

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
THURSDAY, AUGUST 2, 2012 AT 6:00 PM AT THE SENIOR NUTRITION CENTER,
369 NEIGHBORHOOD ROAD, MASTIC BEACH, NEW YORK**

Chairman Hubschmitt called the Work Session to order at 6:12 PM and led the audience in the Pledge of Allegiance and Moment of Silence

Roll Call was taken by the Village Clerk

In attendance: Mr. Hubschmitt
Mr. Viola
Mr. Hughes
Mr. Hoffstatter
Mrs. Griffin
Mr. Priois

Also in attendance: Christopher Bianco, Esq., Egan & Golden
Virgilia C. Gross, Village Clerk

Chairman Hubschmitt announced the resignation of Mr. John Mensch citing work conflict and that the Mayor and Board of Trustees will designate his replacement. Mr. Hubschmitt then introduced Christopher Bianco, Esq., of Egan & Golden, who will be working with the Commission.

Mr. Hubschmitt met with Mr. Egan at Village Hall regarding proposed changes from the first Zoning Commission report with questions regarding R1 & R2 zoning.

A discussion was held regarding a comprehensive plan. Attorney Bianco stated that the Board of Trustees can put together a comprehensive plan, hire traffic consultants and conduct impact studies, or, they can choose to save time and money by Commission's intentions that can be considered a comprehensive plan. A comprehensive plan can also be drafted after receiving the Zoning Commission's report.

After a preliminary review, Attorney Bianco advised the Zoning Commission of his thoughts regarding x floating districts and suggested that Patchogue be mirrored for same, and that the number of zoning districts created in the first report is satisfactory.

A discussion was held regarding historic preservation review board, planning and zoning boards and architectural review boards.

A discussion was held regarding residential districts and that no provision for multi-family housing currently exists. It was suggested that after a period of 25 or 15 years non-conforming parcels will revert back to conformance. A brief discussion was then held regarding the recoupment of investments for property owners.

It was also noted that two family within the residential business district regarding senior assisted living or senior citizen housing be defined in actual code, with minimum age identified as well.

A discussion was held regarding the right of citizens to purchase properties for the purpose of rental income and control of same.

Mr. Hubschmitt made motion to open the Work Session to public comment. With no questions, the public portion was closed and the Work Session re-opened.

Attorney Bianco also suggested that Downtown Business be renamed to Business One, as a stylistic matter.

Mr. Hoffstatter announced the upcoming Public Hearings by the Board of Trustees regarding the Historical District Commission and Architectural Review Board and recommended that the members of the Zoning Commission attend same.

A discussion was held regarding accessory apartments and the definition of "immediate family" and planned retirement communities. Attorney Bianco advised the members that they could float zones for future multi-family dwellings and planned retirement communities.

A discussion was held regarding the amortization of two-family homes and years for same.

Mr. Hoffstatter led a discussion of total side yards and buildable lot size recommendations, including health department requirements and board of review. The merger of properties was also discussed. The suggestion of striking 9-1 "merger of separate and single" was made by Mr. Hoffstatter.

Mr. Viola stated that he felt the commission has a leg-up with something to go by as a guideline from the previous zoning commission report.

Future Zoning Commission Work Session dates were selected as: August 16th and 23rd, with a motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was resolved to cancel the Work Session for August 30th.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was resolved to accept the minutes for the July 26, 2012 Work Session.

Chairman Hubschmitt stated that a new co-chair will be selected.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was resolved to open the Work Session to Public Comment.

Jamie Reason: Recommended that radial zoning of historic be placed around the Nathaniel Woodhull cemetery and to remove historic district designation from Old Mastic.

Jane Powers: Asked for clarification of amortization time to run from for non-compliant parcels.

Chairman Hubschmitt thanked Mrs. Griffin for serving as the secretary to the Zoning Commission.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was resolved to close the Work Session at 8:15 PM.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

August 29, 2012

