

Town of Brookhaven - Mastic Beach Downtown District Hearings

Transcript

AI-assisted verbatim transcript with speaker labels and speaker-change timestamps

Disclaimer

This transcript was generated using AI-assisted transcription software and manually reviewed for readability. While efforts were made to improve accuracy, the transcript may contain errors or omissions and should not be considered an official verbatim record. *Note: The uploaded TXT transcript did not include native Whisper timestamp data. The timestamps in this document are approximate speaker-change markers aligned to the MP4 duration. For exact Whisper timestamps, use the .srt, .vtt, or .json file generated by Whisper.*

Speaker Legend

- DP** = Dan Panico - Brookhaven Town Supervisor
- KDK** = Karen Dunne Kesnig - Brookhaven Town Councilwoman
- DH** = Don Hohn - Brookhaven Planning Department
- KL** = Kevin LaValle - Brookhaven Town Clerk
- CF** = Councilman Foley
- UBM** = Unidentified Board Member / Board Members
- UNK** = Unidentified Speaker

Transcript

[00:00] KL: Thank you all very much. Thank you very much. Mr. Supervisor, before we open public hearings 3 through 6, I'd like to ask for a motion to take Resolution 282 out of order. The Law Department has informed me that we need to vote on this resolution before we open the hearing. So may I have a motion to take Resolution 282 out of order?

[00:28] UBM: Motion for Resolution 282 of 2026, Adoption of the SEQRA...

[00:32] KL: Oh, no, we're just going to do the motion out of order first.

[00:37] UBM: Oh, sorry.

[00:38] KL: If I could just get a motion to take it out of order.

[00:44] UBM: Motion to second.

[00:45] KL: All those in favor? Opposed? Motion carries now. Councilwoman Dunne Kesnig, Resolution 282 is before us.

[00:52] KDK: Okay. Motion for the adoption of the SEQRA finding statement for the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan, Mastic Beach Neighborhood Road Revitalization Area Land Use Plan, and Mastic Beach Neighborhood Road Revitalization Area Regulating Plan and Redevelopment Standards. Amendment to Town Code Chapter 85 entitled Zoning by enacting Article 24 entitled Mastic Beach Downtown District and Change of Zone of Certain parcels to the Mastic Beach Downtown District.

[01:22] UBM: So moved. Second.

[01:24] KL: All those in favor? Opposed? Motion carries. Thank you. And now that's going to move us to public hearings number three through six, which will all be open together.

[01:36] KL: Public hearing number three is to consider the adoption of the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan. Public hearing number four is to consider the approval of the final Mastic Beach Neighborhood Road Redevelopment Area Land Use Plan and Mastic Beach Neighborhood Road Revitalization Area Regulating Plan and Development Standards. Public hearing number five is an introductory local law number 10 of 2025 to consider amending Chapter 85 of the Code of the Town of Brookhaven entitled Zoning by enacting article entitled Mastic Beach Downtown District. Public hearing number six to consider a change of zone on the town board's own motion for certain parcels of property located in Mastic Beach, New York to the Mastic Beach Downtown District. Legal notices for public hearings are published no less than 10 days and no more than 20 days in an official town newspaper. My office has received a signed affidavit of publication from the newspaper. My office has received an approval from the Suffolk County Planning Commission with comments. The SEQRA Findings Statement has been adopted today by Resolution 282 of 2026 and is incorporated into these public hearings.

[02:57] KL: With all that being said, we have Don Hohn to give us a brief description of this application.

[03:05] DH: Thank you, Mr. Clerk. This kind of represents the end of the planning process for the Mastic Beach Revitalization Area. This began a number of years ago. Before you tonight, we are looking to close the public hearings on these four items. This is the adoption of the Urban Renewal Plan, adoption of the Mastic Beach Neighborhood Road Redevelopment Area, amendment of Town Code, Chapter 85, to create a Mastic Beach Downtown District, and then finally to change the zone of the parcels within that redevelopment area. So we're looking to close these public hearings that were first opened on August 28th of 2025. I want to briefly go over the opportunities that the public and anyone interested has had to provide input into this process. So I would like to thank our consultant for putting this succinct list together. November 13th, 2024, there was a public hearing, a public meeting held on the land use plan that was held at the William Floyd High School. It was very well represented. There was a lot of comments received. Following that public meeting, there was a survey, an online survey, that was available to residents and interested parties that was held open through December 31st of 2024. Based on that input, the town adopted a positive declaration and a draft scope was written. That positive declaration was adopted on December 17th, 2024. The scoping session for that scope was held open until February 28th of 2025. Based on the input from the meetings as well as the scoping session, a draft environmental impact statement was written and accepted by the town board on July 25th. Further opportunity for comment was had on August 14th of 2025 when the planning board had a meeting on the urban renewal plan. As I already indicated on that, just a few weeks later on August 28th, a public hearing was opened on the draft environmental impact statement, as well as a public hearing on the urban renewal plan, the neighborhood road redevelopment area land use plan, the draft town code, as well as the change of zone application. After that draft environmental impact statement was considered and reviewed, a final environmental impact statement was drafted to address any comments that arose during the draft. That was accepted by the town board January 29th of 2026. As is typical for SEQRA, a 10-day period was held open for consideration of that final environmental impact statement. And finally, the Suffolk County Planning Commission also did have a meeting on these actions on March 4th of 2026, and has already been indicated that they had approved that referral. If there's any questions about the land use plan, the code itself, the area to be rezoned, we do have members of our consulting team here to answer any questions for you. That's all I have tonight.

[06:27] KL: All right. Thank you, Mr. Hohn. Are there any questions or comments?

[06:33] DP: I just want to thank you, thank the community, and I believe that the fact that this auditorium is not filled demonstrates the trust in the promise of creating a better tomorrow for the community of Mastic Beach that we have solidified by working directly with the people in the area. Obviously, we endeavor to make everyone happy. We understand practically and reasonably that's not possible. People have differences of opinion, and we understand those. But Mastic Beach is the community in which I grew up, as I talked about

earlier this evening. I've been graduating from William Floyd High School, and it's an area that never reached its full potential, an area that was a summer bungalow community back in the 50s, 60s, and a portion of the 70s that then became a 365-day-a-year permanent living community, a neighborhood. And as time has marched on, all traditional downtowns faced challenges. Mastic Beach more challenged for a variety of reasons, including the lack of sanitary capacity to spur on the redevelopment that is so necessary. And because we have worked with our federal partners, state partners, county partners, we have extremely talented planning and law department, my staff, the councilwoman's staff as well, this has been an effort on many parallel tracks that I've spoken about in the past, and now those parallel tracks are intersecting. And the project, the revitalization, becomes more and more real with every day that goes forward. The funding for the sewage treatment plant is pretty much there. I want to thank, most notably, Michelle DeBretta from the planning department, who's worked exceedingly hard on that project. And I want to also note that we've taken into consideration, as have our consultants, the comments from the public. And we have talked about and we've analyzed, as the law requires, under SECRA, the maximum possible build-out under the plan. Mr. Hohn, what was the preliminary number of units that was analyzed?

[08:51] DP: I'm sorry. Under SECRA, we studied 630, I'm sorry, 628 units, residential units. And as a result of listening to the public, in consultation with the planning department, our commissioner, Jim Tullo, and taking into account everything, including traffic, that number of units has been decreased by 10%. We've spoken to Beechwood, I've spoken to Mr. Dubb, Stephen Dubb, myself. He understands. He always went into this, in my opinion, wanting to build a project that is financeable, that makes sense for the community, and is what the community wants to see. So that number of units is coming down 10%. I'll turn it over to the council.

[09:36] KDK: I just wanted to add to, I believe, the initial number, 628 is where we were at just recently. But initially, they wanted significantly more than that. And 628 was the number that we've been working with. But now it's been decided that it should be 10% less so that we can meet the needs of the community.

[10:01] DP: Yeah, it's easier with regard to traffic. It's easier, and nothing's easy about this project. Let me underscore that. There's nothing easy about this project. But it's easier with regard to realistic parking calculations, which are important, especially in light of the thriving business district that we want to create and give people who don't live in the area a reason to turn off of William Floyd Parkway as they go to perhaps Smith Point, which is the busiest county beach in all of Suffolk County. So everything is in alignment. I thank everyone. And in thanking everyone, invariably you miss somebody when you start naming names. So if I didn't mention you, it doesn't mean I'm not recognizing you. It just means I forgot. And I really want to salute all those people who took a part in making this day possible. There's a lot more work to do. And I want to thank the community for believing in themselves. And there's always been a reason. I was speaking to Legislator Mazzarella about this, in fact, yesterday when I was in King Cullen shopping. That's just where I happened to be. He was on the phone. He wasn't shopping with me. And, you know, there was – what did I get? I picked up salad dressing, Tabasco sauce, and the salad, the hot peppers that you like. I like to slice my own. I don't like pre-sliced. There's always a reason not to do something. And as I talked about the disjointed nature of our state government, our federal government, this area also. Back decades ago, and our county attorney was there, there was always a segment that was mired in politics where people who were the elected leaders did not line up. There was always, you know, sparring with each other. And because of that nature, in my view, the area didn't advance. Here, you have from Congress to the state to the county to the town, everyone is in alignment. So when the folks from Mastic Beach came out in the past at William Floyd High School and this very forum, if it does not get done now, I don't know that it ever gets done. And this is the single best opportunity we have. That's why we've undertaken all of this work. And the easiest thing to do, and too many people, unfortunately, in this region, this state, this world, they don't do anything because it's too hard. But we're taking on that which is hard, and I know that we are going to succeed together. So thank you all for your work.

[13:07] DP: If a councilwoman or anyone else has anything to add, I don't believe we have any cards on these hearings.

[13:15] KL: Okay, so we'll work through this because it's a few different resolutions. So let's start out with Public Hearing No. 3. May I have a motion to close Public Hearing No. 3?

[13:29] UBM: Motion to close Public Hearing No. 3. Second.

[13:32] KL: All those in favor. Opposed? Motion carries. Now may I have a motion to adopt Public Hearing No. 3.

[13:40] KDK: Motion to adopt the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan.

[13:46] UBM: So moved. Second. All those in favor. Opposed? Motion carries.

[13:50] KL: Now we're going to move to Public Hearing No. 4. May I have a motion to close Public Hearing No. 4?

[13:59] UBM: Motion to close Public Hearing No. 4. Second.

[14:02] KL: All those in favor. Opposed? Motion carries. Now may I have a motion to adopt Public Hearing No. 4.

[14:11] KDK: Motion to adopt the Mastic Beach Neighborhood Road Revitalization Area Land Use Plan and Mastic Beach Neighborhood Road Revitalization Area Regulating Plan and Redevelopment Standards. So moved.

[14:22] CF: Mr. Supervisor, I think you should second these motions. You've been working on this for many, many years, and I think it's just the right thing to do.

[14:34] DP: Thank you. I'll second that motion.

[14:36] KL: Okay. We have a motion to second. All those in favor. Opposed? Motion carries.

[14:42] DP: Classy move by Councilman Foley. He's a classy man. He is. That's a very nice move. Very nice gesture.

[14:50] KL: Now we're going to move on to Public Hearing No. 5. May I have a motion to close Public Hearing No. 5?

[15:00] UBM: Motion to close Public Hearing No. 5. Second.

[15:03] KL: All those in favor. Opposed? Motion carries. Now may I have a motion to adopt Public Hearing No. 5.

[15:11] KDK: Before I make that motion, can I ask what local law number, or do I not need that filled in? This would be Local Law No. 10.

[15:23] KDK: Make a motion to adopt Local Law No. 10, amending Chapter 85 of the Town Code of the Town of Brookhaven, entitled Zoning, by enacting Article 24, entitled Mastic Beach, Downtown District.

[15:36] UBM: So moved. Second. All those in favor. Opposed? Motion carries.

[15:41] KL: Now we're going to move on to Public Hearing No. 6. I may have a motion to close Public Hearing No. 6.

[15:50] UBM: Motion to close Public Hearing No. 6. Second.

[15:53] KL: All those in favor. Opposed? Motion carries. Now may I have a motion to adopt Public Hearing No. 6.

[16:01] KDK: Motion to adopt, granting the Town Board's own motion for a change of zone for certain parcels of property located in Mastic Beach, New York, to the Mastic Beach Downtown District.

[16:15] UBM: So moved. Second. All those in favor. Opposed? Motion carries.

[16:19] UBM: Great job, Chief. And that's all. We got through it. Thank you.

[16:24] KL: All right. We will now go. That concludes our public hearings portion of this evening. We will now go to resolutions, starting with a good councilman from the first. Thank you.