

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
WEDNESDAY, SEPTEMBER 12, 2012 AT 6:00 PM AT THE SENIOR NUTRITION
CENTER, 369 NEIGHBORHOOD ROAD, MASTIC BEACH, NEW YORK**

Chairman Hubschmitt opened the Work Session at 6:10 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. Priois
Mr. Meyer

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

Accept adult definitions
Review and discussion of pages 1-35 as edited - clarifications, additions and deletions made.

Mr. Bianco will advise further on accessory structures.

Retirement Housing District (RHD) will be addressed in the future.

Change Residence and Professional Office District (RPO) back to Residence Business District (RB)

The Commission is to study Residence Business at home for future discussion.

At 7:30 PM, Chairman Hubschmitt and Mrs. Griffin motioned for public comment R-1, R-2 and Residence Business District.

Joe Mallia: regarding sheds, current Town of Brookhaven 600 sq., 144 sq. ft. or less can be 3 feet from property line, 12 feet in height

Mr. Priois commented that it must have pitched roof. 144 up to 750 is "garage", which would require perimeter allowing electricity and water in accessory structure.

Mr. Cappiello commented on how many sheds – 2 small plus 1 large with percentage of yard required.

Mr. Velleman asked about boat storage. Answer - That is handled through code as well as temporary structures, which are also addressed in the Village Code.

Alan Chasinov: asked for clarification of the difference between R-1 and R-2.

Mr. Mallia asked if hotels and motels will be allowed. Mr. Hubschmitt stated that professional office will be allowed in residence district, as in last proposed zoning document, must be owner occupies, with bed and breakfasts added.

Mrs. Cappiello – tarot and palm readings stopped in any district. Will be in floating district.
Mrs. Cappiello does not want in any district.

Mr. Cappiello – Residence Business District, Bed and Breakfast in waterfront. Will discuss when maps are introduced.

Alan Chasinov: does not want too much Residence Business in residential areas.

Chairman Hubschmitt – Wants to encourage young professionals. Mrs. Griffin does not want pizza parlor in residential, for example, rather a low impact such as psychologist, area not yet defined.

Chairman Hubschmitt – already restricted from residential, does not wish to be too restrictive.

Mr. Mallia: asked if the business zone has been addressed and does not want casino here. There is not enough property. Mr. Proios stated that they are not zoning for casino.

At 7:52 PM, a motion was made by Chairman Hubschmitt, seconded by Mr. Viola to close public comment.

Chairman Hubschmitt recommended to switch discussion from B-1 to Waterfront District next week. Review of thoughts with map presentation.

Chairman Hubschmitt and Mrs. Griffin – field trip.

Chairman Hubschmitt presented a map with green line, Suffolk County maps discussed with Attorney Bianco. All will be zoned parkland, can't be designated without State. 1928 maps designated as parkland deed from MBPOA guardianship. As outlined in deed, Lots 3583 – 3587 for clubhouse, and rest of green under control of MBPOA.

Jeff Adamo: Inquired as to the ownership of Osprey Park and Cranberry dock. Town of Brookhaven is the owner.

Chairman Hubschmitt outlined the property at the Jefferson Drive turn around. MBPOA property ends on east side of creek. There is another unique situation again by Section 5 Boat Basin. On Jefferson, large chunk of private property from creek to Grove, over to Locust and down owned by 1 or 2 acres and must be zoned something. Showed on map where "park" is referenced at Violet Cove and Floral. Deed starting point east edge of Floral across Riviera to water is dividing line and is already registered as parkland.

Mr. Adamo: What use can happen on Parkland? Mr. Hubschmitt explained that covenants run with the deed for the benefit of lot owners of Mastic Beach.

A discussion was held with the residents regarding the possible use and ownership of future parkland.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to end the Work Session at 8:32 pm.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

September 19, 2012

