



PRELIMINARY PROJECTS – MASTIC BEACH AND SMITH POINT OF SHIRLEY

SEWER DOWNTOWN MASTIC BEACH

Project Category: *Infrastructure, Economic Development*

Project Location: *Parcels adjoining Neighborhood Road from William Floyd to and including the Commack Road/ Neighborhood Road/Mastic Road triangle.*

Project Description: *Designate a ‘Main Street Business District’ as the downtown where new businesses will be directed. Rezone the downtown to allow a mix of uses and sufficient density to attract new development. Conduct an engineering study to determine future wastewater flows based on the zoning chosen for the downtown. Prepare an engineering design for a collection system and treatment plant to serve the properties of the Main Street Business District. Design the treatment plant for sufficient capacity to incorporate flow from the low-lying, high groundwater residential areas and key commercial properties. A sewer district would need to be formed that included at least the downtown if not all of the southern portion of the Mastic peninsula. The project (and the sewer district) should be coordinated with the other area sewerage efforts.*



CONNECT DOWNTOWN TO THE WATERFRONT

Project Category: *Natural & Cultural Resources; Economic Development*

Project Location: *: Neighborhood Road to the headwaters of Pattersquash Creek at Bayview Park and along one side of the Creek to public properties along the waterfront.*

Project Description: *The sidewalks east of the firehouse should be widened to match those to the west and improve the pedestrian experience. The downtown can then connect to a new passive park at the headwaters of Pattersquash Creek (south side of Neighborhood Road). The park should be a passive park that highlights the native vegetation, topography, and aquatic environment. The park would connect to a pedestrian along the east side of the Creek and then to a pedestrian and bicycle trail along the unpaved portion of West Riviera Drive at Dogwood Road. From there the trail would continue along the waterfront ultimately all the way to the William Floyd Estate on the east side of the mastic peninsula.*



The downtown and the waterfront are critically important to each other. Visitors enjoying waterfront recreation and natural features will want to shop and dine in the downtown. Downtown visitors will want to take advantage of the natural and cultural attractions of Mastic Beach and Smith Point of Shirley.

ACQUIRE PROPERTIES FOR STORMWATER/PUBLIC USE

Project Category: *Infrastructure; Natural & Cultural Resources*

Project Location: *Selected parcels throughout the community.*



Project Description: *This project can provide one solution for two issues. Mastic Beach and Smith Point of Shirley would benefit from neighborhood pocket parks, larger Village-wide parks, and downtown plazas or public spaces. These same parcels could also provide stormwater storage during rain events if specifically designed to do so. There are numerous vacant parcels in the community that might be well positioned as both parks/plazas and storage facilities. Rain gardens and bio-retention areas can*

be designed as aesthetically pleasing attractions that also provide stormwater storage, treatment, and infiltration. Public plazas can serve as gathering places and during storms as storage areas. When properly designed, stormwater will dissipate in less than 24 hours.

An active downtown needs gathering places and public plazas for events such as farmers’ markets and art/craft fairs. These spaces would be used by residents and visitors alike. Neighborhoods need parks for children to play and their grandparents to gather. The community as a whole also needs spaces to store rainwater during storm events to reduce flooding.

ACQUIRE VIOLET’S PROPERTY FOR RECREATIONAL USE



Project Category: *Infrastructure; Natural & Cultural Resources*

Project Location: *Violet Road at Violet’s Cove.*

Project Description: *The property at Violet’s Cove could be a unique waterfront restaurant and public marina with the potential for a small nature center and or shellfish hatchery, kayak and boat rentals. There may be an additional opportunity to introduce a passenger ferry to Fire Island. The proposed*

pedestrian and bicycle trail from Bayview Park along Pattersquash Creek could stop



at the site, creating a connection to the downtown. The property includes a marina, a large main building and out buildings, all of which require updating. The Village might be able to acquire the property through a combination of grants and low interest financing and then lease it to an experienced concessionaire.

This developed waterfront property is an economic opportunity for Mastic Beach and Smith Point of Shirley to attract tourists and residents to a waterfront restaurant and public marina with other water dependent and related recreational activities. A public purchase and lease arrangement could create a long-term revenue stream for the Village.

IMPROVE EMERGENCY EVACUATIONS

Project Category: *Infrastructure; Community Planning & Capacity Building*

Project Location: *Several locations within and outside the NYRCR*

Project Description: *Flooded roadways made emergency evacuation difficult in Mastic Beach and Smith Point of Shirley. Key roadways in the extreme and high risk areas should be elevated while avoiding exacerbating flooding in adjacent properties. Evacuation by residents and access by emergency responders must be improved.*



Additional railroad crossings should be added and existing crossings improved to facilitate more rapid evacuation and easier access to the community by emergency responders. Access to the nearest hospital (Brookhaven Medical Center) would also be improved. Signage should be added identifying emergency evacuation routes and routes to the nearest hospital.

Better access to the community and out of the community is critically important during storm events and other disasters. Visitor access would also be improved. Travel to and from work by residents would be shorter.