



Needs and Opportunities

MASTIC BEACH & SMITH POINT OF SHIRLEY

ECONOMIC DEVELOPMENT

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|  |  | <ul style="list-style-type: none"> Revitalize the downtown with a center at Commack Road/Neighborhood Road/Mastic Road |
|  |  | <ul style="list-style-type: none"> Permit limited resilient development in selected locations |
|  |  | <ul style="list-style-type: none"> Restore Fire Island ferry connection to stimulate tourism |
|  |  | <ul style="list-style-type: none"> Create incentives and campaign to attract new business |
|  |  | <ul style="list-style-type: none"> Promote and protect natural, recreational, and historic attractions (particularly the William Floyd Estate) to stimulate tourism |
|  |  | <ul style="list-style-type: none"> Expand access to outdoor recreation for young residents and visitors of all ages |
|  |  | <ul style="list-style-type: none"> Redirect William Floyd Estate exit into Neighborhood Road/downtown commercial district |
|  |  | <ul style="list-style-type: none"> Incentivize establishment of bed & breakfast facilities |

HEALTH AND SOCIAL SERVICES

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|---|---|--|
|  |  | <ul style="list-style-type: none"> Expand medical and emergency services |
|  |  | <ul style="list-style-type: none"> Develop an emergency preparedness plan |
|  |  | <ul style="list-style-type: none"> Develop community parks, playgrounds, and gathering places |
|  |  | <ul style="list-style-type: none"> Provide procedures and standards for mold remediation |



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HOUSING

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|  |  | • Continue/expand summer rentals to support new/existing businesses |
|  |  | • Include limited multifamily development in a revitalized downtown – particularly to attract younger residents |
|  |  | • Improve ownership and rental housing conditions through inspections/enforcement |
|  |  | • Elevate homes in the flood zone |

INFRASTRUCTURE

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|  |  | • Construct centralized wastewater collection and treatment |
|  |  | • Provide better connections to major roadways, train station, and major employers |
|  |  | • Elevate selected roadways for flood protection and emergency evacuation (Riviera and Grandview discussed due to flooding issues and access to/from waterfront) |
|  |  | • Explore feasibility of seawalls for vulnerable areas |
|  |  | • Improve roadway and street lighting – consider use of solar lighting |
|  |  | • Switch from oil to natural gas heating |
|  |  | • Develop codes to regulate fuel tank storage |
|  |  | • Explore various waterfront stabilization and protection methods |



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NATURAL & CULTURAL RESOURCES

		<ul style="list-style-type: none"> Reduce stormwater and wastewater pollution in local waterways
		<ul style="list-style-type: none"> Restore and protect wetlands, shoreline, beaches and historic structures
		<ul style="list-style-type: none"> Develop greenbelt trail along waterfront
		<ul style="list-style-type: none"> Enhance public access and uses along the waterfront
		<ul style="list-style-type: none"> Develop a 'green zone' along wetlands to waterfront
		<ul style="list-style-type: none"> Consider appropriate areas for beach, park, and other recreational development
		<ul style="list-style-type: none"> Improve stewardship of natural flora and fauna
		<ul style="list-style-type: none"> Develop a comprehensive network of bicycle trails
		<ul style="list-style-type: none"> Develop a public marina and restaurant on the County's Smith Point property
		<ul style="list-style-type: none"> Explore dredging of Moriches Inlet to improve existing navigation
		<ul style="list-style-type: none"> Explore dredging of creeks to improve navigation and flushing
		<ul style="list-style-type: none"> Develop a network of kayak trails with Pattersquash Creek as a potential launch site

COMMUNITY PLANNING & CAPACITY BUILDING

		<ul style="list-style-type: none"> Update zoning codes to address non-conforming uses and flood protection
		<ul style="list-style-type: none"> Plan for the utilization of vacant and abandoned homes
		<ul style="list-style-type: none"> Update codes/policies/incentives to encourage community gardens
		<ul style="list-style-type: none"> Investigate the potential redevelopment of St. Jude's as a community center/theater