

**MINUTES OF THE ZONING COMMISSION WORK SESSION HELD ON
THURSDAY, DECEMBER 20, 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 – Absent
Mr. Viola
Mr. Meyer
Mr. Priois

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

Chairman Hubschmitt offered his condolences to Mr. Hughes on the passing of his sister. Two more meetings before the report will be handed to the Board of Trustees, both of which are Public Hearings scheduled for December 27, 2012 and January 7, 2013. The report is currently online and available for public review.

Mrs. Griffin led a discussion regarding lot area in R-1 and R-B and review of same. A correction on page 35, Industrial A(1), remove "as."

Article IV, Land Clearing; addition of C (1-4).

Page 50, performance bond; correction made to Section 11-8 (b).

Section 12-2, red text not yet voted on and Architectural Review Board replaced with Planning Board.

Upon motion made by Chairman Hubschmitt, seconded by Co-Chair Priois and unanimously carried, it was RESOLVED to accept changes in Section 12-2, referring to Architectural Review Board to Planning Board.

Upon motion made by Co-Chair Priois, seconded by Chairman Hubschmitt and unanimously carried, it was RESOLVED to remove I from Section 12-2.

The following items were corrected as per Mrs. Griffin:

Section 5-3 (9)

Section 8-5, missing heading and adding street front fence

Main building changed to principle structure

Section symbol replaced with the word "symbol"

Definition "residential"; accessory building definition cleaned up

Section 12-7

Section 12-8, permit fees with 12-9 inserted

Chairman Hubschmitt thanked Mrs. Griffin for her exceptional work on the document.

Mrs. Griffin led a discussion regarding a question that had arisen regarding lot area minimums in R-1 and RB. Currently, it is 150' frontage with a minimum of 15,000 square feet – a suggestion of lowering it to 7,500 square foot minimum and 75' frontage was made. The current minimum may be too extreme and Mrs. Griffin asked the Commission to reconsider same. The map was consulted and a discussion of the request was held by the commission.

Upon motion made by Mrs. Griffin, seconded by Mr. Hoffstatter and unanimously carried, it was RESOLVED to Change the R-1 lot area requirement to 75' frontage and 7,500 square foot minimum.

A discussion was held regarding the lot size requirements for RB, which is comparable to R-1.

Upon motion made by Chairman Hubschmitt, seconded by Mr. Hoffstatter and unanimously carried, it was RESOLVED to Strike 20,000 square foot minimum and change to 10,000 square foot minimum; 100' x 100' with 100' frontage.

Co-Chair Priois led a discussion regarding RB A (3), with the following action taken:

Upon motion made by Co-Chair Priois, seconded by Mr. Viola and unanimously carried, it was RESOLVED to Strike RB A-3 completely.

Chairman Hubschmitt asked the Commission to carefully review the report again before the December 27, 2012 Public Hearing and opened the floor for public comment.

PUBLIC COMMENT

Frank Fugarino: Asked for clarification of zoning areas and colors on proposed map.

An explanation of how to reach the document online was given by Mrs. Griffin; website is villageofmasticbeach.com

Upon motion made by Chairman Hubschmitt, seconded by Mr. Viola and unanimously carried, it was RESOLVED to Close the Work Session at 8:10 p.m.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

Dated: December 27, 2012

