

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
THURSDAY, OCTOBER 4, 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: Virgilia C. Gross, Village Clerk

Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED to accept the minutes of the September 12, 2012 Work Session.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Meyer, and unanimously carried, it was RESOLVED to accept the minutes of the September 26, 2012 Work Session.

There was a discussion of the following:

- Removing hotels and motels
- Boat Storage – height at 20' maximum of structure with approval by Planning Board.
- Waterfront District and development of same
- Article III: Mr. Hoffstatter and Mr. Hughes – strike 7. Chairman Hubschmitt and Mrs. Griffin opposed.
- Mr. Hoffstatter – strike 8A, strike 8B, B-1 and Business District.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to add "Wholesale" to A (5)

Also, (c) lot area, Chairman Hubschmitt suggests 4,000 square feet

10 minute break at 7:15pm and re-opened at 7:25pm.

Mr. Hoffstatter presented the following:

Mr. Hoffstatter has met with various people regarding ideas of bringing in larger businesses in order to turn around an out of the way place. Developers need to come in DT1, north side of Neighborhood Rd. from lighthouse to Mastic Rd to Commack Rd. DT2, south side of Neighborhood Rd., Lynbrook east to Cranberry Dr. Village location and amenities draw investors and that this is no longer a summer community. The village's accessibility to main roads, LIRR, airport are attractive to developers. Waterfront, Smith Point Park, land bridge can be re-established, charter boats from lagoon. Rental boats, William Floyd Estate, St. George Manor and Wertheim are local attractions. Affordability is important, prices are down now and this area is in need of jobs. Current business owners may be willing to sell.

Mr. Viola commented that Mr. Hoffstatter has put in a lot of effort, but suggest a move to Florida and Disney.

Mr. Meyers stated that the plan is for the future.

Chairman Hubschmitt questioned if investors are ready, Mr. Hoffstatter said that there are three groups of investors.

Mr. Meyers stated that the commission is not empowered to speak with investors.

Mr. Hoffstatter stated that the proposed zoning should allow as an as of right, without hearings. Also, if his proposal goes through, the Village would be on the map.

Mr. Meyers stated that the decision was not of the commission's, but rather for the Village officials.

Mr. Hoffstatter explained his DT-2 proposal and that 200 foot parcels would mean existing residences would then become non-conforming.

Mr. Priois added that the suggestion was not too far off and that it gives options to developers.

Mr. Viola suggested putting in floating district.

Mr. Hughes stated that the commission work on what we have now.

Upon motion made by Mr. Viola, seconded by Chairman Hubschmitt with Mr. Hoffstatter opposing, it was RESOLVED to Table DT 1 & 2 for future discussion.

A discussion regarding B-1 was led by Chairman Hubschmitt with a recommendation to change from 5,000 sq. ft. to 4,000 sq. ft.

Mr. Priois suggested that the Village be responsible for municipal parking before business can be built. A discussion of parking options took place.

Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED to open for Public Comment

Jane Powers: Mr. Hoffstatter proposal is sweeping and not here for planning, won't be next week or 5 years, and consider it in a floating zone. Issue with setback, road too narrow for 2 story buildings and suggests the set back of 2nd story to open space visually. Open area for park in the middle of Main St.

Mr. Hoffstatter stated that investors won't come to a floating zone. Village Trustees have test-hole data that show that the soil would support large buildings.

Ewa Stankiewicz: Anchor store is a good idea. Chairman Hubschmitt's idea of bringing in small businesses would also bring character to Neighborhood Road. Suggested bringing a small commercial center and a combination of all ideas would be ideal.

Mr. Hoffstatter stated that he was looking out for Village residents and had reached out to investors before being asked to serve on the commission.

Glenn Svoboda: Stated that it was a large vision for major change, which is needed and that he will be out of job within a month due to boss selling out of property. Also, boat racks should apply to automotive as well, suggests adding for other uses.

A discussion of planning for buffers was held.

Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED to end the Work Session at 9:05 pm.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

October 11, 2012

