

# Water Mill Village Townhouses

Situate 794 Montauk Highway, Southampton, New York

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## Residential Planned Development District

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*(2014 - Development Plan)*

281,397 SQ. FT. (6.45 ACRES)

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HAMLET OFFICE ZONING DISTRICT

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**13** RESIDENTIAL BUILDINGS  
**48** NON-AGE RESTRICTED DWELLING UNITS  
RECREATIONAL BUILDING  
SWIMMING POOL  
**7.4** UNITS PER ACRE

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PROPOSED BUILDING COVERAGE: **26.6%**  
PROPOSED TOTAL COVERAGE: **53.2%**

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INGRESS AND EGRESS FROM NOWEDONAH AVENUE AND WATER MILL STATION

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**74** GARAGE SPACES  
**70** DRIVEWAY PARKING SPACES  
**23** GUEST PARKING SPACES  
**167** TOTAL PARKING SPACES PROVIDED

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UNIT **A1**: **21** @ 2,764 TOTAL SQ. FT. (W/GARAGE)  
UNIT **A**: **5** @ 2,592 TOTAL SQ. FT. (W/GARAGE)  
UNIT **B**: **15** @ 2,571 TOTAL SQ. FT. (W/GARAGE)  
UNIT **C**: **7** @ 2,414 TOTAL SQ. FT. (W/GARAGE)  
*CONFORMANCE WITH UNIVERSAL DESIGN AND ENERGY STAR*

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ONSITE SEWAGE TREATMENT FACILITY (**ITT SANITAIRE**)

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REMOVAL OF PRE-EXISTING NON-CONFORMING STRUCTURES AND ASSOCIATED USE (I.E. AUTOMOBILE REPAIR)

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CONTRIBUTION TO COMMUNITY BENEFIT WORKFORCE HOUSING FUND (EQUIVALENT TO **25%** OF UNITS)  
INSTALLATION OF PEDESTRIAN WALKWAYS AND BUS SHELTER  
PUBLIC WATER TO WATER MILL COMMUNITY HOUSE