



Town of Brookhaven, New York

4/30/2026

Resolution

2026-282

Title: Adoption of the SEQRA Findings 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 XXIV Entitled "Mastic Beach Downtown (MB) District" and Change of Zone of Certain Parcels to the Mastic Beach Downtown (MB) District

Department: Law Department

Permissive

No

Referendum:

Sponsors: Karen Dunne Kesnig,
Councilwoman

SEQRA Required:

No

Financial Impact

No financial impact.

Reason

To adopt the Findings 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 XXIV entitled "Mastic Beach Downtown (MB) District" and change of zone of certain parcels to the Mastic Beach Downtown (MB) District.

Body

WHEREAS, the Town Board of the Town of Brookhaven is considering the adoption of 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 XXIV entitled "Mastic Beach Downtown (MB) District" and change of zone of certain parcels to the Mastic Beach Downtown (MB) District; and

WHEREAS, a public hearing on the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan, draft 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 XXIV entitled "Mastic Beach Downtown (MB) District," change of zone of certain parcels to the Mastic Beach Downtown (MB) District and the Draft Generic Environmental Impact Statement were duly held by the Town Board of the

Town of Brookhaven on August 28, 2025; and

WHEREAS, 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 XXIV entitled "Mastic Beach Downtown (MB) District," change of zone of certain parcels to the Mastic Beach Downtown (MB) District and the Draft Generic Environmental Impact Statement were accepted by the Town Board on August 28, 2025, and the public comment period was commenced; and

WHEREAS, the public comment period was closed on September 28, 2025; and

WHEREAS, on January 29, 2026, the Town Board of the Town of Brookhaven accepted the Final Generic Environmental Impact Statement for the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan, Mastic Beach Neighborhood Road Revitalization Area Land Use Plan, Mastic Beach Neighborhood Road Revitalization Area Regulating Plan and Redevelopment Standards, amendment to Town Code Chapter 85 entitled "Zoning" by enacting Article XXIV entitled "Mastic Beach Downtown (MB) District" and change of zone of certain parcels to the Mastic Beach Downtown (MB) District, and a ten day consideration period was commenced; and

WHEREAS, a further public hearing on the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan, Final 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 XXIV entitled "Mastic Beach Downtown (MB) District" and change of zone of certain parcels to the Mastic Beach Downtown (MB) District was duly held by the Town Board of the Town of Brookhaven on April 30, 2026; and

WHEREAS, pursuant to the requirements of Part 617.11 of the State Environmental Quality Review Act, a written Findings Statement must be prepared prior to the adoption of the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan, Mastic Beach Neighborhood Road Revitalization Area Land Use Plan, Mastic Beach Neighborhood Road Revitalization Area Regulating Plan and Redevelopment Standards, amendment to Town Code Chapter 85 entitled "Zoning" by enacting Article XXIV entitled "Mastic Beach Downtown (MB) District" and change of zone of certain parcels to the Mastic Beach Downtown (MB) District; and

WHEREAS, in accordance with 6 New York Codes, Rules and Regulations Part 617.11, the Town Board has considered the Draft Generic Environmental Impact Statement and the Final Generic Environmental Impact Statement for the Mastic Beach Neighborhood Road Redevelopment Area and certifies that it has met the requirements of 6 New York Codes, Rules and Regulations Part 617; and

WHEREAS, the Findings Statement contains the facts and conclusions in the Draft Generic Environmental Impact Statement and the Final Generic Environmental Impact

Statement relied upon to support this decision and indicates those factors that formed the basis of the decision; and

WHEREAS, that the Town Board, as Lead Agency, has determined that, pursuant to the New York State Environmental Quality Review Act Findings Statement, and implementing regulations thereto at 6 New York Codes, Rules and Regulations Part 617, the above action is deemed to be a Type 1 Action;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Brookhaven, that the attached Findings Statement for the Mastic Beach Neighborhood Road Revitalization Area Urban Renewal Plan, Mastic Beach Neighborhood Road Revitalization Area Land Use Plan, Mastic Beach Neighborhood Road Revitalization Area Regulating Plan and Redevelopment Standards, amendment to Town Code Chapter 85 entitled "Zoning" by enacting Article XXIV entitled "Mastic Beach Downtown (MB) District" and change of zone of certain parcels to the Mastic Beach Downtown (MB) District, is hereby ADOPTED.

Check back soon after the meeting to view the final disposition of the resolution

ACTION: Take Out of Order BY THE BROOKHAVEN TOWN BOARD

MOTION TO:	Take Out of Order (Unanimous)
MOTION BY:	Karen Dunne Kesnig
SECOND BY:	Neil Foley
AYES:	Jonathan Kornreich, Neil Manzella, Michael Loguercio, Neil Foley, Daniel Panico, Karen Dunne Kesnig
ABSENT:	Jane Bonner

MOTION TO:	Adopt (Unanimous)
MOTION BY:	Karen Dunne Kesnig
SECOND BY:	Neil Foley
AYES:	Jonathan Kornreich, Neil Manzella, Michael Loguercio, Neil Foley, Daniel Panico, Karen Dunne Kesnig
ABSENT:	Jane Bonner