

6.2 Conclusion

Water Mill Center:

Building on Mutual Benefits

As described in this report, the Water Mill hamlet center needs to develop with respect to an agreed town-approved plan for coherent and beneficial development, which all landowners can use as the basis for individual future projects.

Even development projects that previously existed or recently occurred, such as Water Mill Square and Water Mill Shops, have been hampered by lack of access and inappropriate adjacent development which if resolved would have made them even more successful.

This report outlines such a plan, which will operate to the mutual benefit of everyone concerned. To implement this plan will take a continuing effort by everyone to put aside past concerns and focus on where to go from here.

- Local property holders—the owners of the Water Mill Village site, the Station Restaurant, the Community Club and other adjacent residential or commercial parcels to the west of Station Road-- have much to gain and little to lose by negotiating ways to reach their economic or programmatic goals by sharing development rights, access, parking and other common elements.

To the south of Montauk Highway, the Town should work with landowners to maximize preservation of agricultural land in an equitable way, using purchase of development rights or incentives to develop only portions of the site in return for maintaining large contiguous parcels of working farmland.

- The community, by lending its approval and support to such solutions, can achieve its objectives of an integrated and appropriately-sized hamlet center, featuring a beneficial mix of uses and more easily accessible to all local residents.
- But in the end analysis, the Town must play the key role in fashioning the future. It has at its disposal the needed tools and techniques for resolving planning, land use and economic differences—not only regulatory tools, through zoning and approvals, but also proactive techniques, providing infrastructure and by facilitating agreements with key stakeholders and community leaders.

This plan provides a framework for such cooperation and progress.