

## **May 10th, 2010 - Meeting Summary**

Members present: Chair Rachel Verno, Gloria Rabinowitz, Marlene Haresign, Steve Abramson, Rik Kristiansson and Joe Krajewski

Non-members present: Jeff Murphree, Wayne Bruyn, Peter Charos, Peter Charos, Jr., Harrison Gray, Alice Leyden, Grania Brodin, Monique Knowlton, Aline Griffin, Fred Camman, Susan and Frank Keenan, Ann LaWall, Tom Shea, Jan Harboy, Terry Kiernan, Jennifer Landes (East Hampton Star)

### **Meeting opened with following announcements:**

On June 1st the Southampton CAC will be discussing the proposed King Kullen Tuckahoe center PDD. CAC Chair will attend.

Our CAC letter regarding the dangerous intersection at Scuttlehole/Strongs/ Head of Pond Roads was sent. Nancy Graboski responded and we will monitor.

Proposed Towd Road bus route letter was also sent to Suffolk County with copies to Town Board,. County Rd 39 re-stripping letter was sent requesting that lanes be changed to two westbound and one eastbound (The Town also agrees with this). Plans are for the County to start on this before December.

The culvert repair at the entrance to Water Mill is almost completed. Replanting and landscaping should be finished by the end of the month and seeding an privet replacement will be done before Memorial Day.

LIPA Sub-station: A proposed substation to be erected along the Sag Turnpike has been stopped because of tiger salamanders found on the sight. LIPA did not do the proper review of that area so there is currently a stay on it. LIPA maintains that enough electrical power to this location is already underground.

Town web site to link CAC's and Civics. The Town is working on this site which will greatly help in communications between all these organizations.

Water Mill Corridor Study initiated in 2003, which was to deal with stretch of Montauk Hwy from Deerfield to Scuttlehole, has never been completed. This study is listed under Nancy Graboski's 2010 responsibilities. CAC has asked repeatedly for this to be finished and will write a strong letter to Town Board again. (Note: Since our meeting a letter was submitted requesting this report.)

### **Flying Pt PDD:**

Wayne Bruyn, who represents the owners of part of this property and Jeff Murphree, Land Management Administrator for the Town, presented two different plans for the southeast corner of Flying Pt Rd and Montauk Hwy. The Town plan deals with the parcels owned by the Charos family. (approx 4.9 acres.) The Wayne Bruyn plan incorporates the parcels owned by Harrison Gray (Pier One, former Fortunoffs). This is over 8 acres. Zoned Hwy business, the permitted uses such as furniture stores, car dealerships, lumber supply, etc - are businesses that are more vehicle oriented than "walk" oriented. By creating the PDD, uses will be opened to supermarkets, dry cleaners, restaurants, apparel, etc.

The original proposed site plan, presented in 2002, was all commercial. The Town wanted affordable housing added. In 2004 a mixed use of retail, office and apartments was proposed. Since that time, the plans have been further refined.

There will be 4 more buildings of various sq. footage. Several will house apartments. (a total of 47, almost half of which will be affordable). The corner will be an open "green area" that will house the Chromo glass septic system.

If the two parcels are combined, the site plan calls for expanding the current Fortunoff building and the Pier One building.

The CAC raised several questions:

What is the primary benefit to Water Mill from this PDD.

How will it impact the already bottled up traffic along the Hwy?

Would another light be installed in front of the Pier One store driveway so that people could exit right and left? Would there be a bus stop?

What is the rationale for adding to the Fortunoff and Pier One buildings other than giving Harrison Gray an incentive to improve his property?

It was pointed out that by combining these parcels there would be less entrances to the property along the Montauk Highway thereby improving traffic flow and that a lot of the traffic would exit the property onto Flying Pt Rd.

After a lengthy discussion, CAC requested they receive copies of both plans and the descriptive material. The CAC will devote its June meeting to carefully reviewing these plans.