

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
THURSDAY, SEPTEMBER 27, 2012 AT 6:00 PM AT THE SENIOR NUTRITION
CENTER, 369 NEIGHBORHOOD ROAD, MASTIC BEACH, NEW YORK**

Chairman Hubschmitt opened the Work Session at 6:02 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. Meyer
Mr. Priois - absent

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

Chairman Hubschmitt – review of last week’s changes - Page 25, edit to R/B A-use, “and” added paragraphs new bound to area.

#5 – Chairman Hubschmitt and Mr. Hoffstatter unanimous to accept as is

Chairman Hubschmitt and Mr. Hoffstatter change a use addition of “and”

Mr. Hoffstatter – L: architectural design, add “as approved by Planning Board”, accept

Mr. Hoffstatter – page 28, Mr. Hoffstatter and Mrs. Griffin add in adequate parking into (d)

Motion by Chairman Hubschmitt, seconded by Mrs. Griffin to approve RB as written until final review, accepted.

Waterfront District – discussion of 4 areas for possible development – Violet Cove, Jefferson, small section of southern part of Riviera, south of Yacht Club with Marina becoming R-2

Mr. Hoffstatter – should zone waterfront district, zoning as residential could be mistake.

Chairman Hubschmitt – trustees can amend later. Scratch out “cruise pier”, page 36.

A discussion was held regarding restaurants other than drive thru restaurants.

Decision to strike “2” at top of page, hotels and motels. Roads too narrow, bed and breakfast in lieu of hotels and motels.

Discussion of preventing residential houses in waterfront district, end of Jefferson, Violet’s Cove, etc.

Mr. Hoffstatter and Mr. Meyers – change hotel to Bed and Breakfast.

Chairman Hubschmitt and Mrs. Griffin – leave “1 family dwelling” in.

Discussion of boat rack height of 35’ and 2 stories in “D” (1)” and strike “C”

Discussion of waterfront development lot sizes for shops and stores, 10,000 sq. ft.

Chairman Hubschmitt and Mrs. Griffin unanimous motion to take a 10 minute break.

Chairman Hubschmitt and Mrs. Griffin unanimous motion to re-open work session.

Chairman Hubschmitt and Mr. Viola, motion to accept 9.20.12 minutes, accepted unanimously

Attorney Bianco – Page 36 A-(6) run on sentence – after 250’ add “and”, add period.

Mr. Hoffstatter – 3-5, division of lot by a district line, does not want to create split zoning.

PUBLIC COMMENT

Chairman Hubschmitt and Mrs. Griffin opened the floor to Public Comment.

Glenn Svoboda of Lynbrook Dr – Waterfront in Shirley, John’s Neck: concern with boat racks, blocks view, not a good idea. Mr. Hoffstatter – boat rack maximizes smaller lot sizes, not as intrusive as one might think. Chairman Hubschmitt said it looks better with racks than without.

Ewa Stankiewicz – suggested to eliminate Bed &Breakfasts from becoming sober homes and limiting the amount of time you can stay, recreational zoning, and preventing blue tarps on homes. Attorney Bianco answered that it is better to have in code rather than zoning.

Jane Powers – 30’ on boat rack might be too high. Chairman Hubschmitt will measure racks at Swezey’s and Freeport. Jefferson privately owned, what do you do to ensure public access to the water?

B-1 Business District

Mr. Hoffstatter – (8) banks – define size: drive thru requirements.

Chairman Hubschmitt – After (c) to include exception.

Mr. Hoffstatter – (13) restaurants, add (16)

Mr. Hoffstatter – Strike (15) totally.

Attorney Bianco added that there is a pro, programs to revitalize, grants available for resident/commercial.

A discussion was held regarding the required lot size for business district.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to end the Work Session at 8:40 pm.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

October 4, 2012

