

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

Minutes for January 8th, 2024

Minutes for December 11th, 2023 approved

Members: Steve Abramson, Gloria Rabinowitz, Rachel Verno, Marlene Haresign via Zoom

Guests: Olivia Motch, Judith Verno, Kristin White, Jamison Wilson, Caleb Muller, Mosey Muller, Billy Barbour, Helen Verno via Zoom

### **Affordable Housing**

- Discussed public hearing for Euell property on January 9th. The CAC will speak in favor of this purchase. Since our meeting, a resolution was passed to purchase this property using CHF.
- Group discussed the lack of affordable housing in Water Mill. A few units will be available at the townhouse project that will be for sale. The Euell property may be rental units.
- Discussed the townhouse project. Mosey Muller lives on Nowedonah. The townhouses seem very close to the road, will this require narrowing Nowedonah?
- Has the shoulder on the highway been narrowed with the installation of the sidewalks?
- Why were solar panels not required at part of this project? Why are all vent pipes not shielded on the roof line?
- Discussed the increased density incentive zoning that allowed for so much density. Should that be looked at. Should there be any variances granted for reducing the affordable housing requirement for the increased density zoning. This has happened a number of times in Bridgehampton.

### **Mill Pond**

- Bob Macris is heading the Mill Pond Committee. He will be in touch with Scott Howorwitz and our new liaison regarding the schedule for 2024 for carp harvesting and any other projects.
- Lilypads were harvested.
- Jamie Wilson had been in contact with Ann Welker and she offered to check in with her regarding the status of any outstanding projects.
- Since our meeting, Chip Maran has been assigned as our Trustee liaison.

### **Planning Board**

- Whispering Pines Horse Farm on Head of Pond is proposing some expansion and readjusting of an outdoor ring. CAC has no comments.
- Wave Veterinary, an emergency facility located at the old Ethan Allen property, proposing some interior changes. One member commented the need for this type of facility.
- Dog daycare facility is being proposed at the old Cancos Tile building on CR39. The CAC did not receive plans for the presubmission conference. It is listed as being in North Sea.
- 6,500sf medical building is being proposed on the vacant Willow Road property. Unclear if the property has been sold. Also discussed the 8,000sf medical building proposed behind the Diner. There was some confusion as to which proposal was scheduled. The 8000sf building

already had a presubmission conference and there were no comments from the CAC. There were no comments about the upcoming Willow Road proposal.

-Discussed the numerous letters of intent for marijuana dispensaries in the hamlet and that the letters do not mean that state licenses have been granted. Several locations in Water Mill have been identified and there is no legislation regarding how many dispensaries can be in one hamlet. Talked about how the 1000ft demarcation will be handled. For example, there is a Church on east side of Scuttlehole Road opposite the new Scuttlehole Business Center that has been identified as a potential location for a dispensary. Also discussed the Bridgehampton location that is scheduled to go before the Planning Board.

### **Park at Mill Creek**

-Steve A asked what the timeline was. He would like the CAC to send a letter to Jacqueline Fenlon.

### **Route 27**

-Discussed the condition and signage on the hamlet corridor and the possibility of meeting with representatives from the DOT. Rachel had spoken to Tom Houghton about getting a contact. Jamie Wison volunteered to help with that.

-Discussed speeding through the hamlet and the potential for some speed monitors.

-Discussed the Cobb Road cone project that was tested last year and what is the cost vs. the efficacy. What is the cost for cone projects and blinking lights in regards to police and highway department personnel.

-Everyone opposed any road widening 27 in Water Mill to accommodate traffic patterns.

### **Membership**

-Steve Lerner stepping down. All other members continuing. CAC will send list to Paula Godfrey.

Minutes taken by Rachel Verno