

## **July 14, 2008 Meeting Summary**

Members present: Co-Chair Steve Abramson, Co-Chair Rachel Verno, Gloria Rabinowitz, Marlene and Tom Haresign, Joe Krajewski, Paul Griffin, June Morris, Barry Levy, Toni Maloney and Mary Schader

Non-members present: Village Trustee Fred Havemeyer, Group for the East End Jenn Hartnagel, Cherry and Howard Kaneff, Riki and Bob Larimer, Emily Corner, Rik Kristiansson, Mary Rode, Miriam Goldfine, Barbara Clarkin, Bill Berkoski, Terrance Fiore, Jinny Ewals, Alex Latham, Stephen and Mary K. Lerner, Doug and Catherine Alnwick, Mosey and Kristina Muller, Emily Conner, Dennis Suskind, Kyle Collins and ADL Architect Alex Latham

### **WATER MILL STATION SITE PLAN PROPOSAL:**

-Co-Chair presented an overview of the Station Road Project, which calls for 7 buildings totaling 23,000 sq. ft. It is a 2-acre property located directly behind the Citarella Shopping Center. The plan includes the renovation of the existing station and new construction of 6 additional buildings.

-The property is located within an environmentally sensitive area as outlined in the Southampton Town maps. It is also located in the heart of the Water Mill traffic bottleneck.

-The applicant had been granted 75 parking credits in exchange for allowing the Town an access easement on to Nowedonah Avenue. The plan should have 133 parking spots but only provides 55 because of the parking credits. The applicant plans to make up for the lack of parking spaces by making an agreement with the owner of the Citarella Shopping Plaza to use their parking lot. Because of the parking credits, the square footage of this project is larger than would normally be allowable on a piece of property this size.

-The applicant, Dennis Suskind gave a brief description of his plan. He explained that the project had been subject to two Planning Board work sessions over the course of the past year and he felt that this was a solid plan that respected the needs of the community. He does not feel there is any significant negative impact to the hamlet despite the CAC's concerns over scope, scale, traffic, environment, lack of parking spaces and the access to Nowedonah Avenue, which is perceived as an attempt by the Town to create a bypass road to Deerfield Road and eventually on to Scuttlehole Road.

He did acknowledge some of the CAC's concerns regarding lighting, screening, architectural style and signage and stated he would address those concerns.

-Regarding the increase of traffic on to Nowedonah Avenue, the applicant acknowledged that the Water Mill Community Club would most likely have to erect a four foot fence around the ball fields to protect children from running into the road. He suggested he would be "willing to work" with the community to help offset that cost. He also suggested that the MTA could block off access from

Nowedonah Avenue to Deerfield Road on their ROW as a means to keep this from becoming a bypass road.

-Project planner Kyle Collins went through the specifics of the project and how the plan conformed to various studies. He felt this plan poses no negative impact to the wetlands, to traffic, or to the groundwater.

-The architect for the project, Alex Latham, described the architectural elements of the plan and addressed the CAC's concerns.

-Jenn Hartnagel from the Group for the East End, asked how much smaller this project would have to be if the Town did not grant 75 parking credits in exchange for the access easement to Nowedonah Avenue. Kyle Collins explained that he did not have this information. Since our meeting, the CAC has learned that without the parking credits, this project would need to be either reduced in size from 7 buildings to 5 OR all 7 buildings would have to be reduced from two stories to one.

-The CAC's opinion is that without the access easement to Nowedonah Avenue which we feel serves no long term benefit to the Town since it can never go all the way through to Deerfield Road without condemning land from the Community Club, no parking credits would be granted to the applicant and the project would therefore need to be reduced in size.

-The CAC has since asked the Planning Board for a full environmental impact study.

### **MORATORIUM ON COUNTY RD 39**

-The CAC will write a letter supporting the moratorium.