



ZONING BOARD OF APPEALS APPLICATION

TAX MAP NUMBER

700-3-2-32

ADDRESS OF THE SUBJECT PROPERTY

12 Dinah Rock Road

Shelter Island Heights

1. APPLICANT- Applicant must be a party of interest

Applicant is: Owner Attorney Architect
 Builder Contractor

Other (please specify) Agent

NAME Susanna F. Herrmann

COMPANY NAME (if applicable) En-Consultants

ADDRESS 1319 North Sea Road, Southampton, NY 11968

PHONE 631-283-6360

EMAIL sherrmann@enconsultants.com

2. OWNER(S) --All owners on the current deed (if different from the applicant)

NAME Gardiner's Bay Country Club, Inc.

ADDRESS P.O. Box 3014, Shelter Island Hts, NY 11965

PHONE 631-749-4061

EMAIL rob@ferrisrealestate.com

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

3. Are there any Violation of Notices of Violation outstanding on this property?
YES ___ NO X Violation number _____ (If yes, attach copies)

4. Is the property within one mile of an airport or within 500 feet of:

- a. The boundary of any existing or proposed county, state or federal park or other recreation area, **No**
- b. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, **No**
- c. Existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county, state or federally-owned land or **No**
- d. The boundary line of any village or town **Yes**

YES X NO ___

5. Located in Zone District designated as: AA

6. Previous appeals (please check one): N/A

_____ A previous appeal has been made dated _____ ZBA #(s) _____

_____ A previous appeal has not been made with respect to this denial of the Building Inspector or with respect to this property.

7. Indicate value of project requiring variance/special permit:

\$2.5 million +/-



ZONING BOARD OF APPEALS AUTHORIZATION FORM

I hereby affirm that to the best of my knowledge the list of property owners presented with this application is accurate and that all statements herein are true. By signing this form I authorize town staff and Zoning Board members to enter onto my property to perform an on-site inspection of the changes I am applying for.

NAME

Douglas Sandberg

OWNER'S SIGNATURE

Douglas Sandberg

DATE

3/5/21



ZONING BOARD OF APPEALS CERTIFICATION

To be signed by Applicant(s)/Owner

Douglas Sandberg, being by me duly sworn, deposes and says:


1. I have an interest in an application for a variance and/or special permit now pending before the Town of Shelter Island Zoning Board of Appeals.
2. I reside at _____
3. The nature of my interest in the aforesaid application is as follows _____
4. It is my understanding that the Shelter Island Town Board has determined that public policy requires a full, frank and complete disclosure of all persons having an interest, direct or indirect, in all applications to the Shelter Island Zoning Board of Appeals and other agencies of Town Government, to insure that no question of conflict of interest or favoritism may arise.
5. To the best of my knowledge, information and belief, there are no other persons, firms or corporations interested in this application, except as hereafter set forth (If either Corporation or Company, etc., list all officers):

Sworn to before me this 05 day of MARCH, 2021

Mary Lou J. Eichhorn
Notary Public

MARY LOU J EICHORN
Notary Public, State of New York
No. 01E14639655
Qualified in Suffolk County
Commission Expires October 31, 2022

PRINT NAME Douglas Sandberg

APPLICANT'S SIGNATURE 



TRANSACTIONAL DISCLOSURE FORM

(Conflict of Interest Form)

The purpose of this form is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

This form is for:

An individual A partnership A corporation An association

APPLICANT'S NAME Grindier Bay Country Club

OWNER'S NAME Douglas Sandberg (President)

Nature of the Application

Variance Special Permit

Affected parcel (address)

Dinahs Rock Rd

Does any officer or employee of the Town of Shelter Island, member of the Zoning Board of Appeals, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application?

Yes No

PRINT NAME Douglas Sandberg (President)

APPLICANT'S SIGNATURE (if other than owner) Douglas Sandberg DATE 3/5/21

PRINT NAME _____

OWNER'S SIGNATURE _____

DATE _____

If Yes, complete following relevant section:

For individual:

Interested Party:

NAME _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____

For corporation:

Interested Party:

NAME _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____

TITLE _____ DEPARTMENT _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

- The owner greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded Yes ___ No ___
- The actual applicant Yes ___ No ___
- An Officer, Director, Partner, or Employee of the applicant, or Yes ___ No ___
- Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant Yes ___ No ___

For partnership or association:

Interested Party:

NAME _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____

TITLE _____ DEPARTMENT _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

- The owner greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded Yes ___ No ___
- The actual applicant Yes ___ No ___
- An Officer, Director, Partner, or Employee of the applicant, or Yes ___ No ___
- Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant Yes ___ No ___



ZONING BOARD OF APPEALS

Owner's Endorsement

State of New York

County of Suffolk

SS: 078 46 7539

Douglas Sandberg

, being duly sworn, deposes and says:

I reside at 12 Dinah Rock Rd., Shelter Island Hts, NY 11965

In the County of Suffolk and the State of New York

and I am the ~~(owner in fee)~~ (officer of the Corporation which is the owner in fee) of the premises described in the foregoing and that I have authorized Susanna F. Hermann En-Consultants to make the foregoing application as described herein.

Name: Douglas Sandberg

Name of the Corporation Gardiner's Bay Country Club, Inc.

Office's Title President

Signature 

Sworn to before me, this 18 day of MARCH, 2021



Notary Public

MARY LOU J EICHHORN
Notary Public, State of New York
No. 01E14639655
Qualified in Suffolk County
Commission Expires October 31, 2022



ZONING BOARD OF APPEALS

Special Permit Answer Sheet

- 1) Is the proposed use the most appropriate use of this land? Yes No
See attached.
- 2) Will the use be detrimental to surrounding property values? Yes No
See attached.
- 3) Will the use cause an overcrowding of land or undue concentration of population? Yes No
See attached.
- 4) Is the site suitable for the location of such use in the town? Yes No
See attached.
- 5) Is the proposal harmonious with the character of the existing and probable development of uses in the vicinity? Yes No
The property is surrounded by single family residences and is all residentially zoned.
- 6) Is the proposed use accessible for fire and other emergency apparatus? Yes No
See attached.
- 7) Is the proposed use unreasonably near a church, school, theater, recreational area or other place of public assembly? Yes No
See attached.
- 8) Will the proposed use interfere with established uses in the neighborhood? Yes No
See attached.
- 9) Are the driveways and sidewalks adequate to assure the public safety and avoidance of traffic congestion? Yes No
See attached.
- 10) Are there adequate facilities for the treatment, removal or discharge of sewage, refuse or other effluent from this use? Yes No
See attached.
- 11) Will the proposed use cause odors, dust, light or noise, and if so, how can the impact be minimized? Yes No
See attached.

12) Will the proposed use impact the aquifer and other important natural resources, and if so, how can they be protected? Is the lot big enough for the proposed use and its reasonable anticipated operation and expansion? Yes No
See attached.

13) Is there enough off-street parking for employees or visitors and is parking laid out in a convenient and safe way? Yes No
Parking is provided directly in front of each of the buildings. Many of the staff donot have vehicles.

14) What buffers and screening are necessary to protect adjacent properties and land uses?

The existing natural wooded area will be supplemented with additional evergreen plantings including 11 red cedar trees, and 16 green giants, strategically placed to the west of the proposed buildings.

Gardiners Bay Country Club

Zoning Board of Appeals

Special Permit Answer Sheet

- 1) Is the proposed use the most appropriate use of this land? YES
The proposed staff housing is needed, as affordable workforce housing is very much in limited supply on the Island and the club currently rents out numerous houses on the island for their seasonal staff. Providing staff housing on an unused portion of the golf course property will be a benefit to the community.
- 2) Will the use be detrimental to surrounding property values? NO
The portion of the property where the staff housing is proposed is wooded and well screened from neighboring properties. The proposed structures are located 208.5' and 165' from the nearest property line, where the required setback is 30'.
- 3) Will the use cause overcrowding of land or undue concentration of population? NO
The staff housing will be inhabited on a seasonal basis by, at most, 64 people, on a property that is over six million square feet (155 acres), which is about 2.4 acres per person, so no, there would not be an undue concentration of people.
- 4) Is the site suitable for the location of such use in the town? YES
The site is ideal for the use because there is ample space, the structures are far from property lines and there is ample natural screening.
- 5) Is the proposal harmonious with the character of the existing and probable development of uses in the vicinity? YES
The property is surrounded by single family residences and is all residentially zoned.
- 6) Is the proposed use accessible for fire and other emergency apparatus? YES
A new fire access driveway is proposed to access the proposed staff housing, which is designed specifically to be accessible for fire and emergency vehicles. A separate supply well, fire cistern, and fire pump bunker are also proposed.
- 7) Is the proposed use unreasonably near a church, school, theatre, recreational area or other area of public assembly? NO
There are no churches, schools or theatres within at least a mile of the project site. The nearest public beach is at least 4,000 feet away. The entire peninsula is residentially zoned and developed with single family residences.
- 8) Will the proposed use interfere with established uses in the neighborhood? NO

There will be no interference with other uses in the neighborhood. The staff people who will reside at the proposed facility would be working at the golf course and club, and would be there anyway. Housing on-site would potentially reduce traffic on the island and the surrounding neighborhood. Access to the staff housing would be through the golf course property, there would be no access from the neighboring residential neighborhood.

- 9) Are the driveways and sidewalks adequate to assure the public safety and avoidance of traffic congestion? YES
A new driveway is proposed off of the access road to the golf course, to exclusively access the new staff housing. The access road is designed to fire safety standards and will be used only to access the staff housing.
- 10) Are there adequate facilities for the treatment, removal or discharge of sewage, refuse or other effluent from this use? YES
New, I/A OWTS septic systems are proposed for each building, A series of nine dry wells are proposed to contain roof runoff, and three rain gardens are proposed to contain road and lawn runoff.
- 11) Will the proposed use cause odors, dust, light or noise, and if so, how can the impact be minimized? NO
There should be no odors or dust as a result of the proposed housing. Exterior lighting will be designed to observe dark skies standards. Noise levels will comply with Town Code and will not be in excess of typical residential use.
- 12) Will the proposed use impact the aquifer and other important natural resources, and if so, how can they be protected? NO
State of the art septic systems are proposed to protect groundwater, and as a result, surface water quality. Roof runoff is contained in dry wells, road and lawn runoff is to be contained in rain gardens. Clearing of native vegetation will be limited to the degree possible to the area of the development.
- Is the lot big enough for the proposed use and its reasonably anticipated operation and expansion? YES
The lot is 155 acres; the undeveloped corner of the property where the buildings are proposed is approximately 10 acres. There is room for potential future expansion within this area.
- 13) Is there enough off-street parking for employees or visitors and is the parking laid out in a convenient and safe way? YES
Parking is provided directly in front of each of the buildings. Many of the staff donot have vehicles.
- 14) What buffers and screening are necessary to protect adjacent properties and land uses?

The existing natural wooded area will be supplemented with additional evergreen plantings including 11 red cedar trees, and 16 green giants, strategically placed to the west of the proposed buildings.


617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information			
Name of Action or Project: Gardiner's Bay County Club Housing			
Project Location (describe, and attach a location map): 12 Dinah Rock Road, Shelter Island Heights, Suffolk County; SCTM #700-3-2-32.1; location map provided.			
Brief Description of Proposed Action: Construct two buildings for the purpose of on-site staff housing. Building #1 will be two stories with a first floor of 1,345 square feet, and a second floor of 1,320 square feet and an unfinished basement, and will contain 40 beds, two kitchens, laundry rooms and a lounge. Building #2 will be one story of 990 square feet and an unfinished basement and will contain six housing units (four with one bedroom and two with two bedrooms) and will be designated for use by senior staff. Three I/A OWTS septic systems are proposed; two for building #1 and one for building #2, as well as 9 drywells for roof runoff and a series of three rain gardens to contain road and lawn area runoff. A new water supply well is proposed. A new access driveway is proposed off of the main driveway to the clubhouse that will be solely for the purpose of access to the staff housing. The proposed new driveway will be approximately 1,000' including a one way section creating a loop between the two buildings. Resident parking, sidewalk entries, a buried 1,000-gallon propane tank, fire cistern, fire pump bunker, and the planting of 28 evergreen screening trees are also proposed.			
Name of Applicant or Sponsor: Gardiner's Bay County Club, Inc.		Telephone: 631-749-4061 E-Mail: rob@ferrisrealestate.com	
Address: P.O. Box 3014			
City/PO: Shelter Island Heights		State: New York	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
			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
Suffolk County Department of Health Services			X
3.a. Total acreage of the site of the proposed action?		141.5 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		141.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. 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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Susanna F. Herrmann, Land Mgmt. Specialist</u>		Date: <u>March 17, 2021</u>
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part I and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part I Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

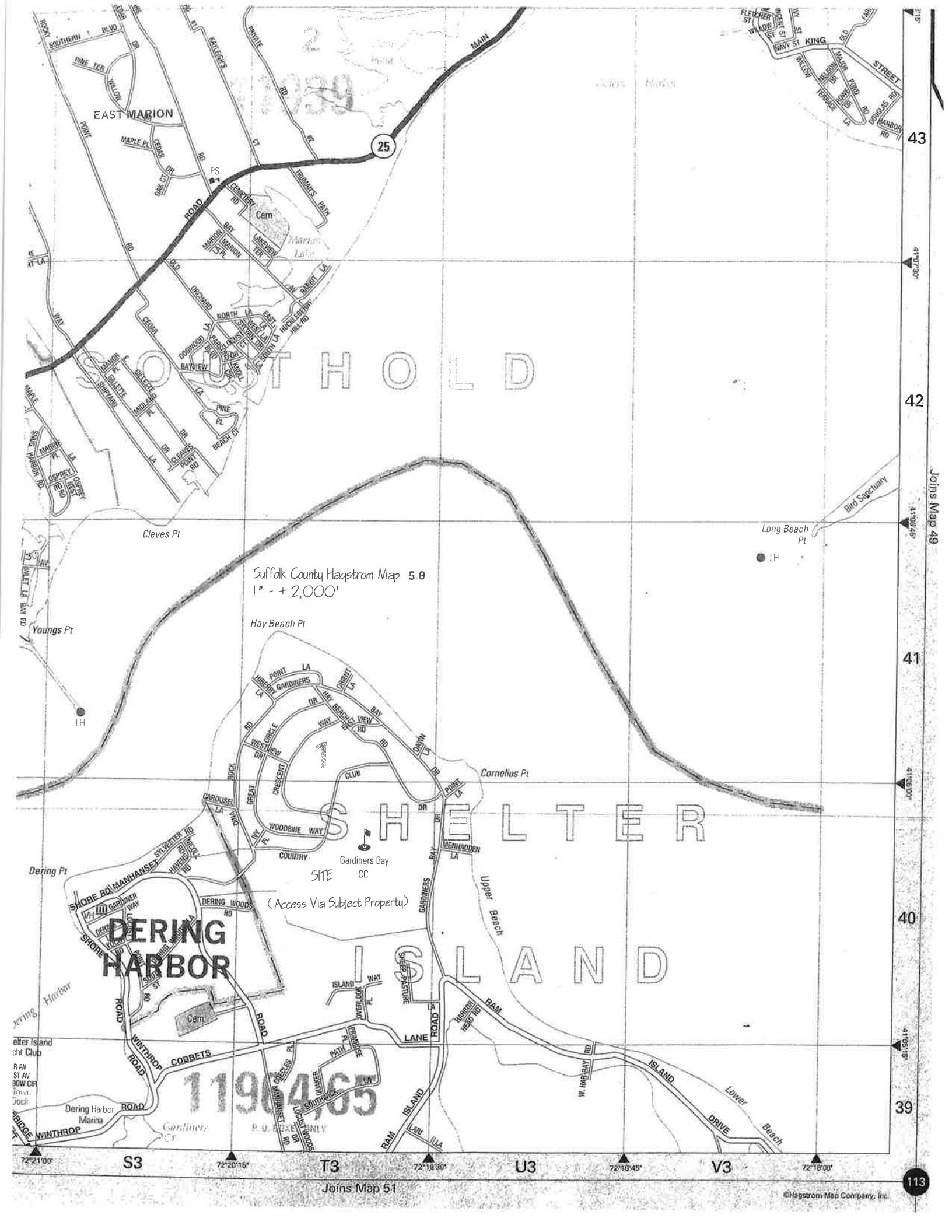
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



EAST MARION

25

Suffolk County Hagstrom Map 50
1" - + 2,000'

Hay Beach Pt

SHELTER

ISLAND

DERING HARBOR

1190465

43

42

41

40

39

S3

T3

U3

V3

Joins Map 51

113

©Hagstrom Map Company, Inc.



Town of Shelter Island
P.O. Box 970
38 North Ferry Road
Shelter Island, NY 11964

Tel. (631)749-0291 ex. 2016
Fax (631)749-0728

En Counsultants
Atten: Susanna Herrmann
Agent for: Gardiner's Bay Country Club, Inc.
1319 North Sea Road
Southampton, NY 11968

February 9, 2021

RE: 12 Dinah Rock Road, Shelter Island, NY 11964
SCTM: 700/3/2/32.1; Zone AA

Dear Susanna,

We have reviewed your application for a Building Permit based upon drawings submitted prepared by Sherman Engineering dated 4/29/20 last revised 1/15/21 which included an existing survey, proposed site plan, schematic floor plans, and exterior elevations.

The proposed site plan submitted indicates one new 2 story staff house, 49'-10' x 155'-0", approximately 2765 sq ft, consisting of 40 staff rooms, 2 kitchens, 2 lounges, 1 laundry room, 1 storage janitor room, an unfinished basement with a second laundry room, 1 covered patio and 1 uncovered patio. A second proposed 1 story staff house, 36'-0" x 126'-8", approximately 990 sq ft, consisting of four 1 bedroom apartments, and two 2 bedroom apartments plus an unfinished basement. Total finished sq ft proposed is approximately 3755.

All of the new structures are proposed with 3 new I/A septic systems and a new drinking water well.

At this time, we cannot issue a Building Permit for the proposed work until approval is first obtained from Zoning Board of Appeals and then an approved site plan by the Town Board.

1. Section 133-23 (C) (2): Use extension: A legal nonconforming use may not be extended beyond or within the original physical area, meaning the actual building and/or outdoor area used as of October 19, 1959, or the adoption date of the Code revision creating the nonconformity, except with a special permit from the Zoning Board of Appeals, using the criteria set forth in 133-35.

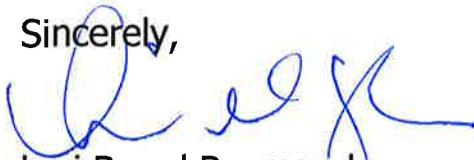
Please contact Kristina Martin, Clerk for the Zoning Board Appeals at KMartin@shelterislandtown.us for forms and information regarding the process for approval from the ZBA.

After a determination by the Zoning Board of Appeals, a Site Plan Review Approval is required from the Town Board prior to a Building Permit.

The Town Board has suspended Chapter 109 Site Plan Review with the Planning Board. While this suspension is in place, you are required to go to the Town Board for their approval Site Plan Review approval in lieu of the Planning Board. See attached latest Site Plan Review process (draft dated 12-15-20). Please note, this is a draft and subject to change by the Town Board.

Please contact Dorothy Ogar, Town Clerk, for information regarding the Site Plan Review process from the Town Board.

Sincerely,



Lori Beard Raymond
Building Permits Examiner

TOWN OF SHELTER ISLAND
38 NORTH FERRY ROAD, PO BOX 970
SHELTER ISLAND, NY 11964

CERTIFICATE OF OCCUPANCY

CERTIFICATE NUMBER: 7047

CERTIFICATE OF OCCUPANCY is hereby granted to Neroni Et Al
Box 3014
Shelter Island Hts, NY 11965

Grid Number: 89/3.-2-32

Property Location: Gardiners Bay Dr

Zone :

For:

Construction of a new commercial golf "Club House" with Restaurant/Bar facilities, Pro shop, Business offices, terrace covered with awning, open porches, basement storage and basement locker rooms.

In accordance with PERMIT # 2004-7062 APPLICATION # 6491 issued By
Town of Shelter Island. Dated Monday, November 20, 2006



Building Inspector, Town of Shelter Island, NY.

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2013-0116

Date Issued: 3/6/2014

This certificate is hereby granted to: Gardiners Bay Country Club, Inc.
12 Dinah Rock Road
Shelter Island Heights NY 11965

Grid Number: 3.-2-32

Property Location : 12 Gardiners Bay Dr

Permit Type: Patio

Zone: AA-RES

For :

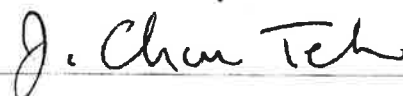
Expansion of existing patio to continue to rear of clubhouse. @16'x80'.

In accordance with PERMIT # 2013-0116

APPLICATION # 116

Issued by the Town of Shelter Island, Dated 3/6/2014

New York State Uniform Fire Prevention and Building Code



Building Inspector, Town of Shelter Island

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2013-0196

Date Issued: 3/6/2014

This certificate is hereby granted to: Gardiners Bay Country Club, Inc.
12 Dinah Rock Road
Shelter Island Heights NY 11965

Grid Number: 3.-2-32

Property Location : 12 Gardiners Bay Dr

Permit Type: MISC. REN.

Zone: AA-RES

For :

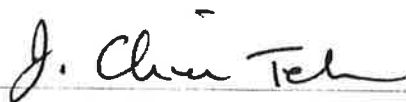
Enclose rear existing patio, two outswing doors for egress as per plans submitted & approved by Bldg. Dept.

In accordance with PERMIT # 2013-0196

APPLICATION # 196

Issued by the Town of Shelter Island, Dated 3/6/2014

New York State Uniform Fire Prevention and Building Code



Building Inspector, Town of Shelter Island

VILLAGE OF
DERING HARBOR

TOWN OF
SHELTER ISLAND

1.-1-19
Gardiner's Bay Cty Club, Inc.
PO Box 3014
Shelter Island Hgts.,NY
11965-3014

1.-2-15
Budd Genevieve V
PO Box 708
Shelter Island, NY 11964

1.-2-26
Bessa-McManus Properties LLC
25 Sutton Place South Apt 20J
New York, NY 10022

1.-2-75
Coles Micheal H
Coles Joan
PO Box 133
Shelter Island Hgts.,NY
11965-0133

3.-2-25
Fabe Barbara Kessler
401 E 88th St Apt 13-F
New York, NY 10128

3.-2-33.17
Vona Family '12 Irr. Trust
135 Richards Ave
Norwalk, CT 06854

3.-2-59
D'agostino Lynne D
409 Stewart Ave
Garden City, NY 11530

1.-3-11.3
Parcells Patrick L
One Columbus Pl Apt N46A
New York, NY 10019

1.-2-16
Farrell Patrick
Farrell Heidi
167 E 67th St Unit 5-B/C
New York, NY 10065

1.-2-27
Bessa-McManus Properties LLC
25 Sutton Place South Apt 20J
New York, NY 10022

1.-2-76
Mazzeo Living Trust
PO Box 3005
Shelter Island Hgts.,NY
11965-3005

3.-2-26
Garcia Alexander III
Garcia Jodi
PO Box 800787
Santa Clarita, CA 91380

3.-2-33.18
Vona Family '12 Irr. Trust
135 Richards Ave
Norwalk, CT 06854

3.-2-60
Taylor Jenifer L
40 W 77th St Apt 16-A
New York, NY 10024

1.-3-11.4 + 24
Parcells Patrick L
One Columbus Pl Apt N46A
New York, NY 10019

1.-2-17
Lind Richard
Lind Karen
16 Sutton Pl Apt 11-B
New York, NY 10022

1.-2-28
SMNEWTON, LLC
4 Orchid Ln
Commack, NY 11725

3.-2-4
DeStefano Robert & Ann
PO Box 126
Shelter Island, NY 11964-0126

3.-2-27
Walker Virginia Shields
PO Box 1032
Shelter Island Hgts.,NY
11965-1032

3.-2-48.12
Hamann Rolf
Mildvan Donna
353 E 83rd St Apt 12-A
New York, NY 10028

3.-2-61
Duff David
32 Ingram St
Forest Hills, NY 11375

1.-3-20
County of Suffolk
Town of Shelter Island
c/o Elaine Harrison
Suffolk County Center
330 Center Dr
Riverhead, NY 11901-3311

1.-2-18
Lind Richard
Lind Karen
16 Sutton Pl Apt 11-B
New York, NY 10022

1.-2-29
Castle John
Castle Marianne
775 Park Ave
New York, NY 10021

3.-2-5
Gooding Family Rev. Trust A. G
Gooding Family Rev. Trust Kath
PO Box 1690
Shelter Island, NY 11964-1690

3.-2-28
Hickey Thomas
Hickey Wendy
17108 SE Limrick Ct
Tequesta, FL 33469

3.-2-48.15
Fraser Donald G
Butler Mary E
140 Willow St
Brooklyn, NY 11201

3.-2-62
O'Neill Nicholas P
O'Neill Patricia J
110 Knollwood Rd
Rockville Centre, NY 11570

1.-3-21.1
Annmarie Seddio Rev Trust
C/O Annmarie Seddio As Trustee
PO Box 83
Shelter Island, NY 11964

1.-2-19
Heus James P
Heus Melissa M
PO Box 597
Shelter Island HeightNY 11965

1.-2-30
Lang Gary
224 S Ocean Ave
Bayport, NY 11785

3.-2-17
Sandberg Douglas E
171 Bertha Pl
Staten Island, NY 10301

3.-2-29
Barr Irrevocable Trust Mary M
45 Floral Blvd #2A
Floral Park, NY 11001

3.-2-50
Karsch Andrew S
Richardson Anne
28 Old Fulton St
Brooklyn Heights, NY 11201

3.-2-63
Sandleitner Thomas J
Sandleitner Nan
70 Garth Rd #4J
Scarsdale, NY 10583

1.-3-21.2
4 Dering Woods LLC
c/o Nancy Nolan
135 83rd St
Brooklyn, NY 11209

1.-2-20
Woglom Eric
Woglom Joshan
3 Adams Pl
Harrison, NY 10528-1101

1.-2-31
Castle John
Castle Marianne
775 Park Ave
New York, NY 10021

3.-2-18
McAlonen-McVeigh Joan Carole
PO Box 451
Shelter Island Hgts.,NY
11965-0451

3.-2-30
Clark Ralph
PO Box 1242
Shelter Island HeightNY 11965

3.-2-51
Bunker City, LLC
PO Box 1533
Shelter Island, NY 11964-1533

3.-2-64.9
County of Suffolk
395 Oser Ave
Hauppauge, NY 11788

1.-3-21.3
DOXAPATRE LLC
745 Fifth Ave
New York, NY 10151

1.-2-21
Lobello John
Pagano Maria
236 W 26th St Apt 35-W
New York, NY 10001

1.-2-32
Schwab Claude
90 Alton Rd Apt 1901
Miami Beach, FL 33139

3.-2-19
Caputo Joseph
354 Humboldt St
Brooklyn, NY 11211

3.-2-31
Needham Robert L
Needham Richard H
PO Box 1530
Shelter Island, NY 11964

3.-2-53.1
Hayes James A
310 E 70th St
New York, NY 10021

3.-2-64.10
County of Suffolk
395 Oser Ave
Hauppauge, NY 11788

PRIOR OWNER ON 3/01/2020
DOXAPATRE LLC

1.-3-21.4
John J.Egan III as Trustee
PO Box 271
Shelter Island, NY 11964

1.-2-22
Kett Herbert J
1290 River Reach Dr
Vero Beach, FL 32967

1.-2-33
Kane James
Kane Elaine
21851 Arriba Real Unit 9-K
Boca Raton, FL 33433

3.-2-21
Possenriede John
Possenriede Donna
42 Aldershot Ln
Manhasset, NY 11030

3.-2-33.13
Vona Family '12 Irr. Trust
135 Richards Ave
Norwalk, CT 06854

3.-2-54
Dunphy Helen Shirah
Dunphy Robert
309 State St
Brooklyn, NY 11201

1.-3-21.9
Dering Harbor Village of
PO Box 3010
Shelter Island Hgts.,NY
11965-301

1.-2-23
Notley Leigh D
Notley Bethany L
PO Box 247
Shelter Island, NY 11964-0247

1.-2-34
Ellant Jonathan
Enerio-Ellant Devi
2 Fifth Ave Apt 8-T
New York, NY 10011

3.-2-22
Bave Claire
4514 Verbena Ln
Murrells Inlet, SC 29576

3.-2-33.14
Vona Family '12 Irr. Trust
135 Richards Ave
Norwalk, CT 06854

3.-2-56.1
Bocci Lorraine
877 Oyster Bay Rd
East Norwich, NY 11732

1.-3-23
Gardiner's Bay Cty Club, Inc.
PO Box 3014
Shelter Island Hgts.,NY
11965-301

1.-2-24
O'Reilly Matthew P
O'Reilly Inga A
2401 Gulf Shore Blvd N Unit 64
Naples, FL 34103

1.-2-73.4
Coles S.I. Residence Trust
PO Box 133
Shelter Island Hgts.,NY
11965-0133.

3.-2-23
Lynch Kathleen
14 Sutton Pl S Apt 5-B
New York, NY 10022

3.-2-33.15
Vona Family '12 Irr. Trust
135 Richards Ave
Norwalk, CT 06854

3.-2-58.1
Hahn S. Douglas
Ko Melissa S
2150 Broadway Apt 11-A
New York, NY 10023

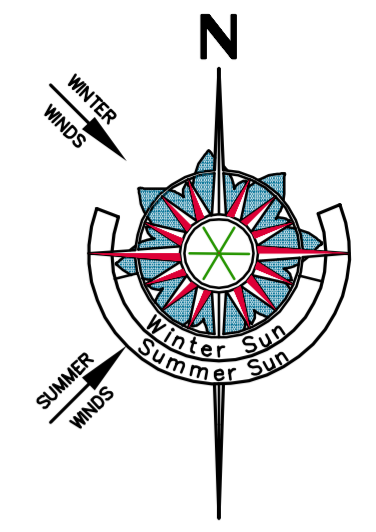
1.-2-25
Haig Donald
Haig Patricia
PO Box 881
Shelter Island, NY 11964-0881

1.-2-74
Shelter Island Properties, LLC
c/o Michael H. Coles
PO Box 133
Shelter Island Hgts.,NY
11965-0133

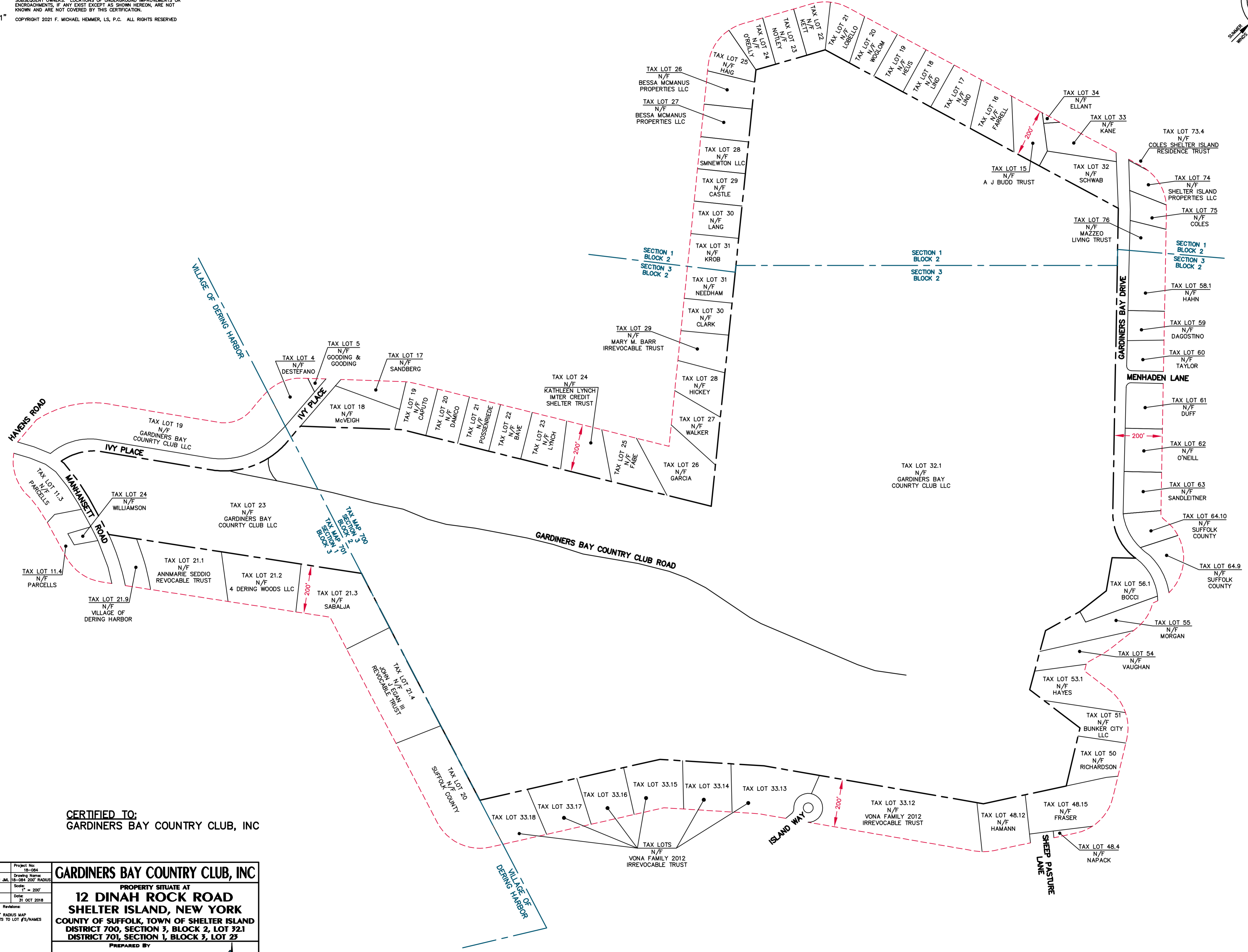
3.-2-24
Lynch Int Vvs Crdt Shelter Tst
14 Sutton Pl S Apt 5-B
New York, NY 10022

3.-2-33.16
Vona Family '12 Irr. Trust
135 Richards Ave
Norwalk, CT 06854

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 SURVEYORS 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.
 COPYRIGHT 2021 F. MICHAEL HEMMER, LS, P.C. ALL RIGHTS RESERVED



0
1" = 200'

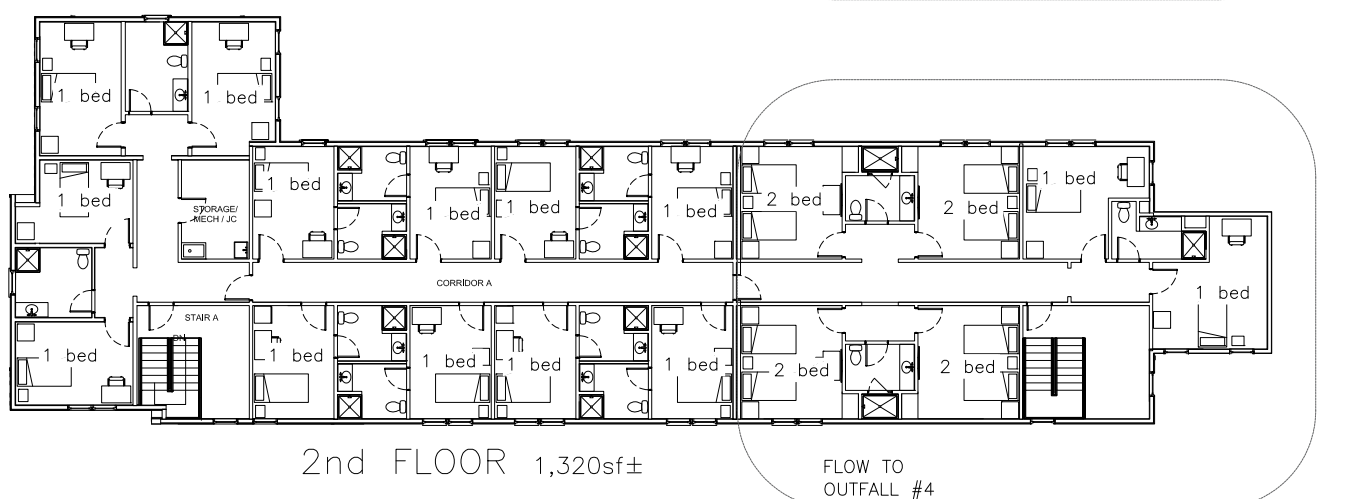
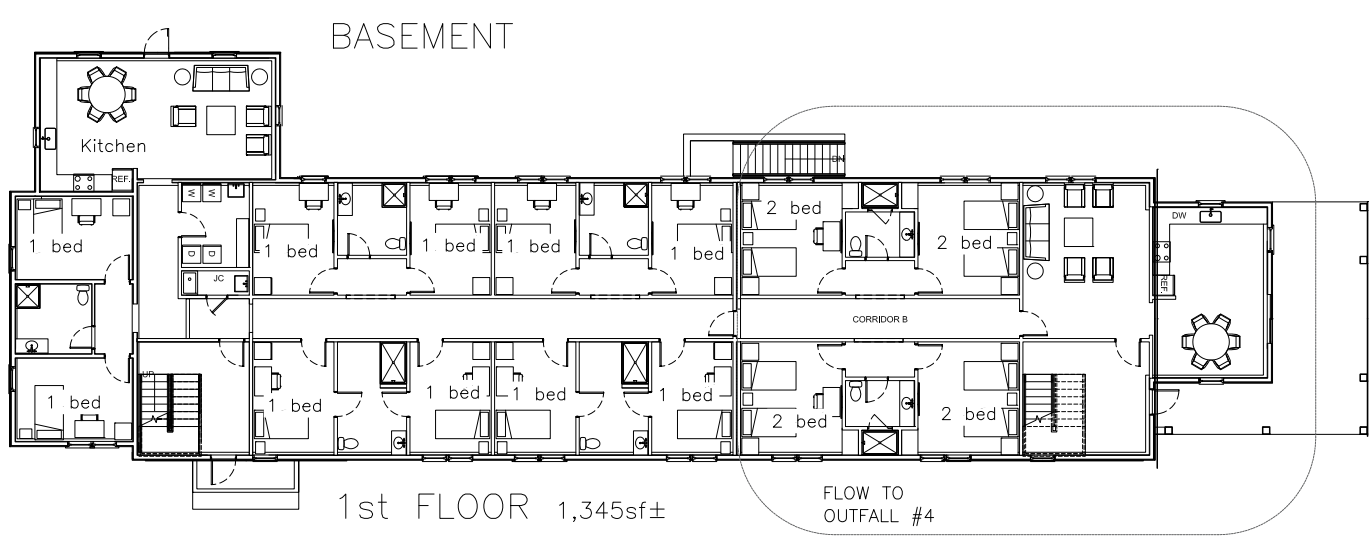
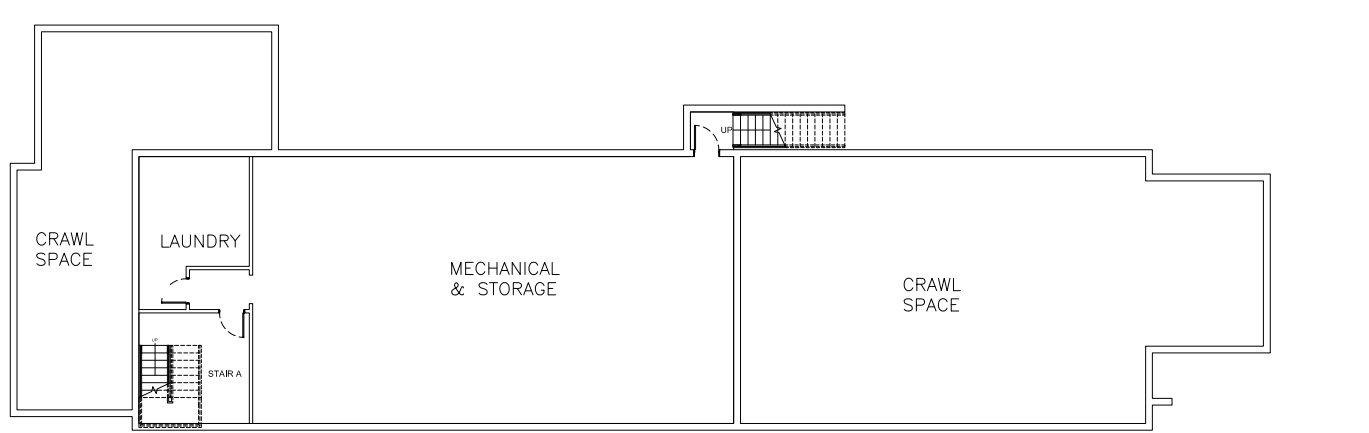


CERTIFIED TO:
GARDINERS BAY COUNTRY CLUB, INC

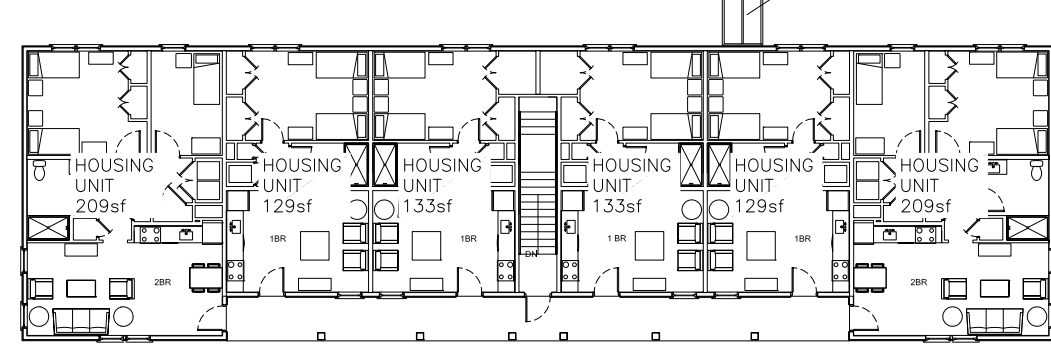
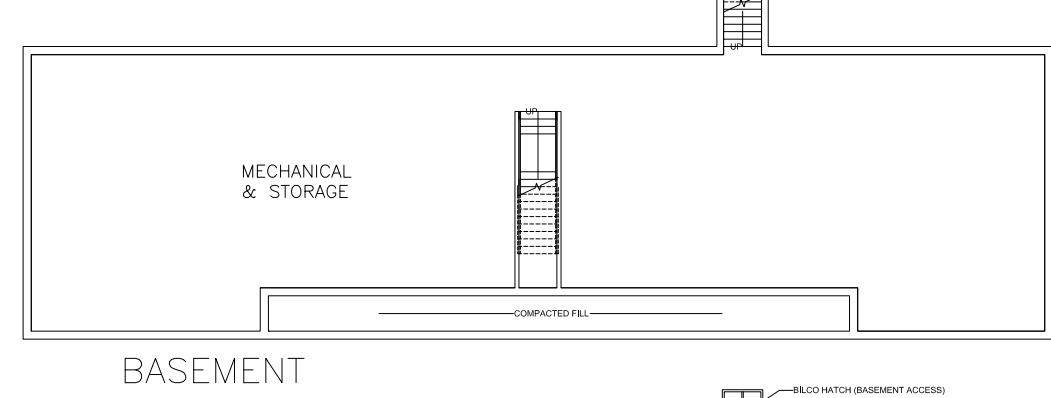
Field Work: J.A. IV
 Drawn By: DMH RCL JMR
 Checked By: DMH
 Reviewed By: JMR
 Date: 31 OCT 2018
 Release: 17MARCH 2007 RADIUS MAP
 17MARCH EDITS TO LOT #S/NAMES

GARDINERS BAY COUNTRY CLUB, INC
 PROPERTY SITUATE AT
12 DINAH ROCK ROAD
SHELTER ISLAND, NEW YORK
 COUNTY OF SUFFOLK, TOWN OF SHELTER ISLAND
 DISTRICT 700, SECTION 3, BLOCK 2, LOT 321
 DISTRICT 701, SECTION 1, BLOCK 3, LOT 23
 PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
 PROFESSIONAL SURVEYING SERVICES
 PO BOX 1328, BAY HARBOR, NEW YORK 11963
 (631) 725-7199 INFO@FMHLS.COM
 Sheet Title: **200' RADIUS MAP**
 Sheet: **1 OF 1**





PROPOSED BUILDING 1
SCALE NTS



PROPOSED BUILDING 2
SCALE NTS

GARDINERS BAY COUNTRY CLUB
STAFF HOUSING
SCTM 700-3-2-32
GROUNDWATER MANAGEMENT ZONE IV
DENSITY = 300gpd/ac (ON SITE SUPPLY WELL AND SANITARY)
PREVIOUS WWM PERMIT C07-96-0004; FINAL ON OCTOBER 30, 1996
LOT AREA 6,166,974sf; AREA 141ac
LOT AREA EXCLUSIVE OF GOLF COURSE AND WETLANDS
IN ACCORDANCE WITH EXISTING APPROVAL 35.2ac

SITE DENSITY FLOW = 10,560gpd
EXISTING SANITARY DENSITY FLOW = 4,121gpd (WWM REF# C07-16-0002)

PROPOSED ADDITION TO PROPERTY:
(2) RESIDENTIAL BUILDINGS
BUILDING 1; 40 beds @ 75gpd/bed = 3,000gpd
BUILDING 2; 6 housing units @ 110gpd = 660gpd
TOTAL NEW = 3,660gpd
TOTAL PROPOSED = 7,821gpd

BUILDING 1 (OUTFALLS 4 & 5);
SANITARY FLOW: 3,000gpd
DIVIDE INTO TWO OUTFALLS;
OUTFALL 4
FLOW 1; 18 BEDS = 1,350gpd
PROVIDE (1) FUJI CLEAN CEN21 1,900gpd IA OWTS
LEACHING POOLS REQUIRED; 1,350gal/1.5gal/sf/d = 900sf
10'ø LEACHING POOL HAS 31.4sf/ft: 900/31.4 = 29' TOTAL DEPTH REQUIRED
PROVIDE TWO (2) 10'øx16' LEACHING POOLS
OUTFALL 5
FLOW 2; 22 BEDS = 1,650gpd
PROVIDE (1) FUJI CLEAN CEN21 1,900gpd IA OWTS
LEACHING POOLS REQUIRED; 1,650gal/1.5gal/sf/d = 1,100sf
10'ø LEACHING POOL HAS 31.4sf/ft: 1,100/31.4 = 35' TOTAL DEPTH REQUIRED
PROVIDE TWO (2) 10'øx18' LEACHING POOLS

BUILDING 2 (OUTFALL 6);
SANITARY FLOW: 660gpd
PROVIDE (1) FUJI CLEAN CEN7 700gpd IA OWTS
LEACHING POOLS REQUIRED; 660gal/1.5gal/sf/d = 440sf
8'ø LEACHING POOL HAS 25sf/ft: 440/25 = 18' TOTAL DEPTH REQUIRED
PROVIDE TWO (2) 8'øx10' LEACHING POOLS

ALL PROPERTIES WITHIN 200' VACANT OR SERVED BY ON SITE SANITARY SYSTEMS.
ALL PROPERTIES WITHIN 200' VACANT OR SERVED BY ON SITE SUPPLY WELLS OR PUBLIC WATER AS SHOWN.
NO SURFACE WATER OR WETLANDS WITHIN 300' OF PROPERTY.
PROPOSED STORM DRAINAGE STRUCTURES AS SHOWN.
EXISTING CLUB HOUSE, RESTAURANT, MAINTENANCE FACILITIES TO REMAIN.
EXISTING AND PROPOSED UNDERGROUND UTILITIES AS SHOWN.
ELEVATIONS REFERENCE NAVD 88 DATUM.

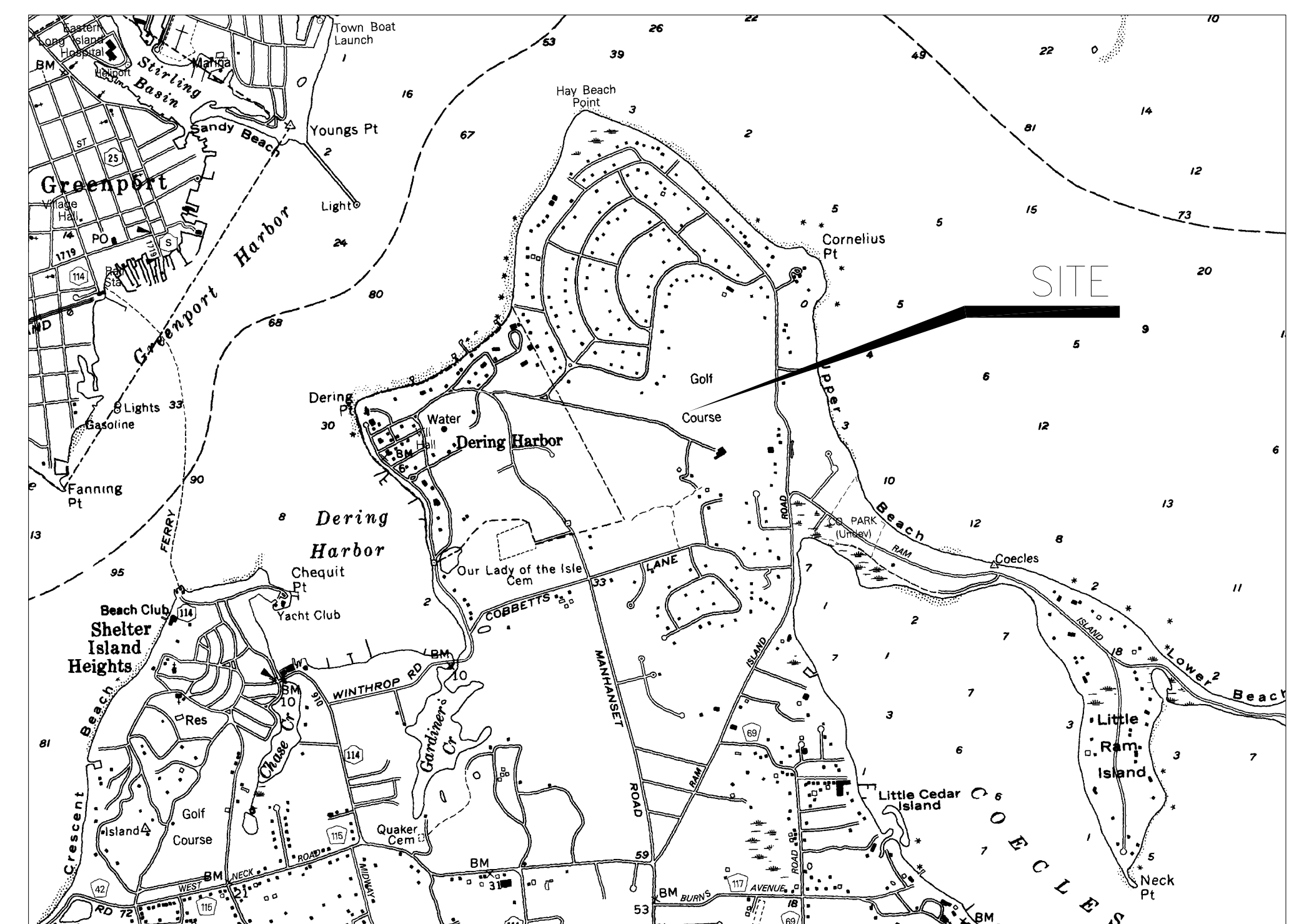
SANITARY SITE PLAN BASED ON
SURVEY OF PROPERTY BY
F. MICHAEL HEMMER, LS, P.C.
DATED 10.31.18 LAST REVISED 1.23.19

SURVEY INCLUDES THREE LOTS
701-1-1-19 VILLAGE OF DERING HARBOR; 274,213sf
701-1-3-23 VILLAGE OF DERING HARBOR; 365,905sf
700-3-2-32 TOWN OF SHELTER ISLAND; 6,166,974sf

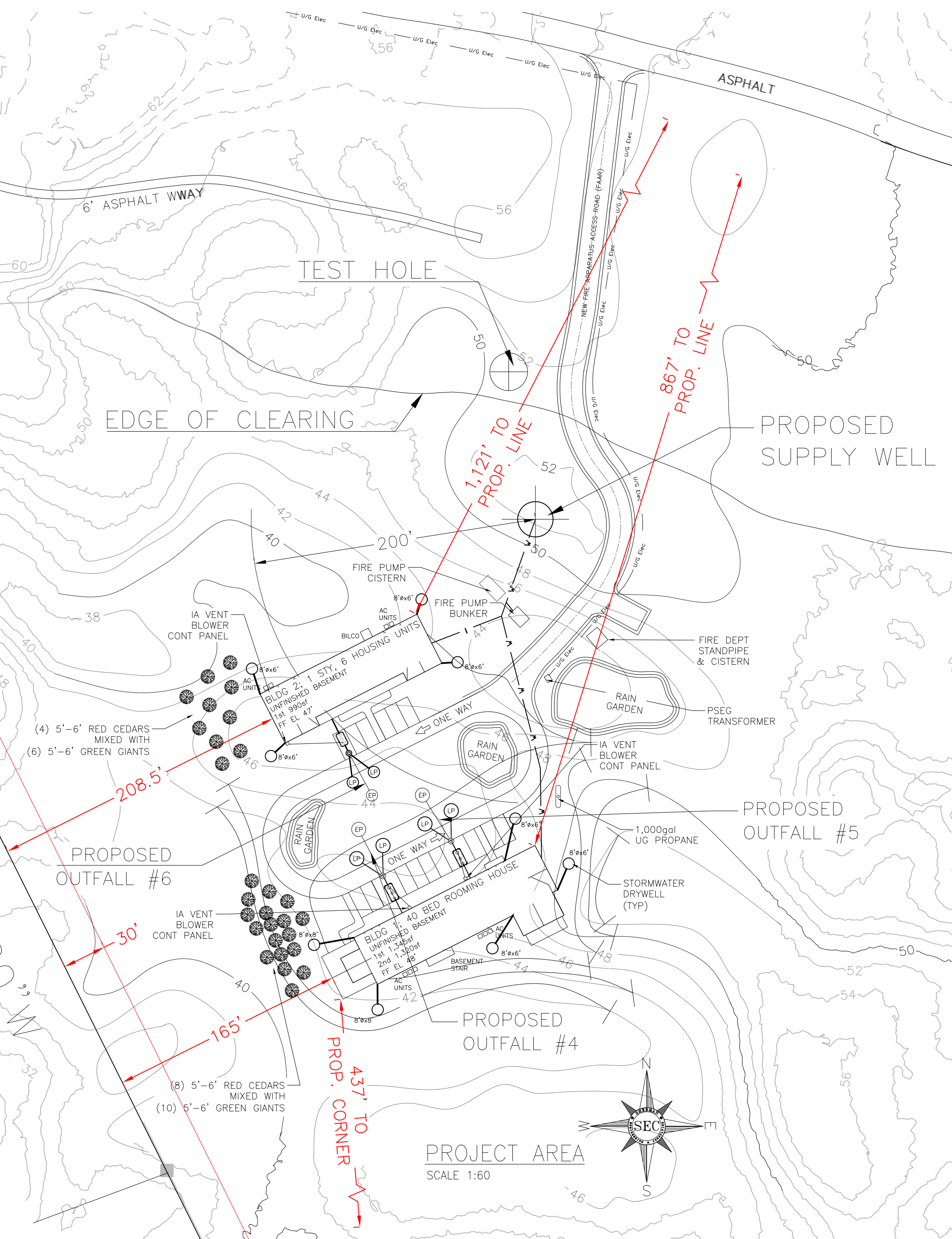
DISTRICT 700, SECTION 3 BLOCK 2, LOT 32
LOT SIZE 6,166,974sf

EXISTING TOTAL BUILDING COVERAGE 13,725sf
PROPOSED BUILDING COVERAGE 11,921sf
TOTAL BUILDING COVERAGE 25,646sf (0.4%)

EXISTING TOTAL LOT COVERAGE 234,103sf
PROPOSED TOTAL LOT COVERAGE 29,659sf
TOTAL LOT COVERAGE 263,762sf (4%)



LOCATION MAP
SCALE NTS



PROJECT AREA
SCALE 1:60



SITE PLAN
SCALE 1:300

AREA OF DETAIL

UNAUTHORIZED ALTERATION OR ADDITION TO STAMPED DRAWINGS AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

5.4.20 ISSUED FOR ARCHITECT REVIEW
5.18.20 ISSUED FOR SCDS SUBMITTAL
1.15.21 ISSUED FOR TOWN APPROVALS
3.7.21 ISSUED FOR ZBA APPLICATION

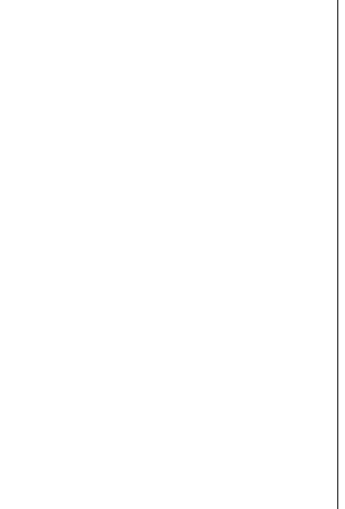
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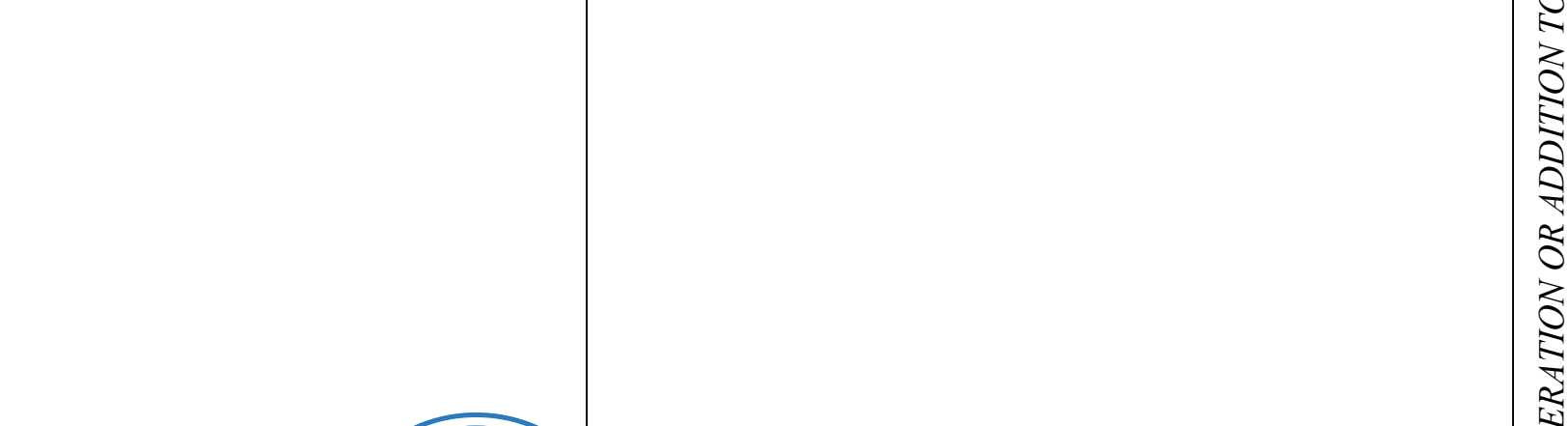
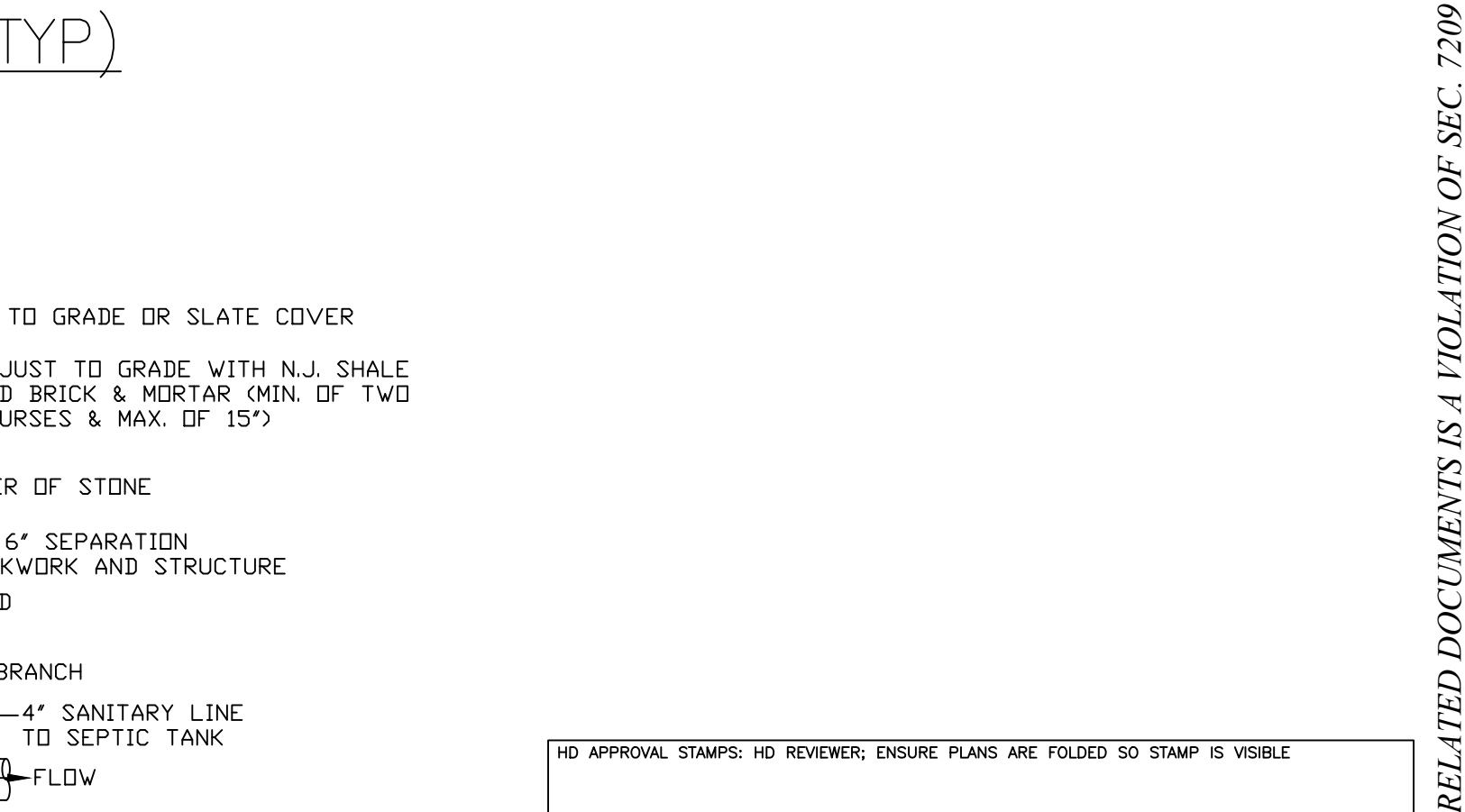
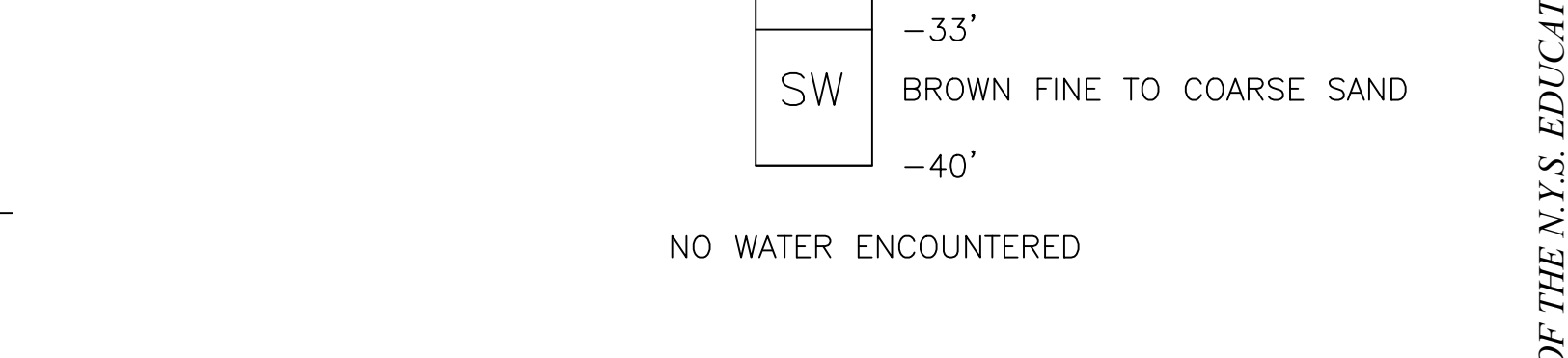
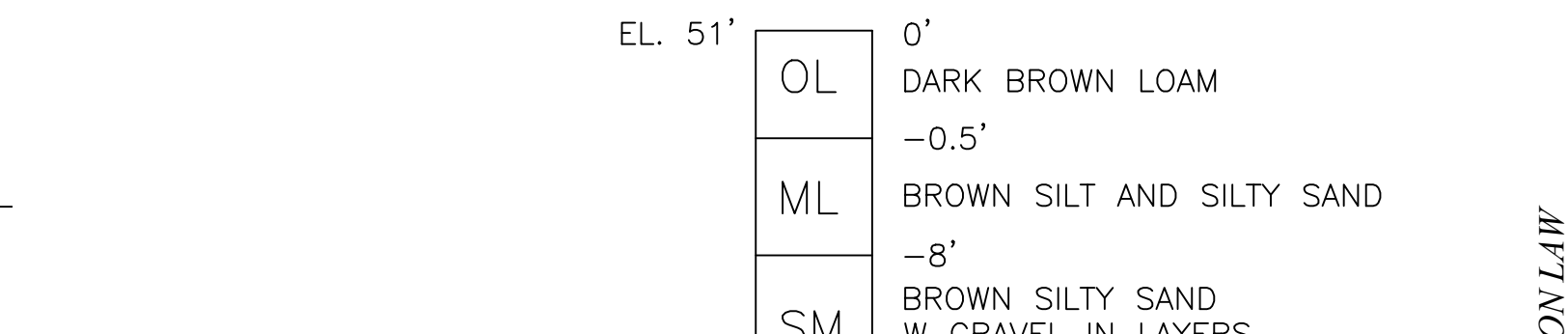
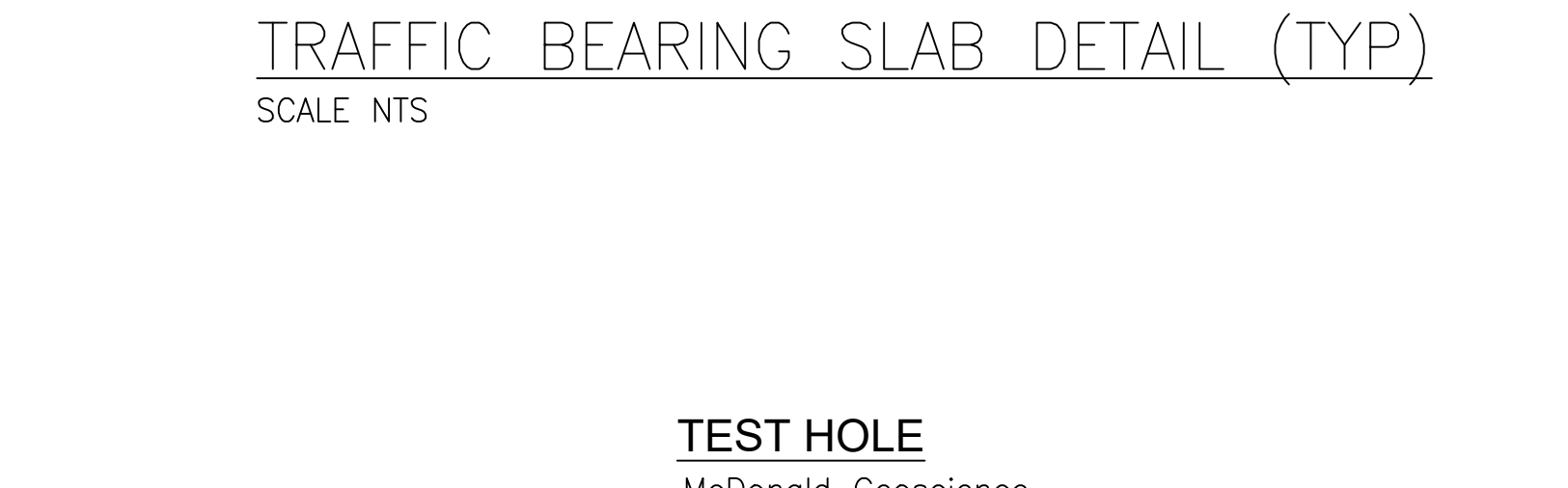
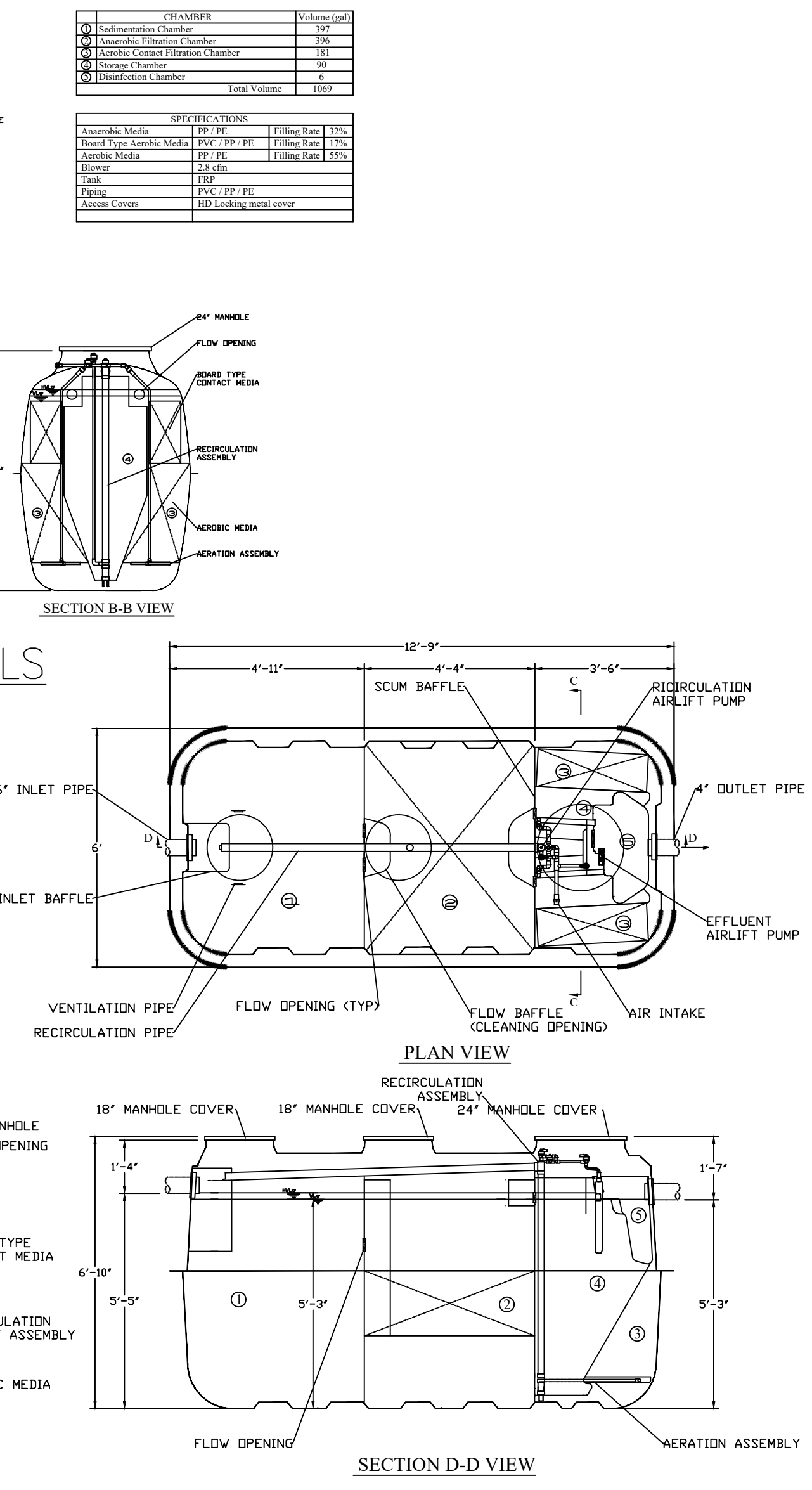
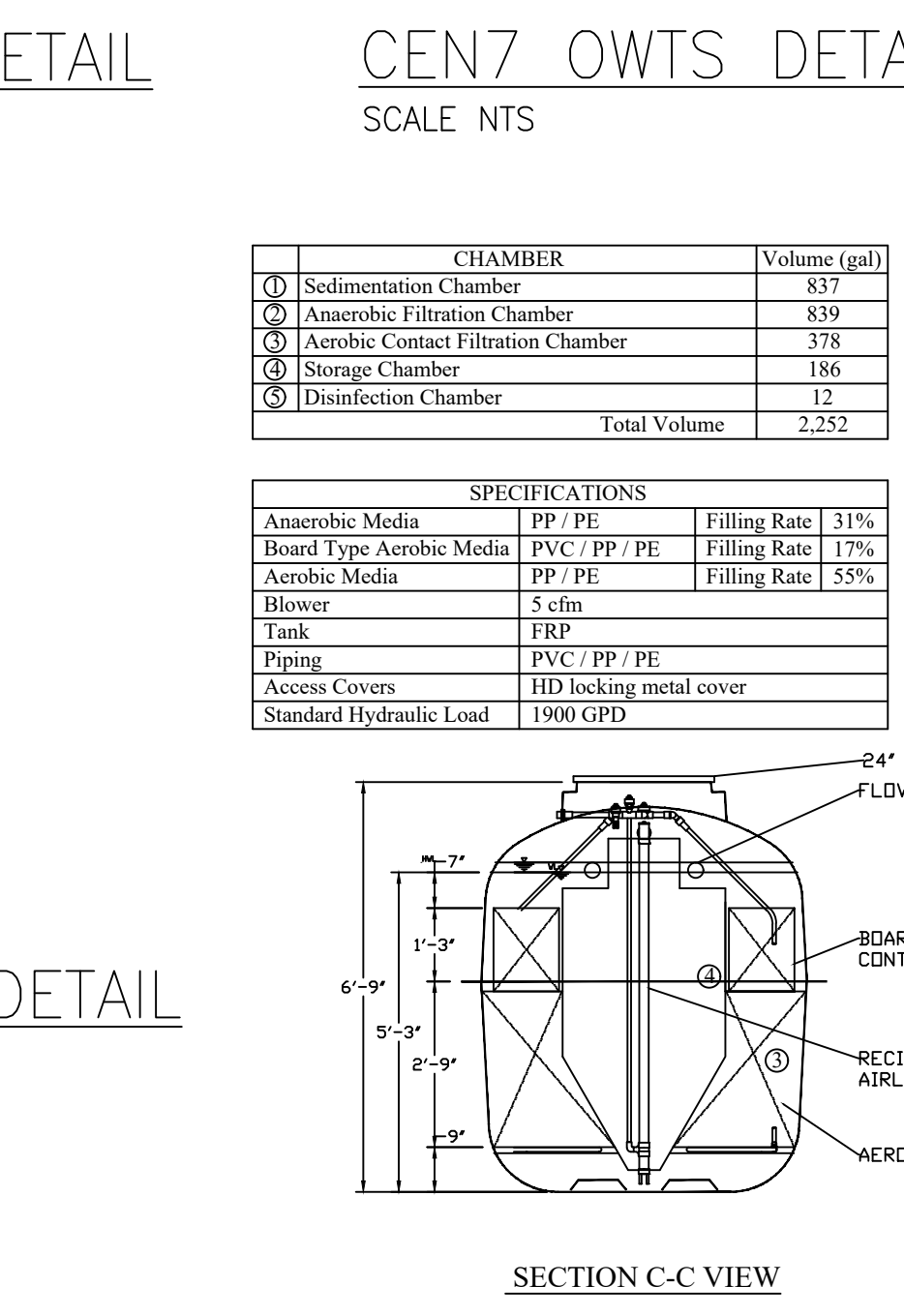
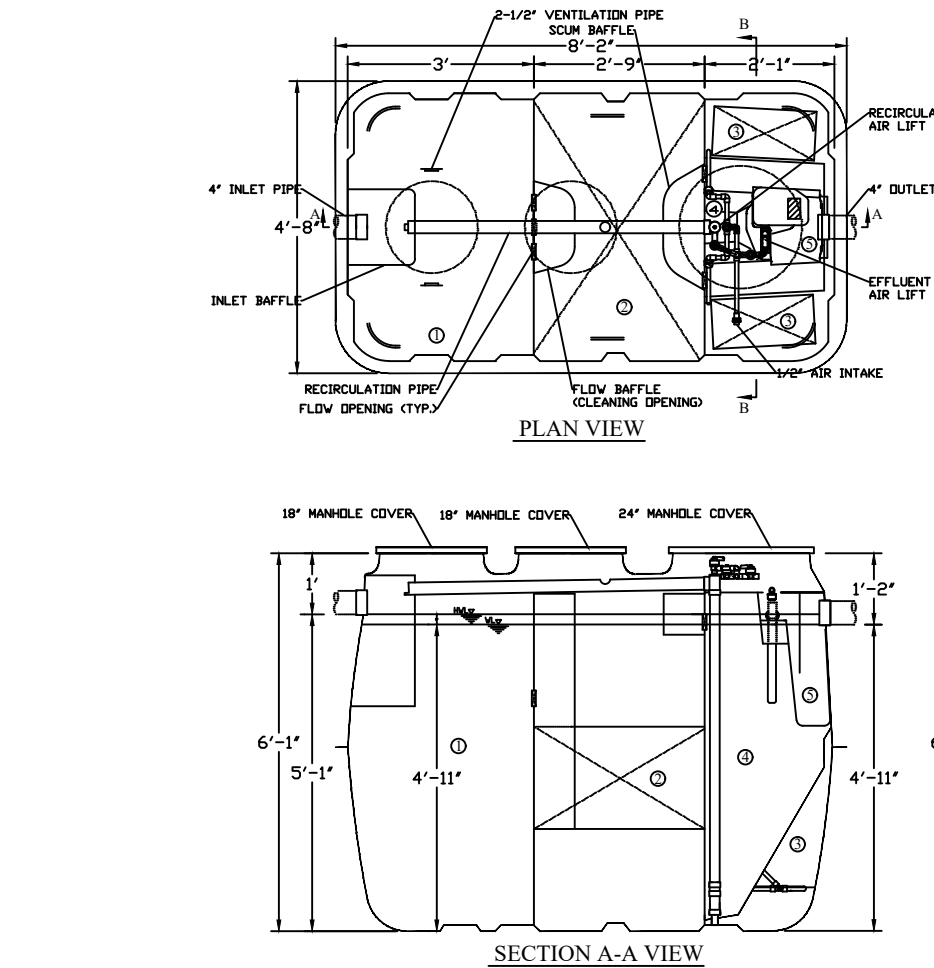
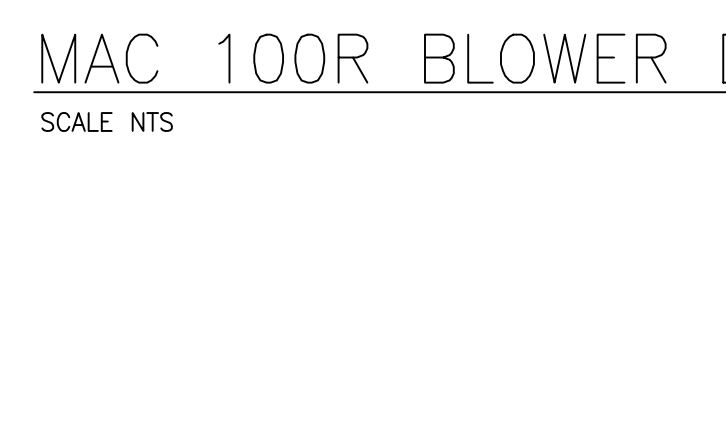
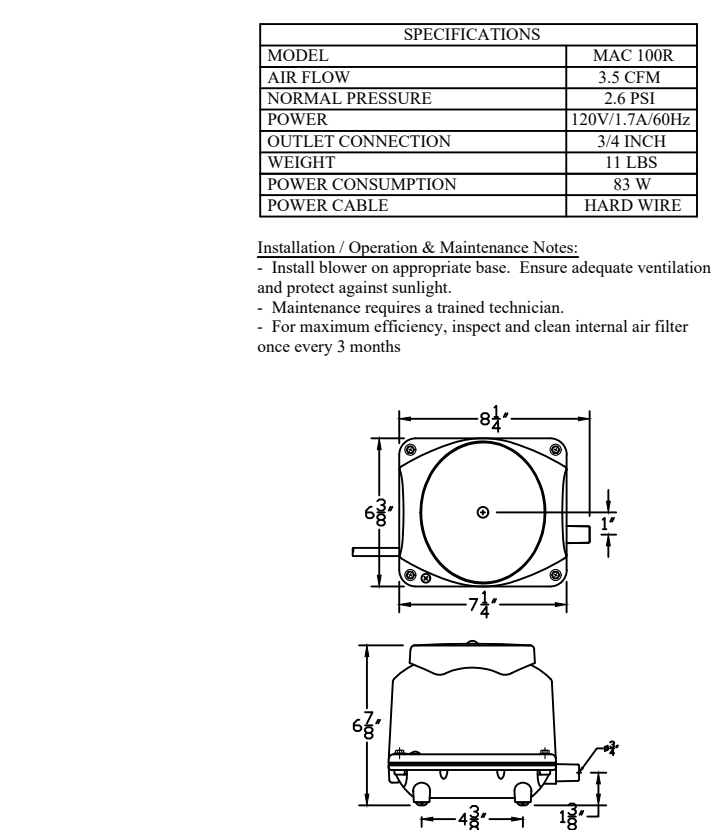
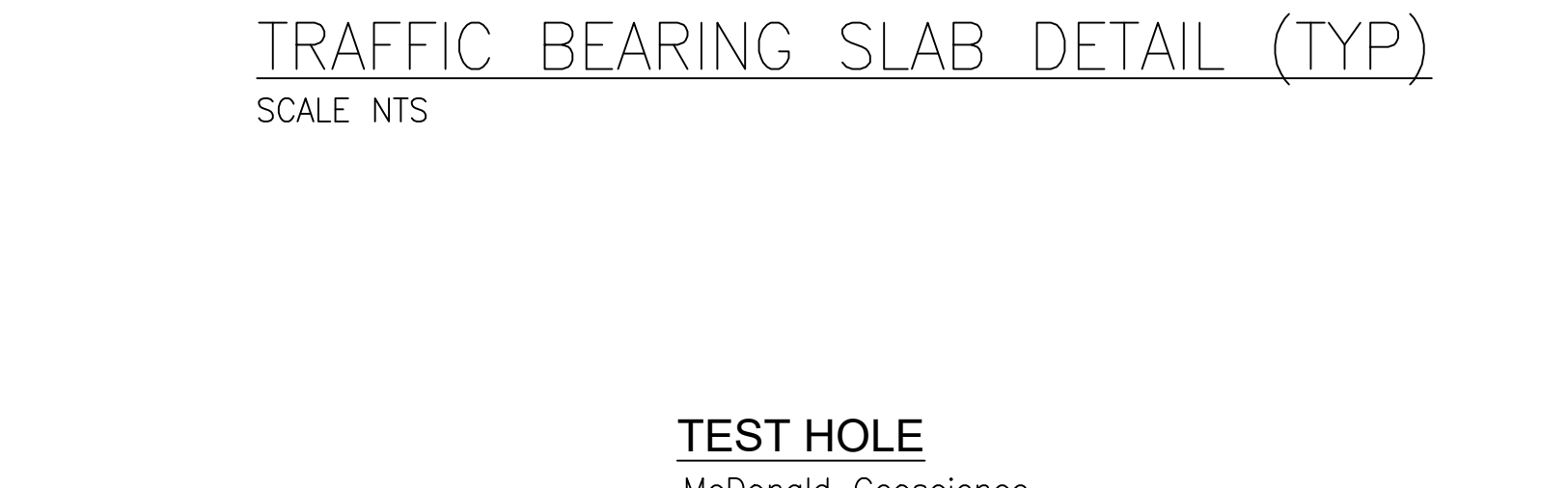
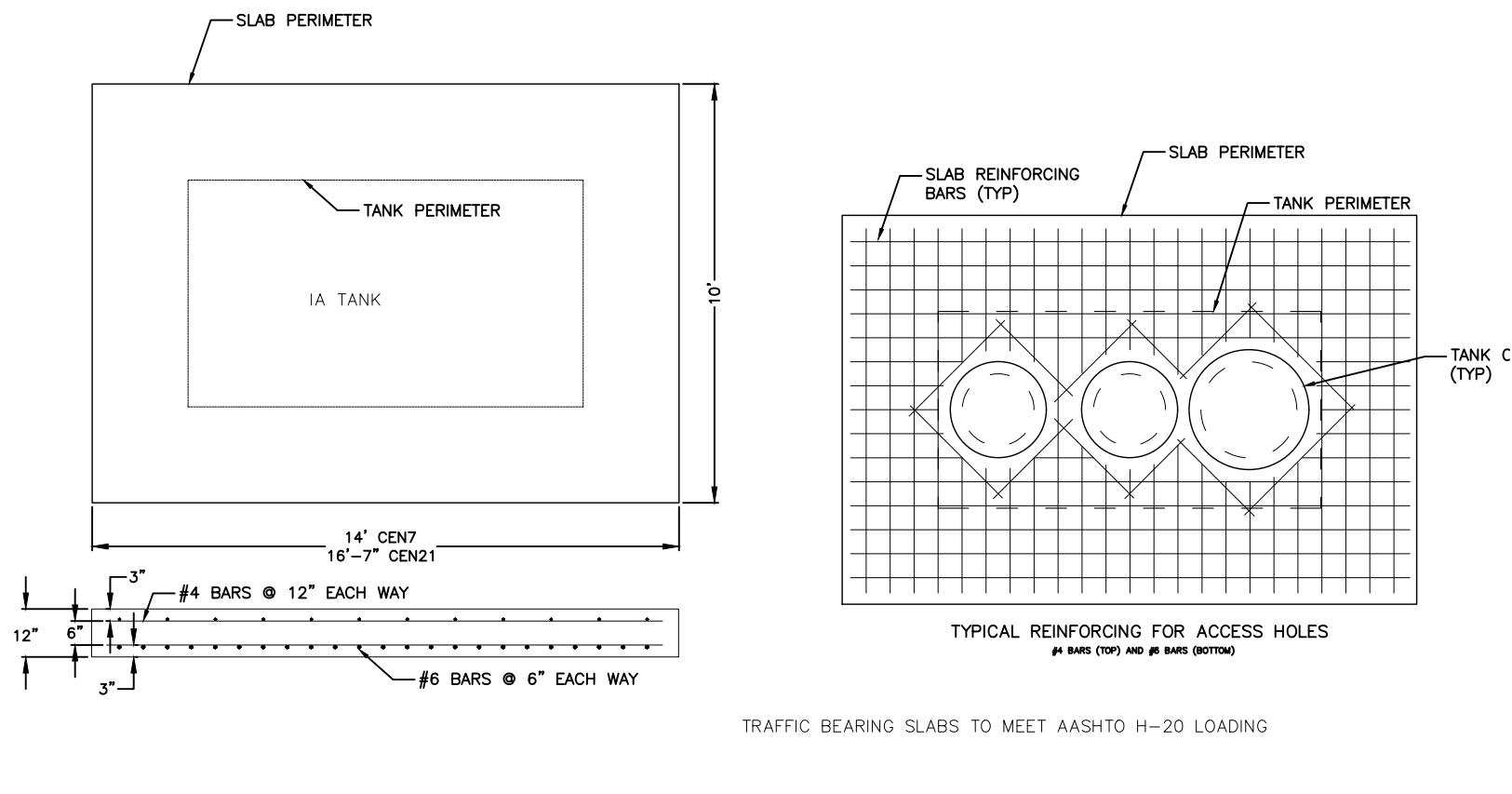
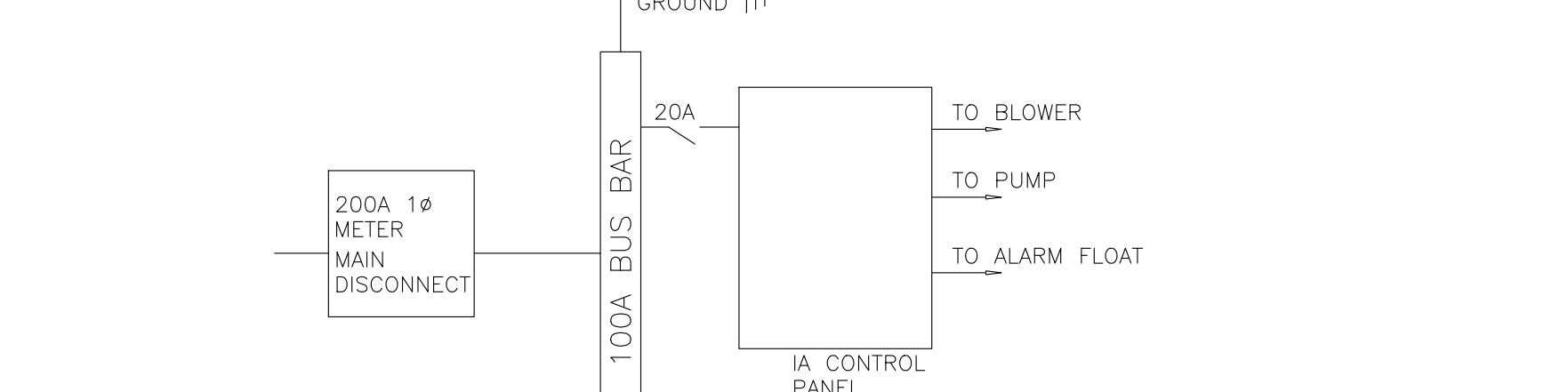
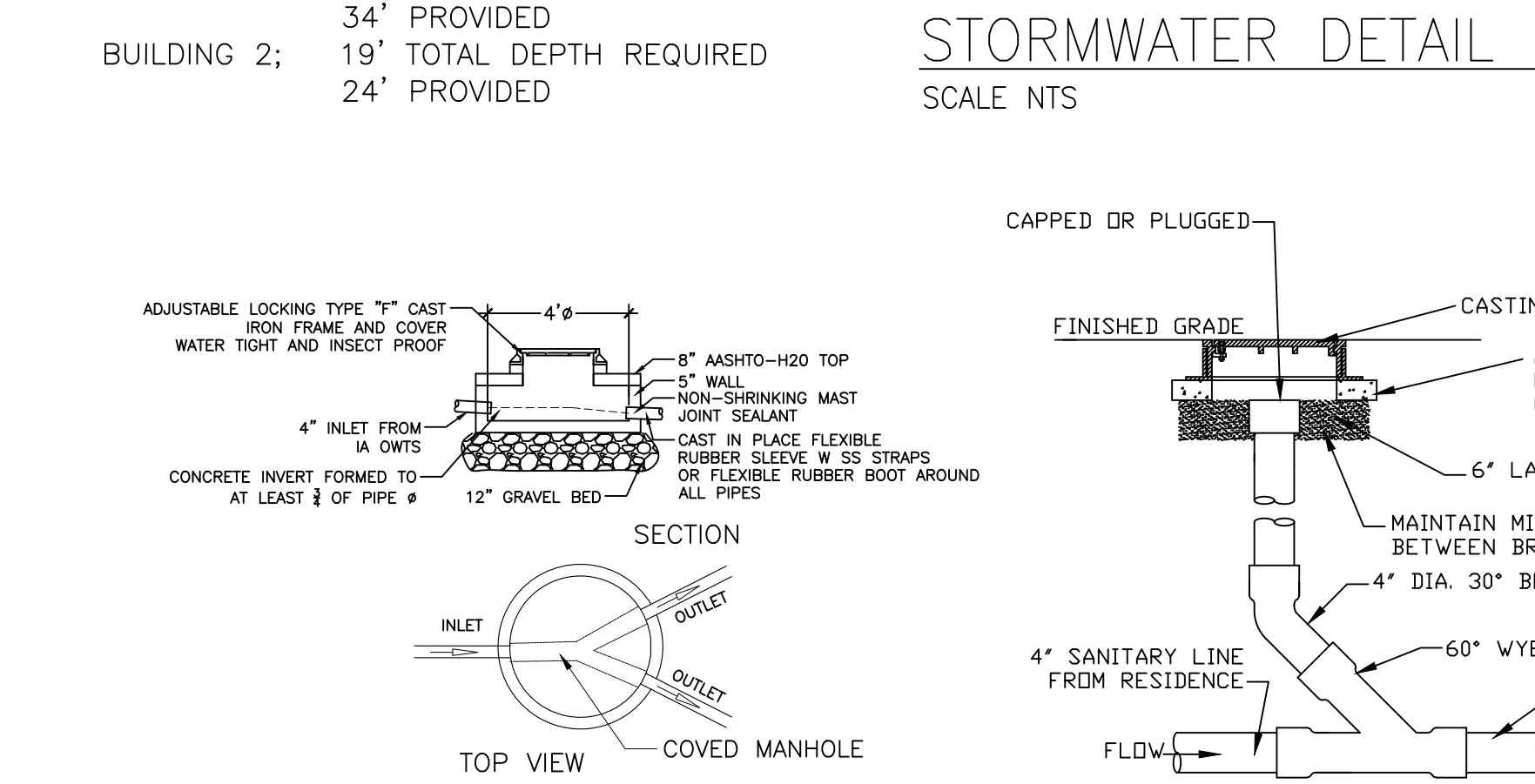
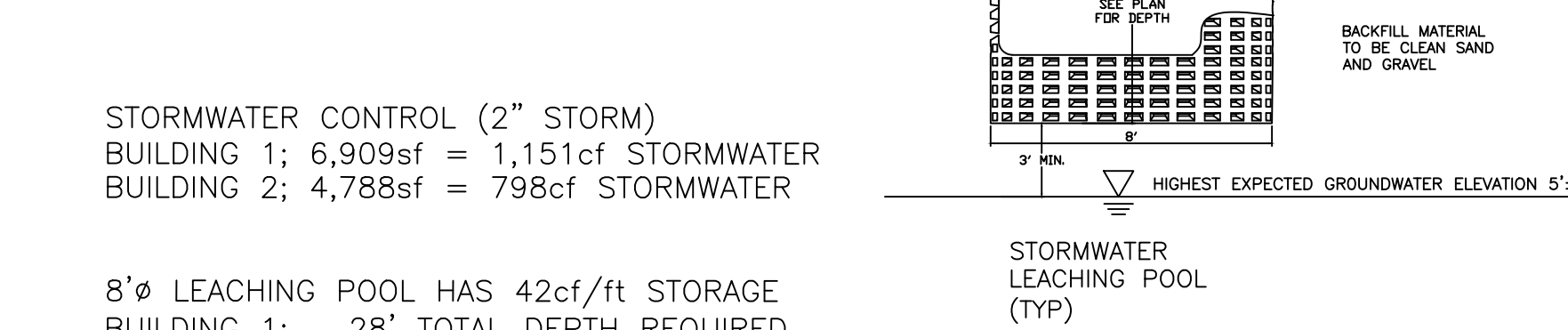
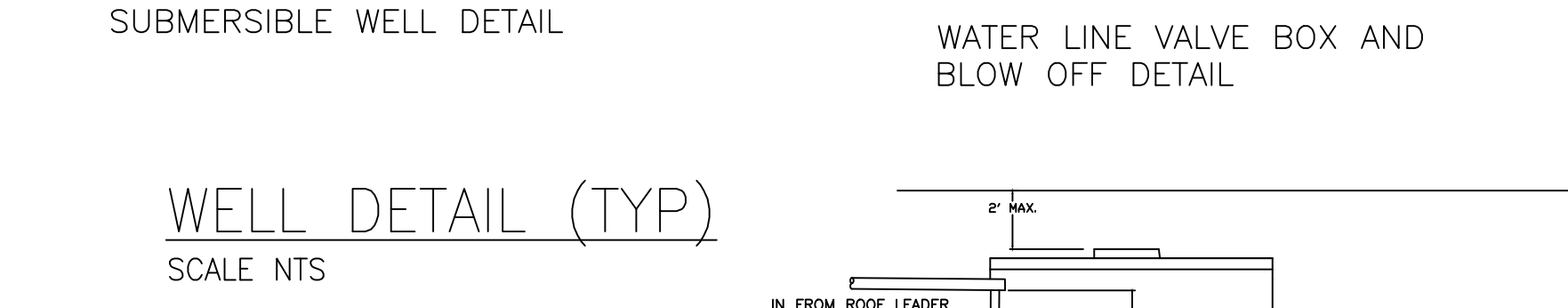
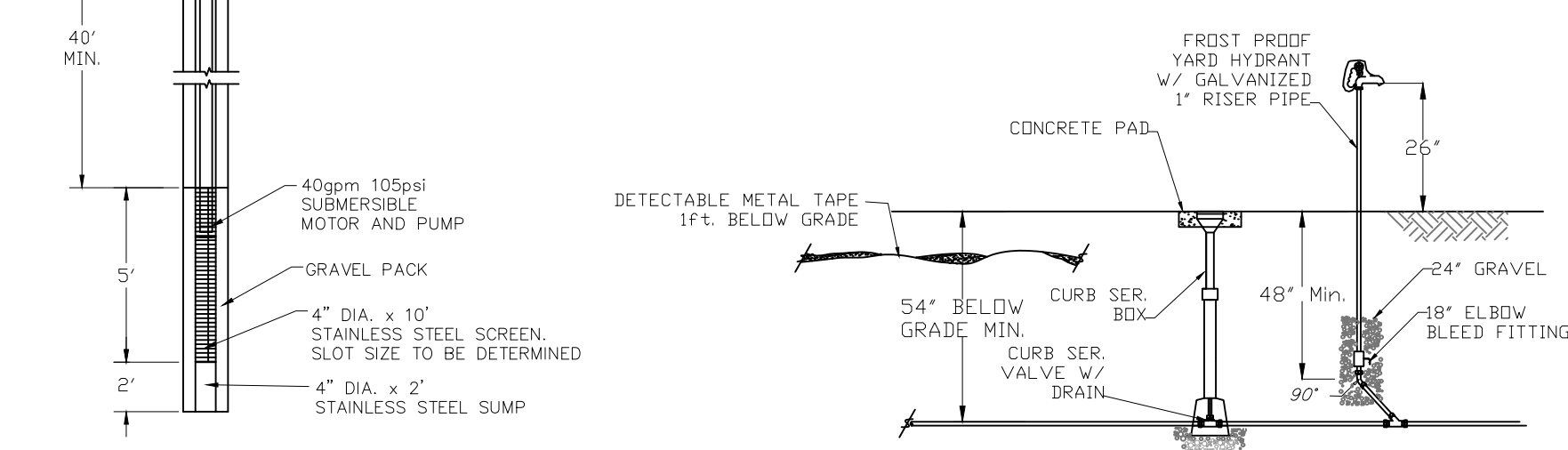
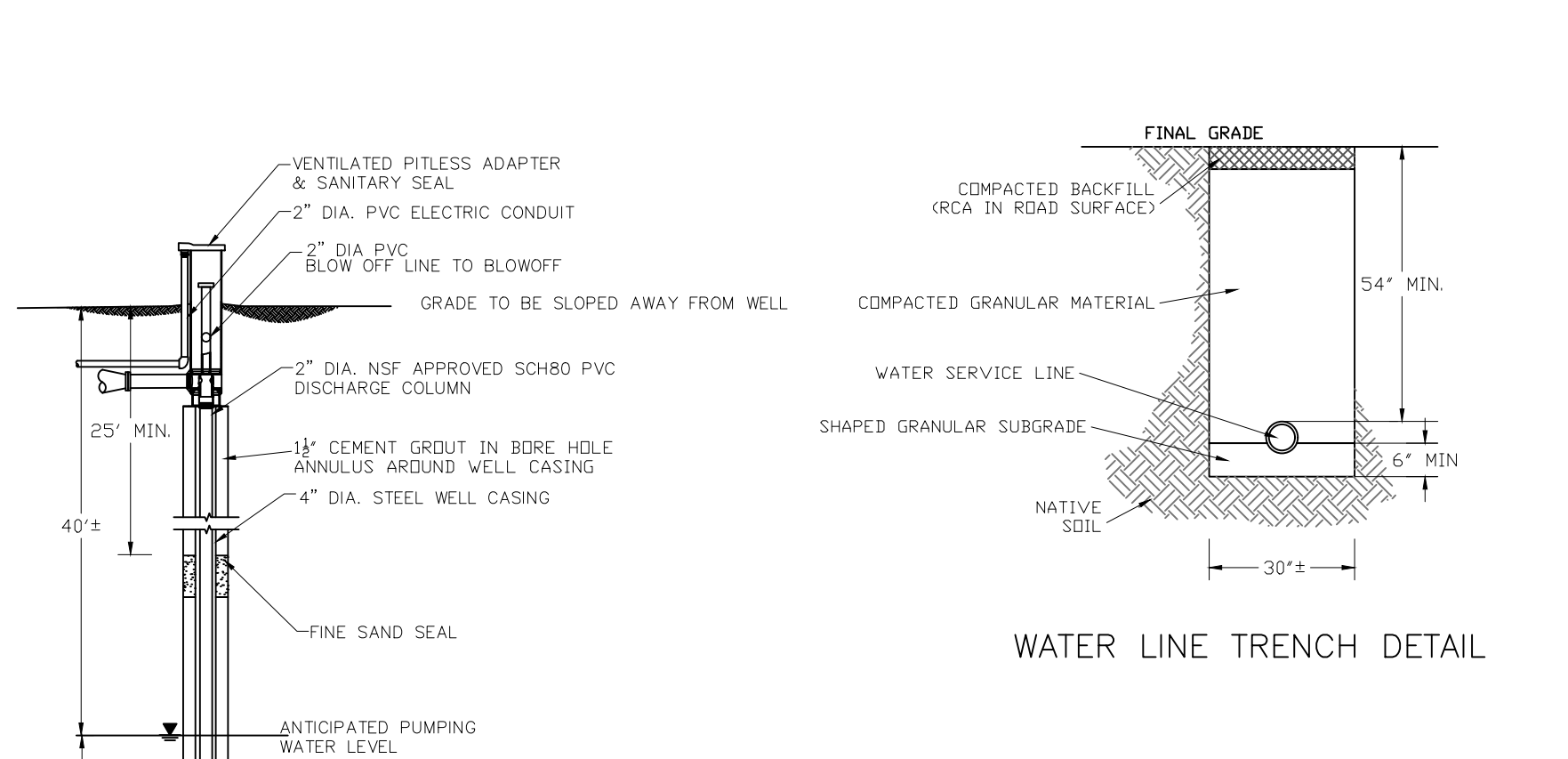
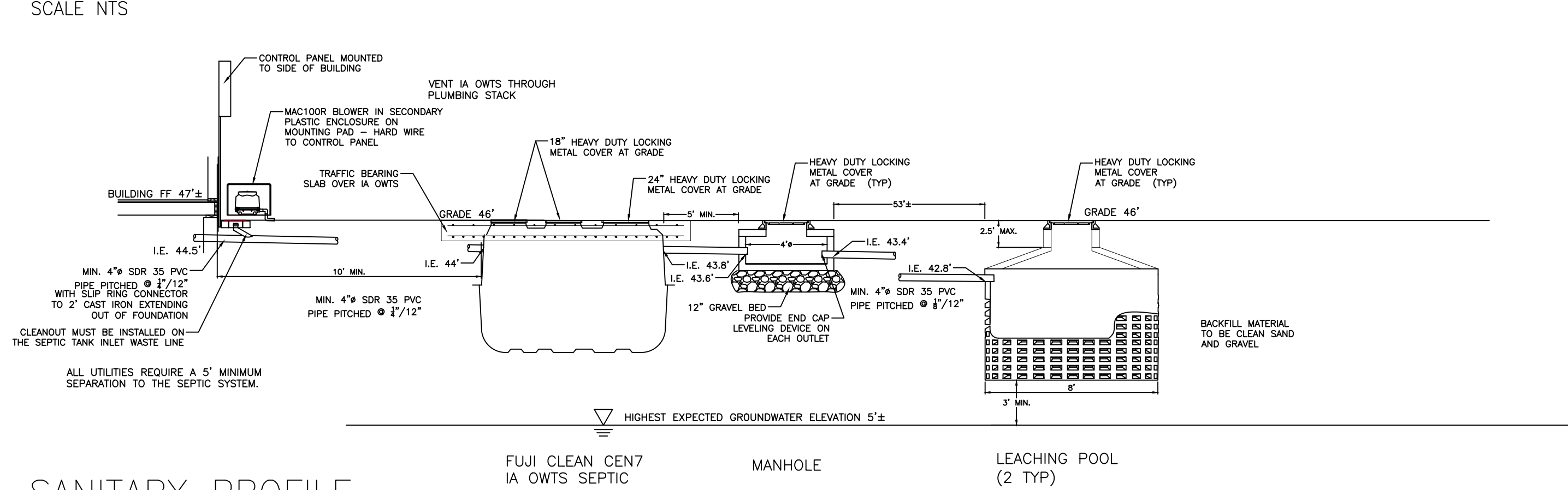
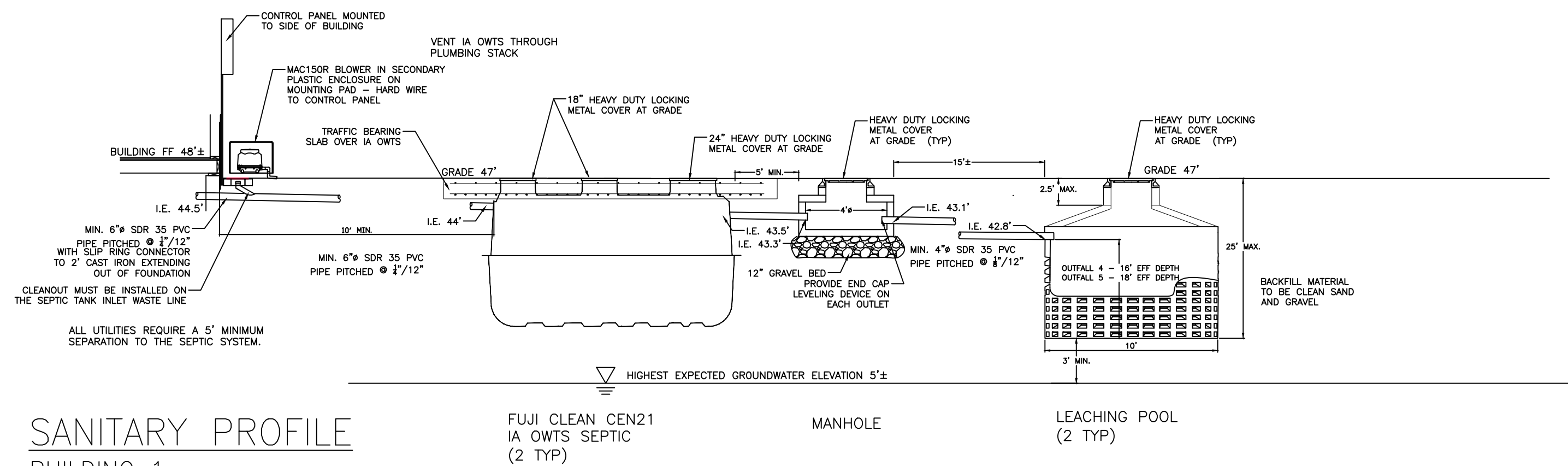
PROPOSED SANITARY
GBCC
SHELTER ISLAND

DRAWING: SITE PLANS, NOTES, LOCATION MAP, FLOOR PLANS
C.1
1 OF 2

JOB#: GBCC1901
DATE: 4.29.20
SCALE: AS NOTED
DRAWING NUMBER
C.1

SHERMAN ENGINEERING & CONSULTING P.A.
14 Nelmar Avenue
St. Augustine FL 32084
631.831.3872





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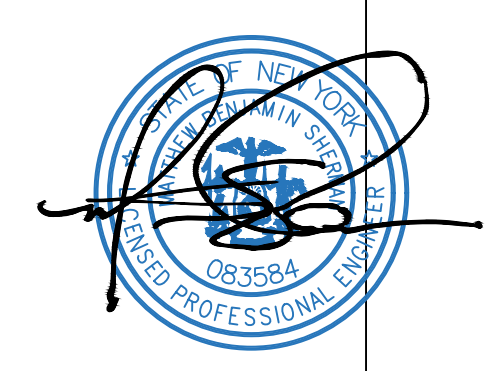
5.4.20 ISSUED FOR ARCHITECT REVIEW
 5.18.20 ISSUED FOR SDHS SUBMITTAL
 1.15.21 ISSUED FOR TOWN APPROVALS
 3.7.21 ISSUED FOR ZBA APPLICATION

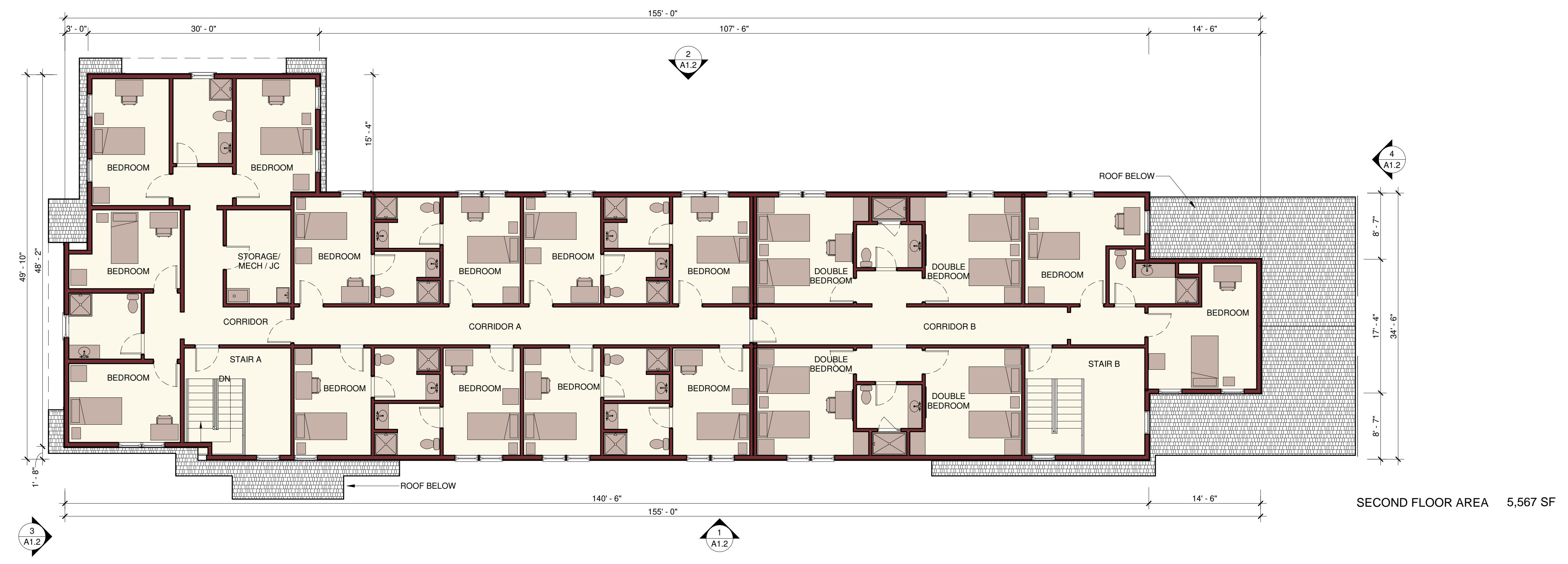
REV #	DATE	NOTE

PROPOSED SANITARY
 GBCC
 SHELTER ISLAND

DRAWING NUMBER
C.2
 2 OF 2

DRAWING: SEPTIC PROFILES, DETAILS, TEST HOLE





SECOND FLOOR AREA 5,567 SF

2 SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR AREA 5,642 SF
COVERED DECK AREA 426 SF
DECK AREA 300 SF

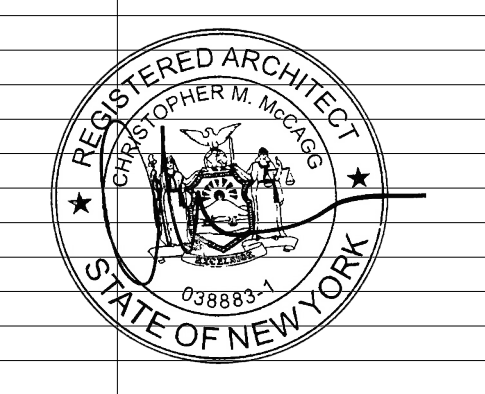
1 GROUND FLOOR PLAN
1/8" = 1'-0"

LOCATION PLAN

STAFF HOUSING PROJECT
GARDINER'S BAY COUNTRY CLUB
12 DINAH ROCK RD.
SHELTER ISLAND, NY 11964

ISSUE & REVISIONS

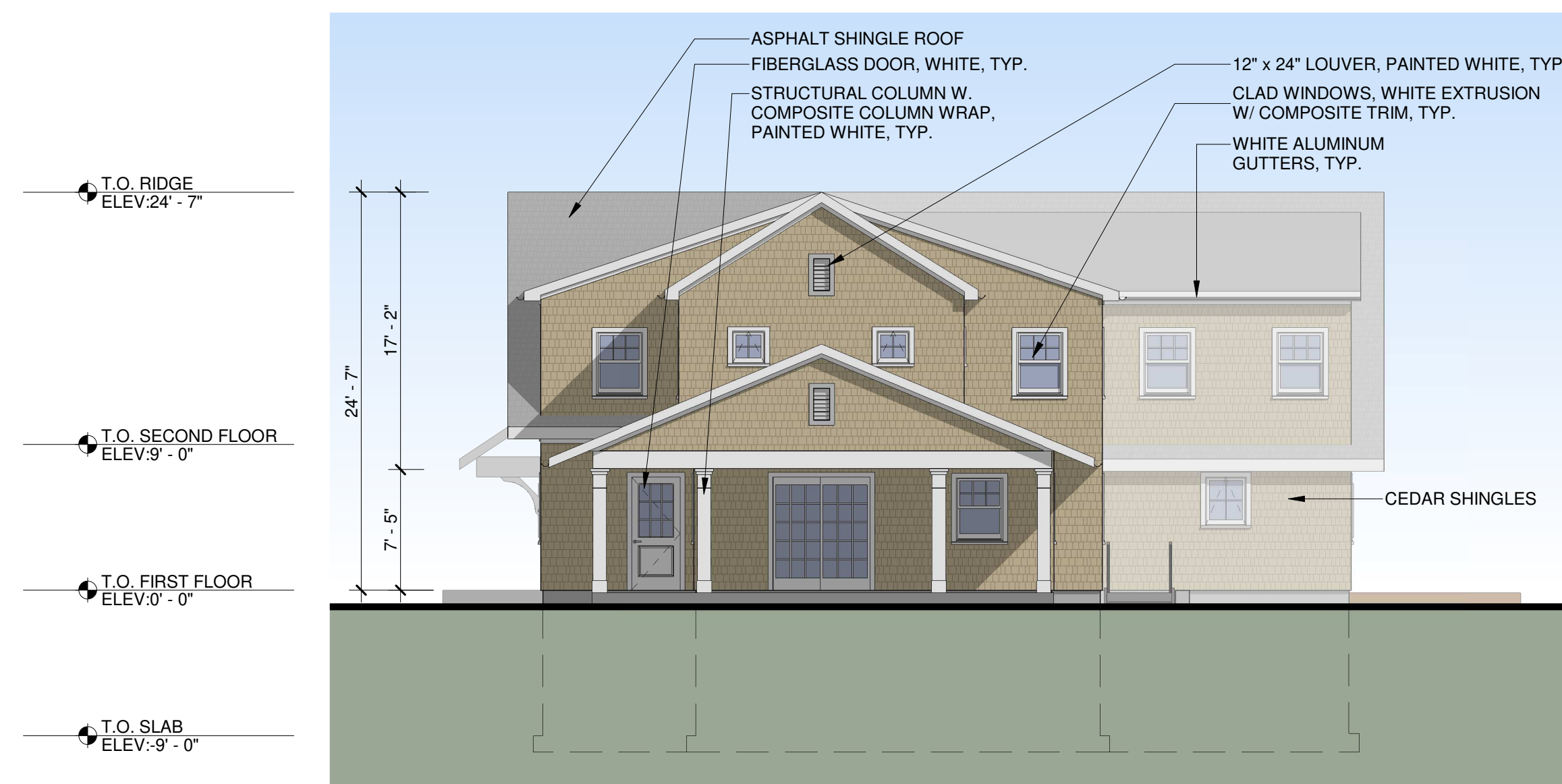
No.	DATE	DESCRIPTION
01/15/2021	Issue for Town Approvals	
03/07/2021	Issue for ZBA Approval	



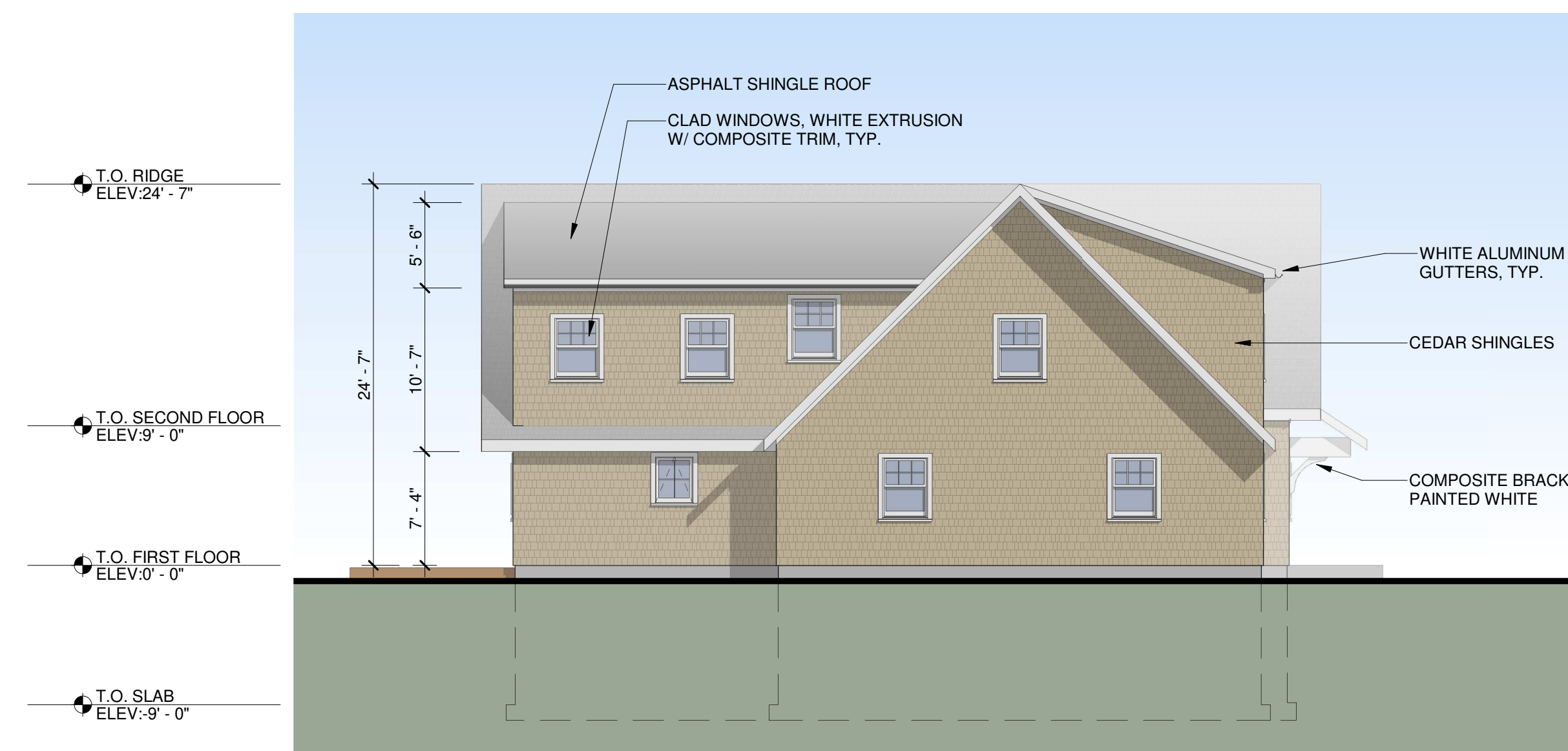
SCALE 1/8" = 1'-0" DATE 12/14/2020

SHEET TITLE FLOOR PLANS BLDG 1

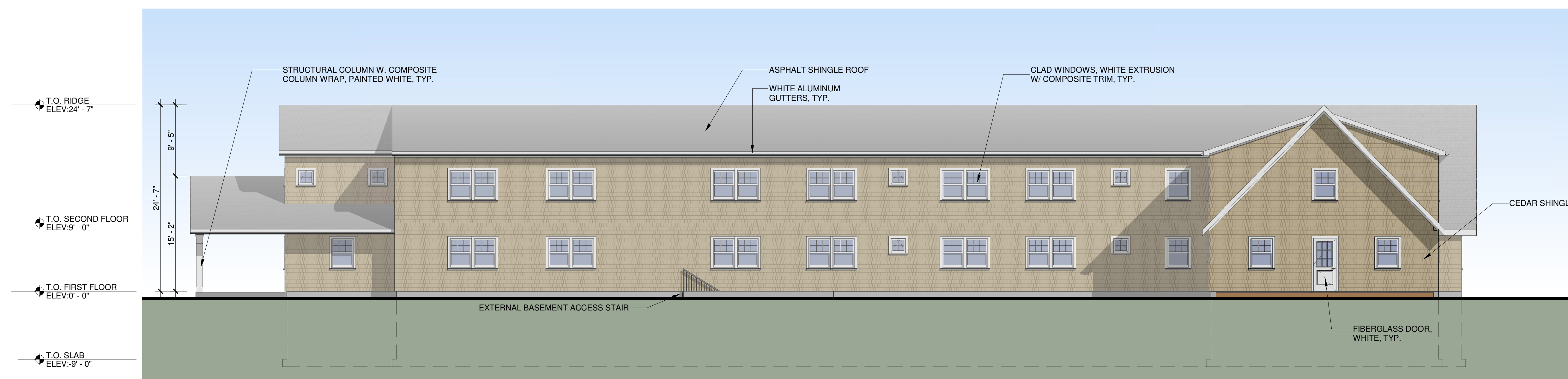
PROJECT No. GBC02.00 SHEET No. A1.1



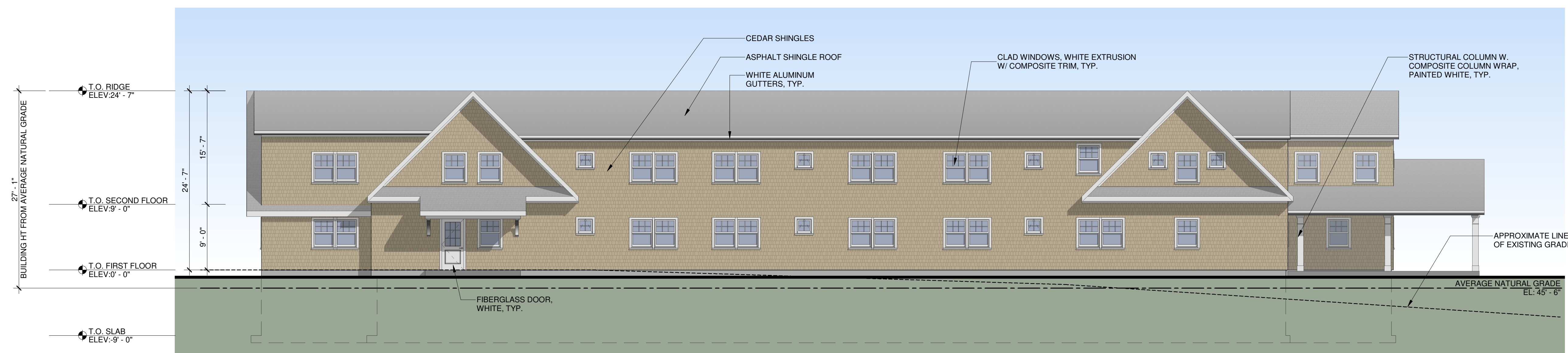
4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



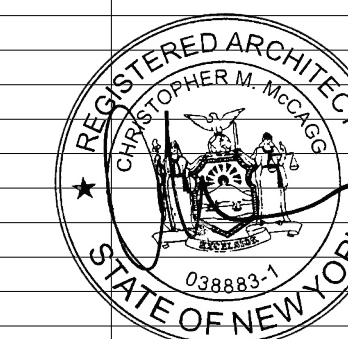
1 NORTH ELEVATION
1/8" = 1'-0"

LOCATION PLAN

**STAFF HOUSING
PROJECT**
GARDINER'S BAY
COUNTRY CLUB
12 DINAH ROCK RD.
SHELTER ISLAND, NY 11964

ISSUE & REVISIONS

No.	DATE	DESCRIPTION
01/15/2021	01/15/2021	Issue for Town Approvals
03/07/2021	03/07/2021	Issue for ZBA Approval



SCALE 1/8" = 1'-0" DATE 12/14/2020

SHEET TITLE
**EXTERIOR ELEVATIONS
BLDG 1**

PROJECT No.
GBC02.00

SHEET No.
A1.2

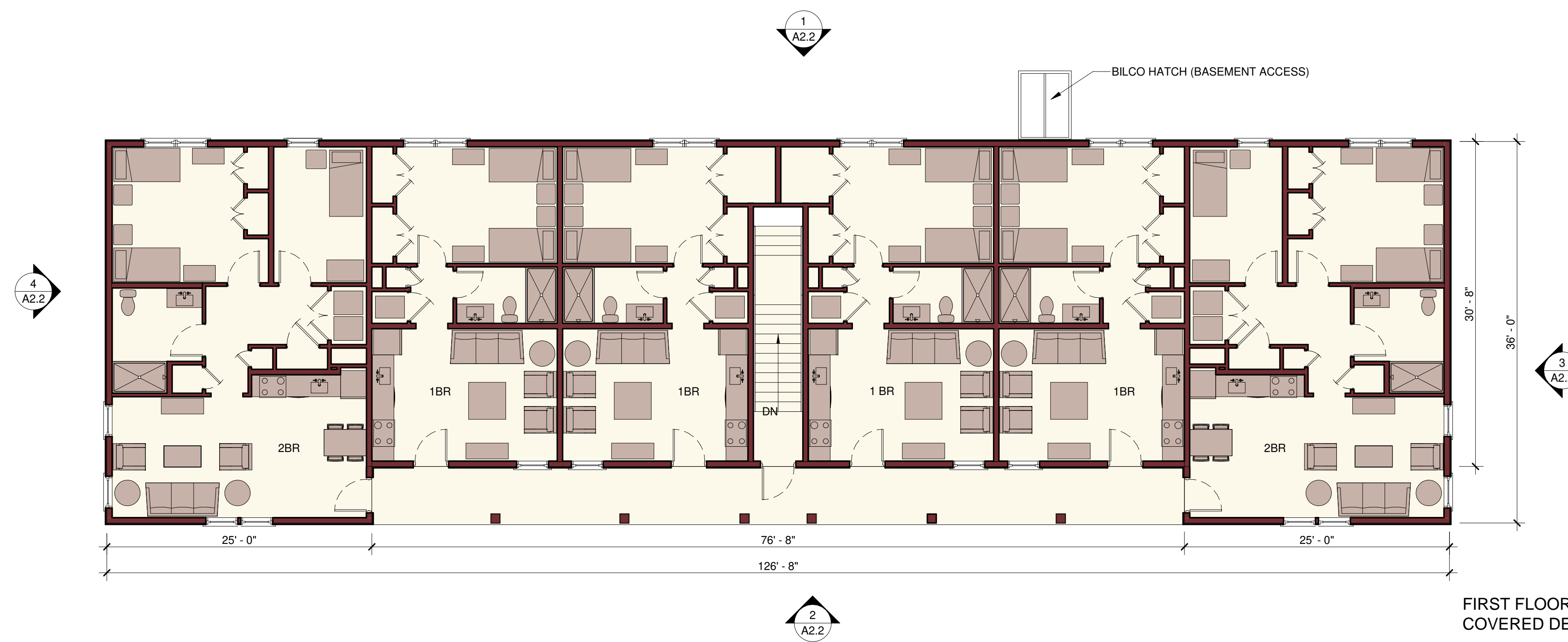
LEGEND

	INTERIOR ELEVATION TAG		NEW CONSTRUCTION
	ENLARGED DETAIL TAG		EXISTING TO REMAIN
	SECTION TAG		ROOM NAME
	EXTERIOR ELEVATION TAG		ROOM NAME & NUMBER
	NEW OR RELOCATED DOOR		GRID LINE
	EXISTING DOOR TO REMAIN, PROVIDE HARDWARE IF SCHEDULED		DOOR TAG, SEE DOOR SCHEDULE
			WINDOW TAG, SEE WINDOW SCHEDULE
			KEY NOTE
			CORE MATERIAL ASSEMBLY
			PARTITION TAG, SEE PARTITION SCHEDULE
			FIRE RATING

GENERAL NOTES

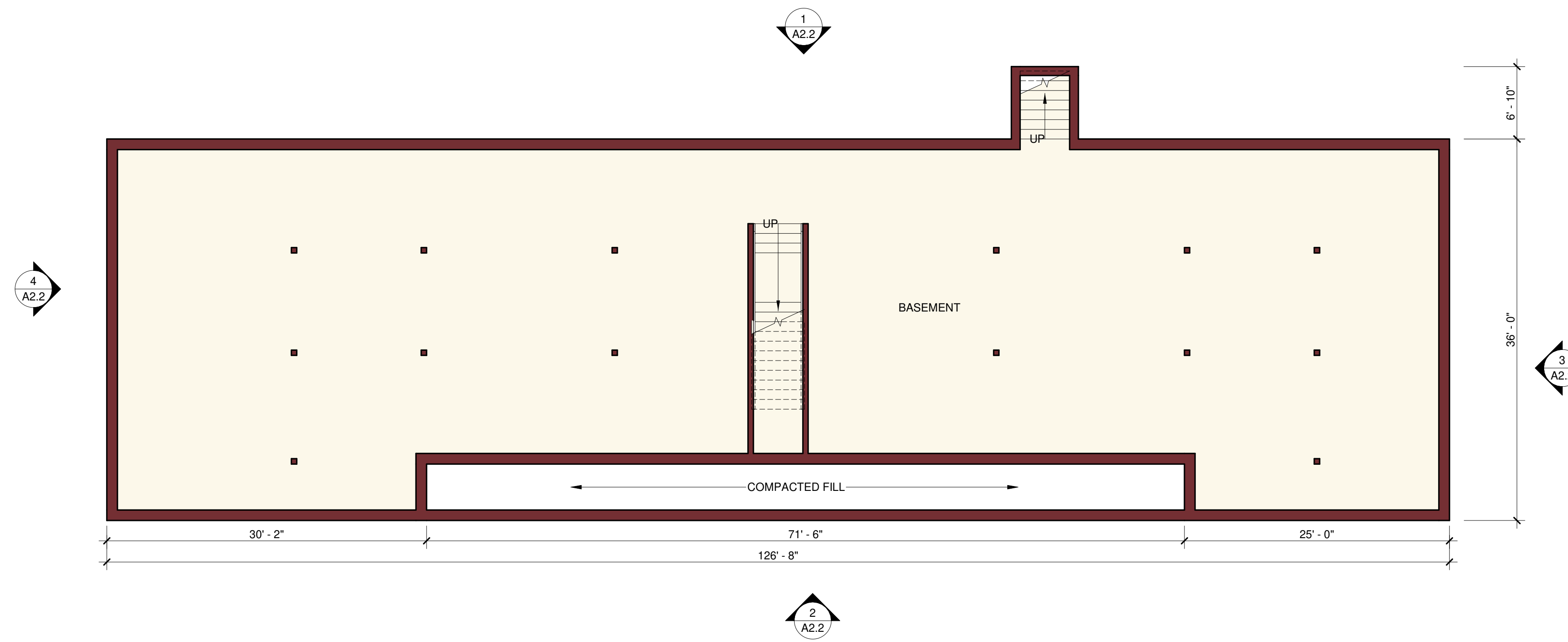
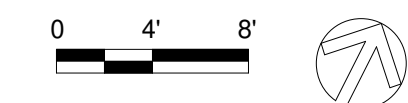
- SEE WALL SECTIONS, DETAILS AND PROJECT MANUAL FOR INSTALLATION OF MATERIALS.
- WALLS ARE DIMENSIONED TO FACE OF STUD. DOORS AND WINDOWS TO CENTERLINE.
- STEEL DIMENSIONS TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRIDLINES.
- PLUMBING FIXTURE DIMENSIONS FROM CENTER LINE OF FIXTURE TO FACE OF MTL STUD.
- PROVIDE CONTROL JOINTS (C.J.) IN CONCRETE SLAB AT STEEL GRIDLINES AND STEEL COLUMNS. SEE STRUCT. DWGS.
- SEE INTERIOR ELEVATIONS FOR MILLWORK, FINISHES AND CASEWORK.
- PROVIDE IN WALL BLOCKING AS REQUIRED FOR ALL MILLWORK, CASEWORK, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT.
- PROVIDE PRE-CUT 1/2" PLYWOOD PANELS FOR EACH EXTERIOR WINDOW AND MAN DOOR WITH GLAZING. PANELS ARE TO BE LABELED AND PRE-DRILLED FOR FASTENERS. STORE PANELS IN ATTIC AT COMPLETION OF PROJECT. PROVIDE A LAMINATED DIAGRAM SHOWING PANEL LOCATIONS. SEE TABLE 1609.1.2 OF THE RHODE ISLAND STATE BUILDING CODE FOR FASTENERS TYPE AND SPACING.

CONSTRUCTION KEY NOTES

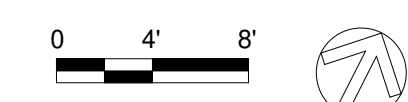


FIRST FLOOR AREA 4,197 SF
COVERED DECK AREA 410 SF

1 GROUND FLOOR PLAN
1/8" = 1'-0"



2 BASEMENT PLAN
1/8" = 1'-0"

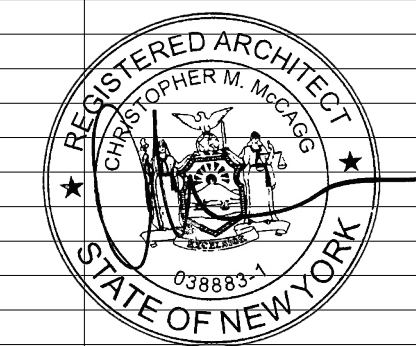


LOCATION PLAN

STAFF HOUSING PROJECT
GARDINER'S BAY COUNTRY CLUB
12 DINAH ROCK RD.
SHELTER ISLAND, NY 11964

ISSUE & REVISIONS

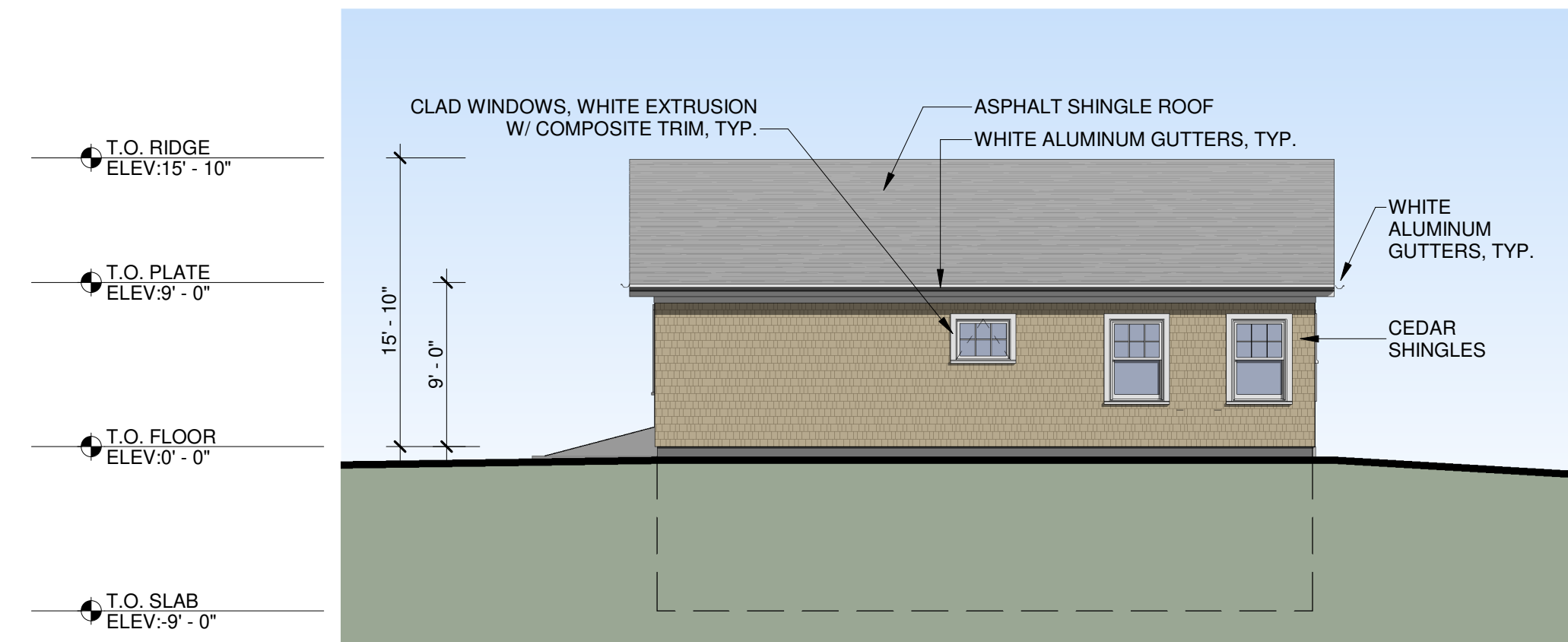
No.	DATE	DESCRIPTION
01/15/2021	Issue for Town Approvals	
03/07/2021	Issue for ZBA Approval	



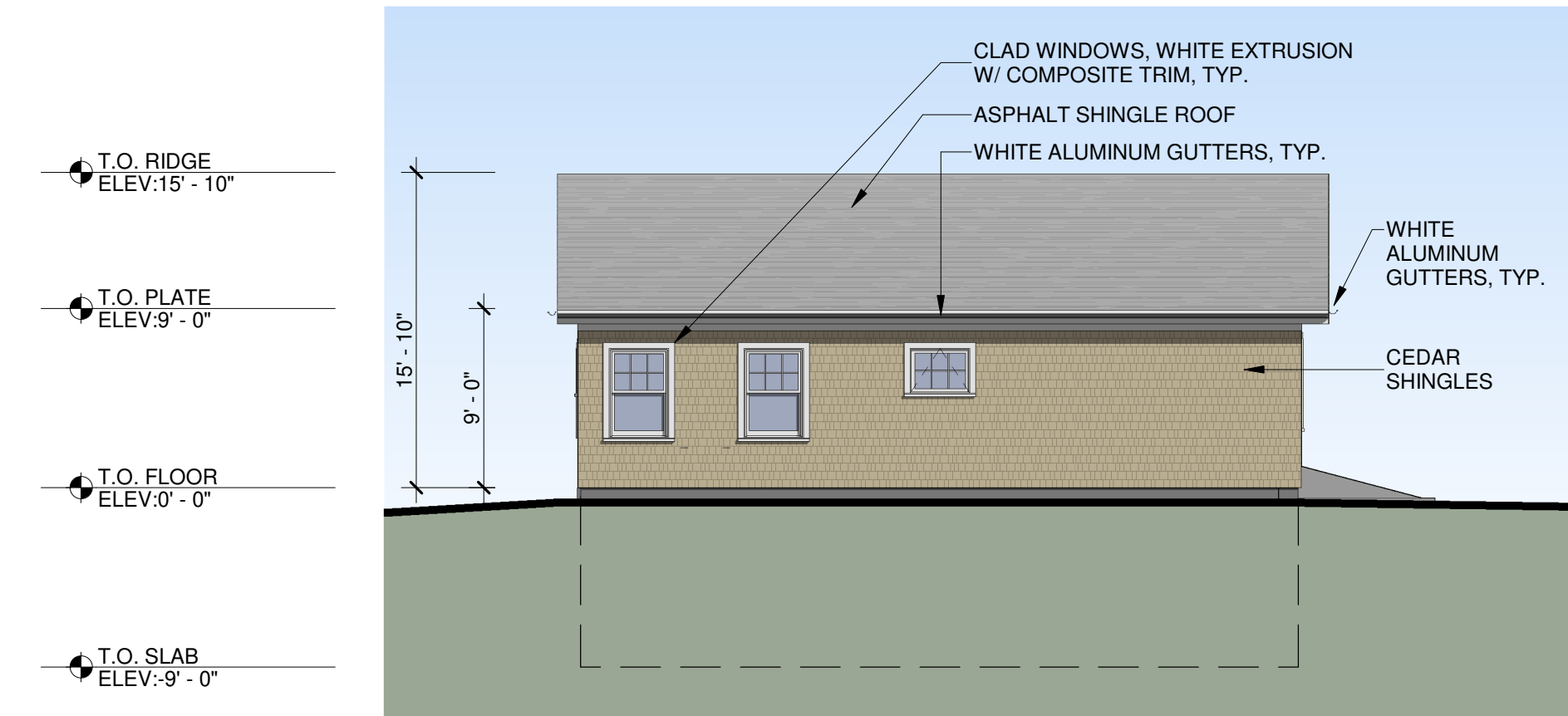
SCALE 1/8" = 1'-0" DATE 12/14/2020

SHEET TITLE
PLANS BLDG 2

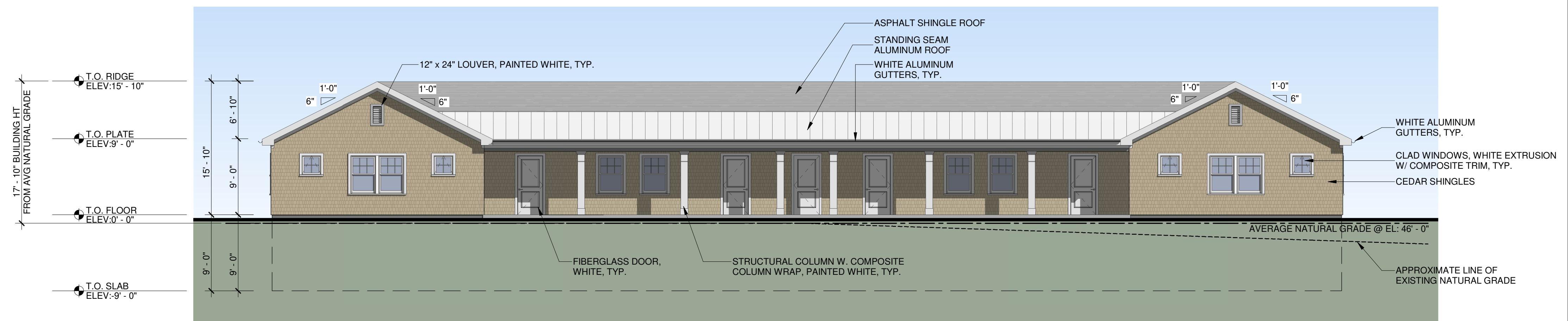
PROJECT No. GBC02.00 SHEET No. A2.1



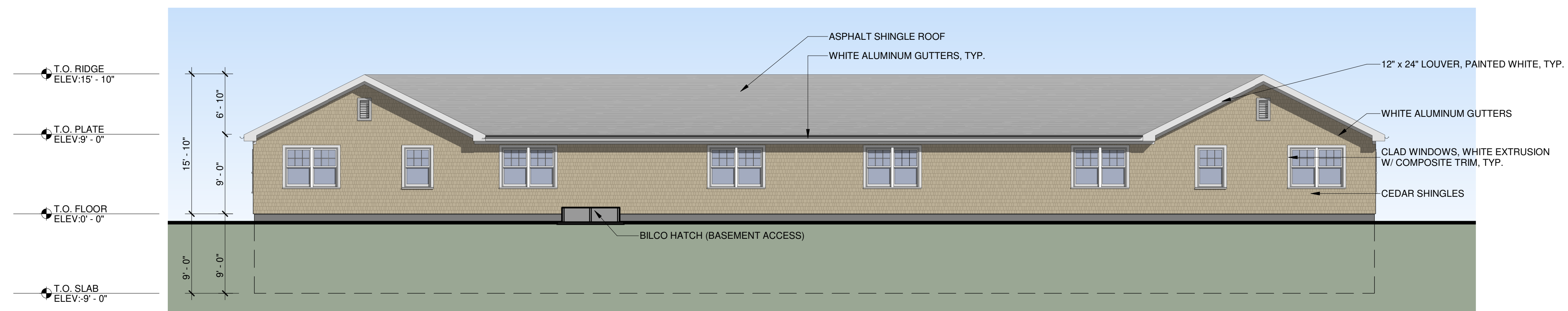
4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



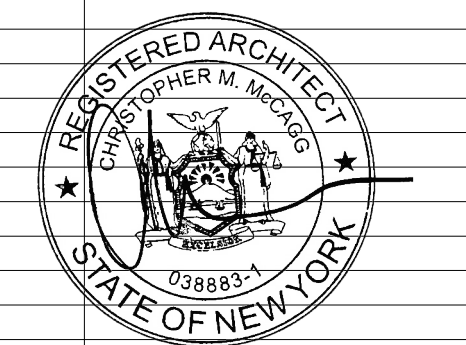
1 NORTH ELEVATION
1/8" = 1'-0"

LOCATION PLAN

**STAFF HOUSING
PROJECT**
GARDINER'S BAY
COUNTRY CLUB
12 DINAH ROCK RD.
SHELTER ISLAND, NY 11964

ISSUE & REVISIONS

No.	DATE	DESCRIPTION
01/15/2021	Issue for Town Approvals	
03/07/2021	Issue for ZBA Approval	



SCALE: 1/8" = 1'-0"
DATE: 12/14/2020

SHEET TITLE
**EXTERIOR ELEVATIONS
BLDG 2**

PROJECT No. SHEET No.

GBC02.00 **A2.2**