

Water Mill Citizens Advisory Committee
PO Box 880
Water Mill, N.Y., 11976

Members: Steve Abramson, Steve Lerner, Alan Harper, Karen Sutton, Marlene Haresign, Rachel Verno

Guests: Councilman Rick Martel, Michael Daly, Linda Donovan, Nancy Miller, Bob Macris

Minutes for January 2023

Approved December 2022 minutes

Michael Daly:

- Discussed the Community Housing Fund.
- Water Mill will have 4 affordable housing units in the new Townhouse project. Discussed the history of that project, first as a RPDD where 12 affordable units would have been required. Code changes allowed for an increased density incentive at that location which allowed for 38 units instead of the 26 as of right. The CAC had been told this change would provide 6 affordable units, but actually only 4 were ultimately required. CAC discussed whether there should be a higher affordable housing requirement in exchange for increased density?
- The sewage treatment plant at the Townhouse project may allow for future additional housing units to be connected. Over the years, the CAC has discussed the potential for affordable apartments above the Suskind development, at the Koral Bros. property or on other vacant properties close to Station Road.
- Penny Candy Store may have potential. There may be other opportunities above existing stores.
- Meisel property has 6 rental units that rent at market rate. Talked about the history of that property, were those units originally affordable housing rentals?

- Discussed whether properties that go before the ZBA, like the old Mini Cooper dealership, should be required to provide affordable housing. Is that something that is viable, how would that work, who would be the landlord?
- Discussed developers who have successfully gone before the ZBA to get relief in Bridgehampton along the corridor. Should there be legislation that prevents the ability to circumvent the affordable housing requirement on commercial properties?
- CAC continues to be opposed to the Liberty Gardens project for various reasons including density, future growth, traffic flow, non-existent cross access and no traffic light.
- Michael Daly provided a link to a questionnaire for community members created by his group East End YIMBY.
- CAC feels it would be helpful if the TOS discussed potential locations for affordable housing opportunities in the hamlet.

Mill Pond:

- Trustee Ann Welker emailed an update.
- Lily Pad RFPs went out in January and the bid will be awarded in February. Work will be scheduled for end of July/August.
- Carp Solutions presented their plan for a fishery survey and new carp removal costs to the WQIP. A request was made by the WQIP for additional information which was presented at their January meeting.
- Since our CAC meeting, Ann has indicated that the Trustees are waiting to hear back from the WQIP and it appears as though nothing will come before the Town Board until the Spring. It seems highly unlikely that a fishery survey will be conducted in May/June which is the ideal target date. Without a fishery survey, there will be no carp harvesting. This is a huge setback for Mill Pond and would mean no work could be conducted in 2023.
- Rachel has emailed Ann to see if Carp Solutions has reserved time for the fishery survey in May/June, if the WQIP and the Town Board approve the plan. Ann has indicated that RFPs will not be

needed since Carp Solutions already has the contract for carp removal.

Other Business:

-Chris La Guardia has asked to come to the April CAC meeting to discuss plans for the park proposal.

-January 20th at 1pm there is a public hearing to discuss the future of LIPA.

-Applications for the CHF Advisory Board are available on the TOS website.

-Wainscott Pit project. Briefly discussed. Rachel will attend informational meeting.

-Complaints about the appearance of patio.com, specifically the overflow of furniture. CAC will send an email to Clare Shea/ Ryan Murphy about what is permitted at that location regarding outdoor storage.

Minutes taken by Rachel Verno