

Pond or other lands targeted for open space protection under the ‘Community Preservation Plan Project’ (CPPP).

Maximum gross densities should be defined on the affected sites within the proposed Planned Development District. Based on the expanded site and potential development as discussed above, these densities should be defined with respect to specific uses: for assisted living, 5.5 units (single bedrooms) per gross acre; for inn or townhouse/ duplex, 3.3 units per acre. (Absolute numbers of units can be increased by adding site area or purchase of development rights).

This is not an increase in actual unit count density from what would be allowed by the underlying HO zoning, rather, it simply allows that density to be built by facilitating compliance with septic regulations by using consolidation of utility rights from adjacent undeveloped land.

- To achieve this consolidation will require agreement and cooperation from all concerned—landowners, developers, community, Town officials and County officials. The project will also require Suffolk County Department of Health Services (SCDHS) Board of Review approval. The septic usage is not an increase over what would be allowed on affected properties by the County Board of Health. Approvals will be contingent on evaluation and mitigation of any impacts on adjacent properties.

- The use of a Planned Development District (PDD) zoning overlay designation for this project will facilitate Town approval, as there is precedent for use of consolidation of development rights in PDD projects elsewhere in the Town.

In Water Mill, the use of a ‘Mixed-Use Planned Development District’ (MUPDD) can also facilitate development of uses that are not currently allowed in the underlying zoning.

3.2 Recommended Hamlet Center Strategy: Office or Mixed Residential/ Open Space

The recommended strategy is therefore to rezone major portions of the hamlet center, as recommended in the 1999 Comprehensive Plan Update, to Hamlet Office (HO). This would include areas to the south of Montauk Highway now zoned for office use (OD), with existing farm stand and commercial uses grandfathered. A Mixed-Use Planned Development District (MUPDD) overlay north of the highway would be configured so as to allow desired residential uses at feasible densities. There is also the potential of other cooperative public-private development options with landowners on the south side of Montauk Highway to facilitate preservation of agricultural open space through development of adjacent property not part of this study area.

One possible scenario resulting from this recommended development strategy was described in the illustrative concept plan on page 41. Priority should be given to incentives and other means of facilitating such an outcome.

This approach builds on comprehensive plan recommendations, community input, and the potential for low-impact residential uses. It focuses on proposed development for the remaining undeveloped ‘Water Mill Village’ property and adjacent parcels, an approach that seems to reflect the objectives of both landowners and the larger community—the potential for agreement on mixed-use development, featuring office development or (preferably) an assisted living or similar scale residential or inn complex flanked by an expansion of recreational open space (shown in this illustrative concept is an assisted living facility).

The illustrative plan also describes landscaping and beautification recommendations as well as siting guidelines, developed within the context of the hamlet-center-wide transportation and land use framework described earlier. These design recommendations are discussed in more detail in a later section of this report.

Recommended Implementation Strategy

The benefits represented by this proposal can be realized only with a change in zoning for the site and cooperation of Town officials, the community, and major stakeholders, leading to a proposed implementation strategy (This is an optimal strategy, requiring cooperative agreements between all parties; if not realized, development can occur as per underlying zoning.):

- The ‘Water Mill Village’ landowner can develop the property according to the as-of-right zoning, currently VB but recommended for the office or other uses allowed under the new Hamlet Office/ Residential (HO) zone.
- In addition, however, under the ‘MUPDD’ planned unit development overlay, in return for the Town facilitation of the approvals process to allow an agreed new residential or other use, the developer/ landowner of the Water Mill Village site would provide additional permanent open space. Such space would be required to remain as open space in order to allow septic treatment for adjacent development. This open space would be an easement of between two and four acres donated to the Town, which would enter into a long-term agreement with the Community Club for joint operation and public maintenance. (Subject to

negotiation, the developer/ landowner could also provide a one-time contribution to help establish an operations and maintenance fund and capital contribution to help create roadway access through the expanded site area).

- The developer/ landowner would build this required parking and access so as to create a landscaped road connection through the site with appropriate cross-access agreements among the adjacent landowners and the Town as a public easement.
- The Town in turn would facilitate the approvals process for the developer subject to the design and development guidelines suggested in this report. These approvals include Town, County or other relevant permission for utilizing a consolidation of utility rights for septic sewer purposes from the adjacent Community Club site, as well as zoning approval subject to approved guidelines for use, density and design. The Community Club would act as a partner in this process by allowing this consolidation in return for use of the expanded recreation space, with such new space maintained by the Town in conjunction with Community Club use and joint programming.
- The Water Mill community, represented by its Citizens Advisory Committee, as its part in the strategy would support this process.

- The use of the Town's Community Preservation Fund (using proceeds from the 2% real estate transfer tax) has been suggested as a potential mechanism for gap financing if necessary, related to land purchase for open space, although other mechanisms can also be explored.
- As shown in the plan, this development, and the creation of the access roadway between Deerfield Road and Station Road, can also facilitate the extension of the roadway through the northern portions of the properties west of Station Road.
- This in turn will assist in helping create a coordinated 'Water Mill Mews' antiques development, potentially featuring joint marketing or administration of the attractive residential and barn buildings linked by landscaped walkways and pedestrian plazas.
- South of Montauk Highway, as an alternative to the proposed 'CR80' rezoning, the Town should also consider use of a voluntary public-private agreement with the landowner to facilitate preservation of open space adjacent to the highway in conjunction with development of residential units on parts of the same property. Again, as with the MUPDD to the north, use of the Town's Community Preservation Fund (using proceeds from the 2% real estate transfer tax) has been suggested as a potential mechanism for gap

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