

# Notice of Observed Site Disturbance and Potential Jurisdictional Implications

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Me to Walter

APR 6

Walter,

I hope you had a restful and reflective Easter. It's a time to remember lessons of bearing injustice with strength, forgiveness of your enemies, and the ultimate victory of Truth.

I deeply appreciate your stated commitments to due process and the equal application of the law.

Your comments at the tail end of our meeting regarding the DEC suggest an intimate knowledge of wetland jurisdictions, jurisdictional boundaries, and the Village's role in enforcement. I commend your commitment to protecting wetland environments—something I deeply care about as well.

With that all in mind, I think there's something we can find common cause on that must have slipped your and the broader administration's awareness.

I was taking my drone out to capture some better shots of the Great Meadow Creek to supplement my conservation proposal (I look forward to finally hearing the Board's thoughts on the 15th), when I couldn't help but notice the below:





I was a bit shocked to see very intense clearing of mature trees.

The aerals below, dated November 2022, May 2023, and March 2025, show the scale of the clearing since acquisition on October 14, 2022. I have my design and architecture team looking into it to quantify the volume of material and any encroachment into wetlands. They will be preparing more professional reports, but it appears that hundreds of mature trees have been clear-cut and used to construct an 8-foot tall makeshift wall extending 80+ feet into the wetland, with an enormous quantity of backfill behind it.





The photo below includes a 6'6" person for scale:



Concerningly, the wall and fill appear to be pushing toward—and potentially into—the Village-owned wetlands that I had submitted the conservation proposal for. Given your stated familiarity with DEC regulations, I'm sure you are aware of the wetland mapping and classification of the marsh below, which I shared in my conservation proposal for this particular area:



As I'm sure you are aware, DEC jurisdiction continues 300 feet upland from the mapped wetlands until meeting one of the following conditions:

A roadway

A pre-existing manmade structure greater than 100 feet in length (e.g., concrete retaining wall or bulkhead)

Or elevation ten

The area in question is:

1. In a wetland
2. Containing observable wetland vegetation
3. Absent a historical roadway or pre-existing bulkhead
4. Inundated with water at high tide, indicating an incredibly low elevation of approximately 5–6

I'm sure you are as shocked as I am by the occurrence. The roadway to the north side of the property, Eastover Road, is routinely patrolled by police. I'm surprised they didn't notice or document this, or inform the Village. They similarly patrol and document other areas.

We might be able to get some insight from ZBA Chairman John Macaskill, who lives just on the other side of the street. It appears the property has also been subdivided so I'm sure he could also let us know who the new owner is, as well as provide insight into how this may have gone unnoticed during ZBA property tours and subdivision review. I was somewhat surprised I didn't get notice of the subdivision, as I had originally understood that the buyer intended conservation.

John also mentioned at my hearing how important due process and Village codes are, so I'm sure he would be equally eager to address what appear to be blatant breaches of both Village and environmental law.

I was further surprised, when walking around the beach this weekend, to find the prevalence of similar—and sometimes more serious—infractions of the code, but we can get into that later.

I look forward to working with you to address all of this. I'm glad to have someone committed to equal enforcement of the law by my side.

Aside from all of that, I hope you and your family had a happy Easter and I look forward to a day we can all embody the peace that comes with loving thy neighbor as thyself.

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Me ... APR 6

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Note to self

10:03 AM

----- Forwarded message -----

From: **Ragnar Oelsner** <[ragnar@occidentalpm.com](mailto:ragnar@occidentalpm.com)>

Date: Mon, Apr 6, 2026 at 8:56 AM

Subject: Notice of Observed Site Disturbance and Potential Jurisdictional Implications

To: Walter Roll <[mayor@centreisland.gov](mailto:mayor@centreisland.gov)>

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