

**Minutes of the Zoning Meeting of the
Board of Trustees of the Incorporated Village of Mastic Beach
Tuesday, November 12, 2013
Mastic Beach Fire House
265 Neighborhood Road, Mastic Beach, NY 11951**

The Zoning Session was called to order at 6:07 PM by Mayor Biondi with 30 residents in attendance.

Mayor Biondi led the audience in the Pledge of Allegiance and a Moment of Silence. Roll Call was taken by the Village Clerk.

In attendance: Mayor Biondi
Deputy Mayor Stiriz
Trustee Busa
Trustee Cappiello
Trustee Morrow

Also Present: Village Clerk Susan Draghi
Village Administrator Tim Brojer
Attorney Brian Egan

Attorney Egan addressed the audience saying that there are 2 applications to amend the zoning code.

Mayor Biondi calls the first applicant, Bob Carmichael of Unicorn Motors. Mr. Charles Southard presented the plans and is asking for a change of zone for the property located at 402 Neighborhood Rd., Mastic Beach, NY from Business 1 to Industrial. Will be asking for a variance for a required area of 20,000 sq. ft., along with a second front yard variance from 30 ft to 15 ft. and a side yard variance from 25 ft. to 10 ft.

Attorney Egan advised that after the Public Comment and if the Board grants a decision, you will than seek a variance from the Zoning Board.

Mayor Biondi opens up the meeting to Public Comment.

PUBLIC COMMENTS - 402 Neighborhood Rd.

Maura Spery – questioned on what will happen to the property at 400 Neighborhood Rd., which is where Unicorn is located now? Feels that if we go ahead with this, we would be doing an injustice to the community by going ahead and re-zoning.

Ewa Stankiewicz – is in favor of the zone change. Only sees positive things coming from it.

Frank Cappiello – Is opposed to the change, we don't need all of these repair shops.

Jane Powers – Asked Bob Carmichael, since it would cost a great deal of money to do this and that you have been a member of this community for many years without any problems. Do you plan on staying in Mastic Beach in the future? Bob Carmichael said yes. Ms. Powers said that would be great to be able to keep him here.

Doug Prichard – lives right behind the area and it will have an impact on when I sell my house. I am concerned that my property value will go down because it's becoming an industrial area.

Upon Motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to close the Public Comments.

Upon Motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to reserve the decision.

Mayor Biondi calls the second applicant, Gabe Mendes, location for 427 Neighborhood Rd., Mastic Beach. Mr. Harold Gebhart Architects, presented new plans for the location.

PUBLIC COMMENTS – 427 Neighborhood Rd.

W. Lee – Does not want any changes. He wants to keep it residential not industrial.

Jason Rassing – I live directly behind the trailer and do not want a service station there.

Walter Burmel – Does not believe our town needs so many car repair centers. Perhaps we could find other locations for them. What about quality of life?

Victor Zeleny – I don't believe we're getting any more repair shops. Gabe will just be moving across the street and I believe that it will not become another repair shop but a mini mart. I know Gabe will do the right thing and I'm for it.

Frank Cappiello – Is completely against it. When you enter Mastic Beach on Neighborhood Rd, it will be one repair shop after another.

Evan Proios – It took a lot of time by the Zoning Board and it seems that since the Village Board only has the zoning in place after 2 weeks, they want to change things already.

Amy Schuler – is in favor of Gabe's moving and having him have a new service station. I think it would be a great idea.

Maura Spery – feels we should look at other locations for these types of businesses, just not on Neighborhood Rd. I think we should have Gabe's just not at that location.

Michelle Wilkinson – say no to Gabe's. I don't think when people drive onto Neighborhood Rd, that's what they need to see.

Matt Gioia – Gabe will be going from 4 to 3 bays and looking at the plans, I don't think it's going to look so bad. I don't see a problem with this change.

Deputy Mayor Stiriz questioned the size. Mr. Gebhard explained that it would be shortening the area. The bays would be facing west and buffers (trees and vegetation) would be planted, along with the area being paved.

Trustee Cappiello commented that she has never lived in an area where there are so many service stations. Would really like to find an area, off Neighborhood Rd. where they could move.

Walter Burmel – has anyone seen American Car Care? It's like a parking lot plus the 2 massive oil tanks.

Upon Motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to close the Public Comments.

Upon Motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to end the meeting.

Mayor Biondi informed everyone that there will be a meeting at the MBFD at 7PM regarding the sewers.

Upon motion made by Mayor Biondi, seconded by Trustee Morrow and unanimously carried, it was RESOLVED to End Executive Session at 6:44PM.

Upon motion made by Mayor Biondi, seconded by Trustee Morrow and unanimously carried, it was RESOLVED to re-open the Special Meeting at 6:44 pm

Upon motion made by Mayor Biondi, seconded by Deputy Mayor Stiriz and unanimously carried, it was RESOLVED to have Deborah Slack as Grant Writer for the Village of Mastic Beach at a rate of \$25.00 per hour for a maximum of 20 hours per month.

Upon motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to End the Special Meeting at 6:45PM

Respectfully submitted,

Susan J. Draghi
Village Clerk

October 2, 2013