRE ANY OTHER JURISDICTIONAL REVIEW?
IF YES, LIST BELOW AND DATES RECEIVED:

Yes

No

SITE AREA: lot area 87,414 SF

ZONING DISTRICT: B

CURRENT EXISTING LAND USE/CONDITIONS OF SITE (VACANT OR IMPROVED, TYPE OF BUILDINGS, ETC.)

improved; Museum building and barn

CHARACTER OS SURROUNDING LANDS (WOODS, WETLANDS, DEVELOPED RESIDENTIAL, ETC.)

Developed residential, wetlands

LIST ANY PROPERTY ENCUMBERANCES (RIGHTS OF WAY, EASEMENTS, COVENANTS & RESTRICTIONS)

shown on site plan; a 10' right of way along Shady Lane

**** CHECKLIST - PLEASE READ CAREFULLY ****

A PRE-SUBMISSION CONFERENCE IS REQUIRED ON ALL SITE PLANS. SUBMIT (10) COPIES OF THE PROPOSED SITE PLAN FOR REVIEW AT THE THE CONFERENCE.

1. A COMPLETE SITE PLAN APPLICATION FORM.
2. A SITE PLAN REVIEW FEE.
3. SEQRA EAF FORM - PART 1.
4. A SITE PLAN - REFER TO SECTION 109 APPENDIX SPECIFIC REQUIREMENTS (attached).

OWNER'S SIGNATURE:

DATE: 11/17/2025

APPLICANT'S SIGNATURE:

DATE: 11/17/2025

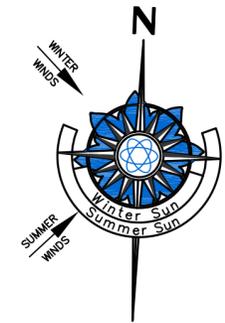
- MONUMENT
CONC or STONE
- ▲ STAKE
WOOD or
PLASTIC
- SPIKE, REBAR,
IRON PIPE, ETC

North American Vertical Datum 1988

Deed North
TOTAL LOT AREA
87,414± SQ.FT.
2.007± ACRES

WETLAND AREA
3,173± SQ.FT.
0.073± ACRES

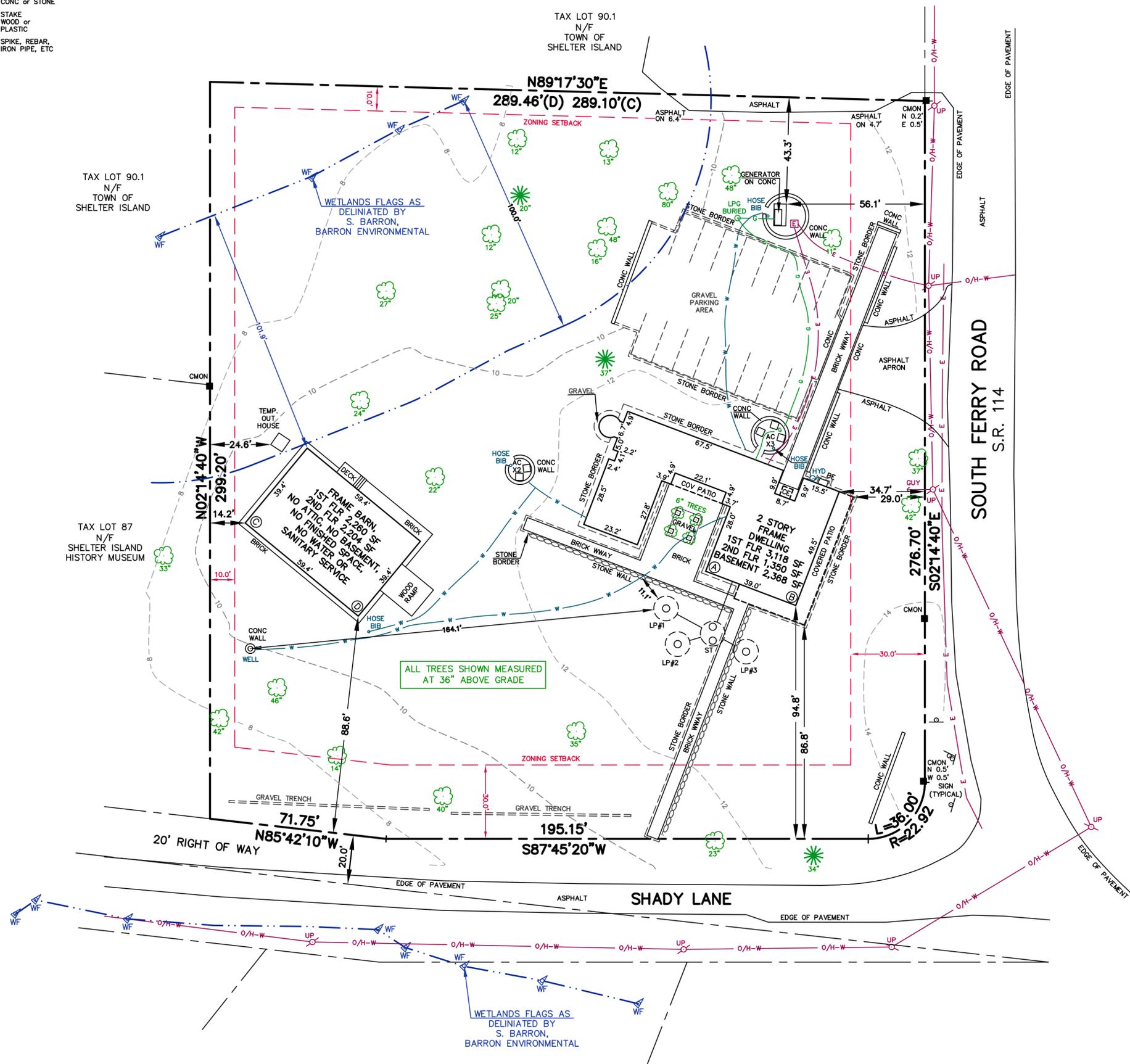
TOTAL LOT AREA
LESS WETLAND AREA
84,241± SQ.FT.
1.934± ACRES



NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY IN ZONE "B" WITH NO OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND BUILDING DEPARTMENT, MARCH 27, 2019. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
4. BOUNDARY COURSES SHOWN HEREON WITH (C) OR (D) SUFFIX INDICATE CALCULATED (C) VERSUS DEED (D) OR FILE MAP (FM) VALUES.
5. SEPTIC SYSTEM, WELL AND ALL UNDERGROUND UTILITY LOCATIONS SHOWN FROM INFORMATION PROVIDED BY OTHERS. CERTIFICATIONS ARE LIMITED TO THE ACCURATE PLOTTING AND DEPICTION OF THE INFORMATION AS SUPPLIED.
6. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DEPICTED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED IN SKETCH FORMAT OR AS LOCATED BY FIELD MEASUREMENT OF SURFACE MARK OUT.

CERTIFIED TO:
SHELTER ISLAND HISTORY MUSEUM



CERTIFICATION & ALTERATION NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

SANITARY LOCATION TIES

ITEM	DIST 'A'	DIST 'B'	DIST 'C'	DIST 'D'
ST	25' 6"	35' 6"		
LP#1	22' 0"	52' 6"		
LP#2	32' 0"	51' 0"		
LP#3	36' 6"	27' 6"		
WELL			51' 1"	45' 7"

TABLE OF AREAS (SQ. FT.)

LOT SIZE	87,414
LOT SIZE MINUS WETLANDS AREA (1.9 ACRE USABLE AREA)	84,289
EXISTING TOTAL BUILDING COVERAGE	5,942
ALLOWED TOTAL BUILDING COVERAGE (87,414 * 0.70)	61,190
EXISTING TOTAL LOT COVERAGE	10,315
ALLOWED TOTAL LOT COVERAGE (87,414 * 0.75)	65,561



Field Work: TP	Project No: 19-023
Drawn By: JER/AEC	Drawing Name: 19-023 SITE
Checked By: RCH	Scale: 1" = 30'
Reviewed By: FD	Date: 04 MAR 2019
Revisions:	
29APR19	SITE UPDATE
02JUL19	SITE UPDATE
11SEP19	SITE UPDATE
26SEP19	CO SURVEY
19NOV19	SITE UPDATE
01APR20	PE COMMENTS
09MAR22	WETLAND STAKES
17OCT25	SITE UPDATE

SHELTER ISLAND HISTORY MUSEUM

PROPERTY SITUATE AT
16 SOUTH FERRY ROAD
SHELTER ISLAND, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
DISTRICT 700, SECTION 19, BLOCK 2, LOT 88

TSPE TRISTATE
PLANNING ENGINEERING & LAND SURVEYING, P.C.

3330 NOYACK ROAD, BUILDING B
SAB HARBOR, NY 11963
(631)725-7199 SURVEY@TSPE.COM

Sheet Title: **SITE SURVEY**

Sheet **1 OF 1**

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

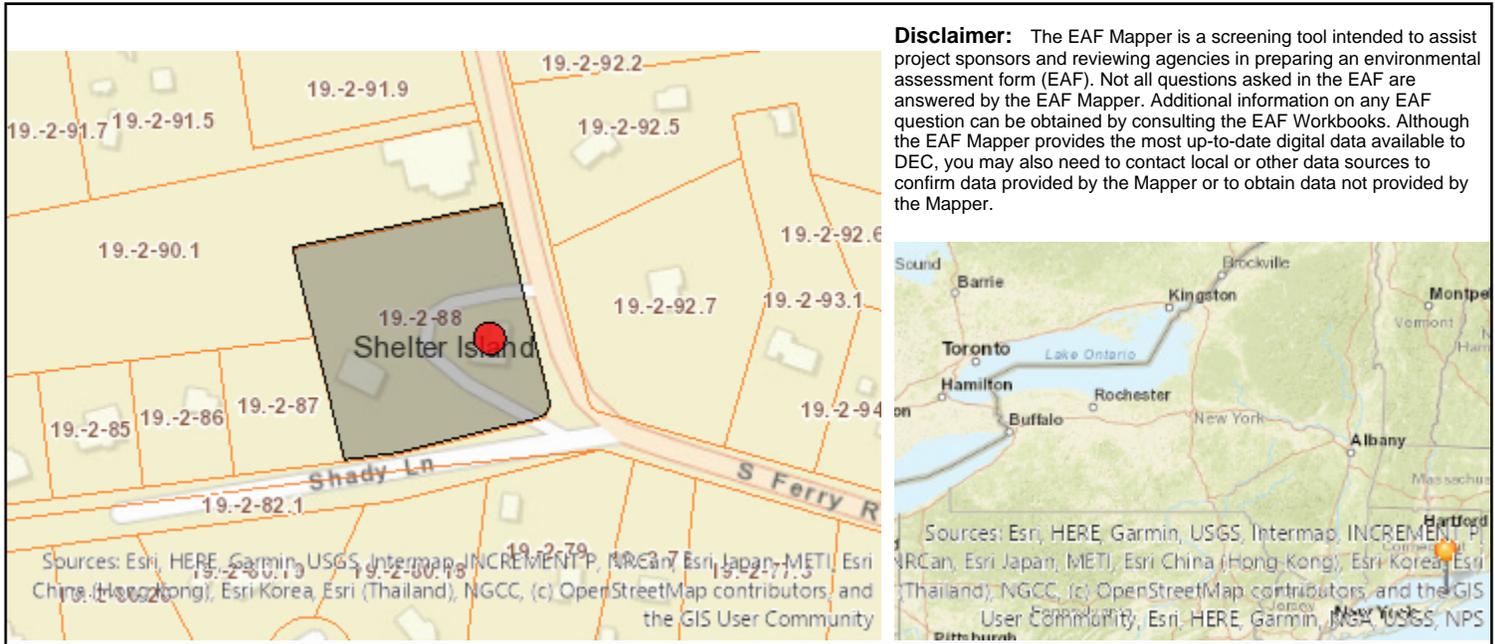
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; margin: 0;">Shelter Island History Museum Barn Upgrade Project</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">Corner State Road 114 and Shady Lane</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">Upgrade existing barn structure and egress, add sprinkler and fire alarm system. Convert to habitable space.</p>			
Name of Applicant or Sponsor: Jeffrey Feingold Architect PLLC		Telephone: 917 270 7262	
		E-Mail: jeff@jeffarchitect.com	
Address: <p style="text-align: center; margin: 0;">13 Grand Avenue, PO Box 1322</p>			
City/PO: q Shelter Island Heights		State: NY	Zip Code: 11965
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.0 acres	
b. Total acreage to be physically disturbed?		0.073 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Project is an unheated space	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: No water at the barn	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: no wastewater at the barn	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: 3,125 sf of wetlands north west corner of site. No work alters or encroaches into or on existing wetlands.	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jeffrey Feingold</u> _____ Date: _____ Signature: _____ Title: <u>Jeffrey Feingold Architect PLLC</u> _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No