

6. NEXT STEPS AND CONCLUSION

6.1 Early Action Steps

Based on the report's discussion of projects and implementation potential, following is an outline summary of immediate next steps.

1) *Organization*

- Establish the Water Mill Partnership
- Work with Town Board to establish town-wide Business Improvement District and Business Development Center

2) *Planning and Zoning*

- Adopt Water Mill Hamlet Center Strategy as part of Town Comprehensive Plan
- Adopt zoning refinements as framework and criteria for public sector review procedures, pursuant to recommendations of the 1999 Comprehensive Plan Update:
 - new H/O, H/C zoning regulations

- new H/O districts in Water Mill
- Create Water Mill Mixed- Use Planned Development District (MUPDD)

3) *Implement MUPDD*

- Investigate funding and implementation tools for open space preservation
- Negotiate with landowners, civic groups on basis of win-win approach:
 - Potential for new residential for-profit use
 - Expansion of Community Club fields
- Create new infrastructure/ beautification
 - New access road, adjacent parking
 - New traffic lights
 - Pedestrian walkways and landscaping

4) *Implementation/ Financing Alternatives*

- Define other public, private and civic sources and uses of funds
 - Developer contributions in return for benefits
 - Grants/ program funds available:
 - open space/ transfer of development rights
 - Town/ County bonding, capital budget potential
 - Civic in-kind services
 - Private/ BID support
- Examine potential for town-wide revolving loan program for facades/ signage
 - public/ private participants
 - sources of initial capital
 - ground rules for use/ criteria for qualification or selection