



SHELTER ISLAND
Comprehensive Plan Update

Town Board Update
August 15, 2023

Agenda

1. Introductions
2. Progress Update
3. Next Steps (Chapters and SEQR)
4. Overview of Findings, Goals, and Recommendations

BFJ Planning - Core Team

Noah Levine, AICP, PP
Principal-in-Charge

Susan Favate , AICP, PP
Resource Principal –
Land Use and Zoning

Emily Junker
Project Planner

Jonathan Martin, Ph.D., AICP
Urban Design

Comprehensive Plan Process

**Phase 1 (2020-2022):
Comprehensive
Plan Initiated**

CPTF

CPAC

Community and
Stakeholder Meetings

Phase 2 (2022): Draft chapters for community review

**Phase 3 (2023):
Final Chapters
and Draft Plan**

CPTF

CPAC

Community and
Stakeholder Meetings

Comprehensive Plan Process (2023)

Spring

- **Review Chapters**
- **Stakeholder Meetings**
- **Meetings with CPAC**

Summer

- **Editing Chapters**
- **Meetings with CPAC**
- **Start SEQR Process**
- **Public Workshop (Virtual)**

September-October

- **Post Chapters Online**
- **Public Workshop (In Person)**
- **SEQR**

November-December

- **Final Plan and Revisions**
- **SEQR**

Next Steps


Thursday, August 24th
Public Workshop (Virtual)



September 15th
Draft chapters posted for public review



Saturday, September 23rd
Public Workshop (In-Person Open House)



October
Draft chapters submitted to Town Board

Next Steps Public Workshop

- **Overview of:**
 - **Planning Process**
 - **Key Findings**
 - **Draft Goals, and Recommendations**
- **Small group discussions and “report back”**
- **Next public workshop will be in-person.**

SHELTER ISLAND Comprehensive Plan Update

Shelter Island is updating its **Comprehensive Plan**, which is the Town's "blueprint" for the next 10 years and beyond. The Comprehensive Plan will provide policies and land use goals to guide the Town's economic, social, physical, environmental, and fiscal development.

Zoom in to share your ideas!

Please join us (virtually) to learn about preliminary recommendations and to share your ideas. The next public workshop will be in person.

VIRTUAL PUBLIC WORKSHOP

THURSDAY, AUGUST 24, 2023
7PM - 9PM
ON ZOOM Only



SCAN ME
For link to meeting

For more information, visit:
<https://www.shelterislandtown.us/comprehensive-plan-update>

Questions and comments:
cthunan@shelterislandtown.gov or 631-749-0758



<https://www.shelterislandtown.us/comprehensive-plan-update>

Next Steps Photo Submissions



***Public invited to
submit photos for
inclusion in Plan***

SEQR Process Timeline

- **August:** Town Board declares “Intent to be Lead Agency”
- **September:** BFJ provides draft Comprehensive Plan document
- **October:**
 - Town Board provides any edits or revisions to the draft Plan.
 - Set date for the public hearing.
- **November:** Public Hearing for Plan.
- **December:**
 - Continue public hearing
 - Complete SEQR.
 - Discussion of any revisions to the plan as a result of public comment.
 - Adoption of Comprehensive Plan Update.



SHELTER ISLAND
Comprehensive Plan Update

**Overview of Chapters:
Preliminary Findings, Goals, and Recommendations**

Overview of Chapters

- 1. Introduction and Vision**
- 2. Growth and Change (Demographics and Socioeconomics)**
- 3. Built Environment, Land Use, and Zoning**
- 4. Housing**
- 5. Economy**
- 6. Transportation**
- 7. Natural Environment and Water Quality**
- 8. Parks, Open Space, and Waterways**
- 9. Quality of Life (Historic Resources, Cultural Resources, Government)**
- 10. Utilities, Transportation, and Resilience**
- 11. Future Land Use Plan and Implementation**

Vision: Principles

Exercise responsible stewardship for the natural and cultural resources which give the Island its special character and significance.



Increase the resiliency of the Island to climate change and sea level rise by implementing appropriate adaptation measures.



Overview of Chapter Takeaways and Findings

Maintain a vibrant year-round Island community that meets residents' economic and social needs.



Motivate and enable upcoming generations to be part of Shelter Island's future.



Summary of Chapters

Demographic and Socioeconomic Trends

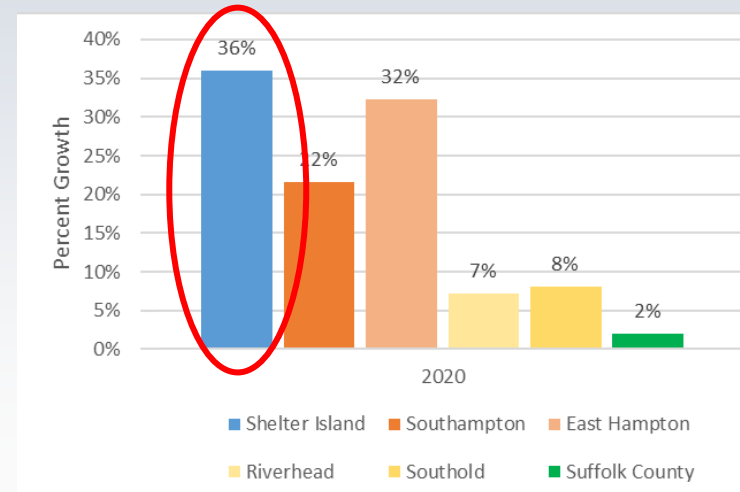
Shelter Island's year-round population has grown.

Shelter Island's full-time population was 3,253 people in 2020, up 36% from 2010.

The Island experiences a population boom during the summer months.

Suffolk County has estimated the summer population to be over 12,000 people, 68% of which is seasonal.

Remote and hybrid work environments may create long-term shifts in residency.



Population Growth: 2010-2020

	2017-2021
Seasonal Homes	1,724
Estimated Population in Seasonal Homes	6,896
Estimated Seasonal Guests of Year-Round Residents	892
Lodging Rooms	174
Estimated Population in Lodging	662
Total Seasonal Population	8,450
Year-Round Population	3,661
TOTAL POPULATION	12,111
Percent Seasonal	68%

Seasonal Population

Summary of Chapters

Demographic and Socioeconomic Trends

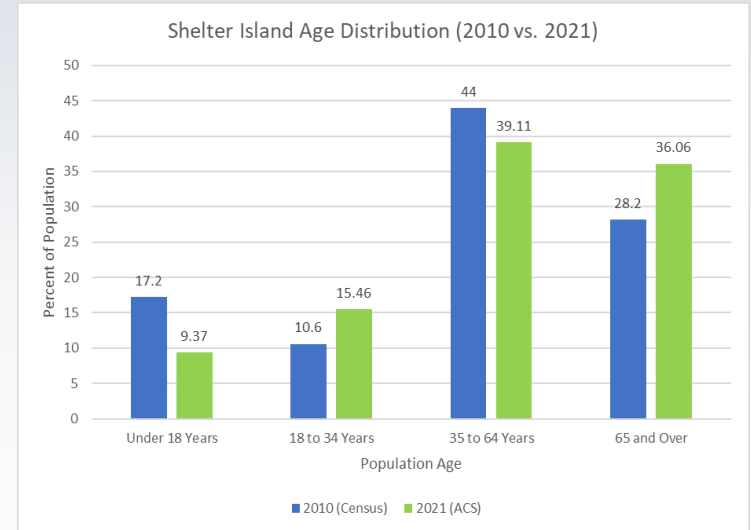
The Town is getting older, and appears to be attracting more singles and empty-nesters.



Family households,
Family households with married couples,
Households with children under 18.



Residents living alone

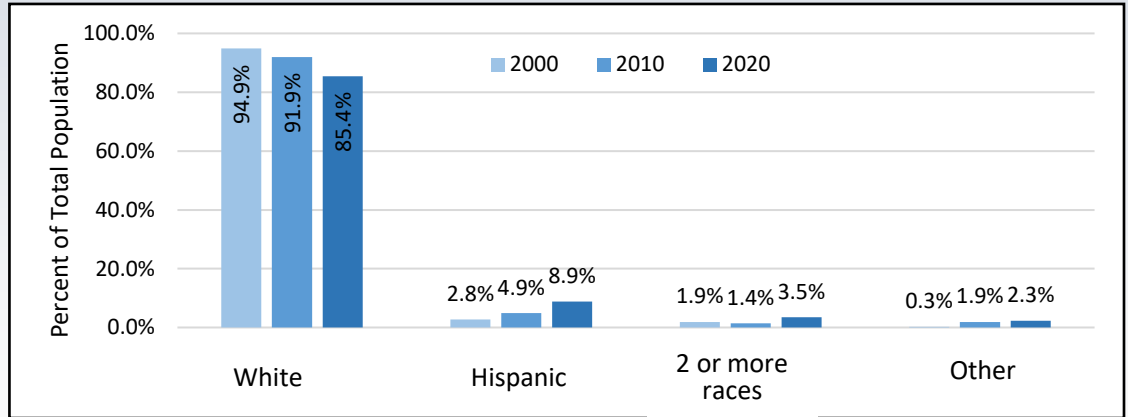


Summary of Chapters

Demographic and Socioeconomic Trends

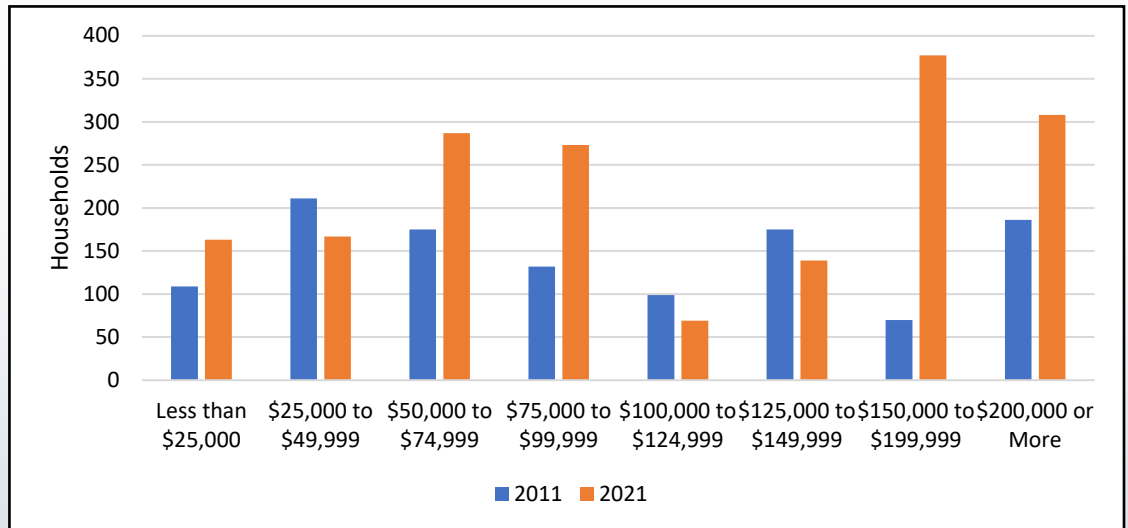
Shelter Island has become more diverse.

The white population has decreased from 95% to 85% between 2000 and 2020. The Hispanic population has grown substantially.



Race and Ethnicity

Household income has increased. Significant increase in households in higher income tier. Increase in households below median income (\$111,660)



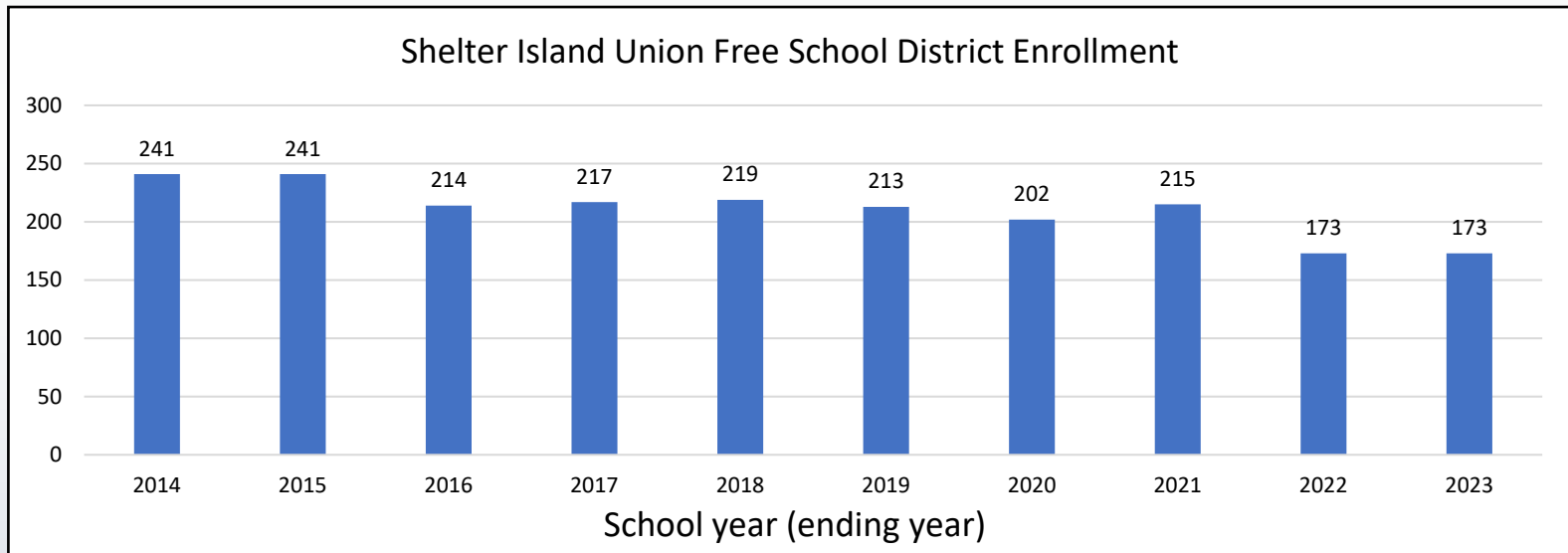
Median Income by # of Households (2011 and 2021)

Summary of Chapters

Demographic and Socioeconomic Trends

School enrollment continues to fall.

Despite a brief uptick during the pandemic, the long-term trend of a shrinking school-age population appears to be ongoing.





SHELTER ISLAND
Comprehensive Plan Update

Housing (Ch. 4)
Economy (Ch. 5)

Summary of Chapters

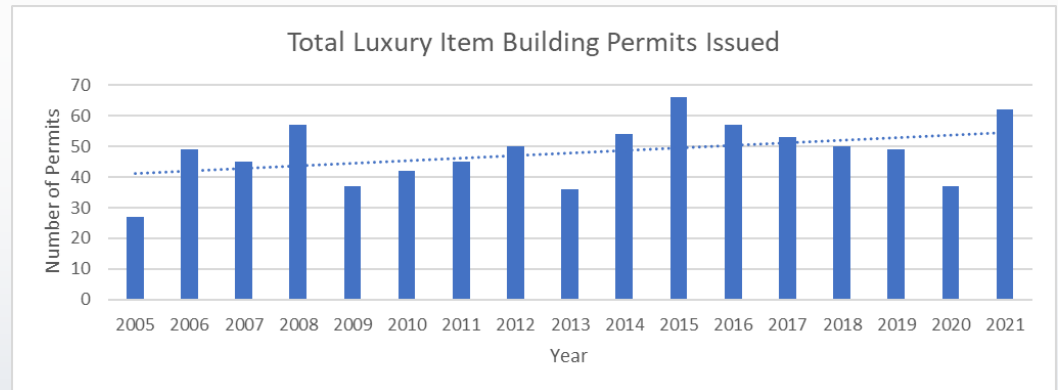
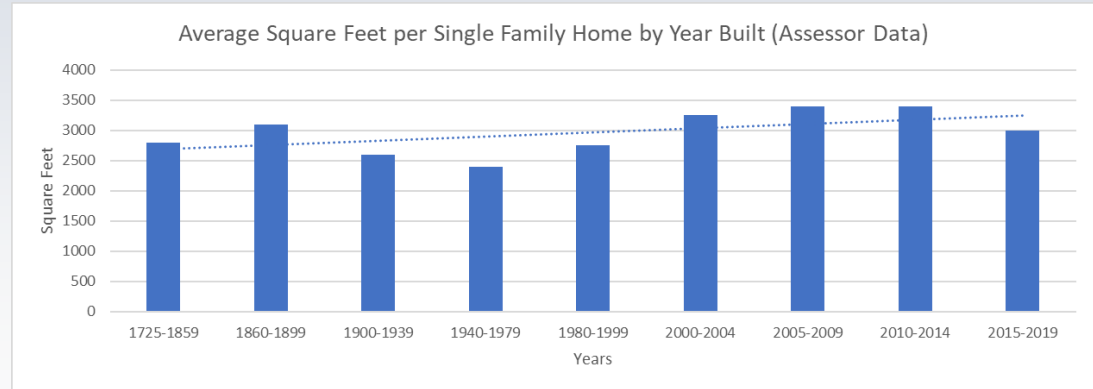
Housing: Key Findings

Most housing is single-family and owner-occupied.

Residentially zoned land is largely owned by off-Island taxpayers.

The Island has seen a steady increase in construction of new single-family housing.

Newer homes tend to be larger and more expensive.



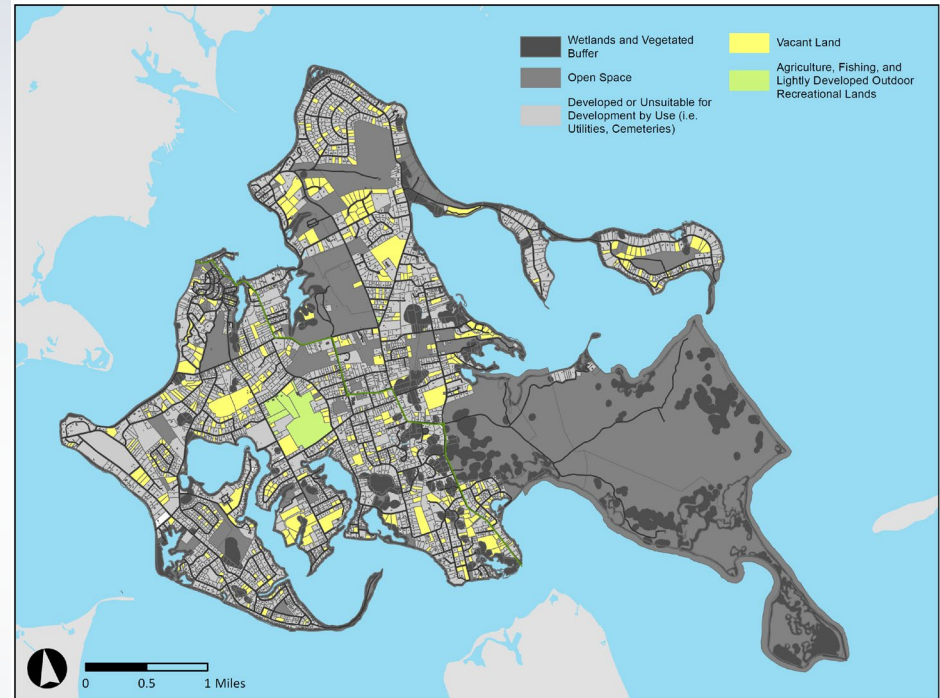
Summary of Chapters

Housing: Key Findings

Land conservation has been effective at protecting over a third of the Island but comes with its own challenges.

Development pressure will continue, and infrastructure limits opportunities for traditional, compact land use patterns.

About 15% of Shelter Island consists of vacant and unprotected parcels, with about 1,000 to 1,100 acres of developable land.



Summary of Chapters

Housing: Key Findings

Employment centers around services that support residents but also a significant number of seasonal visitors.

Many employees of Island businesses – especially seasonal businesses – live off-Island and must commute via ferry.

Community Housing Plan has identified actionable steps to increase the supply of affordable housing.



Town of Shelter Island

COMMUNITY HOUSING PLAN

January 2023

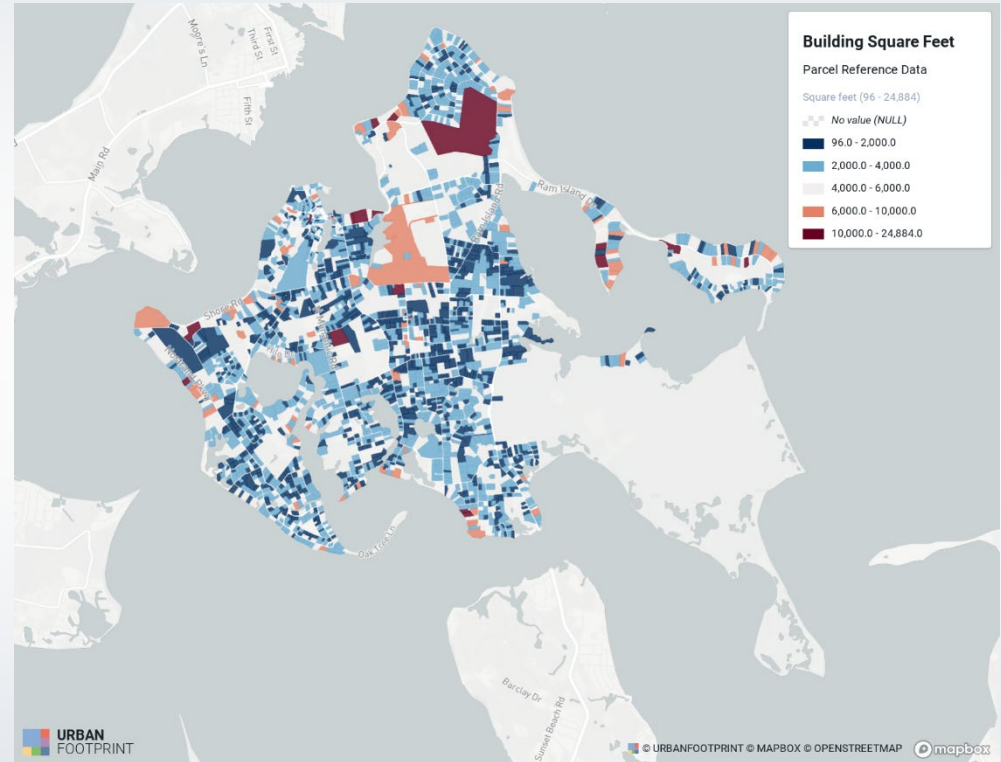


Summary of Chapters

Housing: Goals and Recommendations

Preserve the quality and character of existing residential neighborhoods.

- Establish a limit on sizes of knock-down houses.
- Address issue of illegal conversions.
- Monitor effectiveness of the short-term rental law.



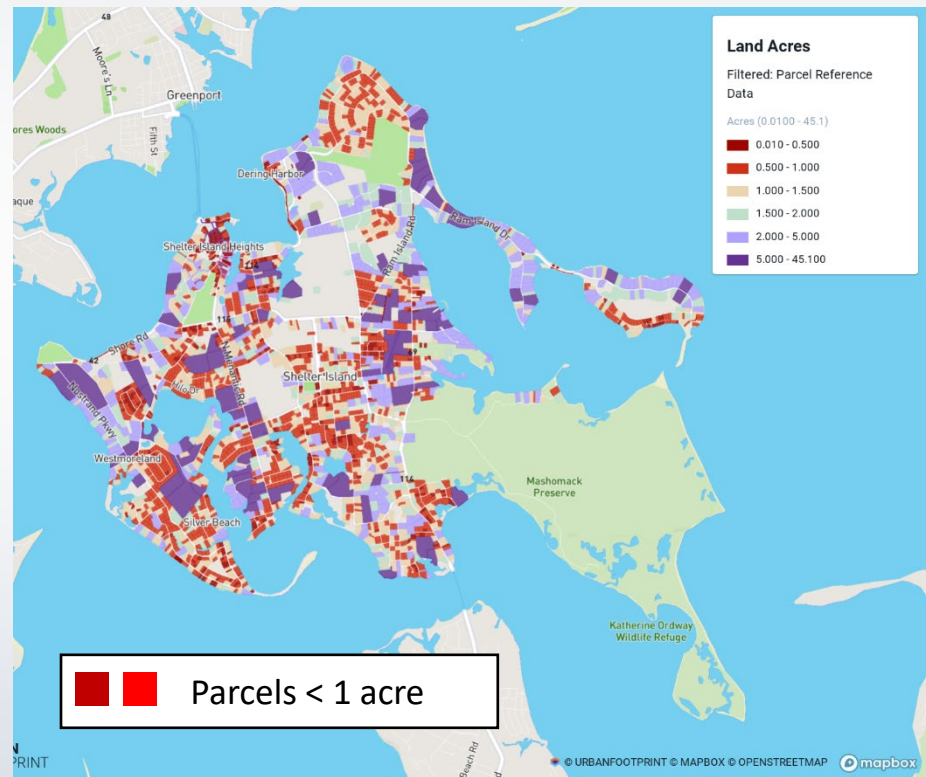
Building Size

Summary of Chapters

Housing: Goals and Recommendations

Ensure that housing construction is sensitive to the natural environment, of high design and build quality, and consistent with scale of surrounding area.

- Limit the development of pre-existing nonconforming small lots in sensitive shoreline areas.
- Strengthen limits on density in residentially zoned areas.
- Strengthen subdivision ordinance to require land for open space and/or affordable housing.



Summary of Chapters

Housing: Goals and Recommendations

Provide for a more diverse range of year-round housing options across income, household size, and age groups.

- Implement Community Housing Plan and update every five years.
- Establish code and policy for the development of Accessory Dwelling Units (ADUs).
- Consider allowing second-floor apartments above retail in business zones (B and B1 zones).



Housing: Goals and Recommendations

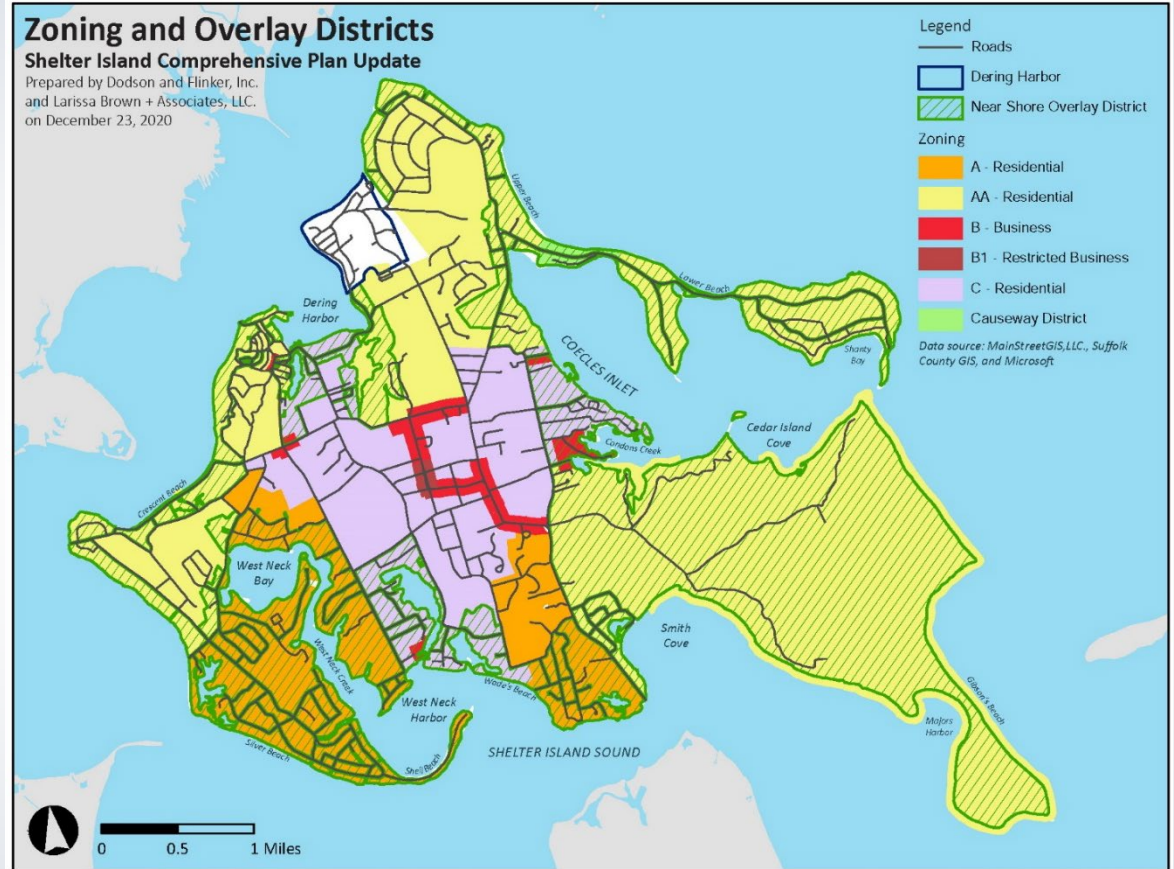
Provide for a more diverse range of year-round housing options across income, household size, and age groups. (Continued)

- Proactively identify sites and build community housing in appropriate locations.
- Support creation of a Shelter Island Land Trust.
- Establish low-interest loan program for first-time home buyers.

Summary of Chapters Economy: Key Findings

The Island's businesses are concentrated in a few key areas.

Existing zoning does not match with land use patterns.



Town of Shelter Island, NY | Comprehensive Plan Update

Draft: 2/22/21

Shelter Island 2020 | 1-37

Summary of Chapters

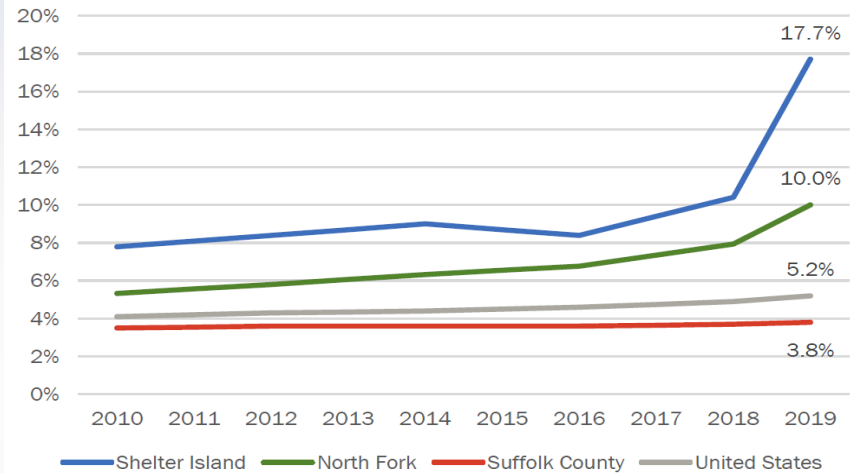
Economy: Key Findings

The number of self-employed and remote workers appears to be rising, with long-term implications on the businesses located on-Island.

The Town lacks a cohesive and comprehensive business community network.

Legacy industries are an important aspect of the Island's heritage and still have potential to provide local jobs and activity.

Percent of Labor Force Working From Home
2010-2019 (ACS 5-Year Estimates)

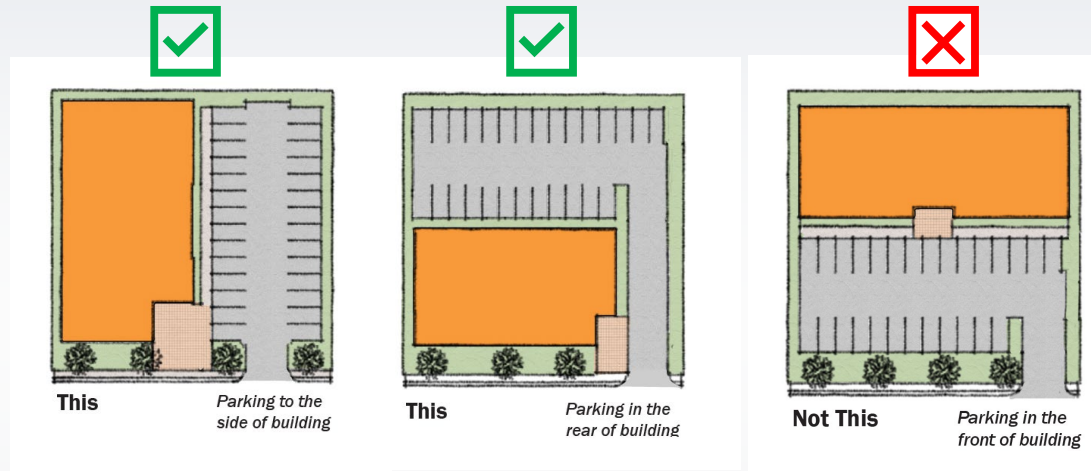


Summary of Chapters

Economy: Goals and Recommendations

Improve the function, appearance, and quality of commercial areas, and ensure that mix of uses meets the needs of residents and visitors.

- Consider merging B and B1 business zones and use design guidelines to ensure buildings are compatible with surrounding area.
- Hamlet-scaled zoning needed in Heights/ Bridge Street area.



Support improvements that make the Island more attractive for businesses and workers.

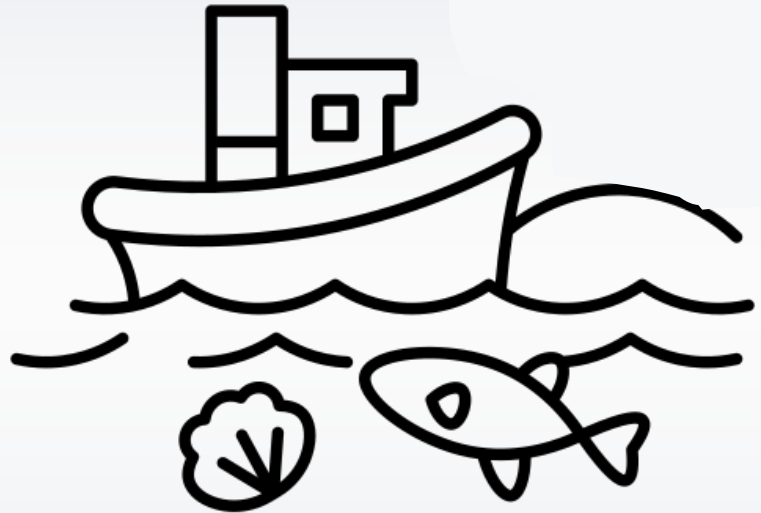
- Identify ways to improve and expand high-speed internet infrastructure while ensuring that services are reasonably priced.
- Work with the Chamber of Commerce to set up a group health plan for local businesses.
- Explore an apprenticeship program between the Town, school, and local businesses.

Summary of Chapters

Economy: Goals and Recommendations

Continue to support the agriculture and aquaculture industries.

- Protect legacy businesses related to agriculture and aquaculture.
- Consider leasing municipally owned underwater properties for aquaculture.





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Transportation (Ch. 6)

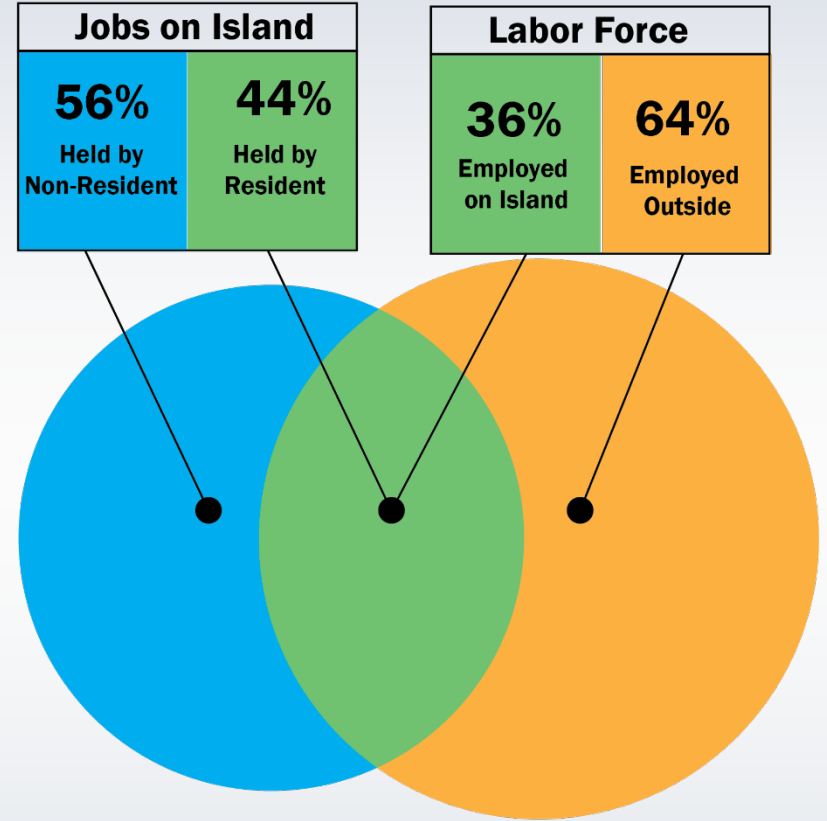
Summary of Chapters

Transportation: Key Findings

Ferries are an essential component of daily life.

The Island's transportation network is vulnerable to sea level rise and flooding.

Vehicular traffic has grown, and more transportation options are needed, especially to make it easier for people to work on the Island.

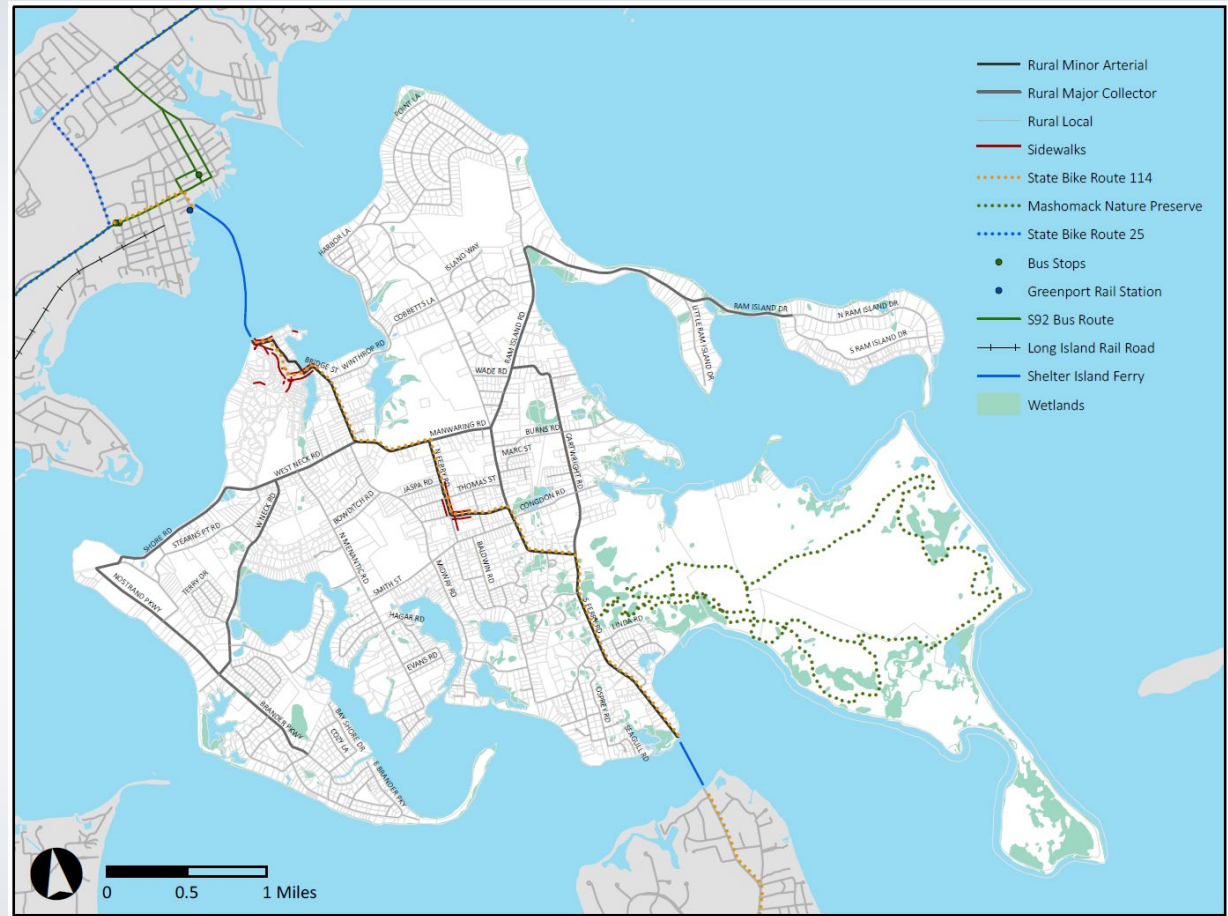


Summary of Chapters Transportation: Key Findings

Roadways are controlled by multiple jurisdictions.

Roadway safety remains a priority, particularly for pedestrians and bicyclists.

Bicycling is popular, but infrastructure is limited, and roadways have inadequate pedestrian infrastructure.



Summary of Chapters

Transportation: Goals and Recommendations

Design “Complete Streets” that are safe for all modes and abilities, including pedestrians, bicyclists, and motorists.

- Adopt a Complete Streets policy to encourage roadways designed for all users.
- Consider an Island-wide speed limit of 30 mph to ensure the safety of all street users.
- Work with NYSDOT to develop a dedicated bicycle lane on Route 114.
- Conduct a sidewalk study to find where improved safety will enhance walking.



Route 114 (N. Ferry Road)



Route 114 (S. Ferry Road)

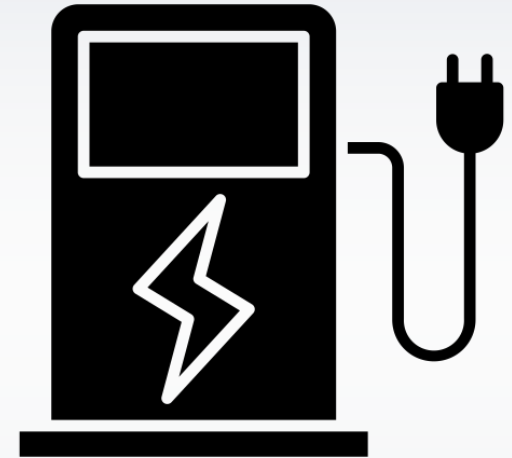
Identify ways to improve the efficiency of the roadway network and continue to maintain and invest in roadways.

- Study impact of ferry traffic on local roads.
- Incorporate shoulders along roadways where feasible.
- Address maintenance of vegetation along roadways.
- Improve roadway maintenance and develop a capital plan.
- Reduce stormwater runoff along roadways.



Improve both on- and off-Island transportation options.

- Explore a passenger-only launch service to and from Greenport.
- Explore possibility of providing “around-the-island jitney” service .
- Promote sustainable transportation alternatives (e.g. EV Charging stations).





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Natural Resources and Water Quality (Ch. 7)

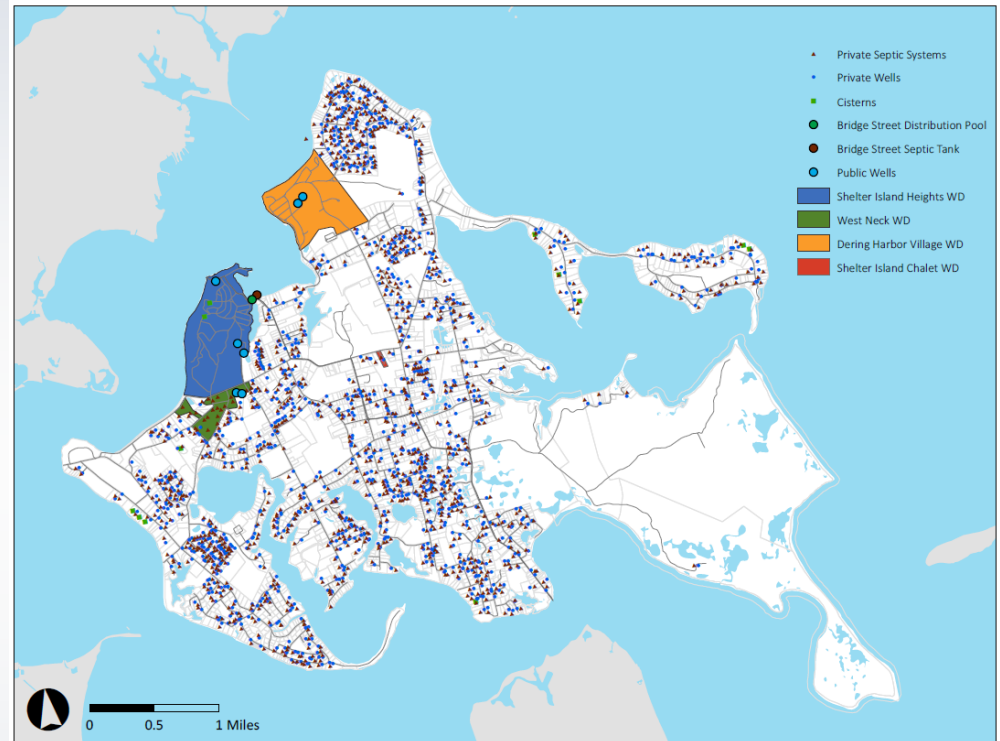
Summary of Chapters

Natural Resources and Water Quality: Key Findings

Water quality is highly vulnerable to contamination, and significant actions are needed to preserve it.

The Island has many ecological resources of statewide significance.

Island is susceptible to invasive species that can have major ecological, public health, and economic impacts.

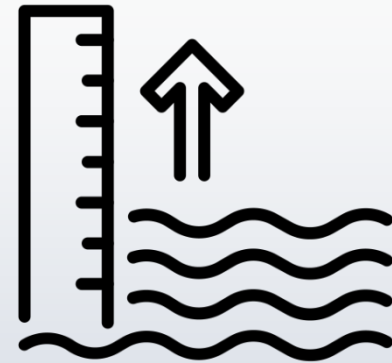


Drinking Water and Wastewater Infrastructure

Natural Resources and Water Quality: Key Findings

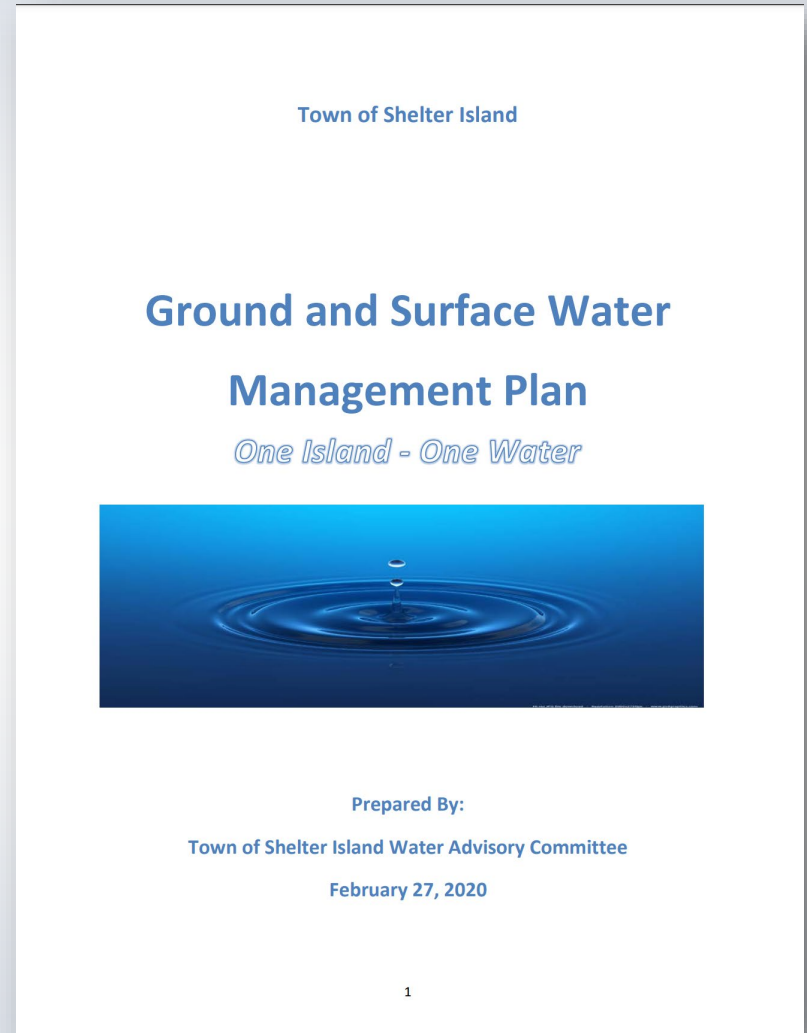
Climate change will see rising temperatures and more frequent droughts, and an increase in the number and severity of storms and flooding.

Most areas of Shelter Island are not vulnerable to flooding, but sea level rise is accelerating and will bring major impacts.



Ensure that all Shelter Island residents have ready access to drinking water that meets all applicable local state and federal standards.

- Continue to implement the Ground and Surface Water Management Plan.



Plan for and develop wastewater and water supply infrastructure to safeguard public health and to protect the environment.

- Consider establishing an Island-Wide Wastewater Management District, or local community districts.
- Continue to investigate methods to treat effluents from municipal buildings in Town Center.
- Partner with the Shelter Island Heights Property Owners Corp. to upgrade their sewer plant, provide service to other areas, and explore alternative methods to dispose of treated effluent.
- Create a phased Master Plan for public water utility service.

Educate and assist property owners on how to prevent contamination of private water wells and safeguard their drinking water quality.

- Educate the public on the water quality in their area and encourage testing of private wells.
- Develop an incentive program for residents to test their well water and share the data with the Town to establish groundwater quality mapping.
- Continue the grant program for I/A System installation.
- Develop wellhead protection zoning for the area of recharge for the wells of each of the public water systems.

Strengthen Town regulations to protect groundwater and prevent contamination.

- Implement source water protection programs that identify vulnerable areas around wells and other groundwater sources.
- Revisit the Town's I/A OWTS code.
- Address issues and risks of underground fuel oil storage.
- Implement water use restrictions under the drought monitoring criteria established by the Water Advisory Committee (WAC).

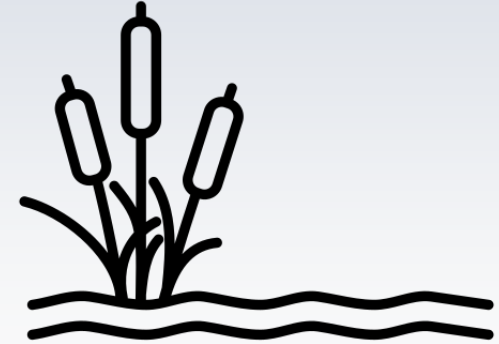
Protect surface waters surrounding Shelter Island from being harmed by human activity and stormwater runoff.

- Reduce the discharge of volatile organic compounds and other contaminants through education and Town Code modification.
- Provide upland stormwater infrastructure to control runoff.
- Continue to monitor health of surface waters.



Identify, protect, and enhance the quality of freshwater and marine habitats.

- Restore tidal and freshwater wetlands.



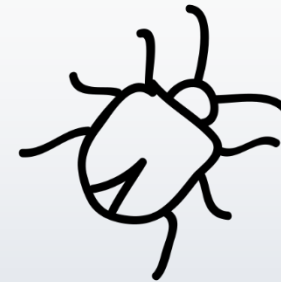
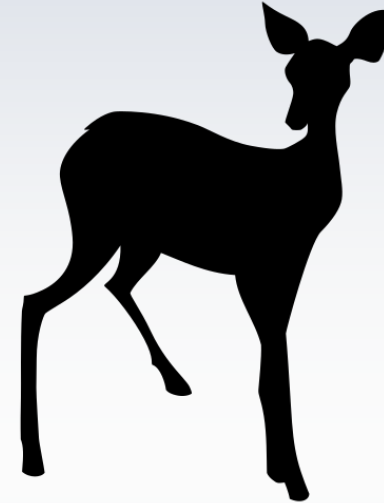
Protect Upland Habitats and Trees.

- Promote habitat preservation and restoration.
- Adopt a Tree Preservation Local Law.
- Engage NYSDEC and local resources to explore creating a controlled burning program.



Monitor and Control Nuisance Species.

- Manage Whitetail Deer populations.
- Work with organizations and property owners to assess and help control ticks and prevent tick-borne diseases.
- Develop an education program prohibiting the introduction, throwing, dumping, depositing, or placing invasive species on/in Town land and waters.





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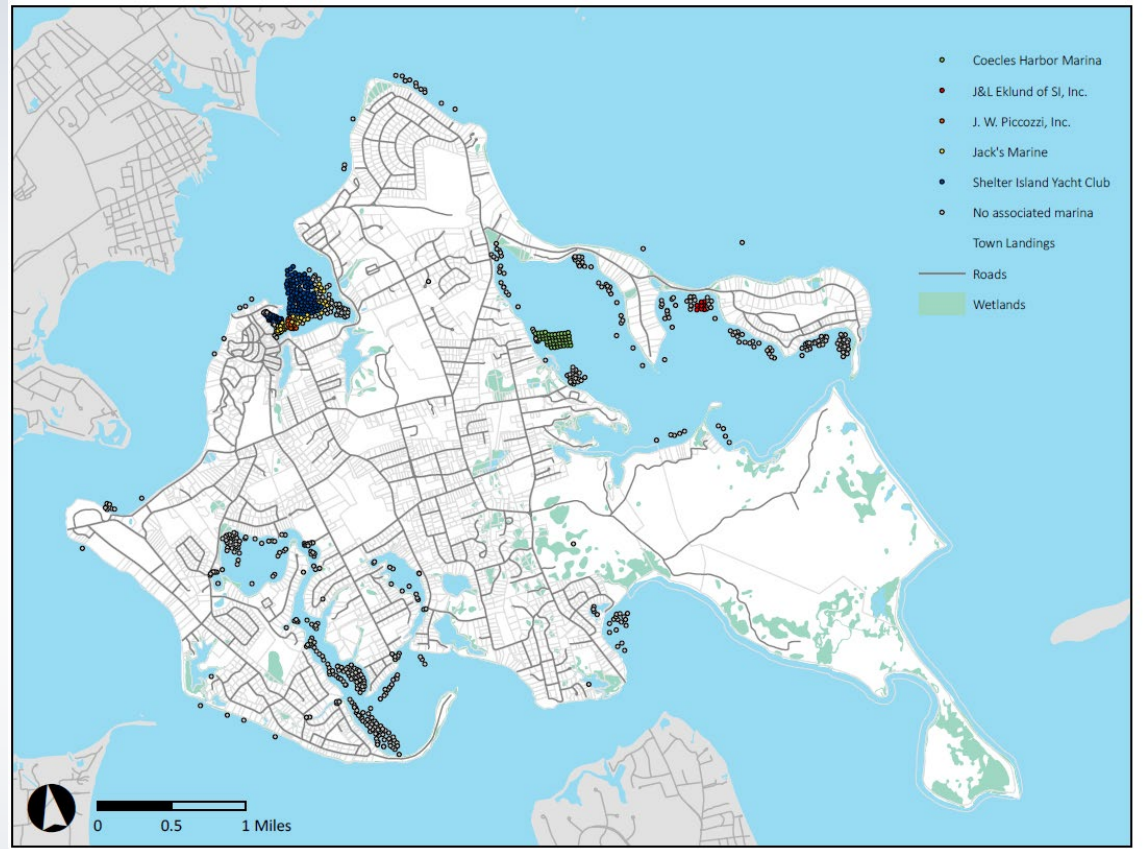
Parks, Open Space, and Waterways (Ch. 8)

Summary of Chapters Parks, Open Space and Waterways: Key Findings

The waterways appear to be busier each year.

Access for boats is limited.

Seaplane traffic is a growing concern.



Landings, Moorings, & Anchorages

Comprehensively plan for use and protection of waterfront and waterways.

- Develop a Local Waterfront Revitalization Plan (LWRP).
- Develop a plan for moorings that could address:
 - Grid fields
 - Boat size limitations
 - Pricing programs
 - Limiting mooring fields
 - Environmental impacts
 - Permitted tackle
 - Anchorages

Continue to work with the County, other towns, and groups to maintain navigable channels to ensure safe passage, preserve vistas, sustain marine life, and enable recreational use.

- Continue and expand dredging projects where needed.
- Identify habitat restoration measures.
- Protect Reel Point and Shell Beach.
- Prohibit excessive power boat wakes with code regulations and signage buoys.
- Explore acquisition of a pump-out boat to service the anchorages and mooring fields throughout the summer.



Continue to work with the County, other towns, and groups to maintain navigable channels to ensure safe passage, preserve vistas, sustain marine life, and enable recreational use. (Continued)

- Consider policies that address:
 - Limiting seaplane activity
 - Use of beaches by off road vehicles
 - A Marine Business Zone
 - Establishment of new docks
 - Boatlifts and boat paint
 - Bulkheads
 - Regulations for aquaculture
 - Shoreline access

Continue to work with the County, other towns, and groups to maintain navigable channels to ensure safe passage, preserve vistas, sustain marine life, and enable recreational use. (Continued)

- Prepare a maintenance schedule for Town landings.
- Provide resources to the CAC and WMAC for community education and communication.
- Consider expansion of programs that support aquaculture.



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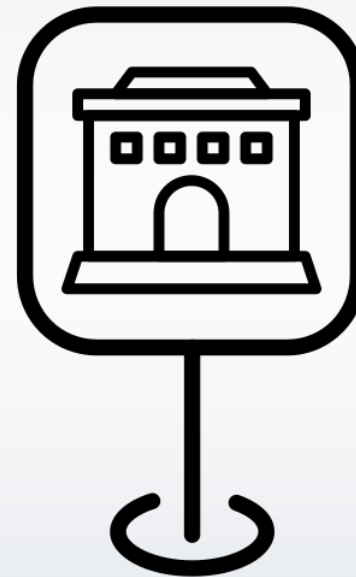
Quality of Life (Ch. 9)

**Historic Preservation, Community Resources,
Cultural Resources, Public Health, & Governance**

Historic Preservation and Visual Landscape:

Safeguard and communicate Shelter Island's unique identity and history.

- Activate and staff the Historical Advisory Commission.
- Create a Historic District Zone.
- Continue to maintain and preserve historic records.



Historic Preservation and Visual Landscape:

Protect the Island's small-town way of life, rural character, and natural resources.

- Develop a program to encourage preservation easements.
- Develop an equitable approach to controlling noise disturbances.
- Control excessive night sky lighting.



Community Resources (Government and Community Facilities):

Ensure an efficient, effective, and transparent Town government.

- Increase government capacity for planning and implementation.
- Develop a facilities master plan.
- Improve record keeping technologies.
- Use new tools for communication and transparency with the public.



Summary of Chapters

Quality of Life: Goals and Recommendations

Cultural Resources:

Support cultural organizations and strengthen sense of community.

- Promote volunteerism to maintain volunteer corps of ambulance and fire department members.
- Expand recreation department coordination with library and senior center programming.



Summary of Chapters

Quality of Life: Goals and Recommendations

Public Health

Improve access to goods and services to help the Island be a more resilient and less dependent community.

- Support expansion of services for senior population.
- Address food insecurity.
- Continue tick-borne disease monitoring and reduction.





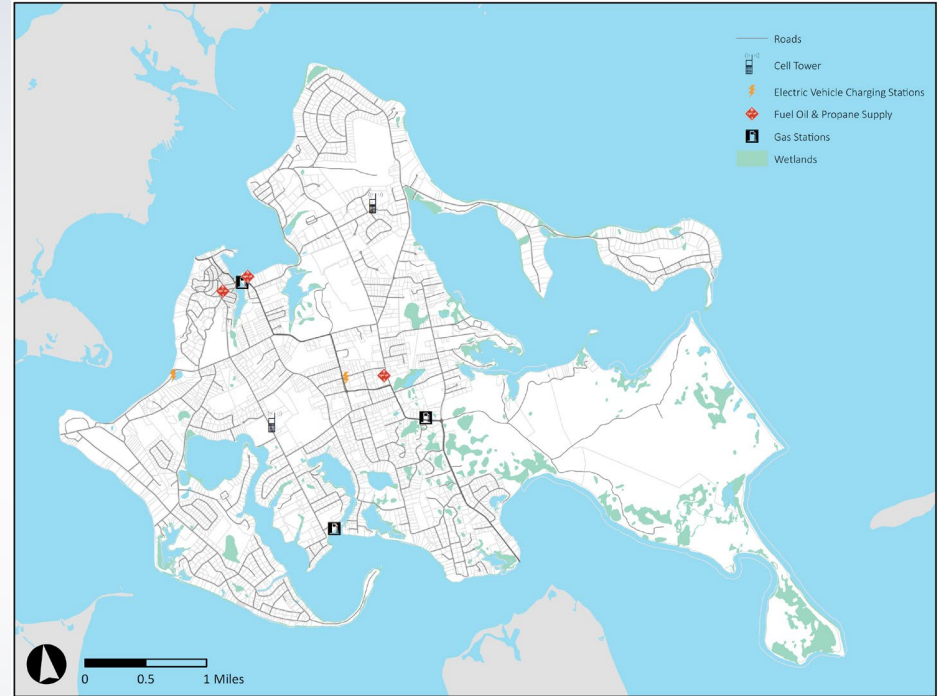
SHELTER ISLAND
Comprehensive Plan Update

Utilities, Sustainability, and Resilience (Ch. 10)

Summary of Chapters Utilities, Sustainability, & Resilience: Key Findings

Shelter Island's electric and communication infrastructure is vulnerable. Investment is needed, especially in light of climate change impacts.

There are a limited number of green energy installations.



Promote renewable and environmentally responsible utilities.

- Establish a small group to investigate means of creating greater energy independence and resiliency.
- Encourage the use of renewable energy sources.
- Evaluate use of geothermal energy and encourage heat pump installation.



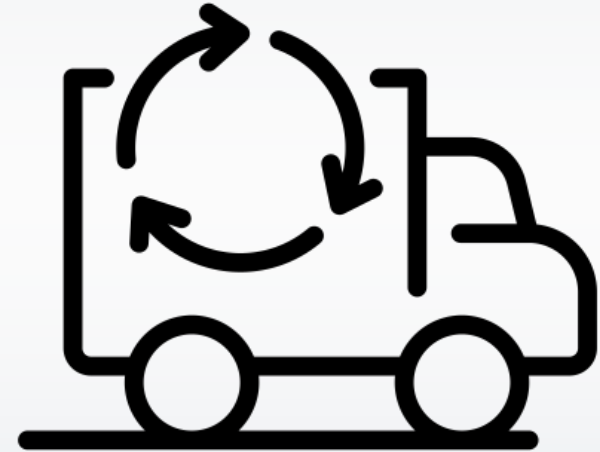
Take action against climate change by reducing energy consumption and promoting sustainable patterns of development.

- Promote sustainable construction and design standards.
- Continue to improve energy efficiency of Town facilities and fleets.
- Develop a Coastal Resilience Plan.



Assure that community facilities provide adequate service over time, in a fiscally efficient way that supports the Island's character.

- Develop homeowner manual.
- Harden and improve communications systems.
- Continue to improve recycling center and waste management systems.
- Consider appointing a Town Recycling Coordinator.



Next Steps

- Virtual Meeting on August 24th at 7PM
- Announce Photo Submissions
- Early September – Draft Chapters
- Saturday - September 23rd In-person Public Meeting
- October-December: Revisions and Adoption Process

Questions



SHELTER ISLAND
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Questions