

Water Mill Citizens Advisory Committee
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Minutes for December 8th, 2025
This meeting was held on Zoom

Members: Rachel Verno, Gloria Rabinowitz, Steve Abramson, Jamie Egerton Warburton, Rik Kristiansson, Karen Sutton, Andrew Rouff

Guests: Olivia Motch, Jim Weidner

Public Hearing for Creating CHF Overlay District:

- Discussed TB Resolution to streamline the change of zone process for workforce housing projects that are financed by CHF. This would not be available to developers without CHF funding. Unclear if a project has joint funding if this would apply.
- Members support the idea of trying to make this process faster but do not want to skip over any steps involving public comments. Also want to be sure that this is only for CHF projects where public hearings are held for purchases.
- Discussed how long the process has been taking for the Water Mill project. CAC will contact Kara Bak and Curtis Highsmith for any updates.
- The offering for the four affordable housing units located at the Water Mill Townhouse project has been made. Unclear if the lottery has been awarded yet.

General:

- Jim Weidner and Oliva Motch have submitted letters to join the CAC.
- Discussed membership, Rachel will continue as Chair. Will submit member list to Paula Godfrey.
- Discussed recording Zoom meetings without informing participants.
- Steve A updated Mill Pond status. Since the DEC is not interested in a pilot program for Alum in Mill Pond until the results from their current Alum pilot programs are evaluated, the MP Committee and Mecox Bay Conservancy have suggested the possibility that Chris Gobler conduct a pilot program for Alum on Mill Pond.
- Sarah Topping has been appointed Trustee liaison for Water Mill. Members of MP Committee will set up a meeting and CAC will invite her to a future meeting.
- The sculptures in front of Zoe's (formerly Robert's) and the Water Mill Shops continue to raise questions. Is this a permitted use, how many sculptures are allowed per property, are they for sale, is the gallery still renting space in the complex, etc.
- A development group may be purchasing both the Water Mill Shops and Market Square. The footprint of the two properties would remain, but changes would be made to the exterior and perhaps to the size of some stores. The cross access between the properties may be built out.
- Discussed the Koral Bros. Property still being vacant and for sale. There are approved plans for a 10,000sf building. Would this be another workforce housing opportunity? The site was proposed and then rejected by the FD Commissioners.

- Signage is up for the cannabis dispensary on Willow. Discussed the other dispensaries in the immediate area.
- Elections for FD Commissioner being held. Buddy Wines is running unopposed. No updates on the firehouse. 2% increase in FD budget made. Discussed how much is now in FD reserves. Contract with the Village is up this year.

Upcoming Meetings:

- Supervisor Moore, Councilman Neely and Janice Scherer will be attending our January 12th, 2026 meeting.
- Discussed potential agenda items. CAC would like to discuss the status of the park and the affordable housing project. Would also like to discuss making the hamlet more accessible and safe for walking/biking while also addressing Town's traffic concerns.
- CAC will set agenda and let all guests know what topics we would like to discuss.
- CAC will reach out to the Community Club and Village Improvement to join us in January.
- Will set a meeting with Sarah Topping for February or March meeting.

Minutes taken by Rachel Verno