

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON  
THURSDAY, OCTOBER 11, 2012 AT 6:00 PM AT THE SENIOR NUTRITION  
CENTER, 369 NEIGHBORHOOD ROAD, MASTIC BEACH, NEW YORK**

Chairman Hubschmitt opened the Work Session at 6:11 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

**Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola, it was RESOLVED** to accept the minutes of the October 4, 2012 Work Session.

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

The following was read into the record by Chairman Hubschmitt:

“Our mission as the Zoning Commission of Mastic Beach Village is to set our first zoning in place for our Village.

In doing so we must review where we are and where we want to be in our near future. We must take into consideration what we have and what we must do to improve our Village always taking into account the impact this will have on our residents.

Every resident has been and always will be given the opportunity to voice their opinion and their opinions will always be considered as we have already demonstrated by altering some of our suggestions after hearing their concerns.

We are an independent commission chose to suggest zoning for our Village without interference by outside influence whether that’s our own elected officials, developers or investors.

As Chairman, I want to assure the commission members and our public that for the remaining sessions I will be aware of that task and focus only on zoning. Discussions that do not meet that criteria will not be entertained. In doing so, we will keep the integrity of this commission intact. Thank you.”

Discussion and Clarification of the following items:

- A. Add “permissible”
- C. Lot area, leave at 20,000 and 100 ft. Street line
- L (c) Should “windmills” be included
- B-1 – consider adding missing text (section number)
- B-1 (a) 2 and 3 – Are they allowable in business district. Discussion of garden apartments and apartment houses.

**Upon motion made by Mr. Hoffstatter, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED** to strike out 2 and 3.

Discussion of B-2, c – lot area and increasing lot size for same. Change to 10,000 sq. ft. and front of 80 ft. and strike last sentence

**Upon motion made by Mr. Priois, seconded by Mr. Viola and unanimously carried, it was RESOLVED** to change B-2 lot area to 10,000 square feet and frontage of 80'.

Discussion of B-2 (b): Building height change to 2 ½ stories and 35 ft.

**Upon motion made by Mrs. Griffin, seconded by Mr. Viola and unanimously carried, it was RESOLVED** to set building height of B-2 at 2 ½ stories and 35 feet.

Strike B1-A - "One family" and "two family"; Strike B-2 A - "One family" and "two family"

**Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED** to approve "X" district as submitted.

A discussion was held regarding the waterfront district.

Chairman Hubschmitt does not see anything wrong with allowing hotels and motels and that tourism should be promoted. Encourage areas to be built up with public access allowed by owner through public right of way.

Mr. Hoffstatter produced 1930 map regarding dredge spoils site and valuable to the area. A discussion of the pros and cons of hotel or motel at the end of Jefferson was held. A bed & breakfast on Neighborhood Rd. would not be attractive. Impact of residence as opposed to small hotel, inn is greater on south district.

Mrs. Griffin stated that zoning is not for just that parcel, looking at overall waterfront district. Mr. Viola suggested passive parks for kayak launch, bird watching and the like, with bike paths and walking paths were considered and discussed. These will be discussed further next month.

Mrs. Griffin - Cranberry Dock area for minimal development, a place for families to go and also just south of yacht club small scale restroom, place to get soda. There is an overlay of waterfront district and residential districts.

Chairman Hubschmitt suggested renaming waterfront dependent district.

Mrs. Griffin - led discussion regarding Patchogue Water Development District and rename waterfront district.

**Upon motion made by Mrs. Griffin, seconded by Mr. Hoffstatter and unanimously carried, it was RESOLVED** to change Waterfront Development District to Waterfront District.

Chairman Hubschmitt led a discussion regarding the proposed DT-1 and DT2 zoning.

**Upon motion made by Mr. Hoffstatter, seconded by Mr. Priois and duly voted, it was RESOLVED to not Accept** DT1 and DT2. **Mr. Hoffstatter was in favor**, 6 against and Mr. Hoffstatter in favor.

Chairman Hubschmitt recessed the work session for a short break from 7:30 PM- 7:37PM.

Mrs. Griffin led a discussion of landscaping buffers regarding boat racks, F as in (4), with planting strips; strike "authorized by special permit from the Board of Appeals.

A discussion of boat racks and B-1 (C) lot area was held.

**Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED** to open the Work Session to public comment at 7:53PM.

Jane Powers - asked if there would be hotels and motels on Jefferson. It was stated by Chairman Hubschmitt that it would be considered at a later date and that by restricting, it would limit the Board of Trustees in future negotiations.

Frank Cappiello - suggested that rather than "Hotel" and "motel," call it a different name, like "Inns".

Attorney Bianco - NYS does have different requirements for each.

Alan Chasinov – end of Jefferson, beautiful natural area does not want hotel or motel. Rather see owner go to ZBA

Mr. Priois – area has been zoned A-2 forever.

Joe Mallia – stated that it was not right to prevent owner from doing something with property, leave as A-2. Hotels allow a set number of rooms per area. Could a saturation limit be put into effect? Mr. Mallia would prefer eateries, etc. or paint ball, young people love it, generates money and it would not conflict with local established businesses.

Bill Fahey – Asked the Commission if they were planning on holding public informational sessions for those who can't be here at 6pm.

Chairman Hubschmitt – Informational meetings can be held before Public Hearing at end with Public Comment.

Mrs. Griffin also stated that the Commission has a website, recording meetings online, heard and seen online and that they have gone to great lengths to inform the public.

Chairman Hubschmitt – We are meeting all of requirements and more than required by State. Every meeting has public comments, and that the Commission is going above and beyond.

Jane Powers – Picnic site at Sagtikos, drew people.

Ewa Stankiewicz – Jefferson to Elm, strict wetland cannot develop anything. Chairman Hubschmitt stated that the DEC will still have to approve any permits. Mrs. Stankiewicz suggested that outdoor recreational use be considered as well, with outside exercise equipment, etc.

**Upon motion made by Chairman Hubschmitt, seconded by Mr. Hughes and unanimously carried, it was RESOLVED** to end the Work Session at 8:28 pm.

Respectfully submitted,

Virgilia C. Gross  
Village Clerk

October 17, 2012

