

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

Chairman Hubschmitt opened the Work Session at 6:01 PM and led the audience in the Pledge of Allegiance and a Moment of Silence.

Roll call was taken by the Village Clerk.

In attendance: Chairman Hubschmitt  
Mrs. Griffin  
Mr. Hoffstatter  
Mr. Hughes  
Mr. Viola  
Mr. Proiois  
Mr. Meyer

Also present: Christopher Bianco, Esq.  
Virgilia C. Gross, Village Clerk

**Upon motion made by Chairman Hubschmitt, seconded by Mr. Hughes and with Mr. Meyer abstaining, it was RESOLVED** to accept the minutes of the August 2, 2012 Work Session.

**Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and with Mr. Meyer abstaining, it was RESOLVED** to accept the minutes of the August 16, 2012 Work Session.

**Upon motion made by Chairman Hubschmitt, seconded by Mr. Hughes and with Mr. Meyer abstaining, it was RESOLVED** to accept the minutes of the August 23, 2012 Work Session.

Chairman Hubschmitt addressed the audience regarding the Executive Session that was held at the last meeting. Mr. Hubschmitt had been informed that it was improper to call an executive session and apologized if a mistake was made.

Chairman Hubschmitt stated that the commission had addressed in the Executive Session the approximate completion dates of their report, with the following responses given by the Commission in open session:

Mr. Hubschmitt	December 1, 2012
Mr. Viola	January & February 2013
Mr. Hughes	Thanksgiving 2012
Mr. Hoffstatter	Thanksgiving 2012
Mrs. Griffin	December 25, 2012
Mr. Proiois	December – January 2012

Chairman Hubschmitt stated that he would like to complete R-1 to R-2 zoning this evening.

Mrs. Griffin – Attorney Bianco made suggestions regarding adult establishments that has been elaborated plus an addition of a retirement housing district.

A review of definitions and a discussion of same were held regarding Attorney Bianco's adult zoning definition to be printed in the next version.

A lengthy discussion was held regarding storage sheds and accessory buildings. Attorney Bianco advised the commission regarding definitions and inclusions of details in same.

Further discussion regarding animals and barns will be addressed at a future session.

A discussion was held regarding tattooing and piercing establishments, with piercing to be clarified later.

Page 16 – a discussion was held regarding a Retirement Housing District.

A lengthy discussion regarding the R/B (Residence District) was held, including strict criteria and the desire to encourage young professionals to move to the area. A suggestion was made to strike R/B.

The Work Session recessed at 7:09 pm and re-opened at 7:18 pm.

Mr. Proios stated that businesses should be on main streets and not in residential areas. The discussion was reopened regarding residential and business district and location of same, with traffic, parking, noise and economic times should be considered. Attorney Bianco stated that it can be tough sell to the public, tend not to like the idea in Patchogue and leads to applications being rejected.

An informal vote was held regarding allowing businesses in R-1 and R-2 zones, with the following result:

Mrs. Griffin - Yes  
Mr. Hubschmitt - Yes  
Everyone else - No

An in-depth discussion regarding R-1 Residence District was held.

A discussion of accessory structure height, side, rear and front yard set-back requirements was held.

A discussion regarding the number of accessory structures allowed on lots, possibility of percentage side and rear yard based or one (1) detached garage and two (2) sheds.

Chairman Hubschmitt introduced and welcomed new Zoning Commission member, Richard Meyers to the commission. Mr. Meyers stated that he has lived in the Village since 1986 and has experience in construction. Mr. Meyers is employed by Petro and is married with 2 children. Mr. Meyers said that he has a general knowledge of commercial construction.

Public comment was taken at 9:10 pm.

Ewa Stankiewicz: Asked if a pool house was considered as an allowable accessory structure. The answer was "yes." Also, a question was asked if accessory apartments were grandfathered out. Mr. Viola stated that accessory apartments will be allowed with restrictions regarding occupancy limits.

**Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED** to end the Work Session at 9:12 pm.

Respectfully submitted,

Virgilia C. Gross  
Village Clerk

September 12, 2012

