

**Draft copy of November 14th, 2011 Minutes of Water Mill CAC
Minutes are not official until reviewed by WMCAC members and
approved at next meeting scheduled for December 12th, 2011**

November 14th, 2011
Web site-www.ourwatermill.org

Members present: Chair Rachel Verno, Marlene Haresign, Gloria Rabinowitz, Steve Abramson, Steve Lerner, Joe Krajewski, Rik Kristiansson
Guests: Al Kistler, Marilyn Kirkbright, Jay Harboy, Susan and Frank Keenan

The minutes for October were approved.

GENERAL COMMENTS:

Rachel reported on the following:

Susan and Frank Keenan are pursuing the high intensity lights on Cty Rd 39 and the repeated lack of response from Code Enforcement and the Town to address dark sky violations. This is indicative of a larger problem in that code violation issues raised by residents and CACs take far too long to be resolved. The CAC discusses concerns, submits letters and nothing happens. This is an ongoing problem regarding signs, lighting, garbage pickup at the bus stop, residents installing boulders and permanent obstructions in front of their properties that the Town technically owns. There needs to be a more efficient way for the CAC to achieve results, even if we are told by Town officials that there is nothing to be done, which is unacceptable. We can't keep revisiting the same issues month after month.

INTERSECTION OF MEXCOX RD AND MONTAUK HWY:

An e-mail from the BH CAC sent to our web site brought this to our attention a year ago. Tom Neely will be going to the BH CAC meeting on Nov 28th to discuss this dangerous intersection. Rachel felt there was no easy answer to this. Discussion also followed on another dangerous intersection in Water Mill at Mont. Hwy, Davids Lane and Deerfield Rd. and whether or not more traffic lights need to be installed, if no left turns at certain intersections, and whether or not a center holding lane would be helpful at the Mecox Road intersection. It does not help at the Deerfield Road intersection and the center lane actually creates a very dangerous practice of motorists traveling in that center lane in both directions.

MILL POND REMEDIATION UPDATE

There has been no information since the phoslock test was performed on October 17. Phosphorous levels will be taken every two weeks for 8 weeks starting from the date of the original test. If successful, we must look to the Trustees to show leadership and urge the Town Board that funding must be found for this project.

PROPOSED CHANGE OF USE FOR SOUTHAMPTON VILLAGE RE HIGHWAY BUSINESS ZONE:

The Village of Southampton is proposing changing the HB zoning on CR39 in order to allow for a supermarket as a special exception use. This would only apply to Village controlled property. The supermarket would be limited in size (10,000sf-20,000sf) and the lot would also have to be of a certain size (at least 60,000sf.) This change is prompted by an application by

the Fresh Market food chain at the southwest corner of Hampton Rd and Flying Point Rd. **The CAC unanimously voted to oppose this change on the basis that the intent of HB zoning on CR39 is to encourage low traffic producing businesses.** A supermarket relies on high volume traffic in order to be successful and this is not acceptable on CR39. Rachel sits on the CR39 Committee and she explained that a supermarket, regardless of size, should not be encouraged on this corridor. The CAC has continually opposed the change of zone proposal for the Flying Point PDD application for this exact reason. The CAC has also opposed a zone change proposal that would have allowed for a 7-Eleven at the Sleepy's mini mall as well as the King Kullen PDD. To our knowledge, the Village opposed these proposals too and it is troublesome that changes would be made to any zoning because of a specific application. Discussion followed among both members and guests that if you allow a supermarket, how do you distinguish between a Citarella and Whole Foods and a convenience type store like 7-Eleven. The CAC discussed the dangerous precedent this would create and the argument that the Village needs another supermarket does not warrant altering HB zoning. The CAC has already been contacted by several residents living on Flying Point Road who are clearly upset by the prospect of additional traffic on a road that is already being used as a bypass. There is also the concern of deliveries, stadium lighting and garbage. The CAC will submit a letter to the Town Board asking them to take a position on this proposal. Since the CAC meeting, the Village had set a date for a presentation on December 8th and a public hearing for the zone change on January 12th. The CAC has advised the residents on Flying Point to organize their neighbors and attend the meetings. Rachel will also be in contact with the other CACs. Members also felt it was ill advised to consider any new enterprise that would increase traffic and raised the fact that the County has plans to widen to 2 eastbound lanes going into this intersection and that would also have a negative impact.

WIDENING OF CTY RD 39:

The County has proposed adding a second eastbound lane from the 7-Eleven to the intersection of Rte 27. NY State controls the portion in front of the small complex where the Hairitage Salon, and Dr. Kot's office is located along with other shops. The CAC had argued that the second lane should be made heading westbound out of town in order to prevent an even worse bottleneck at the intersection at Rte. 27. The Town agreed with this request, but the County continues to insist on creating a second eastbound lane. The CAC believes that this is the County's way of forcing the State to widen Rte. 27 which is something the community and the CAC strongly opposes. Currently the widening, which has been postponed a few times, will start in May. The work will continue for 8 months, exactly at the beginning of the peak tourist traffic. CR39 will have to be shut down for several days for work to be completed over the RR crossing and at any given time, there will be limited use of the highway. While this is basically a re-stripping project, there will be some physical widening of the road. Like the previously widened section of CR39, the shoulders will be greatly reduced. The estimated cost is 4.9 million (currently the County only has 3.8 million). **The CAC has unanimously voted that this section of CR39 from the 7-Eleven to the intersection at Rte. 27 should remain single lanes as this is a good "calming down" section that prepares motorists for Rte. 27.** The CAC also feels that spending nearly 5 million dollars for a "road to nowhere" is unacceptable in this economic climate and we would like to see the money spent on more worthwhile projects, namely resolving the ongoing safety issues on the previously widened road that have never been addressed by the County. In addition, no one from the County has ever spoken to the homeowners along this proposed widened stretch and these owners have begun contacting the CAC with their concerns. They are aware of the problems the residents on the previously widened section of CR39 now face

regarding noise, safety, exiting their driveways and the reduction of their property values. Rachel also reported that when this issue came up at the CR39 Committee, all those present felt that this section of CR39 should remain single lane for all the reasons previously stated. The CAC will submit a letter to Town Board asking them to take a position on not moving forward with this project and those copied will include Assemblyman Fred Thiele.

OTHER BUSINESS:

Community Preservation Fund Purchases:

Steve Abramson distributed a report he compiled on the updated CPF purchases and according to the statistics, Water Mill, Bridgehampton, Southampton and Sag Harbor accounted for 67% of the transfer tax. Steve feels it is important to purchase as much land as possible now that prices are much lower and the CAC will get out a letter supporting this to the Town Board and will attach the report.

Term limits for Town Trustees and other Town elected officials such as Highway Superintendent:

Currently these positions have no term limits and it was agreed that this issue should be raised to the Town Board. This issue will be discussed at our December meeting.

Minutes taken by Gloria Rabinowitz