

Draft copy of September 8th, 2014 Minutes of Water Mill CAC
Minutes are not official until reviewed by WMCAC members and
approved at next scheduled meeting
Web site-www.ourwatermill.org

Members present: Gloria Rabinowitz, Marlene Haresign, Rachel Verno and Joe Krazewski

Non Members present: Tom Halsey, Artie Muller, Mary and Kevin Willetts

Minutes of August were approved.

FLYING POINT PROPOSAL:

- The CAC did not receive plans for this proposal prior to the pre-submission conference and this continues to be problematic in terms of participating in the process in a timely fashion.
- Discussion and review of the proposal for 2 buildings at the Flying Point corner.
- Applicant is replacing the existing corner building with a 4,999 sf building
- Constructing a new 15,000 sf building which is an "as of right"
- Applicant has won a lawsuit that allows them a long term lease for these two properties under the condition that they receive site-plan approval within 12-18 months. They are asking the Planning Board to move quickly on this proposal.
- No tenants for either building have been secured (although the tenant of the existing solar business would like to continue at that site) and no use for either building has been discussed. The 15,000 sf building could be divided into smaller businesses some being retail and/or one use. The current zone is HB.
- A cross access road would be constructed to connect all the buildings and funnel on to Flying Point Road. The plan has no details about how the overflow on to a residential road will be handled. The cross access would eliminate left turn lanes on to the highway and would give people access to a stoplight for safety. It would also eliminate some of the curb cuts on to Rte. 27
- The traffic report presented is for 2 days in February. The CAC will ask for a traffic report during peak summer months and will also ask that from now on, no traffic reports be accepted unless conducted over summer months with a holiday weekend included. This is one of the most heavily trafficked intersections and it should be unacceptable to submit a report like this.
- Concerns were raised re: landscaping and buffering from the residential properties, the future of Fortunoff, Diner, and Pier 1 in relation to these two new buildings.
- There needs to be a discussion regarding the overall conditions of all the properties located at this corner and what the best use would be. All the businesses at this corner need to be looked at as a unit and how they impact the area as a whole.
- The CAC will submit a letter to the Planning Board. **(FYI: a copy of the letter is attached)**

MILL POND/DEERFIELD ROAD PROJECT:

- Tom Halsey gave a brief update of Phase 1 of the storm water abatement project.
- Since our meeting, Rachel spoke briefly with Christine Fetten and the project should be completed soon although it may be too late in the season to install the plantings.
- Tom also reported on research he has done on other water bodies using Phoslock. He also has information from his own observations regarding the condition of the pond and the geese population.
- Tom continues to ask for the test results that Lee Lyman conducted on the pond for the past 6 years. The only test results that have been provided are for 2013. This information from prior years exists and at past CAC meetings, the Supervisor and Councilwoman

Scalera agreed to facilitate having this information sent to Tom. Jim Walker continues to say it is too expensive and the Trustees are not being forthcoming. This remains an issue and the CAC feels that the test results for the past 6 years conducted on Mill Pond should be provided.

-Illegal fishing continues to be an issue at Mill Pond and people are spending the night and pulling up the surveyor sticks. Bill Pell had promised to address this issue with the Bay Constable but this continues to be a problem

CR39 SPEED LIMITS:

-The CAC needs to submit a second letter requesting that the speed limit on CR39 from Dale to the intersection with Rt 27 be reduced from 45mph to 35mph.

OTHER BUSINESS:

-The CAC agreed to support the Town Board resolution regarding special exceptions and will also ask that traffic studies be conducted in July and August and over one holiday weekend.

- The CAC agreed to support the effort to reject The Hills PDD application and support the SH Water Protection Alliance's efforts.

Minutes taken by Rachel Verno