

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
THURSDAY, AUGUST 23, 2012 AT 6:00 PM AT THE SENIOR NUTRITION CENTER,
369 NEIGHBORHOOD ROAD, MASTIC BEACH, NEW YORK**

Co-Chairman Priois called the Work Session to order at 6:02 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. Viola
Mr. Hughes
Mr. Hoffstatter
Mrs. Griffin
Mr. Priois

Absent: Chairman Hubschmitt

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

Mrs. Griffin led a discussion regarding the use of Ocean Beach with Mr. Hoffstatter's recommendation for R1 and R2 included; changes for page 8 and the Town of Brookhaven text regarding non-conforming lot size.

Mr. Viola was concerned that many does not apply to the Village; R1 can be plugged in and that the front part of the document needs to be tweaked.

A discussion was held regarding which document is preferred by the Zoning Commission – Ocean Beach or the Village of Mastic Beach document. Mr. Hoffstatter prefers the V.M.B. document along with Mr. Viola. Mr. Viola suggested that they work from points of changes in definitions.

Mr. Priois suggested the use of free labor from the college for typing with Mrs. Griffin preferring to keep local control of the document produced by the commission.

Mr. Priois would like others to look at and advise the commission. Mr. Viola suggested passing a resolution setting R1 that evening.

Mr. Hoffstatter recommended the following:

- Page 5, keep in its entirety
- Page 6, additional word usage and definitions, add "Abandonment"
- Page 7, "building height" instead of area, including roof height, with Attorney Bianco advised that "surrounding grade" may be too broad

A discussion was held regarding the height of building, with first joists as beginning measurement mark, when pilings are present, etc.

Mrs. Griffin read an article from Newsday regarding large homes in Southampton. A discussion was then held regarding home sizes and lot sizes.

A discussion was held regarding the amount of clearing to be allowed on build sites, with percentage being considered. Attorney Bianco will research current clearing regulations as examples.

Mr. Hoffstatter continued with suggestions, with Mr. Viola raising the issue of secondary use of properties.

- Page 10, fences, with height off ground added
- Page 11, fine
- Page 12, can have main entry at other than front of building
- Page 13, non-conforming structure, add "destruction of non-conforming use" by natural causes
- Page 14, off street parking, adding "non-contiguous"

Mr. Priois suggested moving the entire section to zoning and out of definitions. Attorney Bianco suggested the removal of "nature preserve" from parks.

A discussion was held regarding the size of residential driveways.

Mrs. Griffin asked for definitions of "x" districts redefined.

Mr. Hoffstatter, page 15, professional office with parking added.

A discussion of signage, and seasonal lighting and billboards was held, along with easements and sidewalks.

Mr. Hoffstatter, page 17, structures re-written by Mr. Hoffstatter.

A brief discussion of Tourist Camps, veterinary hospitals and the layout of the final report itself was held.

Mr. Hoffstatter addressed sundecks, decks and swimming pools recessed below grade, with pools to be addressed further. Sheds, electric and water should also be allowed with a suggestion of 2 feet from the property line rather than 3 feet.

A discussion was held regarding the original zoning put in place in 1936 – R1 would define lot size of 75' frontage width, 30' front setback, 25' rear set back, side yard of 25' total with a minimum side yard of 10' and a minimum of 7,500 square foot.

Recess of Work Session from 8:00 PM until 8:12 PM

Mrs. Griffin suggested holding off on voting on any motions until further discussion.

Mr. Hoffstatter addressed the following:

Page 20, pools 15' to 10' allowed in side yards, detached garages, 10' from side yard, 750 square feet, 10' from rear. Sheds under 144 square feet 2 feet off side yard with maximum height of 11 feet.

K-2 One story covered porches on structures with roof, 6' encroachment, front and rear L, accessory apartments not permitted in R1 & R2, except for immediate family.

Mr. Viola stated that the criteria for accessory apartments already exist, with owner occupied condition and that additional income to maintain living standards may be an issue.

Schools must also be put into Zoning code; R2, 80,000 square foot, minimum of 200' frontage, lot occupancy of 15% to 20% minimum. Single 35' 2 ½ story (current A-2 Zoning under T.O.B.)

Page 64, single and separate, 85-372 & 85-431, non-conforming uses

9-3 between b & c criteria with 1988 tax map used as density criteria – if single and separate, then separate

A discussion regarding the merger of single and separate lots was held, with reference to the 1988 density maps stating "see 85-431."

Upon motion made by Mr. Viola, seconded by Mr. Priois and unanimously carried, it was resolved to end the Work Session at 9:40 PM.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

August 29, 2012

