

Draft copy of June 9th, 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: Steve Abramson, Marlene Haresign, Steve Lerner, Rachel Verno, Gloria Rabinowitz, Joe Kraszewski

Non Members present: Supervisor Anna Throne-Holst, Councilwoman Christine Scalera, Christine Fetten of Town Engineering Dept., Tom Halsey, Artie Muller

Minutes of May were amended per the following:

Under PHILLIP YOUNG RPDD: (Water Mill Townhouses) – item # 4

It is to be corrected to: “A Water Mill Hamlet Study recommended a bypass road, just south of the railroad tracks, connecting Market Square with Station Rd. This is all private property so the owners would have to agree to the taking of their land although as properties change hands and come before the planning dept. for changes, land has been put aside for this road.

MILL POND and STORM WATER ABATEMENT UPDATE:

The Town is waiting for the DEC to give the results of its sampling done in March. The DEC was to evaluate results from the first application of the Phoslock application. That report is still not completed.

The Town felt that the first application of Phoslock did not do what it what was hoped, due to heavy rainfall, no storm water abatement in place, and runoff from undeveloped land. Because the DEC reports did not come in as expected (they are two months late), the window for a second application of Phoslock was missed. No application of Phoslock will be administered this year. Depending on the results of the DEC report, a decision will be made regarding additional Phoslock treatment.

Tom Halsey indicated he has been trying to get results of previous testing going back 5 to 7 years, Supervisor Throne Holst said she would get that information to him.

Before considering a second application of Phoslock, the Town felt the run off into the pond had to be dealt with. The 2nd phase of the proposed run off abatement project was discussed. The CAC had asked for a plan that could address up to 4 inches of rainfall. Given the limitations of available land, that would be impossible. The most rainfall that could be addressed would be up to 1 ¾ inches. This plan was explained by Town Board members and Christine Fetten. Drawings were shown indicating the swales on either side of Deerfield Rd that would be required and it was explained that much of the vegetation would need to be removed and guardrails would need to be installed for safety reason. All of this will thoroughly alter the look of Deerfield Rd and will only handle up to 1 ¾ inches of rain runoff. The CAC and residents in attendance agreed with the Town that this was not a viable design plan. In addition, all agreed that until the source of the storm water runoff was addressed, phase 2 should be put on hold.

Phase 1 is shovel ready, Keith Grimes has been awarded the contract and Christine Fetten said she was hoping it would begin on Friday, June 13. The project involves the removal of 3 existing pipes and merging them into one. There will be check dams to catch the sediment. However, she emphasized that if we get a 2” rain, it will still be problematic. Phase 1 does not address containing the source of the storm water runoff and that continues to be a problem given the topography of Deerfield Rd.

Steve Abramson reported that all the property owners on Mill Pond have been asked to pump

out their septic systems regularly. He suggested to the Town Board members present that the Town legislate mandatory pumping out of septic tanks.

The Trustees should also agree to a fall harvesting of the lily pads.

Floating Islands Proposal:

On June 2, a presentation was made to the Town Trustees on the concept of installing a floating island in Mill Pond at the funnel input point on Deerfield Road. This presentation was well received, and a follow-up proposal was sent to the Trustees by the presenter, Rob Crook of Floating Islands Southeast, Leland, North Carolina. The concept is to absorb the nutrient content of storm water runoff at the point of entry to the Pond. The island would be about 130 feet long and 20 feet deep, vegetated with native plantings, and harvested annually to remove the nutrients from the Pond. Each year about 2600 lbs. of Nitrogen and 308 lbs. of Phosphorus would be harvested. The cost of the island would be about \$75,000 planted. The Trustees were urged by CAC members to evaluate the concept quickly, so that - if approved - there would still be time to install the island in July of this year.

Trustee Warner asked if the residents would be paying for this island, and Steve Abramson told him that would be unlikely given the fact that residents had paid \$90,000 for the SolarBee water circulators that were erroneously blamed for the fish kill (2008) and prematurely removed by the Trustees. Trustee Warner suggested that the cost be split equally among the Town, Town Trustees, and residents. There is a principle problem with a residential contribution in that the Deerfield Road storm water pollution should be the responsibility of the handful of property owners on Deerfield Road not containing their storm water runoff. It has been suggested that the Town solidify code requiring all property owners to contain storm water and that the code be backed up by stiff penalties for non-compliance. The presentation that was made by the company that installs the floating islands seemed in general to be a common sense process by the Trustees, Interscience and Lee Lyman. However, Chris Gobler said he did not think it was effective. The islands are planted with native vegetation and every year must be harvested and replaced. The cost of \$ 75 K to \$90 K is not that exorbitant. The Trustees will be getting a proposal for their review.

Carriage House Resolution:

A resolution is being presented in an attempt to incentivize owners of historic homes to preserve these structures instead of demolishing them in order to build larger structures. All members agreed to support this resolution. Since our CAC meeting, this resolution was passed.

Proposed CVS in Bridgehampton:

Rachel filled in members on the status of the proposed CVS on the vacant parcel at the corner of Montauk Hwy and Sag Harbor turnpike. This is a very contentious issue. The Bridgehampton CAC has been active in bringing this issue to the press and retaining legal advice. Plans for the building at this site have already been approved by the Planning Board, but there is a size limit for stores in the hamlet center. In order for CVS to inhabit all 9,000 sq. ft. of the building, they would need special exception approval from the Planning Dept. There are 13 points required in the Town Code and CVS would have to meet that threshold in order to get Special Exception approval. The CAC feels there are at least 4 or more points that cannot be met. Specifically, Point B, C, G and I cannot be met.

Discussion about the historic nature of this corner and the possibility of the Town using CPF funds to purchase this property. Eminent domain has also been discussed in the press.

The CAC agrees that in terms of safety, traffic flow and limited parking, this property should

remain undeveloped and cannot under any circumstances handle the volume that would be generated by a store like CVS.

Further discussion regarding whether drugstores should still be an allowable use in HO and HB given that they now often function as convenience stores.

Minutes taken by Gloria Rabinowitz and Rachel Verno