

## EXECUTIVE SUMMARY

- 1 By implementing a plan for the Hamlet Center as a whole, Water Mill can link preservation and expansion of local open space to desired uses and needed transportation improvements.

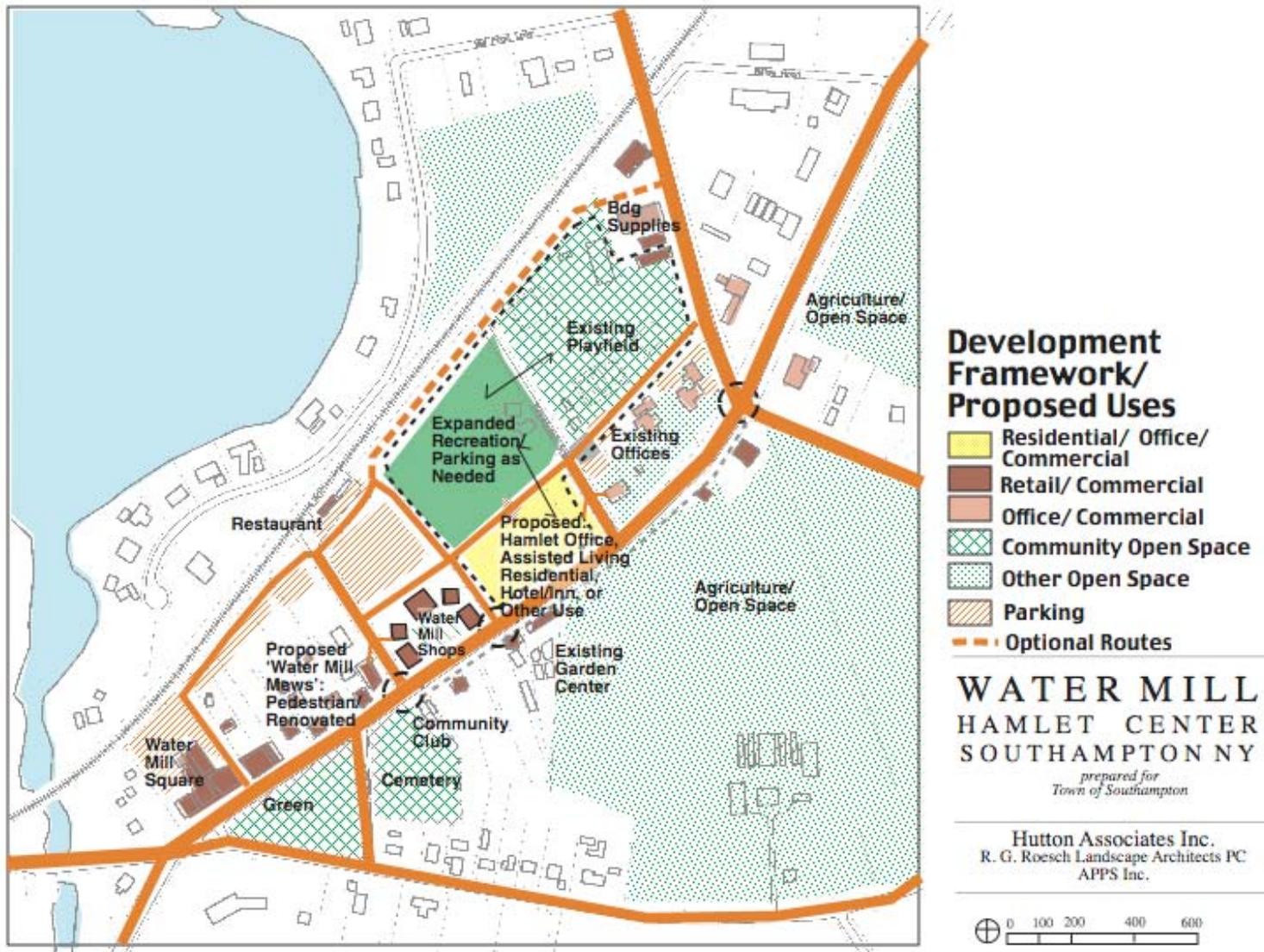
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This Water Mill Development Strategy represents an integrated approach to hamlet center preservation and development. Projected uses and strategies are based on recommendations of the 1999 Comprehensive Plan Update, which examined hamlet potential in the context of the Town as a whole. From west to east, this detailed Water Mill Strategy recommends the following:

- Upgrading the function of the post office and other uses at Water Mill Square through new access links to the east;
- Defining central pedestrian links and auto connections through adjacent properties to the east, creating an attractive landscaped mixed-use area through building preservation and coordinated individual development actions;
- Allowing new hamlet office, retail or residential uses at a scale appropriate to the historic context and a planned development district overlay making possible expansion of Community Club

playfields through consolidations of utility rights

necessary to achieve desired adjacent uses.



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2. Sharing of access and parking will relieve traffic and circulation pressures on the hamlet center and improve its economic viability.

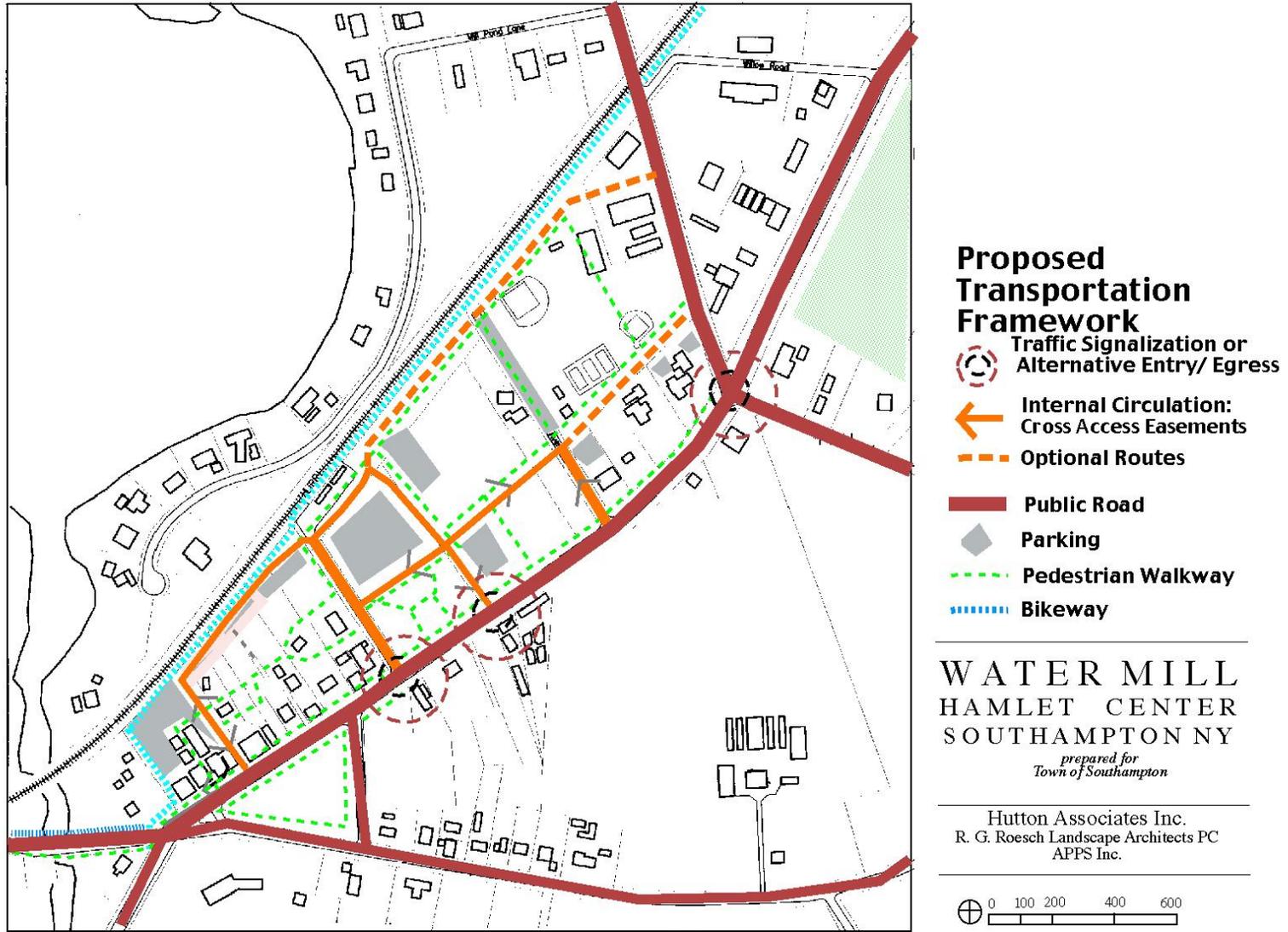
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A key component of the plan is the creation of a framework of secondary cross-access routes through the hamlet center, connecting the various sites (as has been recommended in past studies but never implemented). These access ways would be easements granted through private property, developed according to commonly- agreed guidelines, and maintained by landowners as part of associated on-site parking and circulation. Rights-of-way through land owned by institutions or not-for-profit organizations would be assisted by public sector funding and participation.

Additional signalization and entry/ egress enhancements of the primary Montauk Highway access route should also be implemented. These improvements will allow controlled

access into and out of the hamlet center from Montauk Highway. Alternatives to traffic signalization should also be explored.

Parking recommendations will also improve the functionality of the hamlet center, including shared spaces among adjacent uses and creation of additional spaces in conjunction with new uses.



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- 3 A linked network of pedestrian ways and open spaces will make the hamlet center a walkable and attractive district.
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The hamlet center today is characterized by a series of clustered developments separated by unrelated uses or vacant land. Residents driving to the center to do a series of errands often find themselves driving from one destination to another within the center, using overcrowded Montauk Highway as a common connector.

Implementing a framework of linked sidewalk extensions and off-street walkways will allow access to multiple destinations while leaving the car parked in one location.

In this way, trips to the post office at Water Mill Square can be combined with a visit to food stores at the Water Mill Shops complex, linked by a pleasant walk through informal tree-lined paths and plazas in the proposed 'Water

Mill Mews'. Or residents living in an on-site assisted living unit can walk to nearby cleaners or doctors' offices without having to drive at all.

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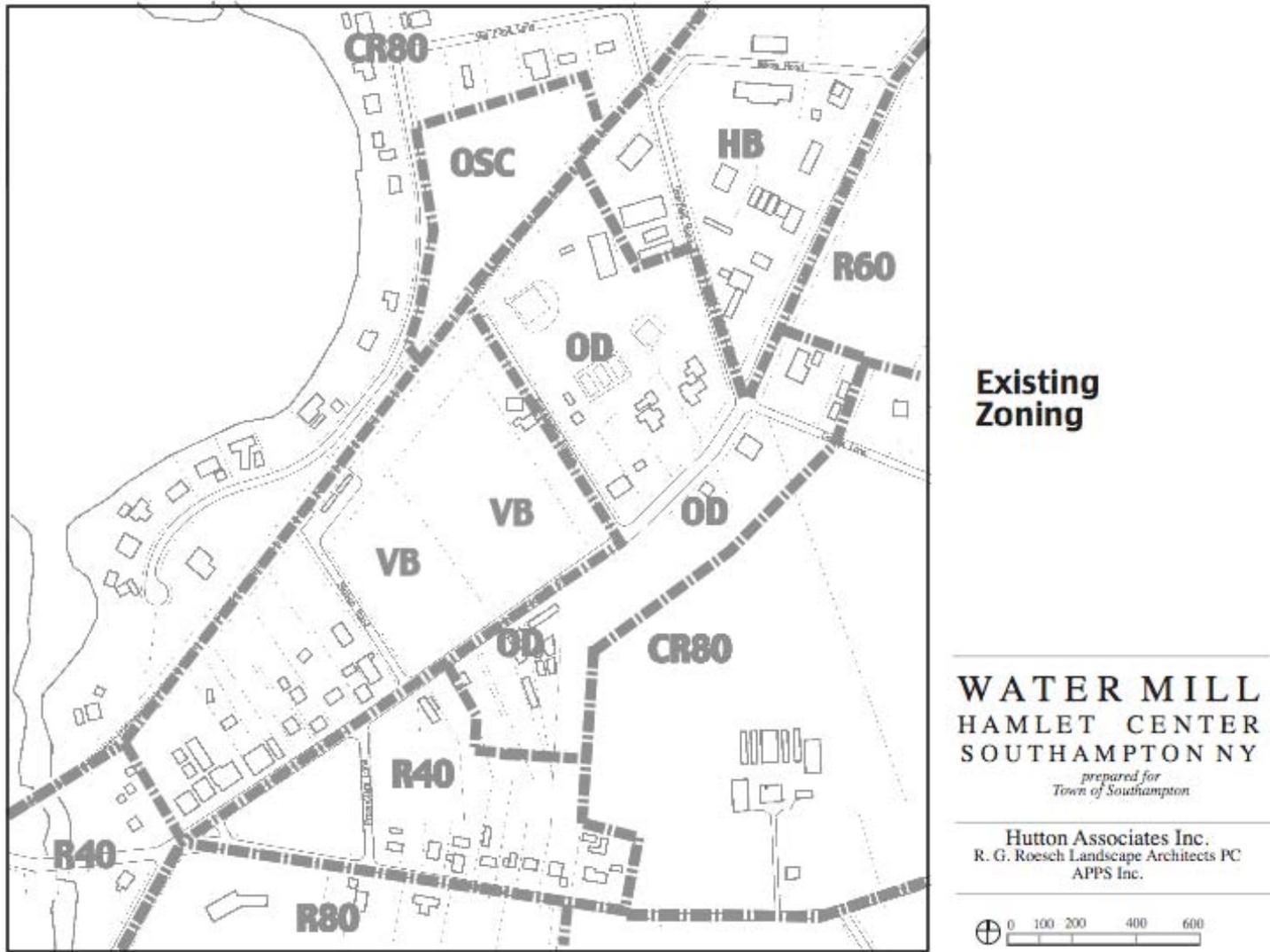
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4. New zoning districts will encourage residentially- scaled building and facilitate consolidation of utility rights and sharing of access.
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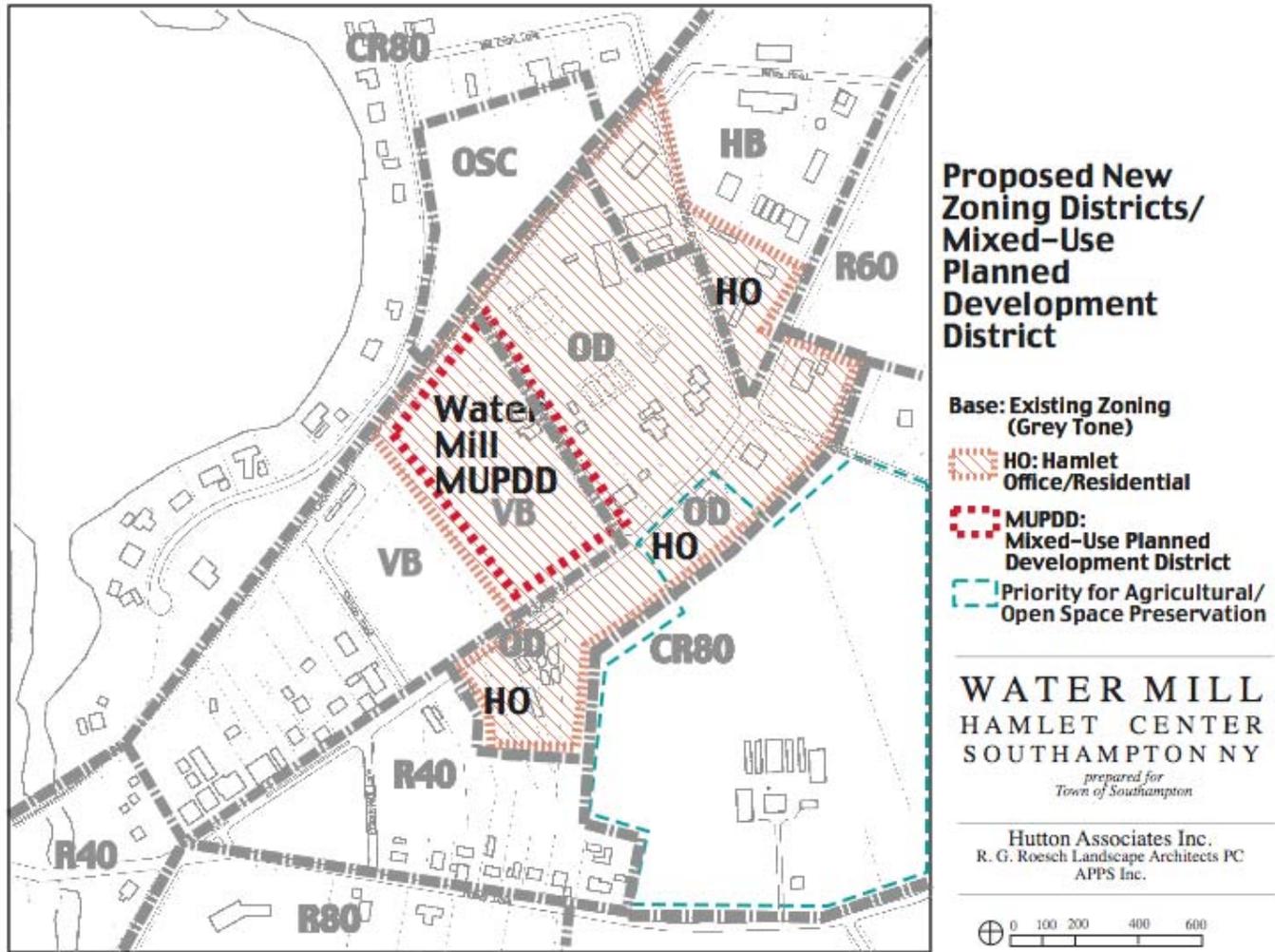
Two levels of zoning are proposed for the hamlet center

- As a base, applying a new residentially-scaled hamlet office/ residential (HO) district to areas as recommended by the 1999 Comprehensive Plan Update-- portions of areas formerly designated as OD (office business), VB (village business), or HB (highway business). In order to maintain the existing open space ambiance, the plan recommends areas on the south side of Montauk Highway as CR80 residential.
- Creation of a 'Mixed- Use Planned Development District' (MUPDD) as an overlay to the new underlying zoning, making possible within this area

additional desired residential uses, consolidation of utility rights to facilitate expansion of the Community Club playfields, implementation of more detailed program criteria, and extension of shared access ways.

In addition, site-specific design guidelines for the hamlet center as a whole provide a framework for the design review and approvals process.





5. **A pro-active partnership approach, involving landowners, public officials and local civic leaders, is necessary to implement this strategy.**

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a 'win-win' scenario for all of Water Mill Center's stakeholders.

This plan incorporates such an approach, which will operate to the mutual benefit of everyone concerned. To implement this plan will take a continuing effort by everyone to put aside past concerns and focus on the future:

- landowners and merchants can find the common thread between their interests and those of the community of which they are a part;
- community leaders and civic groups can achieve their ends through leveraging private development activity and economic energy;
- the Town through its elected officials can use the plan as a means of implementing the approved policies of the 1999 Comprehensive Plan Update, from appropriate land uses and densities which will provide balanced development in the hamlet center, to transportation interconnections and linkages which can mitigate impacts, improve accessibility and enhance economic potential, while at the same time retaining Water Mill's historic character.

What it will take is a true partnership between involved parties, finding and building on areas of agreement, forging