

Draft copy of March 16, 2015 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, Rik Kristiansson, Gloria Rabinowitz, Rachel Verno, Steve Lerner

Guests: Councilwoman Christine Scalera, Charlie Corwith, Tom Halsey, Crosby Renwick, Philip Young, Rich Warren, Tim Rumph, Mary Jane Asato

Minutes of December were approved.

WATER MILL VILLAGE TOWNHOUSE RPDD:

CAC members spent the first part of meeting (before developer and his representatives arrived) discussing Water Mill Village Townhouses site plan. The Town is requiring the developer, Philip Young, to have a Town Board pre submission hearing on March 24.

The CAC concentrated on 3 issues: 1) density, 2) affordable housing and 3) public benefits.

Re density: 48 units are proposed and 24 units would normally be allowed on this size parcel. The majority of members felt they would prefer less units than the 48 proposed.

Re affordable housing component: discussion on whether or not units should exist on site and whether this complex would be the best place for either owned or rental units set aside for affordable housing. Members discussed the “cash in lieu of” option for the developer as opposed to having the affordable housing on site and how many units the 3 million dollars proposed for “cash in lieu of” would actually cover in the hamlet of Water Mill or the immediate vicinity. There is a 10% requirement for affordable housing and the developer is proposing an additional 15% as a public benefit. 15% would amount to 12 units if located on site and it seems unlikely to reach that number offsite. Members also commented that the 3 affordable housing opportunities proposed by the Housing Authority were vague and out of date. One option was never available and the other two may not fall within the Southampton school districts.

Re public benefits: It was stated that installation of bus shelter is no longer applicable as it has been installed by Town, and removal of unsightly garage and adding sidewalks are not a public benefits.

Also discussed the possibility of developer contributing to fund for water quality related issues for Mecox and Mill Pond as a public benefit.

STORMWATER ABATEMENT PLAN and MILL POND:

Councilwoman Scalera indicated that Christine Fetten will be preparing several versions of storm water containment plans to give to the Supervisor and in turn, the

property owner, Mr. Joe DiMenna for consideration. The Town's original proposal when they were planning to purchase the land was to use 1 or 2 acres of this property for storm water containment. The owner is not open to that solution. Mr. DiMenna had promised to plant ground cover last year, which did not seem to take and hay bails and plastic were installed at the southeast corner after the immense flooding around the Thanksgiving storms. Nothing beyond that has been done and the owner has explained that he does not know what his future plans for that property are. With the snow melt and spring rains coming, the CAC is anxious to have a plan of action in place to prevent further inputs to Mill Pond. Discussion about the flooding issue at the intersection due to the runoff from the DiMenna property and the icing problem over the winter months.

Councilwoman Scalera will speak to Christine Fetten regarding a time frame and the CAC agreed to invite the Trustees Scott Horowitz and Ed Warner, along with Councilwoman Scalera and Christine Fetten to our April CAC meeting to talk about about a plan of action for Millpond and to get an update on status of Deerfield Rd. and what options have been decided on re storm water containment. Guest, Charlie Corwith asked if the 2 drains installed at the bend on Deerfield could be repaved more evenly.

WATER MILL VILLAGE TOWNHOUSES RPDD w/applicant and reps:

After Councilwoman Scalera left, representatives for Water Mill Village Townhouses updated the status of their site plan and submission process.

CAC re-iterated its support for a residential development on this property but had issues with density, affordable housing and public benefits.

When asked how the yield was determined, Rich Warren indicated that it was based on the capacity of the waste system. 8 units per acre are proposed and Rich felt this was a yield for many projects in the area. Some CAC members expressed that 6 units per acre were more desirable. Currently, 48 units are proposed and the developer will give 25% of the affordable housing component (approximately 3 million dollars) to the Housing Authority for use off site. Young explained that putting the 25% or 12 units on site would not make the financing for the project feasible since there is a cap on how much he can ask for the market value units. He also discussed issues with rental units mixed with market value units, how the condo costs would be covered and where the units would be placed since they would stand out as being smaller in square footage.

The CAC indicated the need to see actual parcels that would be available within the hamlet or its proximity and within the school district. If the proposal is to put money into the Housing Authority, it can't just sit in a fund or be used outside of the area. Mary Jane Asato indicated that Curtis Highsmith had some specific ideas for available property and that he would be attending the pre-submission conference to explain in more detail. The CAC felt that a real plan for the affordable housing component needed to exist if the units were not going to be located on site.

CAC explained that aside from the additional (above the required 10%) affordable housing cash in lieu of, the other public benefits listed by developer were out of date and not significant enough. The bus shelter has been installed. The developer feels

removing the old auto repair shop and installing sidewalks is a public benefit. The CAC differed and felt this would be a required part of the site plan. The developer plans to bring public water down Nowedonah so the two property owners and the Community Club could hook up. Members suggested donating funds to the existing Water Quality Fund or creating another water quality fund for the designated purpose of remediating Mecox Bay/Mill Pond. The developer's representatives were receptive to that idea and will begin to research that.

It was also suggested that Young put in storm drains on Nowedonah Ave. to prevent flooding that occurs from the large amount of storm water runoff from Montauk highway during heavy rains. The CAC will also speak to Tom Neely about having the State look into the current drain system on Rte 27 at this intersection with Nowedonah.

After Young and his representatives left, CAC further deliberated our position on this development.

1. The majority felt we should ask for a reduction in units
2. The majority expressed that if the 25% affordable housing component wasn't going to be located on site and "cash in lieu" was being proposed, there had to be a real plan and workable locations should be within the Southampton School district.
3. The majority also sought a Water Quality Fund donation for the remediation of Mecox Bay/Mill Pond as a public benefit.

-FLYING POINT 1 AND 2 PROPOSAL – SE corner of Montauk Hwy and Flying Pt Rd.

A proposal is before the Planning Board by the owner of this property to develop it "as of right". Another traffic study was done this past June.

The Planning department has deemed the plan incomplete and when revisions are made, the CAC will receive a copy for review.

Minutes taken by Gloria Rabinowitz and Rachel Verno