

## March 14th, 2016 Meeting Summary

Members present:, Steve Abramson, Marlene Haresign, Rik Kristiansson, Gloria Rabinowitz  
Guests: Wayne Bruyn, Amy Cherry Abitbol, Debbie Kropf, Jodie Webber

Proposed Destination Spa/Wellness Retreat: Wabi Sabi ,at 329 & 337 Montauk Hwy,  
Just east of the Parrish Museum

Wayne Bruyn gave a history of the property and its previous uses and presented the proposed site plan for this project.

The two parcels will be merged as one.

The architect, Debbie Kropf, showed renderings of various structures, courtyard, etc. on the property

Front existing building will be removed; the one in the rear will remain along with additional structures.

There will be a total of 14 units for the guests.

There will be a demonstration kitchen but no restaurant.

Food will be brought in

This retreat will only accommodate guests who will sign on for the spa/treatment program.

However, if there is availability, a person could only sign up for a half day or full day of treatment.

CAC members asked several questions regarding the following:

Will parking area be visible from road? – No, cars will be parked behind a wall and landscaping.

Guests will proceed on foot or by golf cart to their accommodations.

What is the proposed septic system? – It will be a standard system

What is exterior building material? - Wood cedar

What kind of Outdoor lighting? - Lighting will be dark sky compliant and low key, consistent with the use as a spa/wellness center

Will there be outside music? - There will be no amplified outside music.

Hope to be operational in 2 years pending approvals. The owner of the business also wants to have programs that will be available to the community, such as wellness lectures, etc.

CAC members present all supported this project with one caveat. What will happen to the use if the business fails.

Wayne Bruyn indicated that the ZBA will craft a very narrow non-conforming use so that this property cannot easily turn into a motel.

CAC will write a letter to the ZBA expressing this concern.

The property owner is going before the ZBA on March 17th.

There will be a public hearing on this project going forward.