

Approved January 11th, 2021 Minutes of Water Mill CAC

Members present: Steve Abramson, Steve Lerner, Rachel Verno, Karen Sutton, Paul Griffin, Jamie Egerton-Warburton, Alan Harper, Marlene Haresign

Non Members present: Lisa West, Lance West, Dr. Gary Ruth, Tory Kiam, Leighton Candler. Paul Siegal, Liat Siegal, Charlie Corwith

CELL TOWER:

- The cell tower proposal behind the Ethan Allen property on Rt. 27 appears to be moving forward.
- The 100' proposed tower is adjacent to the Green Thumb property on Deerfield Road. They have expressed opposition and have submitted written comments to the Planning Board.
- Numerous residents on Millpond Lane have expressed concern that they were never notified of this application, they were totally unaware of a 100' cell tower proposal and were also never told when the "balloon test" would be conducted.
- The CAC was never informed about the "balloon test" and have questioned whether this visual requirement was ever conducted.
- This project appears to be on the fast track and it is concerning that no one in the community is aware of this application. Even the SH Press was unaware of this proposal.
- While a pre-submission hearing and public hearing were held as required, it does not appear that the Town of Southampton's Wireless Communication Plan was followed in notifying a wider group or residents since the project has such an enormous visual impact.
- The "photo simulations" of the tower indicate that it can be viewed at the Water Mill Community Club. It is unclear if the Community Club was notified.
- The CAC has suggested the concerned residents write to the Planning Board.
- The CAC has gone on record at the pre-submission and public hearing and have submitted a letter to the Planning Board laying out our concerns.
(An 85' tower with all of the equipment housed inside the monopole was approved)

PROPOSED FEES at the NORTH SEA TRANSFER STATION:

- CAC discussed what appears to be a nominal fee for using the transfer station.
- There is concern that this may lead to illegal dumping.
- Also concern for residents who can't afford the fees.
- CAC will submit a letter to the Town Board with concerns.

BURDEN PROPERTY:

- The CAC continues to hope that a deal can be made between the Town and the property owner to acquire this piece of land with CPF. This would be a great addition to the hamlet as it borders Settlers Field and has direct access to the water.

1205 MAJORS PATH:

- 120 condo units are being proposed on the Stacheki property in North Sea.
- This property has been functioning as a dumpsite for compost material, lawn debris and horse manure.
- The neighboring residents have had ongoing issues with the property owner. According to the residents, Code Enforcement says is cannot legally go on to a property.
- This proposal would eliminate the current non-conforming use with another non-conforming use.
- While the dumpsite would be eliminated, 120 condo units is too much density for this area.
- The current zoning would allow for 12 homes on the 20.1 acre site.

- The issue of replacing one non-conforming use with another non-conforming use needs to be addressed by the Town of Southampton and the code should be looked at.
- The surrounding residents oppose this proposal.
- The CAC will submit a letter to the Planning Board

MEMBERSHIP:

- New members Paul Griffin and Karen Sutton
- Toni Maloney and Joe Krajewski stepped down
- Rachel Verno continues as Chair
- Gloria Rabinowitz continues as Corresponding Secretary

Minutes taken by Rachel Verno