

Water Mill Citizens Advisory Committee
PO Box 880
Water Mill, NY, 11976
watermillcac@gmail.com

Minutes for November 10, 2025
This meeting was held on Zoom

Members: Gloria Rabinowitz, Rachel Verno

Guests: Olivia Motch, Jim Weidner, Bob Macris

Minutes for September 8th approved
No minutes for October 13th, CAC did not meet

MILL POND:

- Bob Macris updated the status of Trustees meeting with DEC. Scott Horowitz met with DEC and they do not want to grant permits for the use of Alum until results from two pilot programs being conducted in upstate NY are completed and analyzed. The DEC does not want to include Mill Pond in another pilot program.
- The SH Trustees had unanimously agreed to use Alum in Mill Pond.
- Bob and Steve A will set a meeting with Senator Palumbo to discuss options. Since our meeting Bob, Steve and Jay Schneiderman met with Senator Palumbo to discuss NYSDEC's obligations under the Clean Water Act.
- Sarah Topping has been assigned to Water Mill as new Trustee liaison. Bob will try to set a meeting with heron behalf of the Mill Pond group.
- A number of water quality projects were granted funding by the Town including PRBs on Head of Pond Road and screens on existing storm drains on Old Mill Road by the museum.

MARKET SQUARE and WATER MILL SHOPPES:

- California based, Runyan Group is considering purchasing both properties.
- Planning Board work session was held on October 23rd. The developers have not officially purchased the 2 properties but they have been meeting with Clare Shea to discuss what the planning process would entail. For example, would they need to go before planning to change the color of the buildings.
- Developers discussed repainting all of the buildings and having a uniform architectural style. They are open to specific design elements (doors, window and trim) but indicated they wanted to stay in keeping with the classic Water Mill feel. Appears as though the two properties would be connected and they discussed access to the traffic light. Planning Board explained that the Town's is considering removing the traffic light, limiting left turns and installing roundabouts.
- Unclear why the CAC had not been informed of the work session, but the Planning Board recommended that the developers, Joseph Miller and David Fishbein meet with the CAC.
- Rachel sent an email to Clare about setting up a meeting. She will follow up.

GENERAL:

- Advertising for lottery of the four affordable housing units was posted.
- Rachel sent an email to Curtis Highsmith and Kara Bak re workforce housing project. Need to follow up.
- Discussed Bill Koral's empty lot on Station Road. Would this be appropriate for affordable housing. CAC has discussed this in the past.

- Is there any opportunity to preserve the facade of the Penny Candy Store and create affordable units.
- Cannabis dispensary on Willow is almost completed. Discussed the number of dispensaries proposed in Water Mill and the immediate area. Hampton's Collective (old Mecox Garden site has already been granted site plan approval), Charlie Fox on CR39 (owned by same person as Calissa is going back and forth with the planning dept but has State approvals), Konner property (BH Carvel) and Barry's Bootcamp property.
- What is the status of the Scuttlehole Business District. Seems like construction has stopped.
- Discussed expansion of Water Mill Lumber.
- No update on status of the park.
- Agree to invite the Supervisor, Tom Neely and Janice Scherer to our January 12th meeting.
- Pier 1 property (Tesla has site plan approval for and never pursued) has been purchased by NYU Langone for 10.85 million.
- Next meeting on December 8th will be on Zoom.

Minutes taken by Rachel Verno