

BENNETT & READ, LLP

ATTORNEYS AT LAW

631-283-9696

631-283-1259 (FACSIMILE)

WWW.BENNETTANDREAD.COM

JOHN J. BENNETT
CAROLE L. READ
BAILEY C. LARKIN

212 WINDMILL LANE
SOUTHAMPTON, NEW YORK 11968-4841

Via Email and Hand Delivery

August 1, 2022

Town Board - Town of Shelter Island
38 North Ferry Road
Shelter Island, New York 11964

Re: Application for Special Permit - Crescent Beach, LLC

Address: 11 Serpentine Drive, Shelter Island

SCTM #: 0700-14-1-11.1

Dear Supervisor Siller and Members of the Town Board:

Our office represents Crescent Beach, LLC with respect to their request for a Special Permit for development of the above captioned property. As requested by the Building Department, enclosed herewith please find the following supplemental items:

1. Ten (10) copies of a revised Turn Down Letter, dated April 7, 2022;
2. Ten (10) copies of the property deed;
3. Ten (10) copies of the Storm Water Pollution Prevention Plan prepared by Edward Armus, P.E., dated January 2021;
4. Ten (10) copies of MS4 Stormwater Pollution Prevention Plan Acceptance Form signed by Joseph Finora, P.E., dated May 27, 2021;
5. Ten (10) copies of the Acknowledgement of receipt of the Notice of Intent received from the New York State Department of Environmental Conservation, dated August 26, 2021;
6. Ten (10) copies of an Architectural Exterior Lighting Location Plan, prepared by Robert A.M. Stern Architects, last revised on June 14, 2022; and
7. Ten (10) copies of a Landscape Lighting Plan, prepared by Hollander Design, last revised on June 9, 2022.

An electronic copy of the attached documents is being transmitted to the Town Clerk's office as well. Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Very truly yours,

JOHN J. BENNETT

JJB/bl

Encls.

Cc: Crescent Beach, LLC
E. Hollander

RAMSA

M. Schiano



Town of Shelter Island
P.O. Box 970
38 North Ferry Road
Shelter Island, NY 11964
Tel. (631)749-0291 ex. 2106
Fax (631)749-0728

Letter of Denial – Revision #1

John Bennett
Bennett & Read, LLP
As agent for Crescent Beach LLC (Carlino)
212 Windmill Lane
Southampton, NY 11968-4841

April 7, 2022

RE: 11 Serpentine; Crescent Beach LLC (Carlino), Shelter Island NY
SCTM: 700-14.-1-11.1; Zone AA, Near Shore Overlay District

Dear John,

The preliminary plans submitted to allow for a new single family dwelling, pool, pool deck, pool house, new 3 car garage, generator, transformer and multiple retaining walls has been reviewed.

The property has 2 Front yards, Shore Road (C.R 42), and Serpentine Drive.

The lot is conforming, 384,125 sq ft (8.8 acres approximately).

The information provided on the site survey and site elevation studies submitted by FM Hemmer last dated 2/12/20, 9/26/19 & 10/8/19 include the following:

The proposed lot disturbance is 140,743 sq ft. Therefore, a SWPPP will be required.

The proposed new lot coverage is 18,876 sq ft.

Cresecent Beach LLC/Carlino, pg. 2
April 7, 2022

The proposed new buildings coverage is 8,947 sq ft.

At this time, no building permit can be issued for these proposed improvements until you first obtain approvals from the Zoning Board of Appeals and then a Special Permit approval from the Town Board and a Wetlands permit from the Town Board. After these approvals are obtained, then please then resubmit the application with the construction documents required for a Building Permit.

Section 133-7 (B) (7) of the Town Code states: Building Height may not exceed 35 feet.

Therefore the following proposed single family dwelling would require a height variance of 6'-2" based upon the proposed site elevation study calculations provided by the surveyor, F Michael Hemmer last revised date October 8, 2019, proposed site plan provided by surveyor, F Michael Hemmer last revised date February 12, 2020 and the proposed elevations by Robert AM Stern Architects, Gary L Brewer dated 2/12/20, sheet # A-250.

It should be noted that no locations have been shown for the exterior HVAC equipment which require the same minimum setback requirements as the primary structure and may not be placed in Town Wetlands. The pool equipment is shown under the pool deck in the basement below the pool deck.

Please contact the ZBA Town Clerk, for applications and information regarding the ZBA process: cthuman@shelterislandtown.gov

A SCHED permit is required for the proposed septic system prior to a Town Board Special permit in addition to a NYS DEC NJ letter or permit.

The proposed new sanitary system capacity and design is unknown at this time. The drinking water supply is within SI Heights public water system district.

The driveway is proposed to be asphalt (Note: please see Chapter 133-12 (6) in Near Shore Overlay District regarding driveway requirements). The parking courtyard is proposed to be gravel and the court yard is proposed to be stone.

Crescent Beach, LLC/Carlino, pg. 3
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The following require Town Board approval:

The Town Zoning Code requires a Special Permit from the Town Board to construct over 6,000 square foot living area.

Section 133-6 (C) (1) (a) Permitted principal uses: One family dwellings with a SFLA under 6,000 square feet.

SFLA is defined as the square footage of conditioned area within the outer walls of all structures on a residential lot, not including an unfinished basement or attic, garages or unheated structures.

The proposed SFLA is 12,150 sq ft. Please note, the proposed SFLA does NOT include: storage rooms & screen porch in the main house, mechanical rooms, or basement areas of the pool house, the garage and storage area above the garage, or the majority of the pool house other than 1 bathroom/changing area within the pool house. If the any of these areas are proposed to be finished or conditioned, then the proposed SFLA will increase. (Estimated 3,820 sq ft is proposed unconditioned as noted on the drawings submitted and not included in the SFLA).

For this reason you will need a Town Board Special Permit for a house exceeding 6,000 SFLA prior to obtaining a building permit.

Please note, in addition, you will need a County curb cut permit for the access proposed off of Shore Road/County Road 42. Please coordinate your proposed curb cut with the Shelter Island Highway Superintendent, Brian Sherman, as well as PSEG and West Neck Water.

The proposed Access Driveway will extend to within +/-64' of Freshwater Wetlands, or an incursion of 36' into the Adjacent Regulated Area and 11' into the Vegetative Buffer. Preliminary documents indicate that +/- 7350 square feet of initial clearing within the Regulated areas will be required for the project.

Town Code section 129-2 states that: "Any regulated activity in, on or over or within the regulated area, entirely or in part, shall require a wetlands permit unless it is specifically exempted or allowed without a permit, as indicated in the following table. Any regulated activity for which a permit is required which is carried out without a

Crescent Beach, LLC/Carlino, pg. 4
April 7, 2022

permit or in violation of the conditions of a permit is a violation of this Code and subject to criminal and civil penalties.”

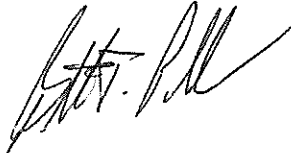
Therefore you are required to first get a DEC Wetlands permit ant then get a Town Board Wetlands permit for this scope of work

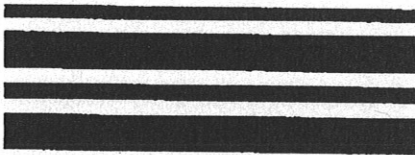
This matter must be taken before the Town Board for Wetlands Permit and Special Permit. Please contact Dorothy Ogar, Town Clerk, for applications and information regarding the Special Permit process.

This denial letter is good for one (1) year from the date of this letter.

Sincerely,

Brett Poleshuk
Building Inspector

A handwritten signature in black ink, appearing to read "Brett Poleshuk", written over a light blue horizontal line.



SUFFOLK COUNTY CLERK
 RECORDS OFFICE
 RECORDING PAGE

Type of Instrument: DEED
 Number of Pages: 4
 Receipt Number : 16-0097756
TRANSFER TAX NUMBER: 15-32325

Recorded: 06/27/2016
 At: 01:25:10 PM
 LIBER: D00012869
 PAGE: 236

District: 0700 Section: 014.00 Block: 01.00 Lot: 011.001

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$250.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$5.00	NO	RPT	\$200.00	NO
Transfer tax	\$0.00	NO	Comm.Pres	\$0.00	NO
			Fees Paid	\$525.00	

TRANSFER TAX NUMBER: 15-32325

THIS PAGE IS A PART OF THE INSTRUMENT
 THIS IS NOT A BILL

JUDITH A. PASCALE
 County Clerk, Suffolk County

1 **RECORDING**

Number of pages

4

RECORDED
2016 Jun 27 01:25:10 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012869
P 236
DT# 15-32325

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

3 **FEES**

Page / Filing Fee 20

Handling 20.00

P-584 5

Notation

EA-52 17 (County) 5 Sub Total 50

EA-5217 (State) 250

R.P.T.S.A. 200

Comm. of Ed. 5.00

Affidavit

Certified Copy 5

NYS Surcharge 15.00 Sub Total 475

Other

Grand Total 525



Mortgage Amt. _____

1. Basic Tax _____

2. Additional Tax _____

Sub Total _____

Spec./Assit. _____

or

Spec./Add. _____

TOT. MTG. TAX _____

Dual Town _____ Dual County _____

Held for Appointment _____

Transfer Tax 0

Mansion Tax _____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on page # _____ of this instrument.

4 Dist. 0700

16017849 0700 01400 0100 011001

Real Property Tax Service Agency Verification

PTS
RDY A
21-JUN-16

5 Community Preservation Fund

Consideration Amount \$ 0

CPF Tax Due \$ 0

311

Improved _____

Vacant Land

TD 07

TD _____

TD _____

IT-2663

6 Satisfaction/Discharges/Releases List Property Owners Mailing Address

RECORD & RETURN TO:
BOND & HAMMER LLP
c/o NANCY MARSHALL, ESQ.
58 THE PLAZA
POB 5030
MONTAUK, N.Y. 11954

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information

Co. Name FELONE ABSTRACT

Title # COURTESY

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Confirmation - DEED - (2) made by: CRESCENT

(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

In the TOWN of E. Hampton Shelter Island

In the VILLAGE _____

or HAMLET of _____

TO CRESCENT

Attorneys Please Note: This document has been prepared on a computer-generated form containing text and punctuation identical to N.Y.B.T.U.'s standard 8002. Insertions in the standard form are shown in BOLD.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 6th day of June, 2016

BETWEEN

CRESCENT BEACH, LLC of 845 Berkshire Boulevard, Wyomissing, PA 19610

party of the first part, and

CRESCENT BEACH, LLC of 845 Berkshire Boulevard, Wyomissing, PA 19610

party of the second part,

WITNESSETH, that the party of the first part, in consideration of **TEN DOLLARS and other good and valuable consideration**—(\$10.00)—dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the

(SEE "SCHEDULE A" ATTACHED HERETO AND MADE A PART HEREOF)

DISTRICT
0700
SECTION
014.00
BLOCK
01.00
LOT
011.000

BEING AND INTENDED TO BE part of the same premises conveyed to the party of the first part by deed made by Acada Holding LLC dated December 22, 2014, and recorded January 5, 2015 in Liber 12802 page 711 in the Suffolk County Clerk's office and by deed dated and recorded in Liber page in the Suffolk County Clerk's office p c

This DEED is a confirmatory deed to confirm the perimeter description of the subject premises after the conveyance of a portion of the property owned by Crescent Beach LLC to Qualified Personal Residence Trust of Peter M. Carlino & Qualified Personal Residence Trust of Marsha W. Carlino in accordance with the resolution of the Planning Board of the Town of Shelter Island, dated December 8, 2015.

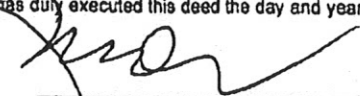
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


PETER CARLINO, MANAGING MEMBER

STATE OF NEW YORK, COUNTY OF SUFFOLK ss:

On the 6th day of JUNE, 2016, before me,
the undersigned, personally appeared

Peter Carlino

personally known to me or proved on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public
RICHARD A. HAMMER
Notary Public, State of New York
No. 02HAS085848
Qualified in Suffolk County
Commission Expires September 29, 2019

STATE OF NEW YORK, COUNTY OF _____ ss:

On the _____ day of _____, 20____, before me,
the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Notary Public

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

CRESCENT BEACH, LLC

TO

CRESCENT BEACH, LLC

STATE OF NEW YORK, COUNTY OF _____ ss:

On the _____ day of _____, 20____, before me,
the undersigned, personally appeared

personally known to me or proved on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

STATE OF _____ COUNTY OF _____) ss:

On the _____ day of _____, 20____, before me,
the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Add the city or political subdivision and the state or country).

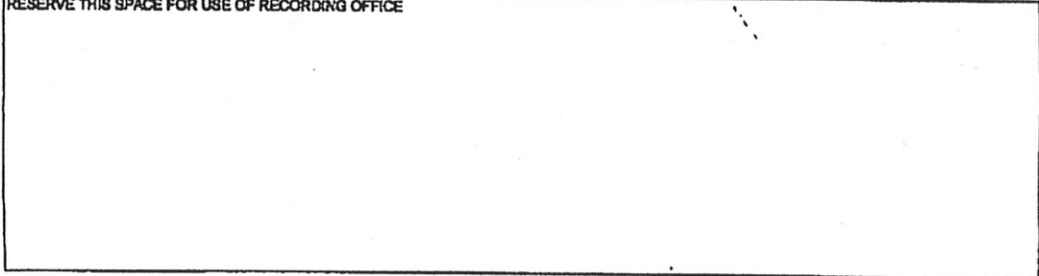
Notary Public

SECTION 014.00
BLOCK 01.00
LOT 011.000
COUNTY OR TOWN Shelter Island
STREET ADDRESS 11 Serpentine Drive

RETURN BY MAIL TO

Blondo & Hammer, LLP
P.O. BOX 5030
Montauk, NY 11954

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



SCHEDULE A

All that certain plot, piece or parcel of land situate, lying and being in the Town of Shelter Island, County of Suffolk and State of New York, being more particularly bounded and described as follows:

Beginning at a granite monument on the southerly line of Serpentine Drive said monument marking the property line between the lands now or formerly of Robert Herrick on the east and the land now or formerly of Crescent Beach LLC. on the west;

Running thence from the point of beginning by and with said property line South 37degrees 27' 50" West for a distance of 240.26 feet to a granite monument on the northerly line of Shore Road

Running thence by and with the northerly line of Shore Road along the arc of a curve bearing to the right having a radius of 691.46 feet and an arc length of 186.79 feet, subtended by a chord North 67° 42' 01" West for a distance of 186.23 feet to a point;

Running thence still by and with the northerly line of Shore Road North 59° 57' 40" West for a distance of 688.82 feet to a point on the average high water line of Peconic Bay;

Running thence the following four courses and distances by and with the average high water line of Peconic Bay:

1. North 41° 54' 19" East for a distance of 90.83 feet;
2. North 46° 22' 32" East for a distance of 93.44 feet;
3. North 38° 26' 39" East for a distance of 146.94 feet;
4. North 40° 40' 38" East for a distance of 78.61 feet;

Running thence South 84° 12' 07" East for a distance of 412.06 feet to a point on the southerly line of Serpentine Drive;

Running thence South 25° 31' 10" East for a distance of 542.89 feet to the point or place of beginning.

Containing 378,141 sq. ft. (8.681 acres)



Department of
Environmental
Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

**MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance
Form**
for

Construction Activities Seeking Authorization Under SPDES General Permit
*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information

1. Owner/Operator Name: CRESCENT BEACH LLC
2. Contact Person: Peter Carlino
3. Street Address: c/o Bennett & Read, 212 Windmill Lane
4. City/State/Zip: Southampton, NY 11968

II. Project Site Information

5. Project/Site Name: 11 SERPENTINE DRIVE
6. Street Address: 11 SERPENTINE DRIVE
7. City/State/Zip: SHELTER ISLAND, NY 11964

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information

8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:

IV. Regulated MS4 Information

11. Name of MS4: Town of Shelter Island
12. MS4 SPDES Permit Identification Number: NYR20A 525
13. Contact Person: Joseph A. Finora, P.E.
14. Street Address: 38 North Ferry Road, PO Box 970
15. City/State/Zip: Shelter Island, NY 11964
16. Telephone Number: 631-749-0291

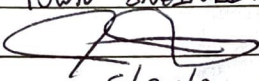
MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name: JOSEPH FINORA, P. E.

Title/Position: TOWN ENGINEER

Signature: 

Date: 5/27/2021

VI. Additional Information

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Water Permits

625 Broadway, Albany, New York 12233-3505

P: (518) 402-8111 F: (518) 402-9029

www.dec.ny.gov

8/26/2021

CRESCENT BEACH LLC
PETER CARLINO
C/O BENNETT & READ, 212 WINDMILL LANE
SOUTHAMPTON, NY 11968

**RE: ACKNOWLEDGMENT of NOTICE OF INTENT for
Coverage Under SPDES General Permit for
Storm Water Discharges from CONSTRUCTION
ACTIVITY – General Permit No. GP-0-20-001**

Dear Prospective Permittee:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) has received a complete Notice of Intent (NOI) for coverage under General Permit No. GP-0-20-001 for the construction activities located at:

**11 SERPENTINE DRIVE
11 SERPENTINE DRIVE
TOWN OF SHELTER ISLAND, NY 11964**

County: **SUFFOLK**

Pursuant to Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and ECL Article 70, discharges in accordance with GP-0-20-001 from the above construction site will be authorized **5** business days from **8/22/2021**, which is the date we received your final NOI, unless notified differently by the Department.

The permit identification number for this site is: **NYR11I661**. Be sure to include this permit identification number on any forms or correspondence you send us. When coverage under the permit is no longer needed, you must submit a Notice of Termination to the Department.

This authorization is conditioned upon the following:

1. The information submitted in the NOI received by the Department on **8/22/2021** is accurate and complete.
2. You have developed a Stormwater Pollution Prevention Plan (SWPPP) that complies with GP-0-20-001 which must be implemented as the first element of construction at the above-noted construction site.
3. Activities related to the above construction site comply with all other requirements of GP-0-20-001.

4. Payment of the annual \$110 regulatory fee, which is billed separately by the Department in the late fall. The regulatory fee covers a period of one calendar year. In addition, since September 1, 2004, construction stormwater permittees have been assessed an initial authorization fee which is now \$110 per acre of land disturbed and \$675 per acre of future impervious area. The initial authorization fee covers the duration of the authorized disturbance.

5. Your SWPPP has been reviewed by the regulated, traditional land use control MS4 where your project is located and has been determined to be in substantive conformance with the requirements in the SPDES General Permit for Stormwater Discharges from MS4s.

6. When applicable, project review pursuant to the State Environmental Quality Review Act (SEQRA) has been satisfied.

7. You have obtained all necessary Department permits subject to the Uniform Procedures Act (UPA). You should check with your Regional Permit Administrator for further information.

***Note: Construction activities cannot commence until project review pursuant to SEQRA has been satisfied, when SEQRA is applicable; and, where required, all necessary Department permits subject to the UPA have been obtained.**

Please be advised that the Department may request a copy of your SWPPP for review.

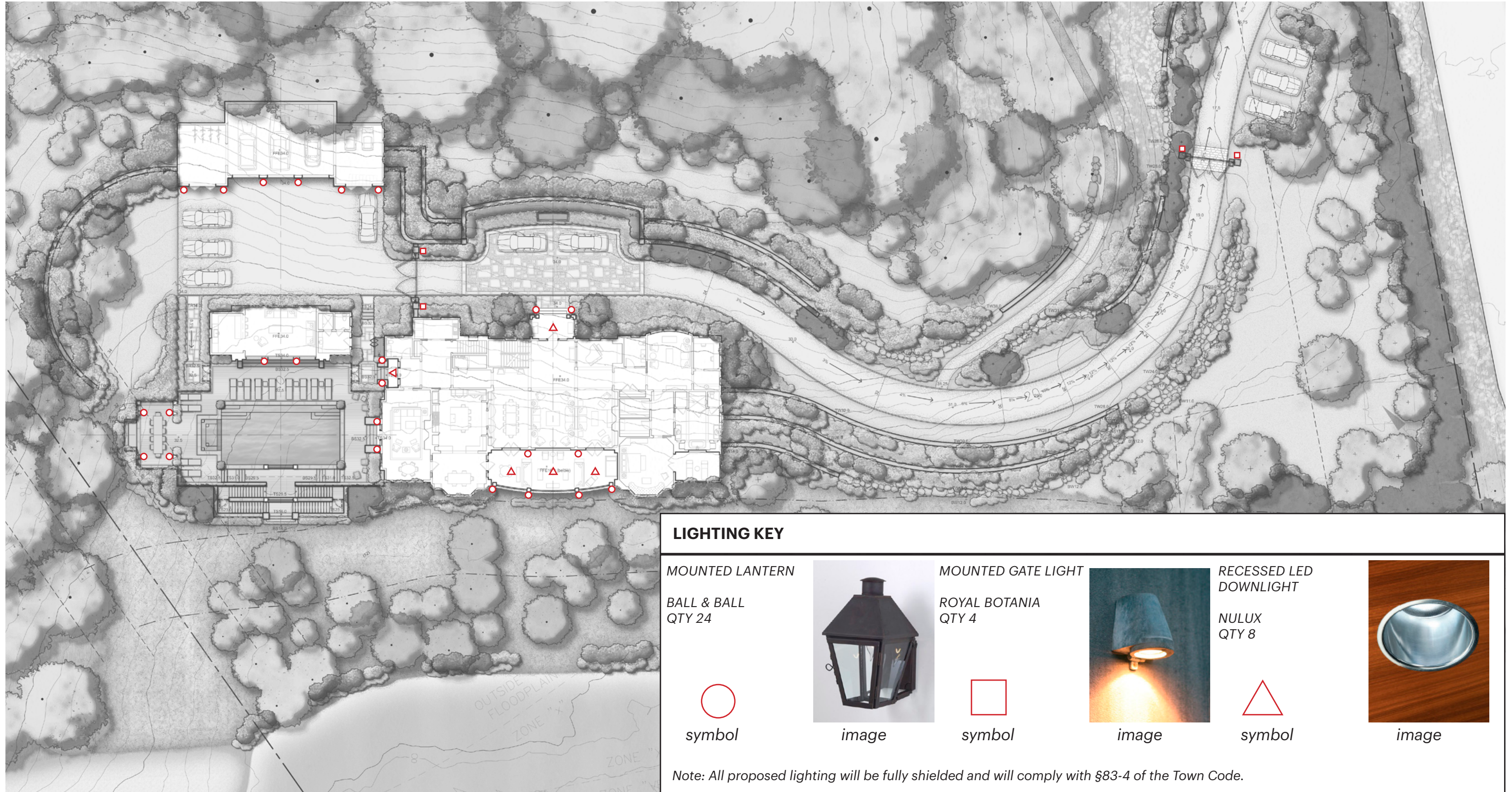
Should you have any questions regarding any aspect of the requirements specified in GP-0-20-001, please contact Dave Gasper at (518) 402-8114.

Sincerely,



David Gasper
Environmental Engineer

cc: RWE - 1
SWPPP Preparer
EDWARD ARMUS ENGINEERING PLLC
ARMUS, EDWARD
36 DEER RUN
WATER MILL, NY 11976



LIGHTING KEY

MOUNTED LANTERN

BALL & BALL
QTY 24



symbol



image

MOUNTED GATE LIGHT

ROYAL BOTANIA
QTY 4



symbol



image

RECESSED LED
DOWNLIGHT

NULUX
QTY 8



symbol







image

Note: All proposed lighting will be fully shielded and will comply with §83-4 of the Town Code.

© 2022 ROBERT A.M. STERN ARCHITECTS, LLP



LIGHTING KEY	
<p>PATH LIGHT: AURORA 'LA JOLLA' QTY 19</p>  <p>symbol </p>	<p>STEP LIGHT: AURORA 'MERIDIAN' QTY 36</p>  <p>symbol </p>

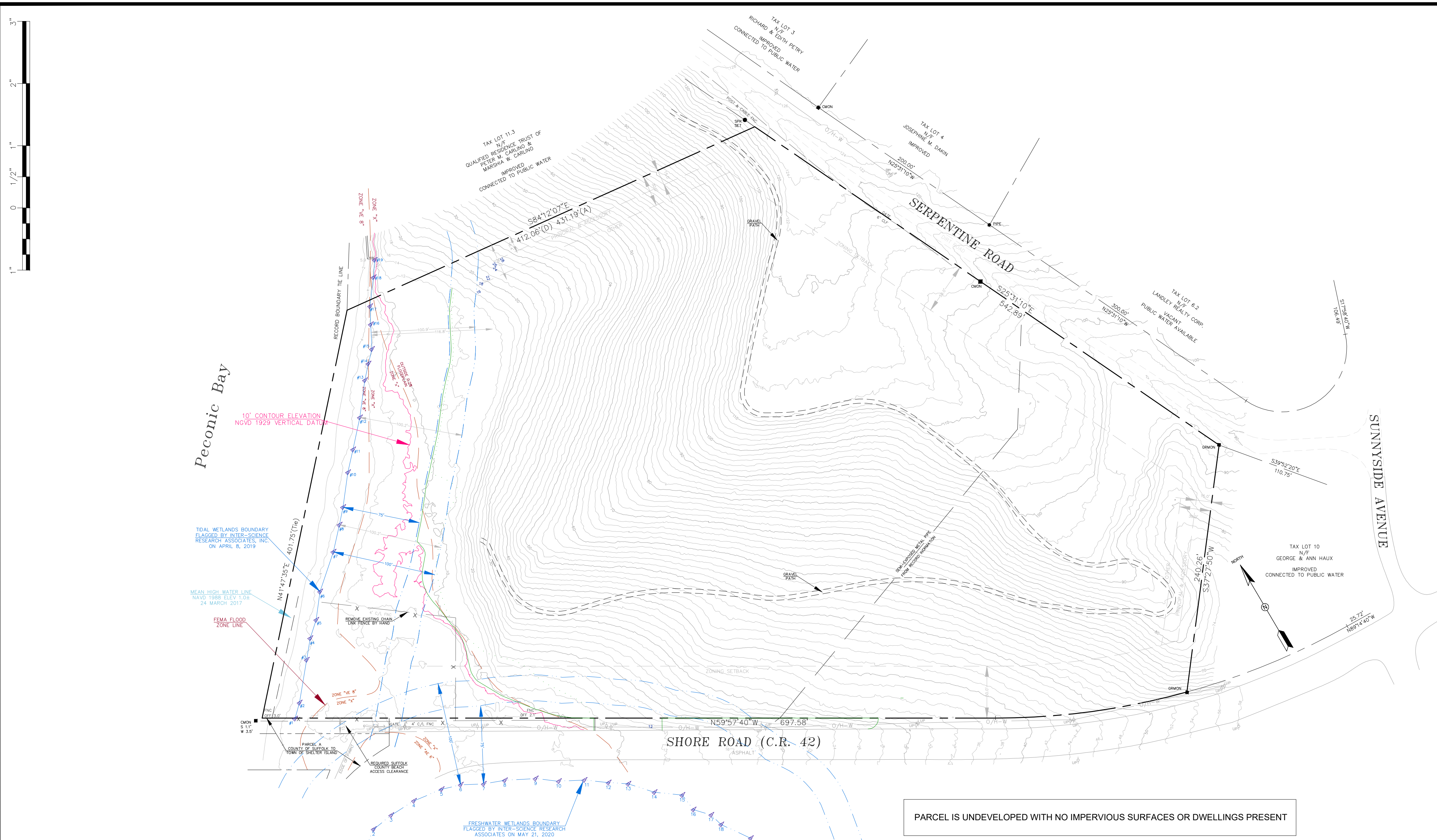
NOTE: ALL PROPOSED LIGHTING WILL BE FULLY SHIELDED AND WILL COMPLY WITH §83-4 OF THE TOWN CODE.

LANDSCAPE LIGHTING PERMITTING PLAN
CARLINO RESIDENCE
SHELTER ISLAND, NEW YORK



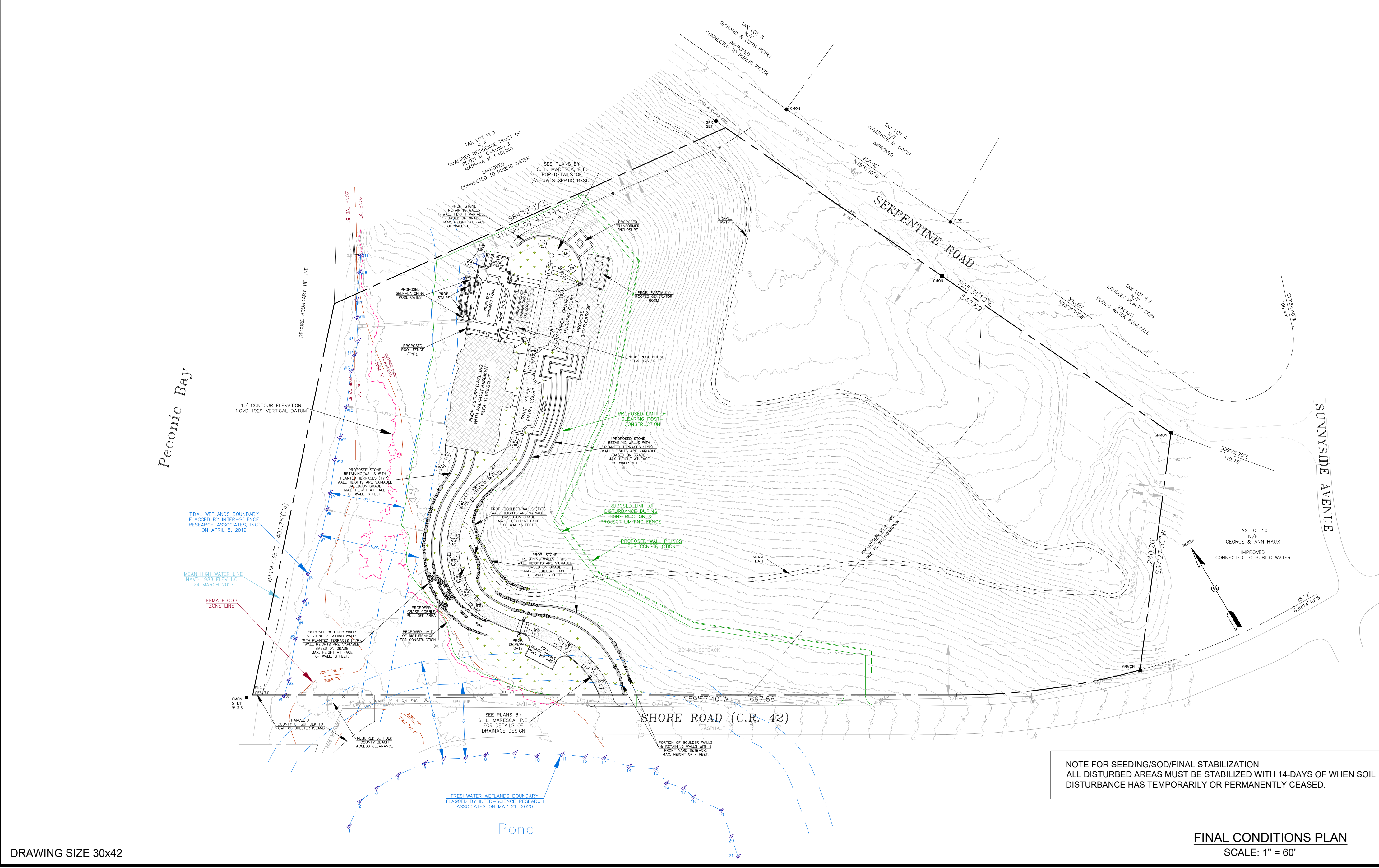
DRAWN BY: RM SET: **P**
CHECKED BY: EDH
SCALE: 1/16"=1'-00" SHEET: **L-3.10**
DATE: 06.09.2022

THESE DRAWINGS ARE THE PROPERTY OF EDMUND B. HOLLANDER LANDSCAPE ARCHITECT DESIGN, INC. THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED, OR COMMERCIAALLY EXPLOITED, IN WHOLE OR IN PART. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER FOR OTHER PROJECTS, FOR ADDITIONS TO THE PROJECT, OR FOR COMPLETION OF THE PROJECT BY OTHERS. THE OWNER AGREES TO HOLD HOLLANDER LANDSCAPE ARCHITECT DESIGN, INC. HARMLESS, INDEMNIFY AND DEFEND THE LANDSCAPE ARCHITECT AGAINST ALL DAMAGES, CLAIMS, AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION OF EDMUND B. HOLLANDER LANDSCAPE ARCHITECT DESIGN, INC.
COPYRIGHT © 2014 ALL RIGHTS RESERVED



PARCEL IS UNDEVELOPED WITH NO IMPERVIOUS SURFACES OR DWELLINGS PRESENT

EXISTING CONDITIONS PLAN
SCALE: 1" = 60'



NOTE FOR SEEDING/SOD/FINAL STABILIZATION
ALL DISTURBED AREAS MUST BE STABILIZED WITH 14-DAYS OF WHEN SOIL DISTURBANCE HAS TEMPORARILY OR PERMANENTLY CEASED.

FINAL CONDITIONS PLAN
SCALE: 1" = 60'

EXISTING LOT COVERAGE:

HOUSE/GARAGE=	0 S.F.
WALKS/PATIOS =	0 S.F.
DRIVEWAY=	0 S.F.
ACCESSORY BUILDINGS=	0 S.F.
TOTAL EXIST. IMPERVIOUS=	0 S.F. (0.0 ACRE)

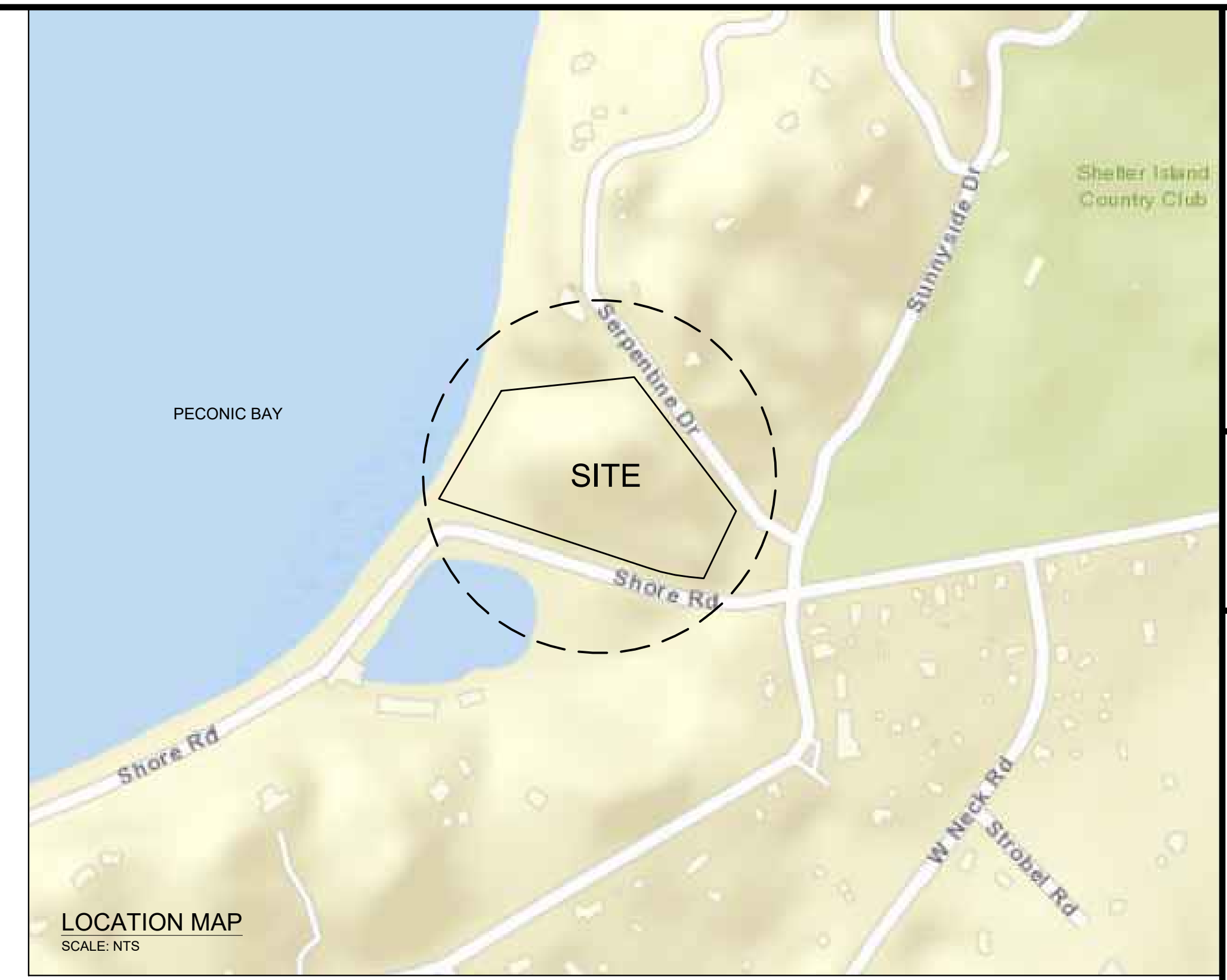
LOT 11.1 TABLE OF AREAS

LOT AREA TO MEAN HIGH WATER	384,125 SF = 8.8 AC
EXISTING TOTAL BUILDING COVERAGE	0 SF = 0.0 AC
PROPOSED TOTAL BUILDING COVERAGE	8,947 SF = 0.2 AC
ALLOWED TOTAL BUILDING COVERAGE (384,125 * 0.25)	96,031 SF = 2.2 AC
EXISTING TOTAL LOT COVERAGE	0 SF = 0.0 AC
PROPOSED TOTAL LOT COVERAGE	18,876 SF = 0.4 AC
ALLOWED TOTAL LOT COVERAGE (384,125 * 0.40)	153,650 SF = 3.5 AC
LIMIT OF DISTURBANCE AREA DURING CONSTRUCTION	97,885 SF = 2.3 AC
PROPOSED LIMIT OF CLEARING POST-CONSTRUCTION	51,973 SF = 1.2 AC

- NOTES
1. PROPOSED PROJECT IMPROVEMENTS ARE LANDWARD OF THE 10-FOOT ELEVATION CONTOUR WHICH IS THE LANDWARD LIMIT OF THE NYSDEC TIDAL WETLANDS JURISDICTION.
 2. THE PARCEL CONTAINS FLAGGED WETLANDS INVENTORY BORDERS AN THE OPEN WATER BODY OF PECONIC BAY.
 3. DATUM IS N.A.V.D. OF 1988, AS PER SURVEYOR
 4. PROPOSED LANDSCAPE IMPROVEMENTS PER EDMUND HOLLANDER LANDSCAPE ARCHITECTS, NY. SEE SEPARATE LANDSCAPE AND DRAINAGE PLANS.
 5. PROPOSED SANITARY SYSTEM FOR MAIN HOUSE, WAS DESIGNED PER REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES. SEE SEPARATE SANITARY PLANS BY S.L. MARESCA, PE.
 6. PROPERTY INFORMATION BASED ON SURVEY BY F. MICHAEL HEMMER, LS.PC, SAG HARBOR, MARCH 2017
 7. 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.
 8. SUBJECT PROPERTY IN ZONE "A-A" AND IN THE NEAR SHORE OVERLAY DISTRICT PER TOWN OF SHELTER ISLAND BUILDING DEPARTMENT, VERIFIED 22 APR 2019. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
 9. ALL NATURAL FEATURES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO BLUFF CREST AND CLEARING LINES, MUST BE VERIFIED WITH APPROPRIATE REGULATORY AGENCIES.
 10. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "VE 8", "X" AND "OUTSIDE 0.2% FLOODPLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0178H, LAST REVISED SEPTEMBER 25, 2009.
 11. TOPOGRAPHIC TERRAIN CONTOURS SHOWN HEREON ARE COMPUTED FROM AERIAL LIGHT DETECTION AND RANGING (LIDAR) DATA OBSERVED BY THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION - UNITED STATES GEOLOGICAL SURVEY (NOAA/USGS) APRIL 2014. SPOT GRADES SHOWN HEREON ARE GROUND OBSERVATIONS AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.

PROPOSED LOT COVERAGE:

HOUSE/GARAGE =	9,401 S.F.
WALKS AND PATIOS =	2,927 S.F.
POOL =	870 S.F.
RETAINING WALLS =	3,175 S.F.
DRIVEWAY =	9,132 S.F.
TOTAL PROPOSED IMPERVIOUS=	25,505 S.F. (0.6 ACRE)



LOCATION MAP
SCALE: NTS

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1	SWPPP DRAWINGS	1/25/21
No.	Revision/Issue	Date

11 SERPENTINE DRIVE
TOWN OF SHELTER ISLAND
SUFFOLK COUNTY

LOCATION MAPS,
EXISTING CONDITIONS,
FINAL CONDITIONS,
AND NOTES

SUFFOLK COUNTY TAX MAP
0700 - 014 - 01 - 011.01
AREA = 384,125 S.F. (8.818 ACRES)
AREA OF DISTURBANCE = 97,950 S.F. (2.3 ACRES)

EASTING -72.3635
NORTHING 41.0753

PROJECT NO.	20-08-03	SHEET	1
PROJECT NAME	SERPENTINE		
DATE	JAN 2021		
SCALE	AS NOTED		

<p>STANDARD AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ACCESS</p> <p>Figure 2.1 Stabilized Construction Access</p> <p>Figure 2.2 Fabric Drop Inlet Protection</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 2. WIDTH: NOT LESS THAN 10 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 6 FEET WIDTH WILL BE SUFFICIENT WHEN THE DRIVEWAY IS PLACED BY THE SIDE OF THE DRIVEWAY. 3. SHOULDER: NOT LESS THAN 10 FEET INDICES. 4. SURFACE: THE SURFACE SHALL BE CONCRETE OR ASPHALT OR PAVED WITH STONE OR GRAVEL. 5. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 6. EROSION CONTROL: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 7. STABILIZATION: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 8. MAINTENANCE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 	<p>STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT</p> <p>Figure 2.3 Fabric Drop Inlet Protection</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 2. WIDTH: NOT LESS THAN 10 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 6 FEET WIDTH WILL BE SUFFICIENT WHEN THE DRIVEWAY IS PLACED BY THE SIDE OF THE DRIVEWAY. 3. SHOULDER: NOT LESS THAN 10 FEET INDICES. 4. SURFACE: THE SURFACE SHALL BE CONCRETE OR ASPHALT OR PAVED WITH STONE OR GRAVEL. 5. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 6. EROSION CONTROL: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 7. STABILIZATION: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 8. MAINTENANCE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 	<p>STANDARD AND SPECIFICATIONS FOR DUST CONTROL</p> <p>Figure 2.4 Stabilized Construction Access</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 2. WIDTH: NOT LESS THAN 10 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 6 FEET WIDTH WILL BE SUFFICIENT WHEN THE DRIVEWAY IS PLACED BY THE SIDE OF THE DRIVEWAY. 3. SHOULDER: NOT LESS THAN 10 FEET INDICES. 4. SURFACE: THE SURFACE SHALL BE CONCRETE OR ASPHALT OR PAVED WITH STONE OR GRAVEL. 5. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 6. EROSION CONTROL: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 7. STABILIZATION: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 8. MAINTENANCE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 	<p>STANDARD AND SPECIFICATIONS FOR REINFORCED SILT FENCE</p> <p>Figure 2.5 Reinforced Silt Fence</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 2. WIDTH: NOT LESS THAN 10 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 6 FEET WIDTH WILL BE SUFFICIENT WHEN THE DRIVEWAY IS PLACED BY THE SIDE OF THE DRIVEWAY. 3. SHOULDER: NOT LESS THAN 10 FEET INDICES. 4. SURFACE: THE SURFACE SHALL BE CONCRETE OR ASPHALT OR PAVED WITH STONE OR GRAVEL. 5. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 6. EROSION CONTROL: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 7. STABILIZATION: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 8. MAINTENANCE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 	<p>STANDARD AND SPECIFICATIONS FOR WINDSCREEN STABILIZATION</p> <p>Figure 2.6 Windscreen Stabilization</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 2. WIDTH: NOT LESS THAN 10 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 6 FEET WIDTH WILL BE SUFFICIENT WHEN THE DRIVEWAY IS PLACED BY THE SIDE OF THE DRIVEWAY. 3. SHOULDER: NOT LESS THAN 10 FEET INDICES. 4. SURFACE: THE SURFACE SHALL BE CONCRETE OR ASPHALT OR PAVED WITH STONE OR GRAVEL. 5. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 6. EROSION CONTROL: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 7. STABILIZATION: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 8. MAINTENANCE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 	<p>STANDARD AND SPECIFICATIONS FOR SITE POLLUTION PREVENTION</p> <p>Figure 2.7 Site Pollution Prevention</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 2. WIDTH: NOT LESS THAN 10 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 6 FEET WIDTH WILL BE SUFFICIENT WHEN THE DRIVEWAY IS PLACED BY THE SIDE OF THE DRIVEWAY. 3. SHOULDER: NOT LESS THAN 10 FEET INDICES. 4. SURFACE: THE SURFACE SHALL BE CONCRETE OR ASPHALT OR PAVED WITH STONE OR GRAVEL. 5. DRAINAGE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 6. EROSION CONTROL: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 7. STABILIZATION: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING. 8. MAINTENANCE: SEE 110-3.03 OR REQUIRE AS INDICATED ON DRAWING.
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TOWN OF SHELTER ISLAND CODE - ARTICLE II STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL (PARTIAL)

STORMWATER MANAGEMENT OFFICER
 AN EMPLOYEE OR OFFICER DESIGNATED BY THE MUNICIPALITY TO ACCEPT AND REVIEW STORMWATER POLLUTION PREVENTION PLANS, FORWARD THE PLANS TO THE APPLICABLE MUNICIPAL BOARD AND INSPECT STORMWATER MANAGEMENT PRACTICES.

§ 110-39 INSPECTION AND MAINTENANCE REQUIREMENTS

- A. THE STORMWATER MANAGEMENT OFFICER IS RESPONSIBLE FOR CONDUCTING INSPECTIONS OF STORMWATER MANAGEMENT PRACTICES (SMPS). ALL APPLICANTS ARE REQUIRED TO SUBMIT A PLAN FOR ANY STORMWATER MANAGEMENT PRACTICES LOCATED ON-SITE AFTER FINAL CONSTRUCTION IS COMPLETED. THE PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER.
- B. THE APPLICANT OR DEVELOPER OF THE LAND DEVELOPMENT ACTIVITY OR THEIR REPRESENTATIVE SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE APPLICANT OR DEVELOPER TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS ARTICLE. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENT PONDS WHENEVER THEIR DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- C. FOR LAND DEVELOPMENT ACTIVITIES AS DEFINED IN SUBSECTION A OR MEETING CONDITION A, B OR C IN § 110-310, THE APPLICANT SHALL HAVE A QUALIFIED PROFESSIONAL ENGINEER CONDUCT SITE INSPECTIONS AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENT CONTROL PRACTICES EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT PRODUCING 0.5 INCHES OF PRECIPITATION OR MORE. INSPECTION REPORTS SHALL BE MAINTAINED IN A SITE LOG BOOK.
- D. INSPECTION PROGRAMS SHALL BE ESTABLISHED ON ANY REASONABLE BASIS, INCLUDING BUT NOT LIMITED TO: ROUTINE INSPECTIONS, RANDOM INSPECTIONS; INSPECTIONS BASED UPON COMPLAINTS OR OTHER NOTICE OF POSSIBLE VIOLATIONS; INSPECTIONS OF DRAINAGE BASINS OR AREAS IDENTIFIED AS HIGHER THAN TYPICAL SOURCES OF SEDIMENT OR OTHER CONTAMINANTS OR POLLUTANTS; INSPECTIONS OF BUSINESSES OR INDUSTRIES OF A TYPE ASSOCIATED WITH HIGHER THAN USUAL DISCHARGES OF CONTAMINANTS OR POLLUTANTS OR WITH DISCHARGES OF A TYPE WHICH ARE MORE LIKELY THAN USUAL TO CAUSE VIOLATIONS OF STATE OR FEDERAL WATER OR SEDIMENT QUALITY STANDARDS OR THE SPDES STORMWATER PERMIT; AND JOINT INSPECTIONS WITH OTHER AGENCIES INSPECTING UNDER ENVIRONMENTAL OR SAFETY LAWS. INSPECTIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: REVIEWING MAINTENANCE AND REPAIR RECORDS; SAMPLING DISCHARGES, SURFACE WATER, GROUNDWATER, AND MATERIALS OR WATER IN DRAINAGE CONTROL FACILITIES; AND EVALUATING THE CONDITION OF DRAINAGE CONTROL FACILITIES AND OTHER STORMWATER MANAGEMENT PRACTICES.
- E. SUBMISSION OF REPORTS: THE STORMWATER MANAGEMENT OFFICER MAY REQUIRE MONITORING AND REPORTING FROM ENTITIES SUBJECT TO THIS ARTICLE AS ARE NECESSARY TO DETERMINE COMPLIANCE WITH THIS ARTICLE.
- F. MAINTENANCE EASEMENT FOR INSPECTION: WHEN ANY NEW STORMWATER MANAGEMENT FACILITY IS INSTALLED ON PRIVATE PROPERTY OR WHEN ANY NEW CONNECTION IS MADE BETWEEN PRIVATE PROPERTY AND THE PUBLIC STORM WATER SYSTEM, THE LANDOWNER SHALL GRANT TO THE TOWN OF SHELTER ISLAND THE RIGHT TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSE OF INSPECTION.
- G. THE OWNER OR OPERATOR OF PERMANENT STORMWATER MANAGEMENT PRACTICES INSTALLED IN ACCORDANCE WITH THIS ARTICLE SHALL ENSURE THEY ARE OPERATED AND MAINTAINED TO ACHIEVE THE GOALS OF THIS ARTICLE. THE OPERATOR ALSO INCLUDES AS A MINIMUM, THE FOLLOWING:
 - (1) A PREVENTIVE/RECTIVE MAINTENANCE PROGRAM FOR ALL CRITICAL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (OR RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE OWNER OR OPERATOR TO ACHIEVE THE GOALS OF THIS ARTICLE.
 - (2) WRITTEN PROCEDURES FOR OPERATION AND TRAINING MAINTENANCE PERSONNEL.
 - (3) DISCHARGES FROM THE SMPS SHALL NOT EXCEED DESIGN CRITERIA OR CAUSE OR CONTRIBUTE TO WATER QUALITY STANDARD VIOLATIONS.
- H. THE TOWN OF SHELTER ISLAND SHALL APPROVE A FORMAL MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES BINDING ON ALL SUBSEQUENT LANDOWNERS AND RECORDED IN THE OFFICE OF THE COUNTY CLERK. THE MAINTENANCE AGREEMENT SHALL BE A PART OF THE FINAL CONSTRUCTION PERMIT. THE TOWN OF SHELTER ISLAND MAY, IN LIEU OF A MAINTENANCE AGREEMENT, AT ITS SOLE DISCRETION ACCEPT DEDICATION OF ANY EXISTING OR FUTURE STORMWATER MANAGEMENT FACILITY, PROVIDED SUCH FACILITY MEETS ALL THE REQUIREMENTS OF THIS ARTICLE AND INCLUDES ADEQUATE AND PERPETUAL ACCESS AND SUFFICIENT AREA, BY EASEMENT OR OTHERWISE, FOR INSPECTION AND REGULAR MAINTENANCE.
- I. RECORDKEEPING: THE TOWN OF SHELTER ISLAND MAY REQUIRE ENTITIES SUBJECT TO THIS ARTICLE TO MAINTAIN RECORDS DEMONSTRATING COMPLIANCE WITH THIS ARTICLE.

§ 110-40 ENFORCEMENT; PENALTIES FOR OFFENSES

- A. NOTICE OF VIOLATION: WHEN THE TOWN DETERMINES THAT A LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITY IS NOT BEING CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ARTICLE, IT MAY ISSUE A WRITTEN NOTICE OF VIOLATION TO THE LANDOWNER. THE NOTICE OF VIOLATION SHALL CONTAIN:
 - (1) THE NAME AND ADDRESS OF THE LANDOWNER, DEVELOPER OR APPLICANT;
 - (2) THE ADDRESS, WHEN AVAILABLE, OR A DESCRIPTION OF THE BUILDING, STRUCTURE OR LAND UPON WHICH THE VIOLATION IS OCCURRING;
 - (3) A STATEMENT SPECIFYING THE NATURE OF THE VIOLATION;
 - (4) A DESCRIPTION OF THE REMEDIAL MEASURES NECESSARY TO BRING THE LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITY INTO COMPLIANCE WITH THIS ARTICLE AND A TIME SCHEDULE FOR THE COMPLETION OF SUCH REMEDIAL ACTION;
 - (5) A STATEMENT OF THE PENALTY OR PENALTIES THAT SHALL OR MAY BE ASSESSED AGAINST THE PERSON TO WHOM THE NOTICE OF VIOLATION IS DIRECTED;
 - (6) A STATEMENT THAT THE DETERMINATION OF VIOLATION MAY BE APPEALED TO THE TOWN BY FILING A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS OF SERVICE OF NOTICE OF VIOLATION.
- B. STOP-WORK ORDERS: THE TOWN MAY ISSUE A STOP-WORK ORDER FOR VIOLATIONS OF THIS ARTICLE. PERSONS RECEIVING A STOP-WORK ORDER SHALL BE REQUIRED TO HALT ALL LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITIES, EXCEPT THOSE ACTIVITIES THAT ADDRESS THE VIOLATIONS LEADING TO THE STOP-WORK ORDER. THE STOP-WORK ORDER SHALL BE EFFECTIVE UNTIL THE TOWN DETERMINES THAT THE LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITY IS IN COMPLIANCE AND THE VIOLATION HAS BEEN SATISFACTORILY ADDRESSED. FAILURE TO ADDRESS A STOP-WORK ORDER IN A TIMELY MANNER MAY RESULT IN CIVIL, CRIMINAL OR CONTRACTARY PENALTIES IN ACCORDANCE WITH THE AUTHORITIES OF THIS ARTICLE.
- C. VIOLATIONS: ANY LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITY THAT IS COMMENCED OR IS CONDUCTED CONTRARY TO THIS ARTICLE MAY BE RESTRAINED BY INJUNCTION OR OTHERWISE ABATED IN A MANNER PROVIDED BY LAW.
- D. CRIMINAL PENALTIES: IN ADDITION TO OR AS AN ALTERNATIVE TO ANY PENALTY PROVIDED HEREIN OR BY LAW, ANY PERSON WHO VIOLATES THE PROVISIONS OF THIS ARTICLE SHALL BE GUILTY OF A VIOLATION PUNISHABLE BY A FINE NOT EXCEEDING \$1,000 OR IMPRISONMENT FOR A PERIOD NOT TO EXCEED SIX MONTHS, OR BOTH FOR CONVICTION OF A FIRST OFFENSE; FOR CONVICTION OF A SECOND OFFENSE, BOTH OF WHICH WERE COMMITTED WITHIN A PERIOD OF FIVE YEARS, PUNISHABLE BY A FINE NOT LESS THAN \$1,000 NOR MORE THAN \$2,500 OR IMPRISONMENT FOR A PERIOD NOT TO EXCEED SIX MONTHS, OR BOTH; HOWEVER, FOR THE PURPOSES OF CONFINING JURISDICTION UPON COURTS AND JUDICIAL OFFICERS GENERALLY, VIOLATIONS OF THIS ARTICLE SHALL BE DEEMED UNCLASSIFIED MISDEMEANORS AND FOR SUCH PURPOSE ONLY ALL PROVISIONS OF LAW RELATING TO MISDEMEANORS SHALL APPLY TO SUCH VIOLATIONS. EACH DAY OF CONTINUED VIOLATION SHALL CONSTITUTE A SEPARATE ADDITIONAL VIOLATION.
- E. APPEAL OF NOTICE OF VIOLATION: ANY PERSON RECEIVING A NOTICE OF VIOLATION MAY APPEAL WITHIN 10 CALENDAR DAYS OF ITS ISSUANCE. THE TOWN SHALL HEAR THE APPEAL WITHIN 30 DAYS AFTER THE FILING OF THE APPEAL AND, WITHIN FIVE DAYS OF MAKING HIS/HER DECISION, ISSUE A DECISION BY CERTIFIED MAIL TO THE DISCHARGER. THE TOWN MAY CONSIDER THE HEARING AND TAKE EVIDENCE.
 - (1) IF THE VIOLATION HAS NOT BEEN CORRECTED PURSUANT TO THE REQUIREMENTS SET FORTH IN THE NOTICE OF VIOLATION OR, IN THE EVENT OF AN APPEAL WITHIN FIVE BUSINESS DAYS OF THE DECISION OF THE TOWN, THEN THE TOWN SHALL REQUEST THE OWNERS PERMISSION FOR ACCESS TO THE SUBJECT PRIVATE PROPERTY TO TAKE ANY AND ALL MEASURES REASONABLY NECESSARY TO ABATE THE VIOLATION AND/OR RESTORE THE PROPERTY.
 - (2) IF REFUSED ACCESS TO THE SUBJECT PRIVATE PROPERTY, THE TOWN MAY SEEK A WARRANT IN A COURT OF COMPETENT JURISDICTION TO BE AUTHORIZED TO ENTER UPON THE PROPERTY TO DETERMINE WHETHER A VIOLATION HAS OCCURRED UPON DETERMINATION THAT A VIOLATION HAS OCCURRED, THE TOWN MAY SEEK A COURT ORDER TO TAKE ANY AND ALL MEASURES REASONABLY NECESSARY TO ABATE THE VIOLATION AND/OR RESTORE THE PROPERTY. THE COSTS OF IMPLEMENTING AND MAINTAINING SUCH MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - (3) INJUNCTIVE RELIEF: IF IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY PROVISION OR FAIL TO COMPLY WITH ANY OF THE REQUIREMENTS OF THIS ARTICLE IF A PERSON HAS VIOLATED OR CONTINUES TO VIOLATE THE PROVISIONS OF THIS ARTICLE, THE TOWN ATTORNEY MAY UPON RECEIPT OF A PERMISSIVE RESOLUTION FROM THE TOWN BOARD PETITION FOR A PRELIMINARY OR PERMANENT INJUNCTION RESTRAINING THE PERSON FROM ACTIVITIES WHICH WOULD CAUSE FURTHER VIOLATIONS OR COMPELLING THE PERSON TO PERFORM ABATEMENT OR REMEDIATION OF THE VIOLATION.
- F. WITHHOLDING OF CERTIFICATE OF OCCUPANCY: IF ANY BUILDING OR LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITY IS INSTALLED OR CONDUCTED IN VIOLATION OF THIS ARTICLE, THE TOWN MAY PREVENT THE OCCUPANCY OF SAID BUILDING OR LAND.
- G. RESTORATION OF LANDS: ANY VIOLATOR MAY BE REQUIRED TO RESTORE LAND OR ITS UNDISTURBED CONDITION, IN THE EVENT THAT RESTORATION IS NOT UNDERTAKEN WITHIN A REASONABLE TIME AFTER NOTICE, THE TOWN MAY TAKE NECESSARY CORRECTION ACTION, THE COST OF WHICH SHALL BECOME A LIEN UPON THE PROPERTY UNTIL PAID.
- H. CIVIL PENALTIES: IN ADDITION TO THE CRIMINAL PENALTIES SET FORTH HEREIN, THE TOWN ATTORNEY MAY UPON PERMISSION OF THE TOWN BOARD PURSUE ANY AND ALL ACTIONS IN LAW OR IN EQUITY THE TOWN ATTORNEY MAY DEEM NECESSARY AND PROPER BEFORE ANY COURT OF COMPETENT JURISDICTION TO COMPEL COMPLIANCE WITH THIS ARTICLE, THE TOWN ATTORNEY MAY SEEK AN ORDER FOR RESTORATION OF LANDS IN THE SUM OF \$1,000 FOR EACH DAY OR PART THEREOF THAT THE VIOLATION EXISTS AND EACH FIFTEEN-DAY PERIOD SHALL CONSTITUTE A SEPARATE CAUSE OF ACTION. ALL CIVIL PENALTIES SHALL BE MANDATORY PENALTIES AND MUST BE IMPOSED UPON A JUDGMENT IN FAVOR OF THE TOWN. IF SAID PENALTY IS NOT PAID TO THE TOWN OF SHELTER ISLAND WITHIN 10 DAYS OF A JUDGMENT, A CIVIL JUDGMENT SHALL BE ENTERED AGAINST THE PROPERTY AND THE OWNER OF THE PROPERTY, AND SAID JUDGMENT MAY BE COLLECTIBLE BY A TAX ASSESSMENT AGAINST THE PROPERTY ON WHICH SAID VIOLATION OCCURRED. ANY CIVIL PENALTY IMPOSED SHALL BE IN ADDITION TO ANY FINE AND/OR SENTENCE OF IMPRISONMENT IMPOSED AS A RESULT OF CRIMINAL PROSECUTION PROVIDED FOR IN THE CODE OF THE TOWN OF SHELTER ISLAND, OR ANY STATE OR LOCAL LAW, AND THE DECISION OF THE TOWN OF SHELTER ISLAND TO PURSUE OR FOREGO A PARTICULAR REMEDY AT LAW OR EQUITY, CIVIL OR CRIMINAL, SHALL NOT BE CONSTRUED AS AN ELECTION OF REMEDIES.
- I. **§ 110-41 FEES FOR SERVICES.**
 THE TOWN MAY REQUIRE ANY PERSON UNDERTAKING LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITIES REGULATED BY THIS ARTICLE TO PAY REASONABLE COSTS AT PREVAILING RATES FOR REVIEW OF SWPPP, INSPECTIONS, OR SMW MAINTENANCE PERFORMED BY THE TOWN OR PERFORMED BY A THIRD PARTY AT THE DIRECTION OF THE TOWN. THE TOWN BOARD IS HEREBY AUTHORIZED TO SET ANY NECESSARY FEES FOR THESE SERVICES.

10 CONTRACTOR CERTIFICATION

A. EACH CONTRACTOR AND SUBCONTRACTOR IDENTIFIED IN THE SWPPP WHO WILL BE INVOLVED IN SOIL DISTURBANCE AND/OR STORMWATER MANAGEMENT PRACTICE INSTALLATION SHALL SIGN AND DATE A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE UNDERTAKING ANY LAND DEVELOPMENT ACTIVITY. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN. I ALSO UNDERSTAND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

B. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS (OR OTHER IDENTIFYING DESCRIPTION) OF THE SITE, AND THE DATE THE CERTIFICATION IS MADE.

C. THE CERTIFICATION STATEMENT(S) SHALL BECOME PART OF THE SWPPP FOR THE LAND DEVELOPMENT ACTIVITY.

SPECIFICATION FOR SEEDING/SOD/FINAL STABILIZATION

ALL DISTURBED AREAS MUST BE STABILIZED WITH 14-DAYS OF WHEN SOIL DISTURBANCE HAS TEMPORARILY OR PERMANENTLY CEASED.

SITE PREPARATION:
 SOIL COMPACTION - APPLY MECHANICAL MEANS (ROTOTILL/SOIL CHISEL) TO BREAK UP AND RELIEVE THE SURFACE COMPACTION OR AN INVISIBLE LAYER OF COMPACTED SOIL TO A DEPTH OF EIGHT (8) INCHES. REMOVE STONES AND OTHER DEBRIS. THIS WILL PREPARE THE SOIL TO ACCEPT THE NEW ROOTS ONCE THE SOIL IS INSTALLED. THIS TASK IS NOT TO BE CONFUSED WITH GRADING OR INCORPORATING SOIL AMENDMENTS.

TOPSOIL AND PEAT MOSS - INSTALL FOUR INCHES UNIFORMLY AT ALL AREAS OF PROPOSED LANDSCAPING. SOILS THAT ARE PARTICULARLY LIGHT OR SANDY SOILS CAN BE IMPROVED BY INCORPORATING 2 TO 4 BALES OF 2000 LB PEAT MOSS PER 1000 SQ FT. TOPSOIL SHALL BE SPREAD, SHAPED, AND GRADED TO PERMANENT LANDSCAPE FEATURES SUCH AS DRIVEWAYS AND WALKS.

LIMESTONE AND FERTILIZERS - A SOIL ANALYSIS SHALL BE PERFORMED TO VERIFY SOILS PH LEVEL AND LEVEL OF LIMESTONE NEUTRALIZER REQUIRED. THE AMOUNT APPLIED DEPENDS ON THE EXISTING PH AND THE PROPOSED PH BETWEEN 6.0 AND 6.8.

INSTALLING THE SOD - ALL SOIL PLACEMENT AND GRADING MUST BE COMPLETE PRIOR TO SOD INSTALLATION. THE SOIL SURFACE SHALL BE FIRM, BUT DO NOT COMPACT SOIL. START AT ANY STRAIGHT LINE AND LAY SOD BUTTING THE JOINTS TIGHTLY WITHOUT OVERLAPPING. SMOOTHING THE AREA DIRECTLY AHEAD. AFTER THE SOD IS INSTALLED, SOAK THOROUGHLY. DURING HOT WEATHER OR EXTREMELY DRY CONDITIONS, THE SOD SHOULD BE MOISTENED BEFORE LAYING THE SOD. WATERING SHOULD BE STARTED AS SOON AS A SIZEABLE AREA IS INSTALLED, OR WITHIN 30 MINUTES.

SOD SPECIFICATION - SOD SHALL BE SEED MIX OF 80% TALL FESCUE/20% KENTUCKY BLUE GRASS THAT TOLERATES HEAT, DROUGHT AND SHADE.

SEEDING SPECIFICATION - MIX FOR SUN TO PART SHADE APPLIED AT A RATE OF 50 LBS PER 1000 SQUARE FEET.
 30% MAZAMA KENTUCKY BLUEGRASS, 30% METIOLUS PERENNIAL RYEGRASS, 20% BLUE DEVIL KENTUCKY BLUEGRASS, 20% FAIRMOUNT CHEWINGS FESCUE

CONTACTOR MUST HAVE A DUMPSTER ONSITE DURING CONSTRUCTION FOR LITTER/TRASH

DC DUST CONTROL AS REQUIRED DURING CONSTRUCTION

PROPOSED SILT FENCE ALONG PERIMETER OF DISTURBANCE, PROPERTY LINES

10' CONTOUR ELEVATION NGVD 1929 VERTICAL DATUM

TIDAL WETLANDS BOUNDARY FLAGGED BY INTER-SCIENCE RESEARCH ASSOCIATES, INC. ON APRIL 8, 2019

MEAN HIGH WATER LINE NAVD 1988 ELEV 1.02 24 MARCH 2017

FEMA FLOOD ZONE LINE

WASHOUT FACILITY (AREA) - TYPICAL, LOCATION TO VARY

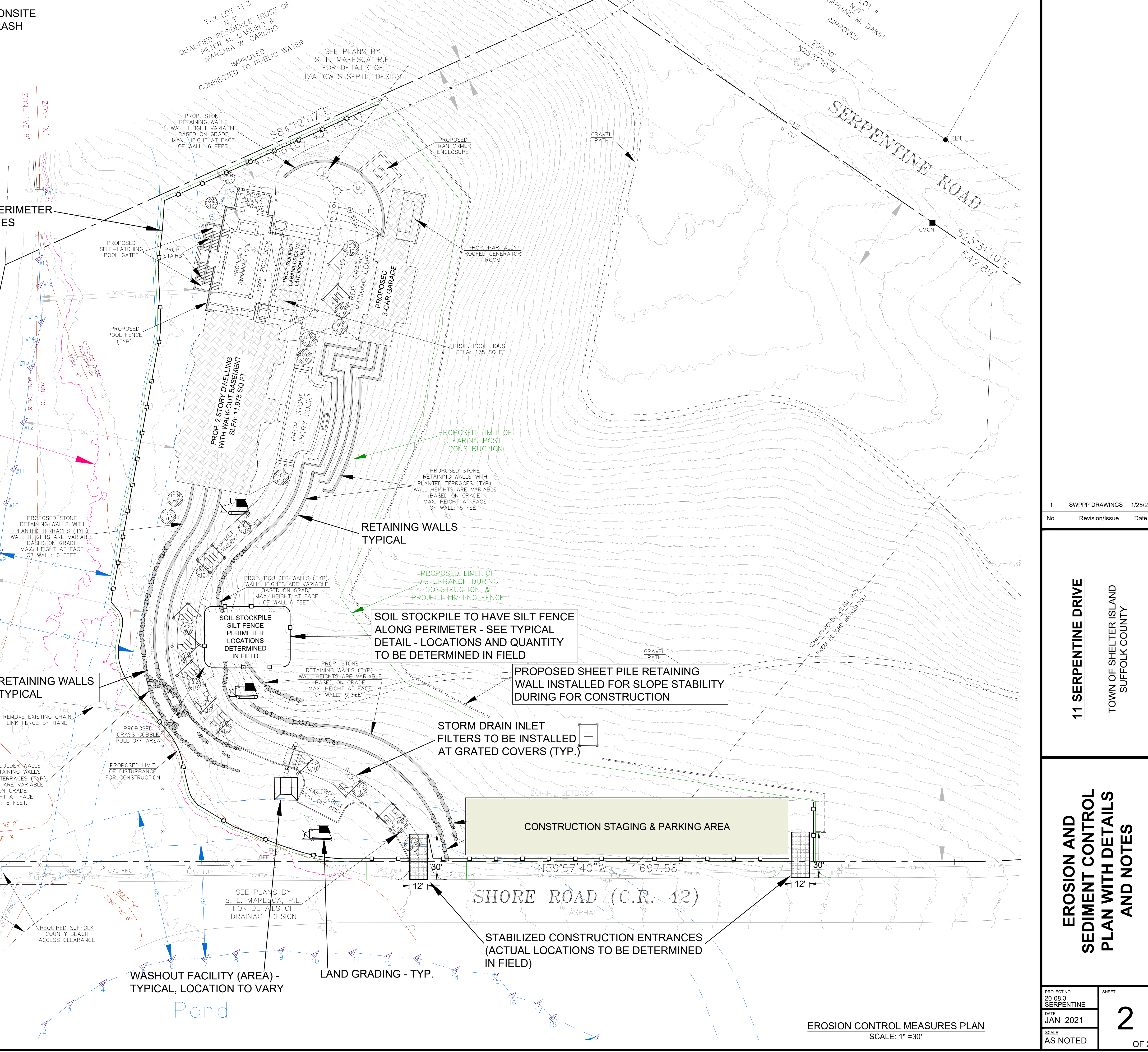
LAND GRADING - TYP.

STABILIZED CONSTRUCTION ENTRANCES (ACTUAL LOCATIONS TO BE DETERMINED IN FIELD)

CONSTRUCTION STAGING & PARKING AREA

SHORE ROAD (C.R. 42)

EROSION CONTROL MEASURES PLAN SCALE: 1" = 30'



11 SERPENTINE DRIVE
 TOWN OF SHELTER ISLAND
 SUFFOLK COUNTY

EROSION AND SEDIMENT CONTROL PLAN WITH DETAILS AND NOTES