

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
THURSDAY, OCTOBER 25, 2012 AT 6:00 PM AT THE SENIOR NUTRITION
CENTER, 369 NEIGHBORHOOD ROAD, MASTIC BEACH, NEW YORK**

Chairman Hubschmitt opened the Work Session at 6:08 PM and led the audience in the Pledge of Allegiance and a Moment of Silence, with special recognition for two Nassau County Policemen who lost their lives in the line of duty.

Roll call was taken by the Village Clerk.

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

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

Upon motion made by Chairman Hubschmitt, seconded by Mr. Meyer and unanimously carried, it was RESOLVED to accept the minutes of the October 18, 2012 Work Session.

A presentation was made by Attorney Bianco regarding a proposed Historical District, page 33 of revision #9. Written in the late 1950's, Patchogue Village is now looking to remove from their code in the near future. A discussion was held regarding sober homes, the 1988 Fair Housing Act and drug rehabilitation housing.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to remove the Historic District from the proposed Zoning Code.

A discussion was held regarding the proposed B-2 district (#10), page 31. After discussion, and

Upon motion made by Mr. Viola, seconded by Chairman Hubschmitt and unanimously carried, it was RESOLVED to remove "but not to include drug or alcohol related treatment facilities from #10.

A discussion was held regarding Industrial District, 1(a), page 37 and what is constituted as "major repair work?" The property located behind Violet's Cove was questioned regarding industrial and why that was so. Further clarification will be needed in the future.

A discussion was led by Mrs. Griffin regarding Waterfront District, page 38 and the purpose of an overlay map. The Commission then reviewed the former waterfront development text.

A discussion was held regarding B 2 & 3 regarding lot area, with Mr. Hoffstatter expressing concern of too small a lot size.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola with Mr. Hoffstatter opposing, it was RESOLVED to change lot size from 75' to 80'.

Mr. Hoffstatter suggested that page 142 (6) to strike Zoning Board of Appeal approval, stating that two approvals should not be required, and a discussion regarding same was held by the Commission.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Meyer and unanimously carried, it was RESOLVED to accept Waterfront District.

A discussion was held regarding submissions made by Co-Chair Priois of pages 20 & 22; strike #8 from pages 20 & 22 and parking in all commercial districts in B-1, B-2, and Industrial.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to accept changes on pages 20 & 22 and to replace parking regulations for all business districts.

Page 30, I: Parking, change to Planning Board. Chairman Hubschmitt suggested review 40 on at home for discussion next week and the Commission also agreed to work on the map.

A short 8 minute break was taken by the Commission.

Chairman Hubschmitt presented the map to the Commission with questions from the public taken after the presentation.

Upon motion made by Mr. Viola, seconded by Mrs. Griffin with Mr. Hoffstatter opposing, it was RESOLVED to keep the end of Jefferson Drive, formerly A-2, as R-2.

It was discussed to keep Sheep's Pen Creek R-1, Violet Cove, Stiriz Marina to Iris, west to other Marina as Waterfront District

Upon motion made by Mr. Hoffstatter, seconded by Mr. Priois and unanimously carried, it was RESOLVED to designate Peconic east to end of peninsula as Waterfront District.

Upon motion made by Mr. Viola, seconded by Chairman Hubschmitt with Mr. Hoffstatter opposing, it was RESOLVED to designate from the small marina to M.B.P.O.A. to remain R-1.

Upon motion made by Mr. Priois, seconded by Chairman Hubschmitt and unanimously carried, it was RESOLVED to designate the four parcels to the north of Osprey Park as R-2.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to designate the south side of Shore Drive, west of Oceanview, as Waterfront District.

Upon motion made by Chairman Hubschmitt, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED to designate the east side of Marina 1, beginning with the yacht club on Lakeview Drive to last parcel on Riviera Drive as Waterfront District.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to designate the west side of Marina 1, south of Forest, one lot deep to last parcel at Riviera base of marina, as Waterfront District.

A discussion was held regarding Bed & Breakfasts. It was suggested, and;

Upon motion made by Mr. Viola, seconded by Mrs. Griffin and unanimously carried, it was RESOLVED to designate as R/B district from Forest south to Riviera, west from Floyd Estate to Riviera at Marina 1.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to designate Forest Road, east of Marina along Riviera, north of Elm to Riviera east, back to Forest Road as R/B.

PUBLIC COMMENT

Chairman Hubschmitt reviewed the map with proposed zoning designations to the audience. Coastline will be designated R-2, shown in red; Jefferson Drive is R-2 and the Waterfront District was further explained, along with R/B along Marina 1. An explanation of the difference between Waterfront District and R/B was given in relation to designations around Marina 1.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to end the Work Session at 8:35 pm.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

November 29, 2012